SAN ANTONIO PLANNING COMMISSION AGENDA

★ **July 25, 2007** ★

2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*
Amelia Hartman
Dr. Francine S. Romero
Ivy R. Taylor

Robert Hanley, *Chair Pro-Tem*
Jose R. Limon
John Friesenhahn
Dr. Sherry Chao

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

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

Development Services Website Training: Training Room A 11:00 A.M.

1. PRELIMINARY ITEMS

A. Work session, **1:30** P.M., Tobin Room
- Agenda items may be discussed (Development Services)
- Planning Commission retreat follow up
- Master Plan Committee update

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:		Council District	Ferguson Index #
A. 070348	**Carmona Hills, Unit 2** (West of the intersection of Carmona Pass and Cenizo Pass)	**4**	**679 E-1**
B. 070377	**Bondiver Park** (On Vandiver Drive, south of Albin Drive)	**10**	**583 F-2**
C. 070512	**Bradbury Court, Unit 2 BSL** (On the northwest corner of Barrell Stage and Braes Corner)	**OCL**	**586 A-2**

REPLATS:

D. 070053	**Winkler** (West of I H 35; south of Walzem Road	**2**	**584 E-1**
E. 070298	**City Park East II** (At the nortwest corner of the intersection of I. H. 10 East and Loop 410)	**2**	**618 F-3**
F. 070485	**Forced to Plat, Unit 2A BSL** (On the southwest corner of Loop 1604 and Alisa Brooke)	**7**	**546 E-4**

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-11 HELD ABOVE:

6.	**070348**	**Carmona Hills Unit 2** (West of the intersection of Carmona Pass and Cenizo Pass)	**4**	**679 E-1**
7.	**070377**	**Bondiver Park** (On Vandiver Drive, south of Albin Drive)	**10**	**583 F-2**
8.	**070512**	**Bradbury Court, Unit 2 BSL** (On the northwest corner of Barrel Stage and Braes Corner)	**OCL**	**586 A-2**
9.	**070053**	**Winkler** (West of I H 35; South of Walzem Road)	**2**	**584 E-1**
10.	**070298**	**City Park East II** (At the northwest corner of the intersection of I. H. 10 East and Loop 410)	**2**	**618 F-3**
11.	**070485**	**Forced to Plat, Unit 2A** (On the southwest corner of Loop 1604 and Alisa Brooke)	**7**	**546 E-4**

PLATS:

12.	**060385**	**Sonoma Verde, Unit 3 Enclave** (On the east side of Kyle Seale Parkway, south of Babcock Road)	**OCL**	**513 C-2**
13.	**070007**	**La Ventana, Unit 3 TIF** (Southwest of the intersection of Medina Base Rd. and Palm Valley Dr.)	**4**	**647 E-6**
14.	**070065**	**Lynd** (At the southeast corner of Vance Jackson Road and UTSA Blvd)	**8**	**514 E-7**
15.	**070070**	**Presidio Heights, Unit 1 PUD** (On the east side of N. W. Military Hwy, north of Loop 1604)	**9**	**515 B-3**
16.	**070107**	**Palo Alto, Unit 3** (West of the intersection of Maria Isabel Dr. and Coconino Dr.)	**4**	**681 B-3**
17.	**070175**	**The Parc at Escondido, Unit 1** (Near the southeast corner of F. M. 1516 and Weichold Road)	**OCL**	**586 F-7**

DEFERRALS:

18.	**070422**	**Trinity Food Mart** (On the southeast corner of Buena Vista and S. Trinity)	**1**	**616 E-5**
19.	**070423**	**319 Peden Street** (On the north side of W. Peden Alley; west of S. Flores)	**1**	**616 D-7**

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

20. **S.P. No. 1318** Request to close, vacate and abandon an unimproved alley located between Loop 410 NW and Northhaven Drive in NCB 12479 (Asset Management Department, by Oscar Serrano, Real Estate Manager).

COMPREHENSIVE MASTER PLANS:

21. **Case Number 07020** Public hearing and consideration of a resolution amending the Land Use Plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 1.32-acres generally located within the 6000 block of Ray Ellison Blvd., more specifically decribed by legal description NCB 16001, P-37 E from Single Family Residential land use to Community Commercial land use. (Planning and Community Development Department, by Tamara Palma, Planner II; Nina Nixon-Mendez, Planning Manager).

22. **Case Number 07021** Public hearing and consideration of a resolution amending the Land Use Plan contained in the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 4.36-acres out of NCB 17730 generally located at the Intersection of Mallard Meadows and Seguin Road (F.M. 78), from Single Family Residential land use to Community Commercial land use. (Planning and Community Development Department, by Irene Avina, Planner II; Nina Nixon-Mendez, Planning Manager).

OTHER ITEMS:

23. Approval of the minutes for the July 11, 2007 Planning Commission meeting

24. Director's report

25. Questions and discussion

26. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

27. **ADJOURNMENT**

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

AGENDA ITEM NO: 5A & 6 **July 25, 2007**

CARMONA HILLS UNIT 2 — MAJOR PLAT — 070348
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 679 E-1
OWNER: Fieldstone Homes by Ricke Barnett
ENGINEER: Turner Collie & Braden, Inc., by David P. Beales
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: July 25, 2007

Location: West of the intersection of Carmona Pass and Cenizo Pass

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:
MDP/POADP #049A-06, Carmona Hills was accepted on February 28, 2007.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **27.899** acres consisting of **82** single family lots and **5,300** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on July 25, 2007. Eight notices were mailed to

the adjacent property owners, as of this writing one notice in favor has been submitted.

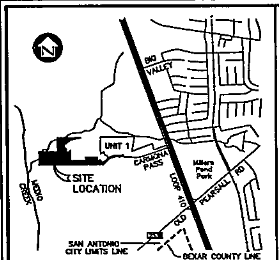
The applicant is proposing to replat portions of two lots. The area to be replatted is described as portions of tract 3 and tract 4, CB 5196, out of the Covell Partition plat, as recorded in Volume 3377, Page 435, of the deed and plat records of Bexar County, Texas.

It is noted that because plat # 060783, Carmona Hills, Unit 1, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

070348



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES AND LEGEND"

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

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

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

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

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

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT — L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR — 824
6.) EXISTING — EXIST.
7.) EASEMENT — ESMT
8.) BLOCK — BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS — V.N.A.E.
10.) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.— O.P.R.R.P.B.C.T.
11.) DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. — D.P.R.B.C.T.
12.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR
13.) MINIMUM FINISHED FLOOR ELEVATION — F.F. 690.0
14.) COVELL PARTITION PLAT TRACT LINES

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

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983

2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.

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

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

6.) BASIS OF BEARING – NGS MONUMENTATION.

7.) 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.

8.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 2 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 16, 1996 AND 48029C0584 E, MAP REVISED FEBRUARY 16, 1996.

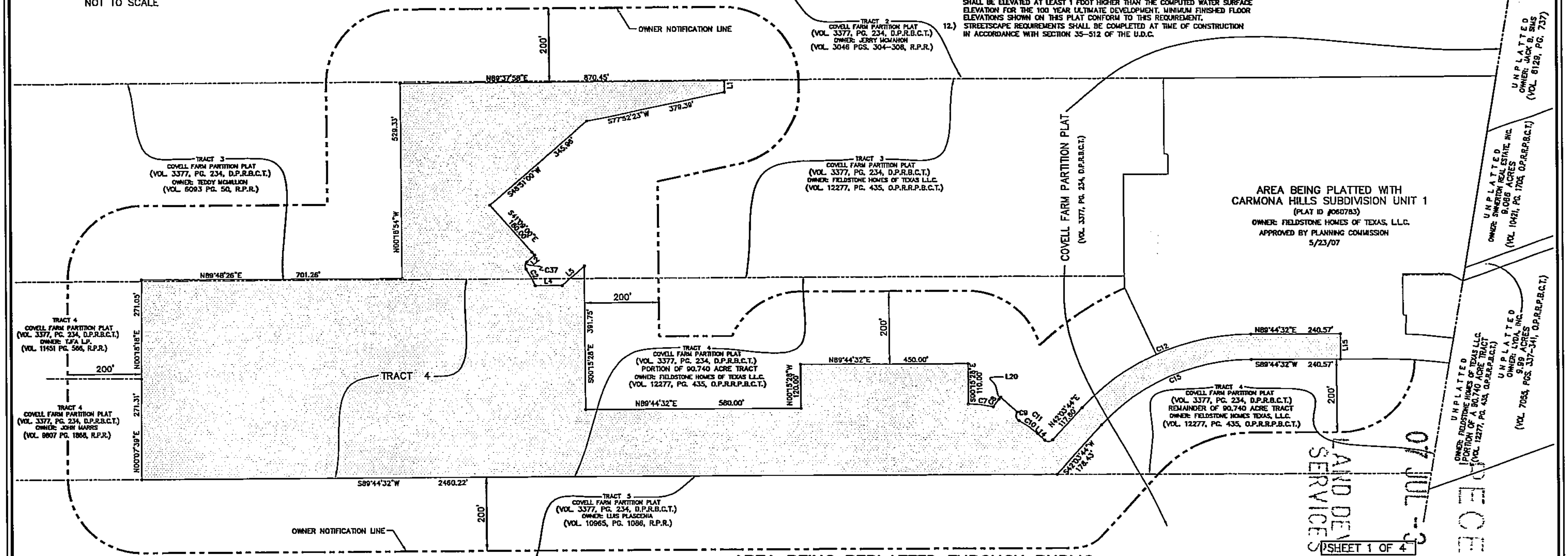
9.) LOT 900, BLK 60 IS A VARIABLE WIDTH SANITARY SEWER EASEMENT AND IS DEDICATED TO SAWS FOR A SANITARY SEWER LIFT STATION.

10.) LOT 901 BLK 57, LOT BLK 901 BLK 60, LOT 901 BLK 54 ARE PARK SPACES THAT ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

11.) 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. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.

12.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE U.D.C.

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.



RECEIVED
07 JUL -3 AM
LAND DEVELOPMENT SERVICES DIVISION

AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY DEED AND PLAT RECORDS.

COUNTY OF BEXAR)
STATE OF TEXAS)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, 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.

____
OWNER

____
DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ______ A.D. 2007.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
JUAN E. GALVAN
4011
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

____
DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF ______ A.D. 2007.

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

SHEET 1 OF 4

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 2

A 27.899 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ________
CHAIRMAN

BY: ________
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____ DAY OF ______ A.D. ____ AT ____ M, AND DULY RECORDED THE
____ DAY OF ______ A.D. ____ AT ____ M, IN THE RECORDS OF
______ OF SAID COUNTY, IN BOOK VOLUME ______
ON PAGE ____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
____ DAY OF ______ A.D. ____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________ DEPUTY

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

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

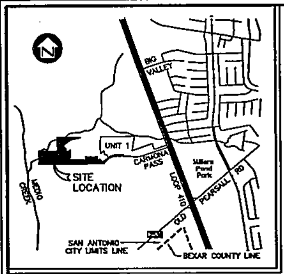
SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60023249

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.R. JOB ORDER NO. 60023191 DATE: 03/05/07



LOCATION MAP

NOT TO SCALE

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6.) BASIS OF BEARING – NGS MONUMENTATION.

7.) 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.

8.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 2 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 16, 1996 AND 48029C0584 E, MAP REVISED FEBRUARY 16, 1996.

9.) LOT 900, BLK 60 IS A VARIABLE WIDTH SANITARY SEWER EASEMENT AND IS DEDICATED TO SAWS FOR A SANITARY SEWER LIFT STATION.

10.) LOT 901 BLK 57, LOT BLK 901 BLK 60, LOT 901 BLK 54 ARE PARK SPACES THAT ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

11.) 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. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.

12.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE U.D.C.

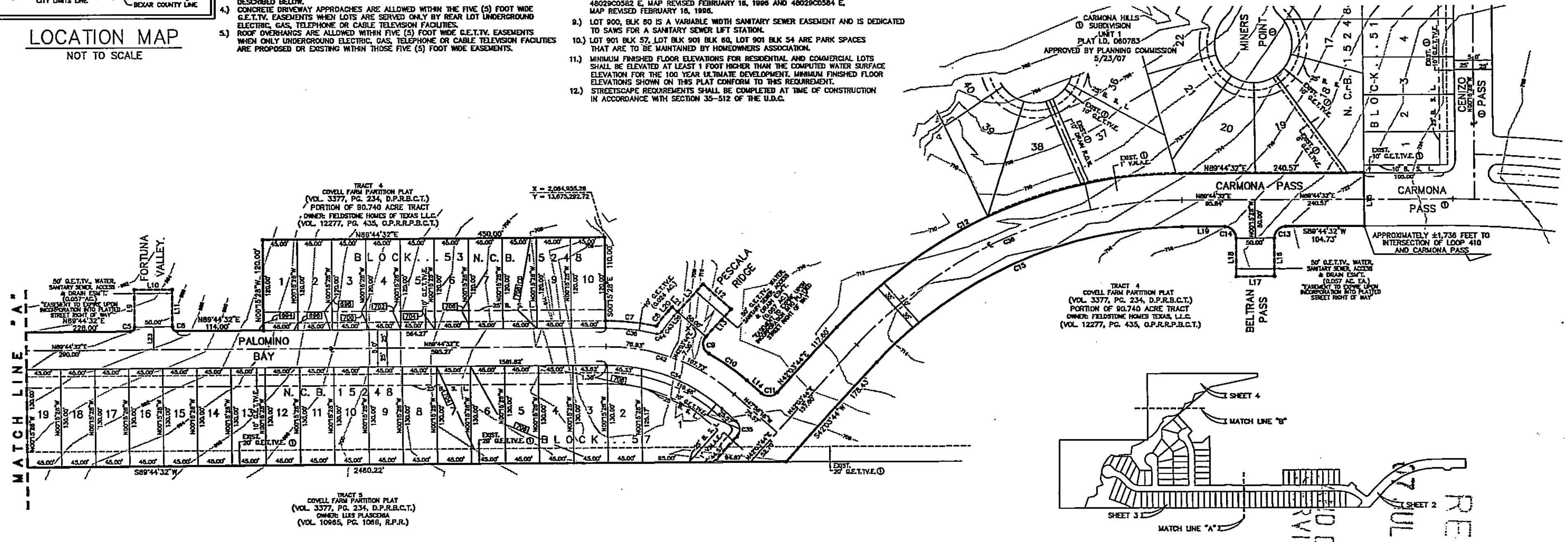
LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT — L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR
6.) EXISTING — EXIST.
7.) EASEMENT — ESM'T
8.) BLOCK — BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS — V.N.A.E.
10.) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS— O.P.R.R.P.B.C.T.
11.) DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. — D.P.R.B.C.T.
12.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR
13.) MINIMUM FINISHED FLOOR ELEVATION — F.F. 690.0
14.) COVELL PARTITION PLAT TRACT LINES

070348

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



INDEX MAP

SCALE: 1" = 600'

SHEET 2 OF 4

REPLAT AND SUBDIVISION PLAT ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 2

A 27.899 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

RECEIVED 07 JUL -3 LAND DEVELOPMENT SERVICES DIV.

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

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

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT – RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF ________ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JUAN E. GALVAN
4011
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ________ CHAIRMAN

BY: ________ SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

____ DAY OF ______ A.D. ____ AT ____ M, IN THE RECORDS OF

________ OF SAID COUNTY, IN BOOK VOLUME ______

ON PAGE ____

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

____ DAY OF ______ A.D. ____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________ DEPUTY

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60023249

TCB | AECOM

TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.R. JOB ORDER NO. 60023191 DATE: 03/05/07

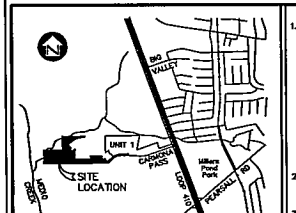
070348

SHEET 3 OF 4

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 2

A 27.899 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES AND LEGEND"

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

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO
DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.99983
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION, TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
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6.) BASIS OF BEARING – NGS MONUMENTATION.
7.) 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.
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9.) LOT 900, BLK 60 IS A VARIABLE WIDTH SANITARY SEWER EASEMENT AND IS DEDICATED TO SAWS FOR A SANITARY SEWER LIFT STATION.
10.) LOT 901 BLK 57, LOT BLK 901 BLK 60, LOT 901 BLK 54 ARE PARK SPACES THAT ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
11.) 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. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.
12.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE U.D.C.

DRAINAGE EASEMENT NOTE:

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SAWS NOTE:

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

PERMEABLE AREA NOTE:

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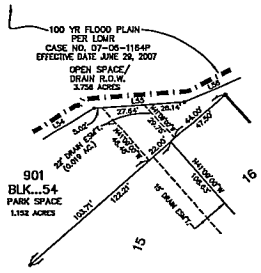
SETBACK NOTE:

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

LEGEND

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT ——— L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR ——— 625
6.) EXISTING ——— EXIST.
7.) EASEMENT ——— ESM'T
8.) BLOCK ——— BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ——— V.N.A.E.
10.) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.– O.P.R.R.P.B.C.T.
11.) DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ——— D.P.R.B.C.T.
12.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR ——— ——— ——— ———
13.) MINIMUM FINISHED FLOOR ELEVATION ——— F.F. 690.0
14.) COVELL PARTITION PLAT TRACT LINES ———



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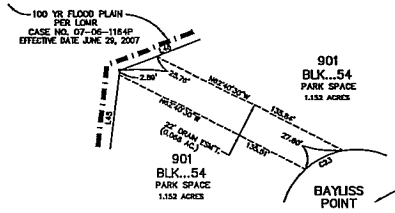

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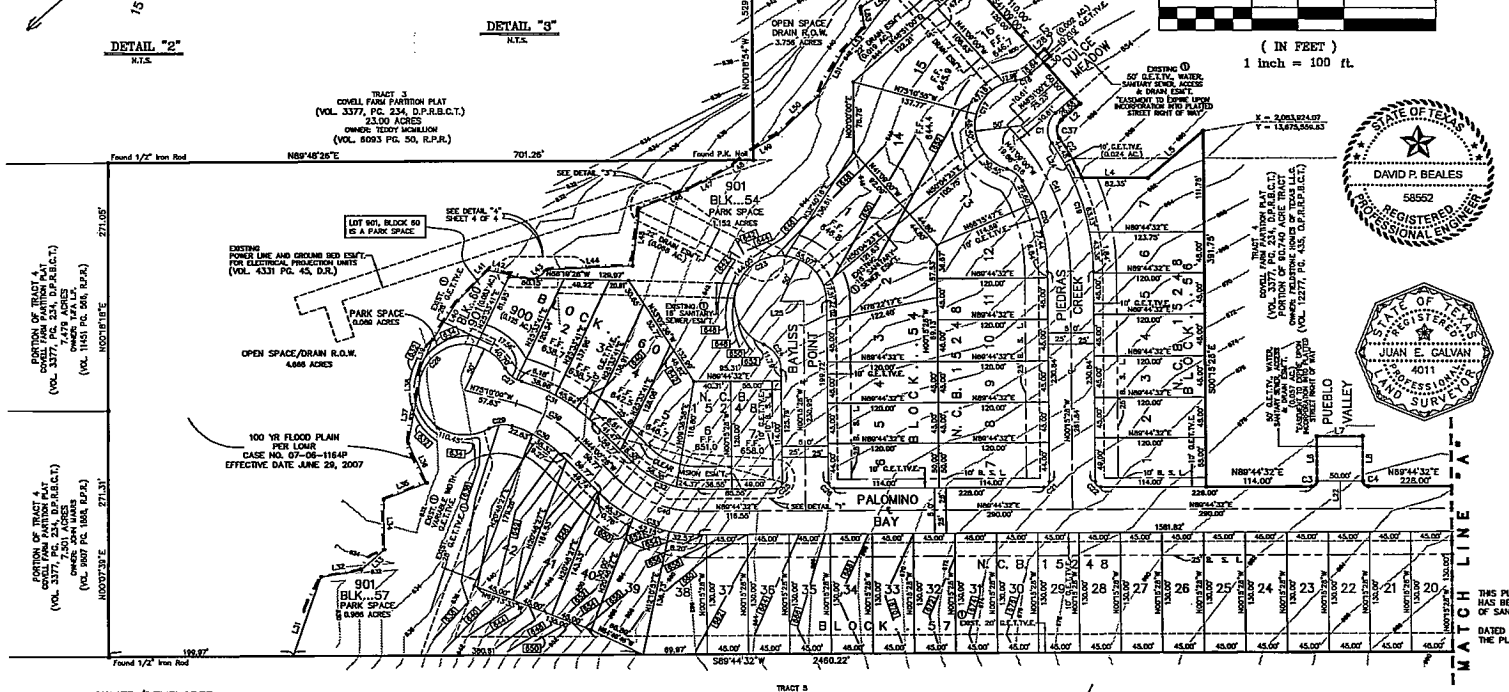


STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT – RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____DAY OF_____, A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

RECEIVED
07 JUL -3 AM 8:10
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 2
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____

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

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

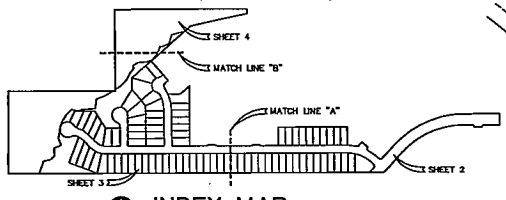
BY:_____, DEPUTY

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

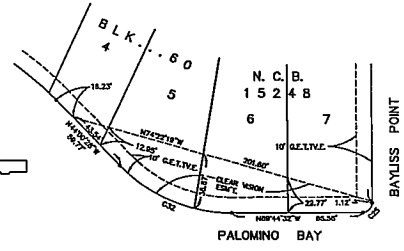
SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60023249

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.R. JOB ORDER NO. 60023191 DATE: 03/05/07



INDEX MAP
SCALE: 1" = 600'



DETAIL "1"
N.T.S.

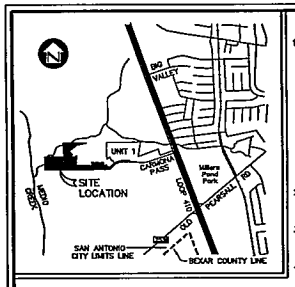
070348

SHEET 4 OF 4

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 2

A 27.899 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"G.P.S. NOTES AND LEGEND"

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

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

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

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

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

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.99983

2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.

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

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

6.) BASIS OF BEARING – NGS MONUMENTATION.

7.) 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.

8.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 2 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 16, 1996 AND 48029C0584 E, MAP REVISED FEBRUARY 16, 1996.

9.) LOT 900, BLK 60 IS A VARIABLE WIDTH SANITARY SEWER EASEMENT AND IS DEDICATED TO SAWS FOR A SANITARY SEWER LIFT STATION.

10.) LOT 901 BLK 57, LOT BLK 901 BLK 60, LOT 901 BLK 54 ARE PARK SPACES THAT ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

11.) 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. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.

12.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE U.D.C.

DRAINAGE EASEMENT NOTE:

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

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

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

PERMEABLE AREA NOTE:

ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

SETBACK NOTE:

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

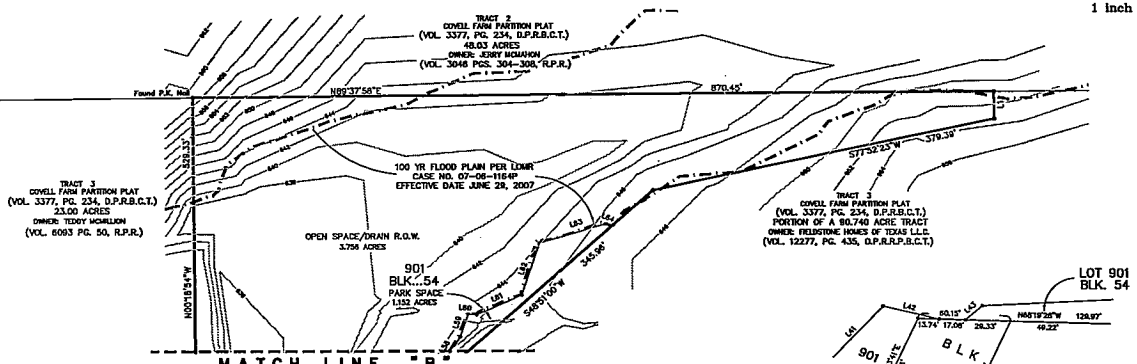
LEGEND

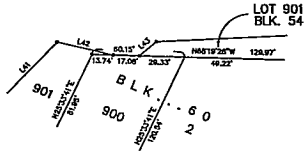
1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT ——— L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR ——— 870
6.) EXISTING ——— EXIST.
7.) EASEMENT ——— ESM'T
8.) BLOCK ——— BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ——— V.N.A.E.
10.) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.– D.P.R.R.P.B.C.T.
11.) DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ——— D.P.R.B.C.T.
12.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR ——— F.P. 100 YR
13.) MINIMUM FINISHED FLOOR ELEVATION ——— F.F. 690.0
14.) COVELL PARTITION PLAT TRACT LINES ——— ———

GRAPHIC SCALE

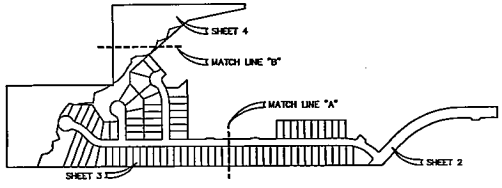
100 0 50 100 200

(IN FEET)
1 inch = 100 ft.





DETAIL "4"
N.T.S.



INDEX MAP

SCALE: 1" = 600'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'02"E	30.00'
L2	S48°51'00"W	26.88'
L3	N42°03'44"E	50.00'
L4	S90°00'00"E	71.39'
L5	N49°31'00"E	79.37'
L6	S00°15'28"E	50.00'
L7	N89°44'32"E	50.00'
L8	S00°15'28"E	50.00'
L9	N00°15'28"W	50.00'
L10	N89°44'32"E	50.00'
L11	S00°15'28"E	50.00'
L12	N47°56'16"W	50.00'
L13	N42°03'44"E	50.00'
L14	N47°56'16"W	25.57'
L15	S00°15'28"E	70.00'
L16	S00°15'28"E	50.00'
L17	N89°44'32"E	50.00'
L18	S00°15'28"E	50.00'
L19	N89°44'32"E	55.84'
L20	N42°03'44"E	7.35'
L21	N47°56'16"W	10.00'
L22	N00°15'28"W	31.00'
L23	N00°15'28"W	31.00'
L24	N90°00'00"W	10.98'
L25	N89°44'32"E	25.00'
L26	N42°03'44"E	7.35'
L27	N47°56'16"W	60.00'
L28	N48°51'00"E	10.00'
L29	S41°09'00"E	10.00'
L30	S48°51'00"W	10.00'
L31	N19°32'02"E	81.68'
L32	N80°09'36"E	44.20'
L33	N48°38'52"E	33.84'

LINE TABLE		
LINE	BEARING	LENGTH
L34	N00°38'19"W	54.36'
L35	N68°20'37"E	50.78'
L36	N24°20'44"W	48.42'
L37	N10°29'32"E	64.82'
L38	N01°24'36"E	12.03'
L39	N23°05'23"E	35.47'
L40	N33°25'56"E	51.05'
L41	N44°01'54"E	46.52'
L42	N76°54'01"W	37.20'
L43	N50°02'35"E	14.36'
L44	N87°26'20"E	92.61'
L45	N07°17'17"E	83.80'
L46	N68°51'06"E	53.72'
L47	N81°51'35"E	56.29'
L48	N47°21'51"E	8.54'
L49	N57°53'03"E	31.09'
L50	N46°21'04"E	61.32'
L51	N29°03'50"E	56.30'
L52	N52°02'42"E	34.06'
L53	N07°26'18"W	23.24'
L54	N58°05'47"E	39.10'
L55	N86°05'31"E	58.80'
L56	N66°32'07"E	39.63'
L57	N38°39'08"E	35.41'
L58	N32°48'31"E	35.18'
L59	N19°09'00"E	25.98'
L60	N85°22'08"W	9.31'
L61	N66°38'43"E	53.33'
L62	N19°04'00"E	80.00'
L63	N73°54'33"E	74.10'
L64	N68°38'17"W	6.87'
L65	S41°09'00"E	80.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	83°42'46"	25.00'	36.53'	22.40'	33.38'	S06°38'37"W
C2	11°17'10"	260.00'	50.84'	25.50'	50.78'	N28°15'41"W
C3	90°00'00"	6.00'	9.42'	6.00'	8.49'	N44°44'32"E
C4	90°00'00"	6.00'	9.42'	6.00'	8.49'	S45°15'28"E
C5	90°00'00"	6.00'	9.42'	6.00'	8.49'	N44°44'32"E
C6	90°00'00"	6.00'	9.42'	6.00'	8.49'	S45°15'28"E
C7	13°34'37"	265.00'	67.53'	33.93'	67.38'	N83°29'48"W
C8	9°31'25"	155.00'	25.76'	12.91'	25.73'	N37°18'01"E
C9	102°50'09"	15.00'	26.92'	18.80'	23.45'	S08°21'20"E
C10	12°50'09"	275.00'	61.61'	30.93'	61.48'	N54°21'20"W
C11	90°00'00"	15.00'	23.56'	15.00'	21.21'	N87°03'44"E
C12	47°46'46"	615.00'	511.79'	271.76'	497.15'	S85°54'08"W
C13	90°00'00"	15.00'	23.56'	15.00'	21.21'	S44°44'32"W
C14	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45°15'28"W
C15	47°40'48"	545.00'	453.53'	240.83'	440.56'	S85°34'08"W
C16	34°54'25"	30.00'	18.28'	9.43'	18.00'	N66°18'12"E
C17	155°50'45"	50.00'	136.00'	233.68'	97.79'	N03°30'02"E
C18	41°44'17"	30.00'	21.85'	11.44'	21.37'	N51°13'12"W
C19	34°36'16"	250.00'	150.99'	77.88'	148.71'	N17°33'37"W
C20	30°05'35"	200.00'	105.04'	53.78'	103.84'	S15°18'15"E
C21	90°00'00"	6.00'	9.42'	6.00'	8.49'	N44°44'32"E
C22	90°00'00"	6.00'	9.42'	6.00'	8.49'	N45°15'28"W
C23	248°14'20"	50.00'	216.63'	73.80'	82.79'	N55°53'10"E
C24	67°58'32"	30.00'	35.59'	20.23'	33.54'	N34°14'44"W
C25	90°00'00"	6.00'	9.42'	6.00'	8.49'	N44°44'32"E
C26	90°00'00"	6.00'	9.42'	6.00'	8.49'	N45°15'28"W
C27	45°20'09"	30.00'	23.74'	12.53'	23.12'	S51°16'27"W
C28	273°04'59"	50.00'	238.31'	47.38'	68.78'	N14°51'08"E
C29	49°06'38"	30.00'	25.73'	13.72'	24.95'	N62°52'56"E
C30	28°30'15"	125.00'	62.26'	31.79'	61.62'	N58°16'36"W
C31	29°56'03"	175.00'	91.43'	46.78'	90.38'	N58°56'30"W
C32	48°15'00"	100.00'	80.72'	42.71'	78.55'	N87°07'38"W
C33	48°15'02"	150.00'	121.06'	64.06'	117.62'	N87°07'39"W
C34	42°19'12"	225.00'	166.19'	87.09'	162.44'	N69°05'52"W
C35	90°00'00"	15.00'	23.56'	15.00'	21.21'	N02°56'16"W
C36	14°06'21"	275.00'	67.70'	34.02'	67.53'	N83°12'17"W
C37	83°42'46"	15.00'	21.92'	13.44'	20.02'	N06°59'37"E
C38	47°40'48"	580.00'	482.66'	256.29'	468.85'	N85°54'08"E
C39	29°39'39"	150.00'	77.65'	39.72'	76.79'	N58°50'18"W
C40	48°15'00"	125.00'	100.90'	53.38'	98.18'	N87°07'38"W
C41	49°53'32"	225.00'	160.58'	83.88'	157.20'	N00°32'14"W
C42	42°19'12"	250.00'	184.66'	96.77'	180.49'	N69°05'52"W
C43	10°38'11"	145.00'	26.83'	13.46'	26.80'	N36°45'38"E
C44	72°23'21"	6.00'	7.58'	4.39'	7.09'	N67°39'13"E

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT – RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

RECEIVED
07 JUL -3 PM 8:
LAND DEVELOPMENT SERVICE DIVISION

STATE OF TEXAS
JUAN E. GALVAN
4011
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR:

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 2
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE ____

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

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

BY:_____, DEPUTY

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60023249

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.R. JOB ORDER NO. 60023191 DATE: 03/05/07

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

AGENDA ITEM NO: 5B & 7 **July 25, 2007**

BONDIVER PARK — MAJOR PLAT — 070377
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 583 F-2
OWNER: Christopher Bond
ENGINEER: Macina, Bose, Copeland & Associates, Inc., by Robert A. Liesman
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: July 25, 2007

Location: On Vandiver Drive, south of Albin Drive

Services Available: SAWS Water and Sewer

Zoning: NP-8 Neighborhood Preservation District

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To replat **0.9972** acres consisting of **2** single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on July 25, 2007. Six notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

The applicant is proposing to replat a portion of one lot into two lots. The area to be replatted is described as the remaining portion of lot 1, Blk. 4,

NCB 11840, out of the Seidel Hills Subdivision plat, as recorded in Volume 1625, Page 92, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

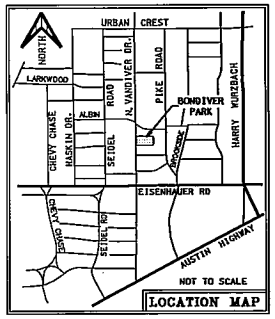
Approval

070377

REPLAT ESTABLISHING

BONDIVER PARK

BEING 0.9972 ACRES OF LAND CONSISTING OF THE REMAINING PORTION OF LOT 1, BLOCK 4, SEIDEL HILLS, CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 1625 PAGE 92, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP

SCALE: 1" = 100'

BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS PLATTED WITH SEIDEL HILLS SUBD. VOLUME 5140 PAGE 289 AS BEING N00°11'13"E

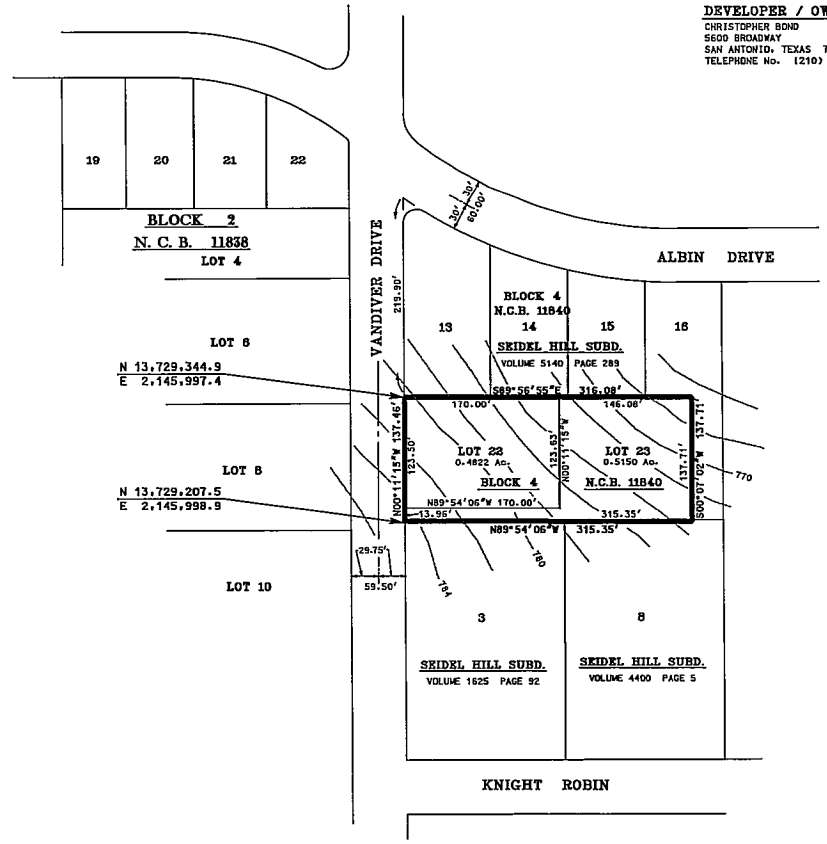
LEGEND:

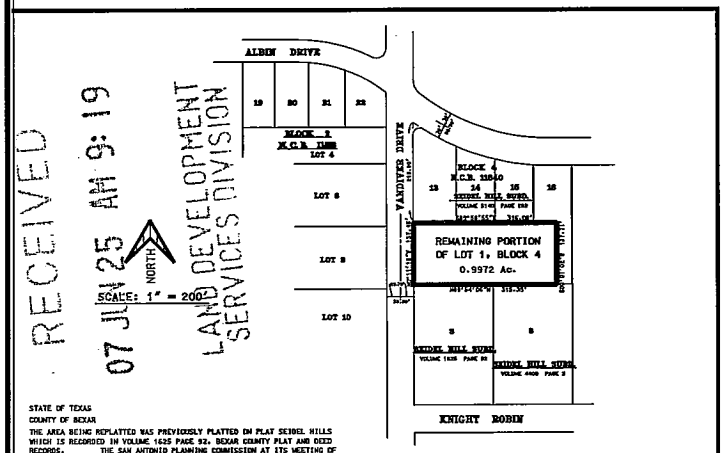
EXIST.	——	EXISTING
ELEC.	——	ELECTRIC
TEL.	——	TELEPHONE
CATV	——	CABLE TELEVISION
SAN. SWR.	——	SANITARY SEWER
ESM'T.	——	EASEMENT
R.O.W.	——	RIGHT-OF-WAY
BLDG.	——	BUILDING
N.C.B.	——	NEW CITY BLOCK

N.G.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N00°37'59"W 137.46'
NOTE: BEARINGS ON THIS PLAT DO NOT MATCH NAD83 BEARINGS.

DEVELOPER / OWNER

CHRISTOPHER BOND
5600 BROADWAY
SAN ANTONIO, TEXAS 78209
TELEPHONE No. (210) 826-2345





STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SEIDEL HILLS WHICH IS RECORDED IN VOLUME 1625 PAGE 92, 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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: _____

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ OF _____, 200T.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

BEING THE REMAINING PORTION OF LOT 1, BLOCK 4, SEIDEL HILLS AS RECORDED IN VOLUME 1625 PAGE 92 IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTOPHER BOND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20 ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

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.

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DRAIN RIGHT-OF-WAYS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS.
NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (18) INCHES ABOVE FINAL ADJACENT GRADE.

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 EXECTING POLES, GUARDS OR SURYING 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.
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.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-9685 TEL. No. (210) 545-1122

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

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

BY _____ BY _____
SECRETARY CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

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

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 5C & 8 **July 25, 2007**

BRADBURY COURT, UNIT 2	BSL	070512
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 A-2
OWNER: Tenotex Partners, Inc., by Brad Richie
ENGINEER: Turner, Collie, Braden, by David Beales
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: July 25, 2007

Location: On the northwest corner of Barrel Stage and Braes Corner

Services Available: Bexar Metropolitan Water District and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #730, Ventura 10A was accepted on May 13, 2002.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replat **1** single family lot by reducing the 20' building setback line on the Barrel Stage side of the property to a 10' building setback line. The lot is described as Lot 49, Block 30, CB 5072, recorded in Volume 9572 Pages 49-50.

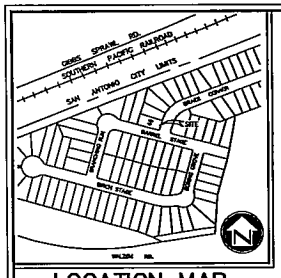
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on July 25, 2007. One notice was mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval.

070512



LOCATION MAP

NOT TO SCALE
MAPSCO: 585 F2

"C.P.S. NOTES AND LEGEND"

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

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

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

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

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

"GENERAL NOTES"

1.) BUILDING SETBACK LINE ——————————— B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ——————— E.T.T.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ——————————— E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ——————————— T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) 32' WATER, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT —32' W.G.E.T.T.V.E.
7.) 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.
8.) PROPOSED FINISHED CONTOUR ——————————— 700
9.) THE VALUE OF THE THREE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO SAN ANTONIO R.P.D. P.I.D. # AY2157
DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.999968
ROTATION GRID TO PLAT IS 00°12'32"
10.) CONTROL MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON INC." PLASTIC CAP.
11.) (●) INDICATES A FOUND 1/2" IRON ROD WITH "SURVCON INC." PLASTIC CAP.
12.) BEARING REFERENCE SOURCE IS BRADBURY COURT SUBDIVISION UNIT 1 RECORDED IN VOLUME 9505, PAGES 64-66 D.P.R.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
14.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
15.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS, WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
16.) C.B. 5072, DISPLAYED GRAPHICALLY ON LOTS PER CITY TREASURY OFFICE REQUIREMENT.
17.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
18.) SAWS IMPACT FEE PAYMENT DUE; WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SETBACK NOTE:

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

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER
TENOTEX PARTNER INC.
BRAD RICHE, VICE-PRESIDENT

DULY AUTHORIZED AGENT

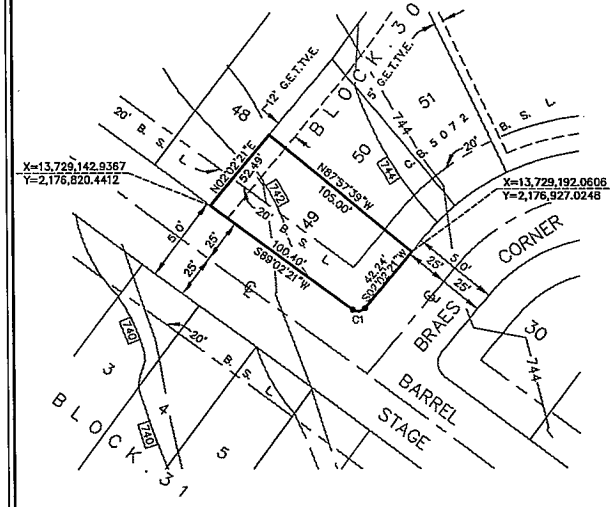
STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

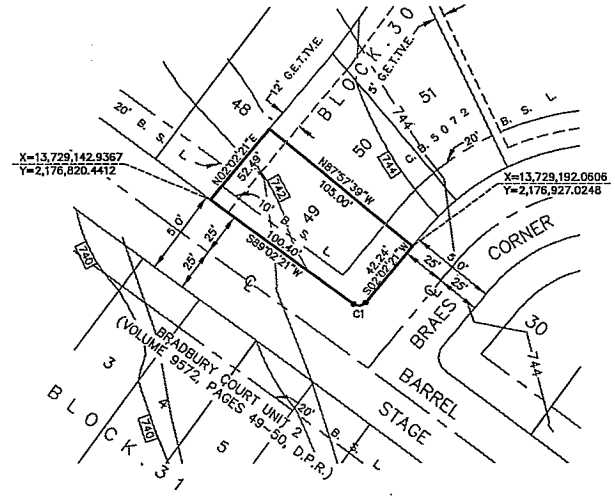
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	87°00'00"	5.00'	7.59'	4.74'	6.88'



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING LOT 49, BLOCK 30, C.B. 5072, OUT OF BRADBURY COURT SUBDIVISION UNIT 2, RECORDED IN VOLUME 9572, PAGE 49-50, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.



REPLAT OF
BRADBURY COURT SUBDIVISION UNIT 2
BUILDING SETBACK LINE

THIS REPLAT IS FOR THE PURPOSE OF CHANGING THE 20' SIDE BUILDING SETBACK ALONG BARREL STAGE AS PLATTED ON A PLAT KNOWN AS LOT 49, BLOCK 30, COUNTY BLOCK 5072, BRADBURY COURT SUBDIVISION UNIT 2, PLAT NO. 020381, RECORDED IN VOLUME 9572, PAGE 49-50, OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, TO A 10' BUILDING SETBACK LINE.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "BRADBURY COURT SUBDIVISION UNIT 2"; PLAT WHICH IS RECORDED IN VOLUME 9572, PAGE 49-50, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF_____TO BE HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER
TENOTEX PARTNER INC.
BRAD RICHE, VICE-PRESIDENT

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JUAN E. GALVAN
4011
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS MINOR PLAT A REPLAT OF BRADBURY COURT UNIT 2 HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES.

DATED THIS _____ DAY OF _____ A.D.

BY_____
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

THIS PLAT OF A REPLAT OF BRADBURY COURT SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

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

BY: _____, DEPUTY

SURVCON INC.
PROFESSIONAL SURVEYORS
SAN ANTONIO, TEXAS 78213
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2117
JOB NO.: 60025631

TCB | AECOM
TCB
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: G.M. JOB ORDER NO. 60021359 DATE: 06/01/07

OWNER/DEVELOPER:
TENOTEX PARTNERS INC.
8000 IH 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230
PHONE: (210) 344-9200
FAX: (210) 344-3137

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF REPLAT

AGENDA ITEM NO: 5D & 9 **July 25, 2007**

WINKLER SUBDIVISION — MINOR PLAT — 070053

SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 584 E1
OWNER: Lone Star Relocation Services, by Clint Adams
ENGINEER: Civil Engineering Consultant, by Nathaniel Hardy
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: July 25, 2007

Location: West of IH 35 and south of Walzem Road

Services Available: SAWS Water and Sewer

Zoning: C-1 Commercial
I-1 General Industrial

Proposed Use: Warehouse

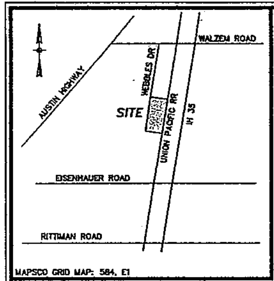
APPLICANT'S PROPOSAL:

To replat **8.355** acres consisting of **2** non single family lots

STAFF RECOMMENDATION:

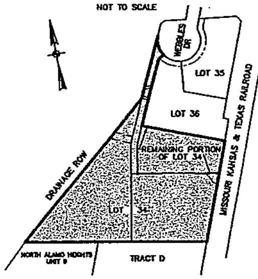
Approval

PLAT: 070053



LOCATION MAP

NOT TO SCALE



AREA BEING REPLATTED THRU PUBLIC HEARING

NOT TO SCALE

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS WINKLER SUBDIVISION, WHICH WAS RECORDED IN VOLUME 5580, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF BEXAR §

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WINKLER SUBDIVISION WHICH IS RECORDED IN VOLUME 5580, PAGE 220, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER LOT 53

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF June, 2007

RALPH G HEFFNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-07-2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

VARIABLE WIDTH DRAINAGE EASEMENT

TANGENT	LENGTH	BEARING
T4	123.76'	S00°01'22"E
T5	77.83'	S14°00'24"W
T6	35.58'	S26°13'43"W
T7	100.12'	S35°39'29"W
T8	100.50'	S33°08'36"W
T9	107.70'	S60°39'19"W
T10	100.50'	S33°08'36"W
T11	44.72'	S65°25'09"W

LOT	OWNER
2&3	SALAMA, ABDULHAKEEM
4	RASCOE, FRANK E & SYLVIA C
5	HUDSON, JANET M
6	HENNING, CHESTER M & MARY E
7	BEHELER, KEVIN W

STATE OF TEXAS §
COUNTY OF BEXAR §

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
NATHANIEL H. HARDY
65120
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF BEXAR §

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL HABERER
2501
PROFESSIONAL LAND SURVEYOR

JOB: E0286801

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	100.21'	100.00'	54.77'	96.07'	S14°42'22"E	57°25'04"
C2	69.99'	100.00'	36.50'	68.57'	S06°02'50"E	40°05'59"
C3	30.23'	100.00'	15.23'	30.11'	S34°45'22"E	17°19'05"

TANGENT	LENGTH	BEARING
T1	30.00'	S46°35'08"W
T2	29.07'	S31°01'58"W
T3	15.00'	S75°59'36"E

SAWS NOTES:

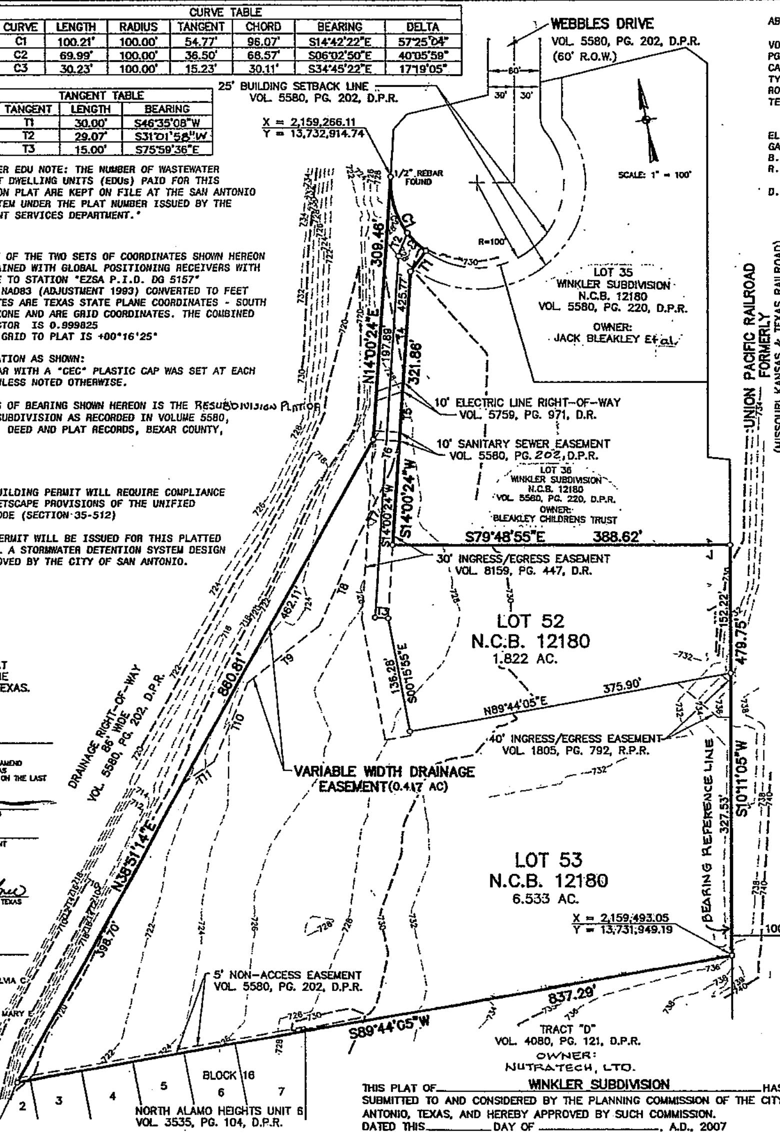
1. "WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "EZSA P.I.D. DG 5157" DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID COORDINATES. THE COMBINED SCALE FACTOR IS 0.999825 ROTATION GRID TO PLAT IS +00°16'25"
2. MONUMENTATION AS SHOWN: A ½" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER UNLESS NOTED OTHERWISE.
3. THE BASIS OF BEARING SHOWN HEREON IS THE Resubdivision Plat of WINKLER SUBDIVISION AS RECORDED IN VOLUME 5580, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

COSA NOTES:

1. ISSUANCE OF BUILDING PERMIT WILL REQUIRE COMPLIANCE WITH THE STREETSCAPE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512)
2. NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORMWATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.



THIS PLAT OF WINKLER SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF __________, A.D., 2007

BY: ____________________ CHAIRMAN

BY: ____________________ SECRETARY

REPLAT ESTABLISHING

WINKLER SUBDIVISION

ESTABLISHING LOTS 52 & 53 AND BEING 8.355 ACRES OF LAND OUT OF NEW CITY BLOCK(N.C.B.) 12180, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 34, N.C.B. 12180, WINKLER SUBDIVISION, AS RECORDED IN VOLUME 5580, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

CEC

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440

ABBREVIATIONS

VOL.	VOLUME
PG.	PAGE
CATV	TIME WARNER CABLE TV
TYP.	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
ELEC	CPS ENERGY ELECTRIC
GAS	CPS ENERGY GAS
B.S.L.	BUILDING SETBACK LINE
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

CPS GENERAL NOTES

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

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

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

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

OWNER/DEVELOPER:
UNA BUENA VIDA, LTD.
P.O. BOX 18505
SAN ANTONIO, TEXAS 78218

STATE OF TEXAS §
COUNTY OF BEXAR §

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

OWNER: CLINT ADAMS
UNA BUENA VIDA, LTD.
LOT 53

STATE OF TEXAS §
COUNTY OF BEXAR §

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, CLINT ADAMS, 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 29th DAY OF June, A.D., 2007

RALPH G HEFFNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-07-2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
WEBBLES DRIVE WAREHOUSE CORPORATION
231 WEST BEAUREGARD
SAN ANGELO, TEXAS 76903

STATE OF TEXAS §
COUNTY OF TOM GREEN §

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

OWNER: LOUIS RORK, PRESIDENT
WEBBLES DRIVE WAREHOUSE CORPORATION
LOT 52

STATE OF TEXAS §
COUNTY OF TOM GREEN §

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, LOUIS RORK, 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 26 DAY OF June, A.D., 2007

NANCY COOK
Notary Public, State of Texas
My Commission Expires 05-21-2008

NOTARY PUBLIC, TOM GREEN COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TOM GREEN §

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WINKLER SUBDIVISION WHICH IS RECORDED IN VOLUME 5580, PAGE 220, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER LOT 52

DULY AUTHORIZED AGENT

NANCY COOK
Notary Public, State of Texas
My Commission Expires 05-21-2008

SWORN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF July, 2007

NOTARY PUBLIC, TOM GREEN COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §

I, ____________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF __________, A.D., ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF __________, A.D., ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ______ DAY OF __________ A.D. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________ DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5E & 10 **July 25, 2007**

CITY PARK EAST II	MAJOR PLAT	070298
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 618 F-3
OWNER: ProLogis, by John Rizzo and ProLogis Elkhorn Fund GP LLC, by Tania Oryschyn
ENGINEER: Halff Associates, Inc, by Brian Cowell
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: July 25, 2007

Location: At the northwest corner of the intersection of I H 10 East and Loop 410

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial District

Proposed Use: Office/ Warehouse

Major Thoroughfare: Loop 410 and I H 10 are both freeways, minimum R.O.W. 250 feet.

APPLICANT'S PROPOSAL:

To replat **18.921** acres consisting of **4** non-single family lots.

STAFF RECOMMENDATION:

Approval

SHEET 2 OF 2

REPLAT ESTABLISHING

CITY PARK EAST II

070298

BEING 18.921 (824,202 SQ. FT.) ACRES OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF BEXAR, CITY OF SAN ANTONIO, LOCATED IN THE JULIAN DIAZ SURVEY NO. 133 1/2, ABSTRACT NO. 190, NEW CITY BLOCK 13370. SAID 18.921 ACRE TRACT OF LAND BEING A PORTION OF LOT 6, BLOCK 1, CITY PARK EAST, AS RECORDED IN VOLUME 9512, PAGES 198 THROUGH 199 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS (D.P.R.B.C.T.), AND LOT 7 BLOCK 1 CITY PARK EAST RECORDED IN VOLUME 9539, PAGE 138 OF THE (D.P.R.B.C.T.)

LOCATION MAP
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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — BRIAN A. CROWELL — 82619 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — REGISTERED — Ray D. Weger — 4711 — PROFESSIONAL LAND SURVEYOR

TxDOT NOTES:

LEGEND
1.) RIGHT-OF-WAY ---- R.O.W.
2.) CABLE TELEVISION ---- CATV
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---- E.T.TV.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ---- E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ---- T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---- G.E.T.TV.E.
6.) VEHICLE NON ACCESS EASEMENT ---- V.N.A.E.
7.) VOLUME ---- VOL.
8.) PAGE ---- PG.
9.) EASEMENT ---- ESMT
10.) BUILDING SETBACK LINE ---- B.S.L.
10.) NEW CITY BLOCK ---- N.C.B.
11.) FOUND IRON ROD OR AS NOTED HEREON ---- •
12.) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS ---- O.P.R.R.P.B.C.T.
13.) DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS ---- D.P.R.B.C.T.
14.) DEED RECORDS, BEXAR COUNTY, TEXAS ---- D.R.B.C.T.

LINE	BEARING	DIST	LINE	BEARING	DIST
L1	S 65° 22' 45" W	85.79'	L8	N 45° 55' 47" E	68.46'
(L1)	(S 65° 39' 46" W)	(85.79')	L9	N 27° 48' 44" E	34.14'
L2	N 54° 04' 29" W	19.29'	L10	S 62° 11' 16" E	20.00'
(L2)	(N 53° 47' 32" W)	(19.29')	L11	S 27° 48' 44" W	37.33'
L3	S 62° 09' 59" E	80.93'	L12	S 45° 55' 47" W	65.13'
L4	S 27° 48' 44" W	47.82'	L13	S 62° 09' 59" E	20.25'

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 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.

STATE OF COLORADO)
COUNTY OF DENVER)

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

PROLOGIS ELKHORN FUND LP
a Delaware Limited Partnership

By: ProLogis Elkhorn Fund GP LLC,
a Delaware Limited Liability Company
Its General Partner

By: Elkhorn Property Trust
a Maryland Real Estate Investment Trust

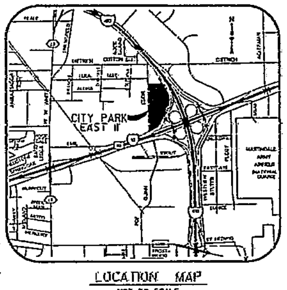
SHEET 1 OF 2

REPLAT ESTABLISHING

CITY PARK EAST II

070298

BEING 18.921 (824,202 SQ. FT.) ACRES OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF BEXAR, CITY OF SAN ANTONIO, LOCATED IN THE JULIAN DIAZ SURVEY NO. 133 1/2, ABSTRACT NO. 190, NEW CITY BLOCK 13370. SAID 18.921 ACRE TRACT OF LAND BEING A PORTION OF LOT 6, BLOCK 1, CITY PARK EAST, AS RECORDED IN VOLUME 9512, PAGES 198 THROUGH 199 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS (D.P.R.B.C.T.), AND LOT 7, BLOCK 1, CITY PARK EAST RECORDED IN VOLUME 9539, PAGE 138 OF THE (D.P.R.B.C.T.)



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS)
COUNTY OF BEXAR)

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REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — BRIAN A. CROWELL — 82619 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — REGISTERED — Ray D. Weger — 4711 — PROFESSIONAL LAND SURVEYOR

TxDOT NOTES:

1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ALONG N.E. LOOP 410, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 1924.44'.
4.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

DETENTION POND NOTE:

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

WASTEWATER EDU NOTE:

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

LEGEND
1.) RIGHT-OF-WAY ---- R.O.W.
2.) CABLE TELEVISION ---- CATV
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---- E.T.TV.E.
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12.) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS ---- O.P.R.R.P.B.C.T.
13.) DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS ---- D.P.R.B.C.T.
14.) DEED RECORDS, BEXAR COUNTY, TEXAS ---- D.R.B.C.T.

CLEAR VISION AREA NOTE:

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

ACCESS NOTE:

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

STATE OF COLORADO)
COUNTY OF DENVER)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT 970434, CITY PARK EAST, WHICH IS RECORDED IN VOLUME 9539, PAGE 138, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

PROLOGIS ELKHORN FUND LP
a Delaware limited partnership

By: ProLogis Elkhorn Fund GP LLC,
a Delaware limited liability company
its general partner

By: Elkhorn Property Trust
a Maryland real estate investment trust
its sole member

By: _____

Name & Title: TANA D. ORYSCHYN, VICE PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME THE 5 DAY OF July 2007

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

MY COMMISSION EXPIRES: 12.19.07

TANYA M. YOUNG — NOTARY PUBLIC — STATE OF COLORADO

STATE OF COLORADO)
COUNTY OF DENVER)

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PROLOGIS, a Maryland real estate investment trust

By: _____

Name & Title: JOHN R. RIZZO, MANAGING DIRECTOR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 5 DAY OF July 2007

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

MY COMMISSION EXPIRES: 12.19.07

TANYA M. YOUNG — NOTARY PUBLIC — STATE OF COLORADO

STATE OF COLORADO)
COUNTY OF DENVER)

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PROLOGIS ELKHORN FUND LP
a Delaware Limited Partnership

By: ProLogis Elkhorn Fund GP LLC,
a Delaware Limited Liability Company
Its General Partner

By: Elkhorn Property Trust
a Maryland Real Estate Investment Trust
Its Sole Member

By: _____

Name & Title: TANA D. ORYSCHYN, VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF DENVER)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 5 DAY OF July A.D. 2007.

NOTARY PUBLIC, DENVER COUNTY, COLORADO

TANYA M. YOUNG — NOTARY PUBLIC — STATE OF COLORADO

STATE OF COLORADO)
COUNTY OF DENVER)

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PROLOGIS, a Maryland Real Estate Investment Trust

By: _____

Name & Title: JOHN R. RIZZO, MANAGING DIRECTOR

STATE OF COLORADO)
COUNTY OF DENVER)

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

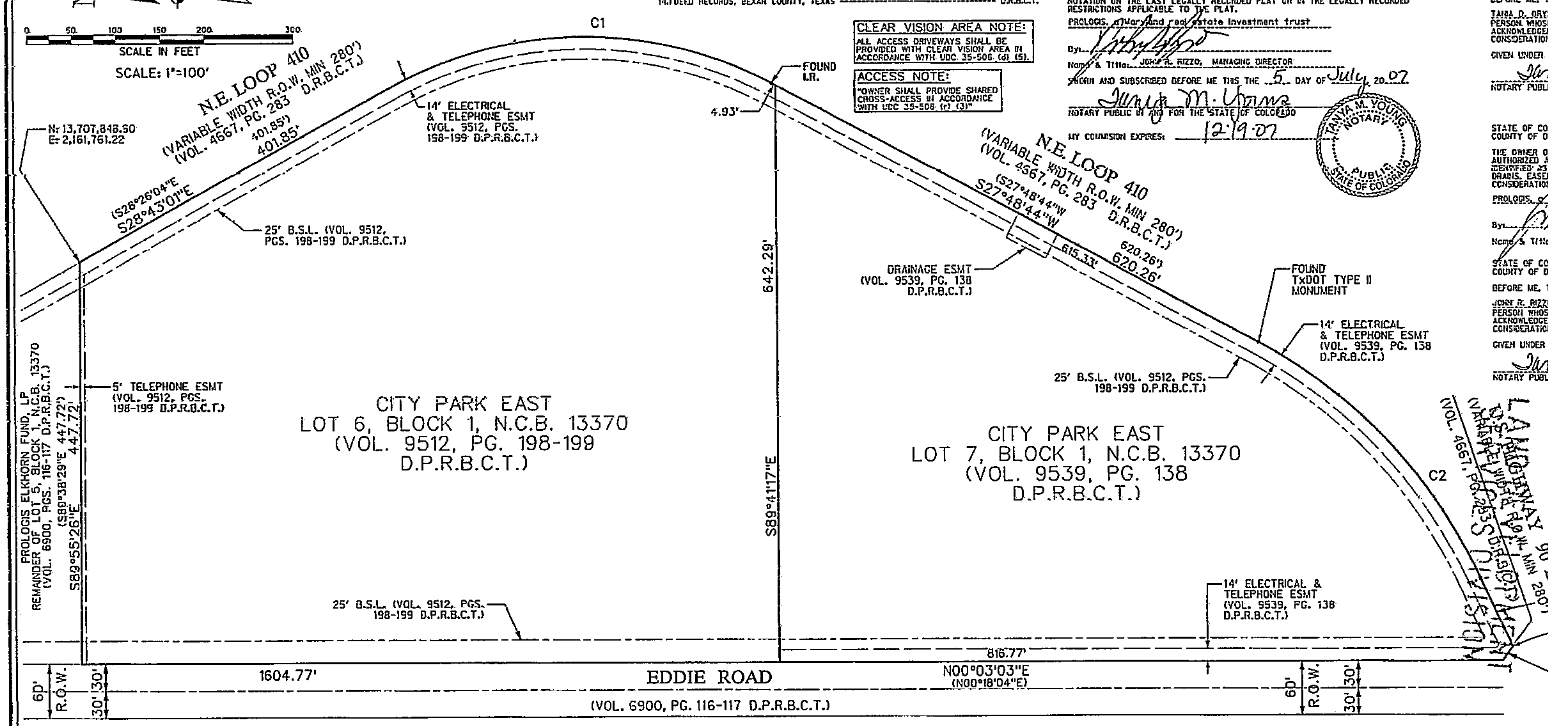
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 5 DAY OF July A.D. 2007.

NOTARY PUBLIC, DENVER COUNTY, COLORADO

TANYA M. YOUNG — NOTARY PUBLIC — STATE OF COLORADO

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 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.



CO-OWNER/DEVELOPER

PROLOGIS
4545 AIRPORT WAY
DENVER, CO 80239
1-(800)-566-2706

PROLOGIS ELKHORN FUND, LP
4545 AIRPORT WAY
DENVER, CO 80239
1-(800)-566-2706

C.P.S. NOTES:

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

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	56°31'43"	455.00'	244.63'	448.91'	S00°27'09"E	430.92'
(C1)	(56°35'45")	(455.00')	(244.63')	(448.91')		
C2	37°34'04"	560.69'	190.70'	367.63'	S46°39'42"W	361.08'
(C2)	(37°34'05")	(560.00')	(190.47')	(367.18')		

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREAS BEING REPLATTED ON THIS PLAT HAVE BEEN PREVIOUSLY PLATTED AS A PORTION OF LOT 6, BLOCK 1, N.C.B. 13370 OF THE CITY PARK EAST SUBDIVISION AS RECORDED IN VOL. 9512, PGS. 198 & 199 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO AS LOT 7, BLOCK 1, N.C.B. 13370 OF THE CITY PARK EAST SUBDIVISION AS RECORDED IN VOL. 9539, PG. 138 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

GENERAL NOTES:

1.) BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM HOLDING CORS STATION TXAN & TXAU. COORDINATES SHOWN ARE GRID, DISTANCES SHOWN ARE SURFACE USING A COMBINED SCALE FACTOR OF 1.00017.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINISHED ADJACENT GRADE. (35-504(E)(2) (p. 5-40))
3.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
4.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
5.) OWNER WILL BE RESPONSIBLE FOR MAINTAINING TRAFFIC ISLANDS, GREEN SPACES, LANDSCAPE BUFFERS AND EASEMENTS.
6.) STREETSCAPE NOTE:
"A STREETSCAPE PLAN WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT
7.) PERMEABLE AREA NOTE
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
8.) CONTOURS ARE BASED ON TxDOT MONUMENT LOCATED @ N:13,706,233.64, E: 2,161,327.84, Z: 673.19'
9.) PROPOSED EASEMENTS ARE TO BE DEDICATED BY THIS PLAT.
10.) 12" PRIVATE SANITARY SEWER LATERAL EASEMENT TO SERVE LOTS 8, 9 & 10 THROUGH A PRIVATE AGREEMENT.
11.) ( ) DENOTES RECORD INFORMATION

THIS PLAT OF CITY PARK EAST II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

Halff Associates
ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVEYORS

300 EAST SONTERRA BLVD., STE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1875
FAX (210) 798-1876
WEB www.halff.com

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATIONOF A REPLAT

AGENDA ITEM NO: 57-1/11 **July 25, 2007**

FORCED TO PLAT UNIT 2A	BSL	070485
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 546 E-4
OWNER: Atlas Floors Carpet One, by Bill Mahone
ENGINEER: CEC, by Nathaniel H. Hardy
CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: July 25, 2007

Location: On the southwest corner of Loop 1604 and Alisa Brooke.

Services Available: SAWS Water and Sewer

Zoning: C-3 Business District

Proposed Use: Retail Center

Major Thoroughfare: Loop 1604 is a freeway.

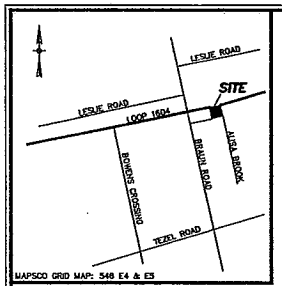
APPLICANT'S PROPOSAL:

To replat **1** non-single family lot by removing the 25' building setback line along the south side of Loop 1604 and along the west side of Alisa Brooke.

STAFF RECOMMENDATION:

Approval.

PLAT: 070485



MAPSCO GRID MAP: 548 E4 & E5

LOCATION MAP

NOT TO SCALE

ABBREVIATIONS

VOL.	VOLUME
PG.	PAGE
CATV	TIME WARNER CABLE TV
TYP.	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
S	SET 1/2" REBAR
ELEC	CPS ENERGY ELECTRIC
GAS	CPS ENERGY GAS
B.S.L.	BUILDING SETBACK LINE
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

COSA NOTES:

1. ISSUANCE OF BUILDING PERMIT WILL REQUIRE COMPLIANCE WITH THE STREETSCAPE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512)
2. NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORMWATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.

SAWS NOTES:

1. "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."
2. IMPACT PAYMENT FEE 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.

CPS GENERAL NOTES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTION, 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 USE OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	36.70'	25.00'	22.56'	33.49'	N72°11'46"E	84°06'58"

TANGENT TABLE		
TANGENT	LENGTH	BEARING
T1	33.51'	N28°01'41"E
T2	65.35'	N27°57'33"E
T3	79.33'	N30°13'40"E
T4	61.53'	S27°57'48"W
T5	20.72'	S28°05'08"W

SCALE: 1" = 100'

OWNERSHIP INFORMATION:

LOT 25 OWNER: FRANCISCO J. GARCIA
VOLUME 12675, PAGE 0661, R.P.R.

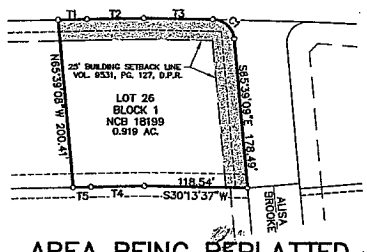
LOT 24 OWNER: KENNETH A. & MYRNA T. MITCHELL
VOLUME 7249, PAGE 0561, R.P.R.

LOT 23 OWNER: URIAS J. MATTERSON & NANCY H. CANTU
VOLUME 10568, PAGE 0585, R.P.R.

LOT 22 OWNER: ADAM G. & MAGGIE P. PERALES
VOLUME 9206, PAGE 0887, R.P.R.

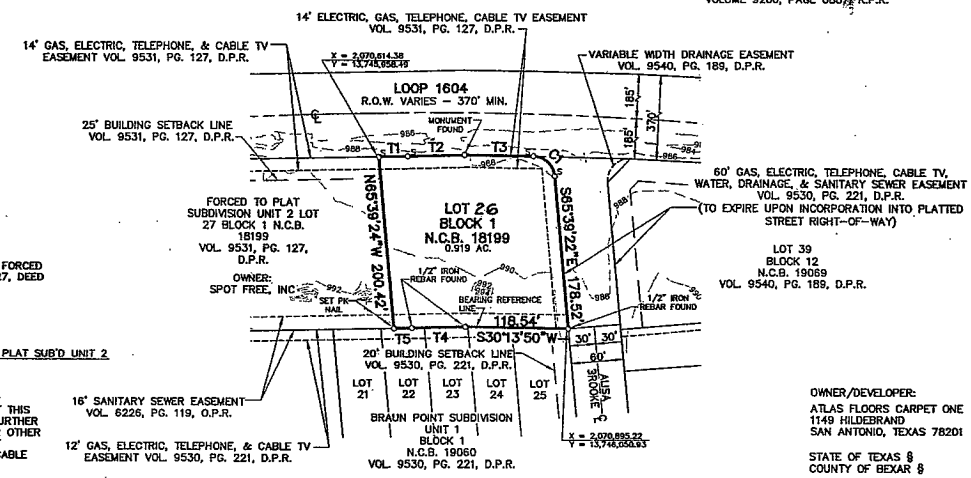
SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP P.I.D. #A12157" DATUM IS NAD83 CONVERTED TO FEET COORDINATES ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE AND ARE GRID COORDINATES. THE COMBINED SCALE FACTOR IS 0.999870 ROTATION GRID TO PLAT IS +00°14'04"
2. MONUMENTATION AS SHOWN: A ½" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER UNLESS NOTED OTHERWISE.
3. THE BASIS OF BEARING SHOWN HEREON IS THE PLAT OF FORCED TO PLAT SUBDIVISION UNIT 2 AS RECORDED IN VOLUME 9531, PAGE 127, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



AREA BEING REPLATTED THRU PUBLIC HEARING

NOT TO SCALE



THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS FORCED TO PLAT SUBDIVISION UNIT 2, WHICH WAS RECORDED IN VOLUME 9531, PAGE 127, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF BEXAR §

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FORCED TO PLAT SUB'D UNIT 2 WHICH IS RECORDED IN VOLUME 9531, PAGE 127, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER: BILL MAHONE, PRESIDENT
ATLAS FLOORS CARPET ONE, LOT 26

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF JUNE, 2007

RALPH G HEFFNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-07-2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
NATHANIEL H. HARDY
65120
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §

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

REGISTERED PROFESSIONAL LAND SURVEYOR 6/26/07

STATE OF TEXAS
CHESTER A. VARNER JR.
4812
REGISTERED PROFESSIONAL LAND SURVEYOR

JOB: E0306900

BUILDING SETBACK LINE PLAT OF
FORCED TO PLAT SUBDIVISION UNIT 2

THE REPLAT IS FOR THE PURPOSE OF REMOVING THE SIDE AND FRONT 25' BUILDING SETBACK LINE.

THIS PLAT OF FORCED TO PLAT SUBDIVISION UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D., 2007

BY: _____ CHAIRMAN

BY: _____ SECRETARY

BUILDING SETBACK LINE REPLAT
ESTABLISHING

FORCED TO PLAT SUBDIVISION UNIT 2A

BEING 0.919 ACRES OF LAND OUT OF NEW CITY BLOCK(N.C.B.) 18199, SAN ANTONIO, BEXAR COUNTY, TEXAS,

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11250 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cecconsultants.com

OWNER/DEVELOPER:
ATLAS FLOORS CARPET ONE
1149 HILDEBRAND
SAN ANTONIO, TEXAS 78201

STATE OF TEXAS §
COUNTY OF BEXAR §

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

OWNER: BILL MAHONE, PRESIDENT
ATLAS FLOORS CARPET ONE

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, BILL MAHONE, 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 26th DAY OF JUNE, A.D., 2007.

RALPH G HEFFNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-07-2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D., _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 12 **July 25, 2007**

SONOMA VERDE – UNIT 3, ENCLAVE — MAJOR PLAT — 060385
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 513 C-2
OWNER: Toll Brothers, by Adam Wilson
ENGINEER: Kimley-Horn & Associates, Inc., by Brian J. Parker
CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: July 5, 2007

Location: On the east side of Kyle Seale Parkway, south of Babcock Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #835, Sonoma Verde was accepted on August 18, 2005.

Proposed Use: Single-family residential

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

APPLICANT'S PROPOSAL:

To plat **55.79** acres consisting of **100** single family lots and **6,645** linear feet of private streets.

DISCUSSION:

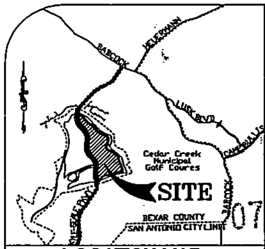
The Development Services Department has cited: Section 35-506(n)(1) of the UDC, a development standard important to the health, safety and welfare of the community. The applicant's engineer has submitted a request for an Administrative Exception to the requirement.

The Development Services Director has granted an administrative exception to Section 35-506(n)(1) as indicated in the attached report.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060385



LOCATION MAP
NOT TO SCALE
FERGUSON MAP No: 513

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

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., 2006.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RECEIVED
MAY 10 AM 8:47 07
LAND DEVELOPMENT SERVICES DIVISION

SUBDIVIDER & LAND OWNER:
NAME: Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS : 45 NE Loop 410, Suite 890
San Antonio, Texas 78216

Kimley-Horn and Associates, Inc.

LEGEND
NUMBER OF SINGLE FAMILY LOTS – 100
NUMBER OF MULTI FAMILY LOTS – 1
ACREAGE OF LOTS – 31.57 ACRES
ACREAGE OF PRIVATE STREETS – 6.24 ACRES
ACREAGE OF PARKS – 2.40 ACRES
ACREAGE OF GREENBELTS – 15.58 ACRES
TOTAL ACREAGE – 55.79 ACRES

STATE OF TEXAS)
COUNTY OF BEXAR)

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF SONOMA VERDE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISION.
DATED THIS ______ DAY OF ______ A.D. 2006.

BY: ______ CHAIRMAIN

BY: ______ SECRETARY

SCALE
1" = 200'

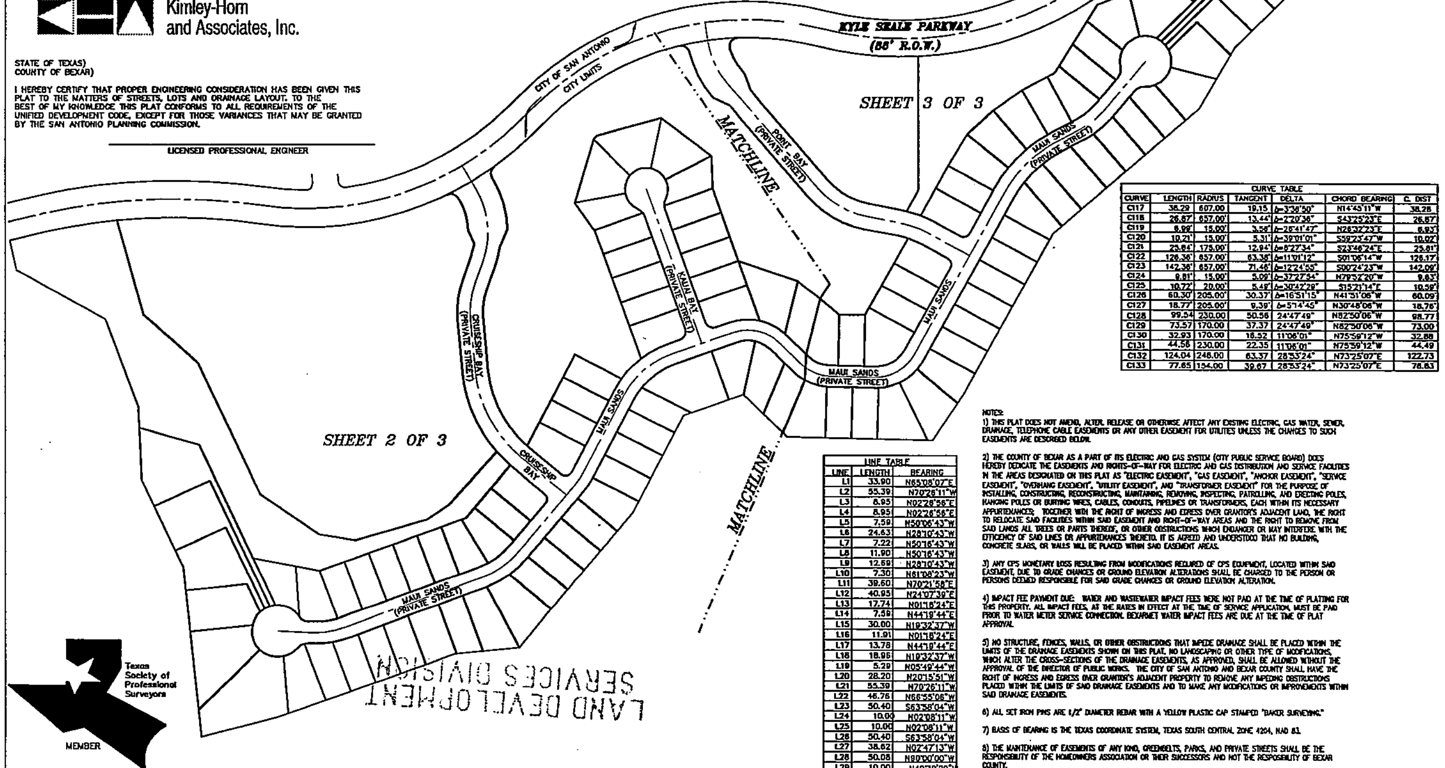
CERTIFICATE OF APPROVAL

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	C. DIST
C1	29.87'	20.00'	18.51'	Δ=85°33'35"	N16°31'40"E	27.17'
C2	62.23'	154.00'	31.55'	Δ=23°09'09"	S75°32'39"W	61.81'
C3	207.42'	330.00'	107.27'	Δ=36°00'48"	N66°45'36"E	204.02'
C4	44.09'	330.00'	22.08'	Δ=7°39'20"	N44°55'31"E	44.06'
C5	6.97'	330.00'	3.48'	Δ=1°12'34"	N49°29'34"E	6.97'
C6	23.56'	15.00'	15.00'	Δ=90°00'00"	S84°53'17"W	21.21'
C7	64.73'	175.00'	32.74'	Δ=21°11'36"	N39°30'55"W	64.36'
C8	26.43'	175.00'	13.24'	Δ=8°39'15"	N24°35'28"W	26.41'
C9	11.05'	175.00'	5.53'	Δ=3°37'09"	N16°27'16"W	11.05'
C10	58.32'	175.00'	29.43'	Δ=19°05'36"	N07°05'53"W	58.05'
C11	27.40'	30.00'	14.74'	Δ=52°19'46"	N26°38'50"E	26.46'
C12	62.77'	60.00'	34.60'	Δ=59°56'26"	S74°48'31"W	59.95'
C13	13.40'	60.00'	6.73'	Δ=12°47'43"	N11°33'34"W	13.37'
C14	13.03	60.00	6.54	Δ=12°26'24"	S24°10'37"E	13.00
C15	13.30	60.00	6.68	Δ=12°42'05"	S36°44'52"E	13.27
C16	35.24	60.00	18.14	Δ=33°38'52"	S59°55'20"E	34.73
C17	61.80'	60.00'	33.82'	Δ=58°49'09"	N73°50'39"E	58.93'
C18	59.28'	60.00'	32.31'	Δ=56°36'32"	N16°07'49"E	56.90'
C19	39.49'	60.00'	20.49'	Δ=37°42'25"	N31°01'40"W	38.78'
C20	19.28'	30.00'	9.98'	Δ=36°48'57"	S31°28'24"E	18.95'
C21	8.12'	30.00'	4.09'	Δ=15°30'51"	S05°18'29"E	8.10'
C22	48.01'	225.00'	24.10'	Δ=12°13'35"	N03°38'51"W	47.92'
C23	41.18'	225.00'	20.65'	Δ=10°29'12"	N15°01'14"W	41.12'
C24	4.14'	225.00'	2.07'	Δ=1°03'14"	N20°47'27"W	4.14'
C25	60.17'	225.00'	30.27'	Δ=15°19'24"	N28°58'46"W	59.99'
C26	52.90'	225.00'	26.57'	Δ=13°28'16"	N43°22'36"W	52.78'
C27	41.30'	225.00'	20.71'	Δ=10°31'02"	N55°22'15"W	41.24'
C28	7.60'	225.00'	3.80'	Δ=1°56'10"	N61°35'51"W	7.60'
C29	35.79'	175.00'	17.96'	Δ=11°43'02"	S56°42'25"E	35.73'
C30	95.61'	175.00'	49.03'	Δ=31°18'17"	S35°11'46"E	94.43'
C31	41.80'	75.00'	21.46'	Δ=31°56'11"	S03°34'32"E	41.27'
C32	41.80'	75.00'	21.46'	Δ=31°56'11"	S28°21'39"W	41.27'
C33	32.78'	125.00'	16.49'	Δ=15°01'39"	N36°46'54"E	32.69'
C34	53.13'	125.00'	26.97'	Δ=24°21'10"	N17°07'30"E	52.73'
C35	7.95'	125.00'	3.97'	Δ=3°38'31"	N03°07'40"E	7.94'
C36	7.95'	125.00'	3.97'	Δ=3°38'31"	N00°30'52"W	7.94'
C37	51.00'	125.00'	25.86'	Δ=23°22'42"	N14°01'28"W	50.65'
C38	52.10'	125.00'	26.43'	Δ=23°52'52"	N37°39'15"W	51.72'
C39	25.19'	125.00'	12.64'	Δ=11°32'42"	N55°22'02"W	25.14'
C40	45.45'	275.00'	22.78'	Δ=9°28'10"	S56°24'16"E	45.40'
C41	60.32'	275.00'	30.28'	Δ=12°34'06"	S45°23'10"E	60.20'
C42	52.43'	275.00'	26.29'	Δ=10°55'23"	S33°38'25"E	52.35'
C43	27.40'	30.00'	14.74'	Δ=52°19'48"	S24°06'49"E	26.46'
C44	24.14'	60.00'	12.23'	Δ=23°03'01"	N09°28'25"W	23.98'
C45	57.38'	60.00'	31.22'	Δ=54°38'58"	N48°29'25"W	55.39'
C46	51.90'	60.00'	27.75'	Δ=49°36'26"	S79°11'52"W	50.37'
C47	13.32	60.00	6.69'	Δ=12°43'20"	S56°53'01"W	13.30
C48	13.03	60.00	6.54	Δ=12°26'20"	S44°16'10"W	13.00
C49	13.37	60.00	6.71	Δ=12°46'17"	S31°41'52"W	13.35
C50	40.90	60.00	21.28	Δ=39°03'18"	S05°47'04"W	40.11
C51	52.86'	60.00'	28.29'	Δ=50°28'53"	S38°59'01"E	51.17'
C52	40.20'	60.00'	20.89'	Δ=38°23'04"	S83°24'59"E	39.45'
C53	27.40'	30.00'	14.74'	Δ=52°19'48"	N78°26'37"W	26.46'
C54	59.79'	155.00'	30.27'	Δ=22°06'00"	N39°13'43"W	59.42'
C55	8.98'	325.00'	4.49'	Δ=1°34'59"	S28°56'13"E	8.98'
C56	60.38'	325.00'	30.28'	Δ=10°38'39"	S35°05'01"E	60.29'
C57	60.38'	325.00'	30.28'	Δ=10°38'39"	S45°43'40"E	60.29'
C58	57.23'	325.00'	28.69'	Δ=10°05'23"	S56°05'41"E	57.16'
C59	23.56'	15.00'	15.00'	Δ=90°00'00"	N16°08'23"W	21.21'
C60	31.58'	230.00'	15.81'	Δ=7°52'00"	S24°55'38"W	31.55'
C61	33.62'	230.00'	16.84'	Δ=8°22'34"	S16°48'21"W	33.59'
C62	114.29'	170.00'	59.40'	Δ=38°31'16"	N30°13'53"E	112.15'
C63	33.83	268.44	16.84	Δ=7°10'42"	N52°42'58"E	33.81
C64	59.29	154.00	30.02	Δ=22°03'29"	N60°31'16"E	58.92
C65	37.15	20.00	28.75	Δ=106°25'34"	N55°14'13"W	32.03
C66	31.68	20.00	20.27	Δ=90°45'54"	N31°21'52"E	28.47
C67	117.02	246.00	59.64	Δ=27°15'18"	N63°07'10"E	115.92
C68	33.99	328.44	17.01	Δ=5°56'46"	N52°05'29"E	33.97
C69	154.63'	230.00'	80.37'	Δ=38°31'16"	N30°13'53"E	151.74'
C70	21.42'	170.00'	10.72'	Δ=7°13'08"	S14°34'46"W	21.40'
C71	31.68'	170.00'	15.88'	Δ=10°40'16"	S23°31'29"W	31.62'
C72	23.56'	15.00'	15.00'	Δ=90°00'00"	S73°51'37"W	21.21'
C73	81.74'	75.00'	45.46'	Δ=62°26'47"	N29°34'59"W	77.76'
C74	56.32'	75.00'	29.56'	Δ=43°01'20"	N22°49'04"E	55.00'
C75	3.79'	125.00'	1.90'	Δ=1°44'15"	S43°27'37"W	3.79'
C76	66.06'	125.00'	33.82'	Δ=30°16'50"	S27°27'04"W	65.30'
C77	69.50'	125.00'	35.67'	Δ=31°51'16"	S03°36'59"E	68.60'
C78	31.42'	20.00'	20.00'	Δ=90°00'00"	N25°27'23"E	28.28'
C79	7.89'	30.00'	3.97'	Δ=15°03'40"	N77°59'13"E	7.86'
C80	16.50'	30.00'	8.46'	Δ=31°30'23"	S78°43'48"E	16.29'
C81	47.59'	50.00'	25.77'	Δ=54°31'58"	S89°45'27"W	45.81'
C82	44.29'	50.00'	23.72'	Δ=50°45'14"	S37°06'52"W	42.86'
C83	54.17'	50.00'	30.09'	Δ=62°04'36"	S19°18'03"E	51.56'
C84	44.16'	50.00'	23.63'	Δ=50°35'54"	S75°38'17"E	42.73'
C85	48.15'	50.00'	26.12'	Δ=55°10'26"	N51°28'33"E	46.31'
C86	15.89'	30.00'	8.03'	Δ=29°57'54"	S38°52'17"W	15.51'
C87	8.69'	30.00'	4.38'	Δ=16°38'09"	S82°09'16"W	8.66'
C88	31.42'	20.00'	20.00'	Δ=90°00'00"	N64°32'37"W	28.28'
C89	71.18'	225.00'	35.89'	Δ=18°07'34"	S28°36'24"E	70.88'
C90	65.16'	225.00'	32.81'	Δ=16°35'38"	S45°58'00"E	64.94'
C91	32.60'	225.00'	16.33'	Δ=8°18'07"	S58°24'53"E	32.57'
C92	26.82'	15.00'	18.67'	Δ=102°27'12"	N11°20'20"W	23.38'
C93	5.65'	270.00'	2.83'	Δ=1°12'00"	N40°28'16"E	5.65'
C94	205.83'	270.00'	108.21'	Δ=43°40'44"	N62°55'38"E	200.88'
C95	29.01'	743.00'	14.51'	Δ=2°14'13"	N13°41'55"W	29.00'
C96	224.42'	1357.14'	112.47'	Δ=9°28'28"	S10°21'27"E	224.16'
C97	332.28'	1357.14'	166.97'	Δ=14°01'41"	S01°23'37"W	331.45'
C98	382.04'	743.00'	195.34'	Δ=29°27'39"	N06°20'22"W	377.85'
C99	128.70'	743.00'	64.51'	Δ=9°55'29"	N26°01'56"W	128.54'
C100	176.55'	743.01'	88.69'	Δ=13°36'52"	N37°46'07"W	176.14'
C101	382.23'	657.00'	196.70'	Δ=33°20'02"	S27°55'40"E	376.87'
C102	136.44'	657.00'	68.46'	Δ=11°54'01"	S05°18'40"E	136.19'
C103	156.28'	657.00'	78.51'	Δ=13°37'53"	S07°27'06"W	155.92'
C104	571.17'	793.00'	288.81'	Δ=41°16'05"	N24°00'10"W	558.90'
C105	587.75'	657.00'	315.18'	Δ=51°15'24"	S18°00'51"E	568.35'
C106	6.61'	230.00'	3.31'	Δ=1°38'49"	S11°47'39"W	6.61'
C107	235.98'	793.00'	118.87'	Δ=17°03'00"	N05°43'22"E	235.11'
C108	95.63'	246.00'	48.42'	Δ=22°16'19"	S75°06'14"W	95.02'
C109	29.68	20.00	18.34	Δ=85°02'16"	N78°30'28"W	27.03
C110	48.35	793.00	24.18	Δ=3°29'36"	N38°42'13"W	48.34
C111	92.30'	258.00'	46.66'	Δ=20°30'27"	S75°51'13"W	91.80'
C112	51.66'	144.00'	26.11'	Δ=20°33'17"	S77°00'23"W	51.38'
C113	43.81	793.00	21.91	Δ=3°09'56"	N25°31'08"W	43.81
C114	22.65	807.00	11.32	Δ=2°08'16"	N00°46'35"W	22.65
C115	73.55	142.00	37.62	Δ=29°40'38"	N64°19'50"E	72.73
C116	91.76	256.00	46.38	Δ=20°32'09"	N59°45'36"E	91.27

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	C. DIST
C117	38.29	607.00	19.15	Δ=3°38'50"	N14°45'11"W	38.28
C118	26.87'	657.00'	13.44'	Δ=2°20'36"	S43°25'23"E	26.87'
C119	6.99'	15.00'	3.58'	Δ=26°41'47"	N26°32'23"E	6.93'
C120	10.21'	15.00'	5.31'	Δ=39°01'01"	S59°23'47"W	10.02'
C121	25.84'	175.00'	12.94'	Δ=8°27'34"	S23°46'24"E	25.81'
C122	126.36'	657.00'	63.38'	Δ=11°01'12"	S01°06'14"W	126.17'
C123	142.36'	657.00'	71.46'	Δ=12°24'55"	S00°24'23"W	142.09'
C124	9.81'	15.00'	5.09'	Δ=37°27'54"	N79°57'20"W	9.63'
C125	10.72'	20.00'	5.49'	Δ=30°47'29"	S15°21'14"E	10.59'
C126	60.30'	205.00'	30.37'	Δ=16°51'15"	N41°31'06"W	60.09'
C127	18.77'	205.00'	9.39'	Δ=5°14'45"	N30°48'06"W	18.76'
C128	99.54	230.00	50.56	24°47'49"	N82°50'06"W	98.77
C129	73.57	170.00	37.37	24°47'49"	N82°50'06"W	73.00
C130	32.93	170.00	16.52	11°06'01"	N75°59'12"W	32.88
C131	44.56	230.00	22.35	11°06'01"	N75°59'12"W	44.49
C132	124.04	246.00	63.37	28°53'24"	N73°25'07"E	122.73
C133	77.65	154.00	39.67	28°53'24"	N73°25'07"E	76.83

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.90	N65°08'07"E
L2	55.39	N70°26'11"W
L3	8.95	N02°26'56"E
L4	8.95	N02°26'56"E
L5	7.59	N50°06'43"W
L6	24.63	N28°10'43"W
L7	7.22	N50°16'43"W
L8	11.90	N50°16'43"W
L9	12.69	N28°10'43"W
L10	7.30	N61°08'23"W
L11	39.60	N70°21'58"E
L12	40.95	N24°07'39"E
L13	17.74	N01°18'24"E
L14	7.59	N44°19'44"E
L15	30.00	N19°32'37"W
L16	11.91	N01°18'24"E
L17	13.78	N44°19'44"E
L18	18.96	N19°32'37"W
L19	5.29	N05°49'44"W
L20	28.20	N20°15'51"W
L21	55.39	N70°26'11"W
L22	46.76	N66°55'06"W
L23	50.40	S63°58'04"W
L24	10.00	N02°08'11"W
L25	10.00	N02°08'11"W
L26	50.40	S63°58'04"W
L27	38.62	N02°47'13"W
L28	50.08	N90°00'00"W
L29	10.00	N40°30'29"W
L30	10.00	N40°30'29"W
L31	50.00	S75°32'20"W
L32	18.12	N60°02'16"W
L33	16.22	N61°08'23"W
L34	7.37	N49°29'31"E
L35	7.37	N49°29'31"E

NOTES:

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

2) THE COUNTY OF BEXAR AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS 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 POLES OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITHIN 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 EFFICENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

3) 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.

4) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER 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 SERVICE CONNECTION. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

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

6) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING."

7) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

8) THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, PARKS, AND PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPOSIBILITY OF BEXAR COUNTY.

9) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(1)P-5-40)

10) 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.

11) CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAT EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

12) 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 DEPARTMENT OF DEVELOPMENT SERVICES.

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

Texas Society of Professional Surveyors
MEMBER

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

ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE – UNIT 30

PLAT OF A 55.79 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022, 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 1 OF 3
INDEX SHEET

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

____ DAY OF ______ A.D. ____ AT ____ M, IN THE RECORDS OF

______ OF SAID COUNTY, IN BOOK VOLUME ______

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

____ DAY OF ______ A.D. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______ DEPUTY

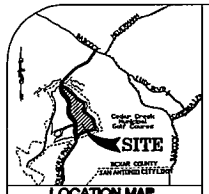
ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE – UNIT 3

PLAT NO. 060385

PLAT OF A 55.79 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 2 OF 3



LOCATION MAP
NOT TO SCALE
FERGUSON MAP Nor 513

CERTIFICATE OF APPROVAL

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

RECEIVED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

07 MAY 10 AM 8:44

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER
" 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. 20_____

LAND DEVELOPMENT SERVICES DIVISION

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS : 45 NE Loop 410, Suite 890
San Antonio, Texas 78216

Kimley-Horn and Associates, Inc.

SUBDIVIDER & LAND OWNER:
NAME: Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

NOTES:

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

2) THE COUNTY OF BEXAR AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS 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 POLES 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 BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

3) 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.

4) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER 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 SERVICE CONNECTION. REVENUE WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

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

6) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING."

7) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

8) THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, PARKS, AND PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

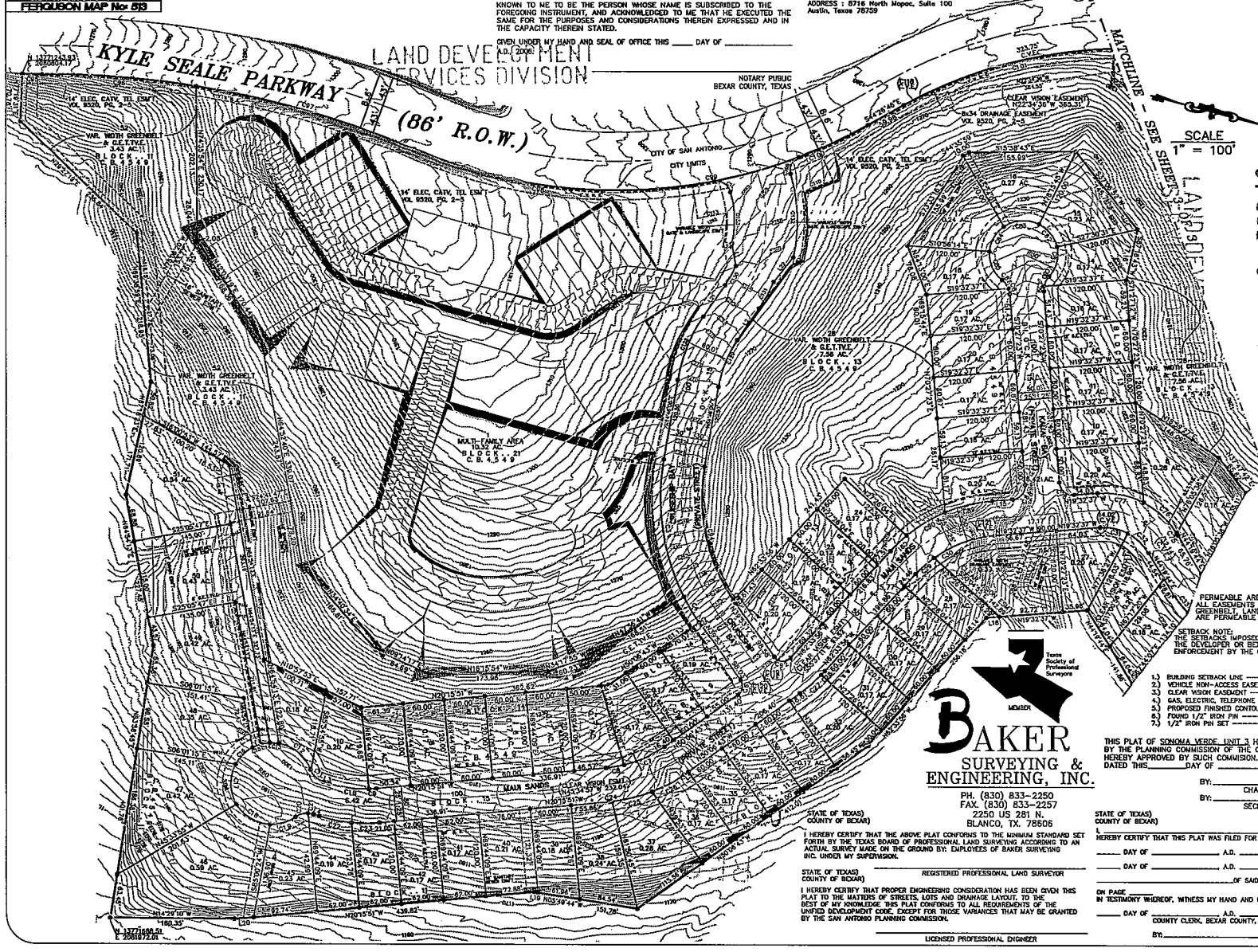
9) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE. (35-B(4)(C)(7)-5-40)

10) 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.

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

12) 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 DEPARTMENT OF DEVELOPMENT SERVICES.

13) NOTE: THE MAINTENANCE OF THE WATER QUALITY PONDS AND OUTLET STRUCTURE (WHICH IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

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

LEGEND

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) VEHICLE NON-ACCESS EASEMENT ---------- V.N.E.
3.) CLEAR VISION EASEMENT ---------- C.V.E.
4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -- G.E.T.T.V.E.
5.) PROPOSED FINISHED CONTOUR ---------- 325
6.) FOUND 1/2" IRON PIN ----------
7.) 1/2" IRON PIN SET ----------

Texas Society of Professional Surveyors
MEMBER

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

THIS PLAT OF SONOMA VERDE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISION.
DATED THIS_____DAY OF _____ A.D. 2006.

BY: _____
CHAIRMAIN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

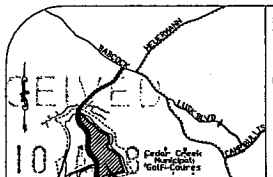
_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

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

BY: _____ DEPUTY

RECEIVED
07 MAY 10 AM 8
LAND DEVELOPMENT SERVICES



LOCATION MAP
NOT TO SCALE
FERGUSON MAP No: 513

STATE OF TEXAS)
COUNTY OF BEXAR)

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_____
REGISTERED PROFESSIONAL LAND SURVEYOR

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DATED THIS_____DAY OF _____ A.D. 2006.

BY:_____
CHAIRMAIN

BY:_____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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_____
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., 2006.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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DATED THIS _____ DAY OF _____ A.D. 2006.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

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(DS-304(D)(7)F-5-40)

PLAT NO. 060385

LEGEND

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) VEHICLE NON-ACCESS EASEMENT ——— V.N.E.
3.) CLEAR VISION EASEMENT ——— C.V.E.
4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.TV.E.
5.) PROPOSED FINISHED CONTOUR ———
6.) FOUND 1/2" IRON PIN ———
7.) 1/2" IRON PIN SET ———

SCALE
1" = 100'

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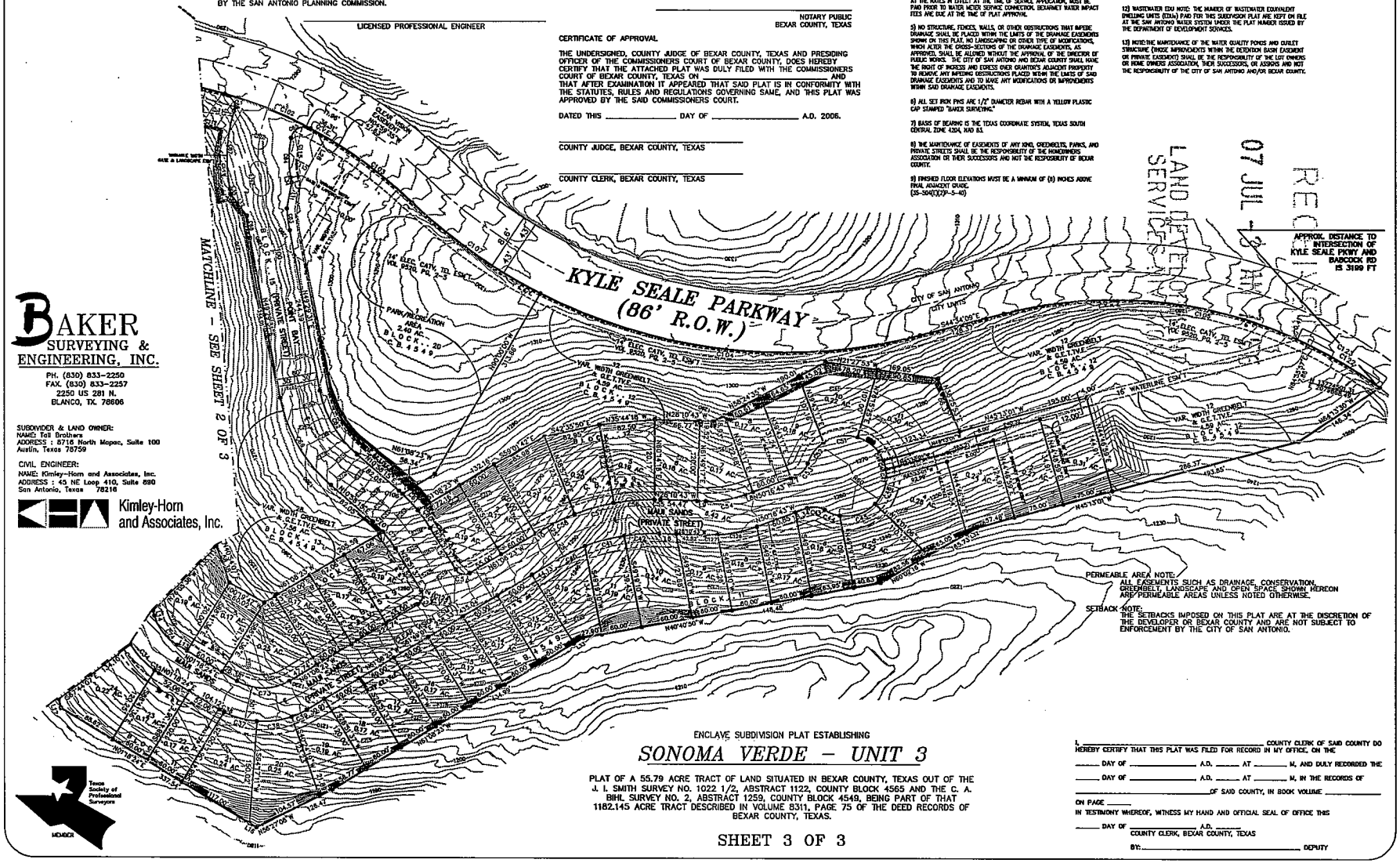

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BAKER
SURVEYING & ENGINEERING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

SUBDIVIDER & LAND OWNER:
NAME: Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

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

Kimley-Horn and Associates, Inc.

Texas Society of Professional Surveyors
MEMBER

ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE – UNIT 3

PLAT OF A 55.79 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 3 OF 3

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

RECEIVED
07 JUL 13 PM 3
LAND DEVELOPMENT SERVICES

Kimley-Horn
and Associates, Inc.

RECEIVED
06 JUL 21 AM 10: 28
LAND DEVELOPMENT
SERVICES DIVISION

July 20, 2006

Suite 890
45 NE Loop 410
San Antonio, Texas
78216

Andrew Winter, P.E.
City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, Texas 78204

Re: Sonoma Verde Unit 3
Plat No. 060385
Administrative Exception

Dear Mr. Winter:

We hereby request an Administrative exception from the following section of the City of San Antonio Unified Development Code (UDC):35-506(n)(1) Article V, as it pertains to centerline spacing between median openings.

This request pertains to the proposed median opening for the entrance of Sonoma Verde Unit 3 located on sheet C-7.1, Cruiseship Bay at the intersection with Kyle Seale Pkwy.
The centerline of the proposed median opening is located at station 56+68 on Kyle Seale Pkwy, and the next nearest centerline of a median opening is located at station 60+00 and is the entrance into Cedar Creek Municipal Golf course known as Vista Colina. The following are reasons supporting this specific request:

- The Bexar County will only grant an entrance into the Sonoma Verde Unit 3 Subdivision where the AASHTO sight distance requirements can be met on Kyle Seale Pkwy.

- The existing median opening located at Vista Colina does not meet AASHTO sight distance requirements and currently creates an unsafe condition, which could be corrected by closing that median opening and by making it a hooded left turn in only.

- Allowing a median opening on Kyle Seale Pkwy into Sonoma Verde Unit 3 at Cruiseship Bay would alleviate the need for south bound drives who wish to enter the subdivision from having to make a U-turn at the unsafe median opening located at Vista Colina to enter the subdivision.

TEL 210 541 9166
FAX 210 541 8699

Your consideration and approval of this request is greatly appreciated. Please do not hesitate to contact me if you have any questions or require additional information.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Todd Blenden

Todd Blenden, P.E., S.I.T.
Project Manager

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

TO: Director of Development Services

FROM: Development Services Department – Streets & Construction Inspections

COPIES TO: Correspondence File

SUBJECT: Sonoma Verde Unit 3 (Plat No. 060385)

DATE: September 21, 2006

The Development Services Department – Streets & Construction Inspections received and reviewed a letter dated July 20, 2006 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506(n)(1)(Median Openings) is made. More specifically, the engineer is requesting relief from the UDC requirement to provide a minimum of 400 feet centerline spacing between median openings.

Response to Section 35-506(n)(1) (Median Openings) Administrative Exception: Sonoma Verde Unit 3 is a residential development with public streets located east of Kyle Seale Parkway and north of Loop 1604. The development consists of about 100 lots on 55.79 acres.

The engineer is requesting a median opening on Kyle Seale Parkway at the intersection with Cruiseship Bay which is approximately 330 feet from an existing median cut at Vista Colina. The physical location of Cruiseship Bay has been mandated in order to address intersection sight distance concerns which are public safety specific. Conversely, the 400-foot median spacing which provides for perception / reaction distance, deceleration distance and queue storage is more a level of service issue. In this case of conflicting standards, the public safety requirement should govern. The additional precaution of platting a Vehicle Non-Access Easement (VNAE) across the remaining frontage of Sonoma Verde Unit 3 has been taken to prevent any further adverse traffic issues on the adjacent secondary arterial.

Therefore, DSD - Streets & Construction Inspections ***does not offer any objection*** to the approval of this administrative exception.

Sincerely;

Andrew Winter, P.E.
Senior Engineer
DSD – Streets & Construction Inspections

Concur / Nonconcur:

Sam Dent, P.E.
Chief Engineer
Development Services Department

Approved / Disapproved:

Roderick J. Sanchez, AICP
Interim Director
Development Services Department

RJS/aw

PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 13 **July 25, 2007**

LA VENTANA UNIT 3 TIF	MAJOR PLAT	070007
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 647 E-6
OWNER: Big Fish Development, by Turner Bowman
ENGINEER: Macina, Bose, Copeland & Associates, by Samuel B. Bledsoe, P.E.
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 27, 2007

Location: Southwest of the intersection of Medina Base Rd. and Palm Valley Dr.

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District

Plat is in accordance with:
MDP/POADP #745, La Ventana was accepted on March 14, 2003.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **10.0251** acres consisting of **56** single family lots and **1,870** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

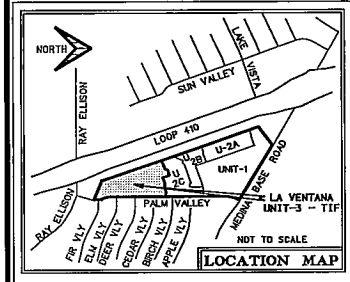
070007

REPLAT AND SUBDIVISION PLAT OF LA VENTANA, UNIT-3 - TIF

10.0251 ACRES OUT OF A 40.587 ACRES TRACT OUT OF THE SANTIAGO HERNANDEZ SURVEY No. 209, ABSTRACT No. 323, NEW CITY BLOCK 16001, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 9911 PAGE 2244, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER:

BIG FISH DEVELOPMENT FIVE, LLC.
1150 N.W. LOOP 1604, SUITE 108-480
SAN ANTONIO, TEXAS 78258



LOCATION MAP

N.G.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N19°28'25"W 954.94'

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00'	90°00'00"	5.00'	7.85'
b	15.00'	89°30'22"	14.87'	23.43'
c	15.00'	90°44'28"	15.20'	23.76'
d	15.00'	57°25'16"	8.22'	15.03'
e	15.00'	66°46'55"	9.89'	17.48'
f	15.00'	40°17'11"	5.50'	10.55'
g	15.00'	46°11'13"	6.40'	12.09'
h	15.00'	39°42'54"	5.42'	10.40'
i	25.00'	90°00'00"	25.00'	39.27'
1	275.00'	19°22'53"	46.96'	93.02'
2	325.00'	19°22'53"	55.50'	109.94'
3	175.00'	18°38'25"	28.72'	56.93'
4	225.00'	18°53'15"	37.42'	74.17'
5	225.00'	05°23'30"	10.59'	21.17'
6	420.00'	28°12'19"	105.52'	206.76'
7	50.00'	106°21'52"	66.79'	92.82'
8	50.00'	98°55'14"	58.46'	86.32'
9	50.00'	169°25'49"	540.54'	147.86'

BEARING & DISTANCE TABLE

NO.	BEARING	DIST.
T1	N44°52'43"W	21.21'
T2	N45°07'17"E	21.21'
T3	N74°16'39"E	53.19'
T4	N70°44'24"E	70.14'
T5	N70°44'24"E	42.99'
T6	N89°52'43"W	11.79'
T7	N70°44'24"E	5.00'
T8	N01°25'17"E	21.42'
T9	S19°15'36"E	24.09'
T10	N19°15'36"W	8.00'
T11	S00°07'17"E	8.00'
T12	N00°07'17"E	8.00'

NORTH

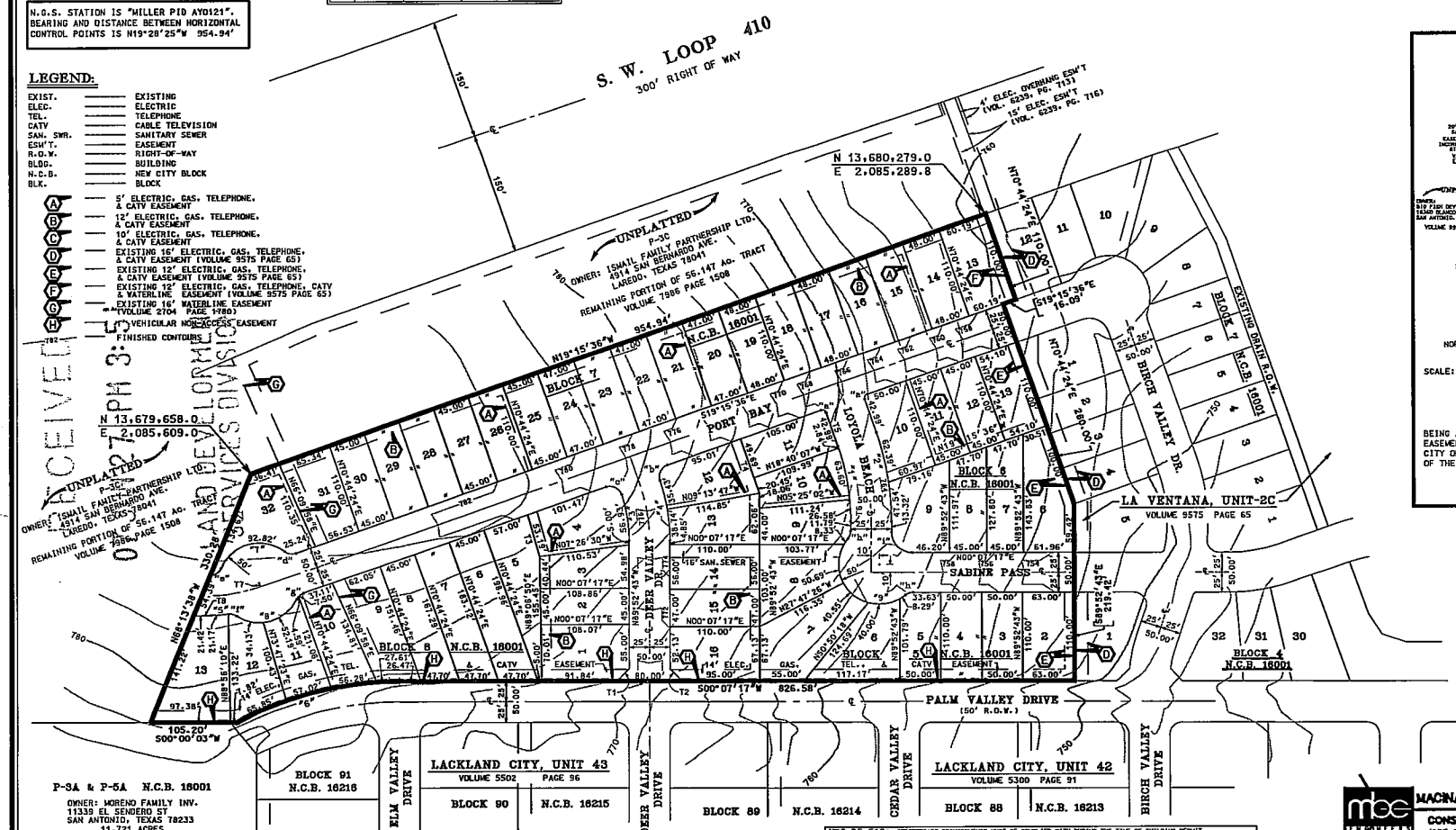
SCALE: 1" = 100'

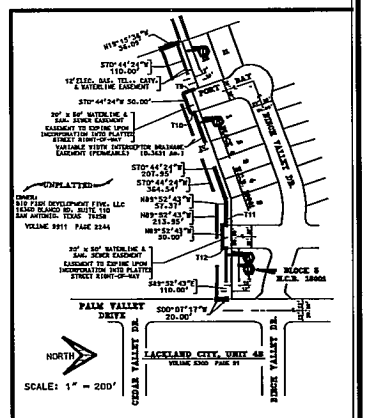
BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF PALM VALLEY OF LACKLAND CITY SUBD., UNIT-42 AS BEING N00°07'17"E

NOTES:
1. 56 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.
2. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE BACK OF SIDEWALK.
3. LOTS ARE SIZED TO HAVE A MINIMUM 45 FEET WIDTH AT A BUILDING LINE 20 FEET FROM FRONT PROPERTY LINE.
4. SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY LINE): NO PERMANENT STRUCTURES BETWEEN 3' AND 8' IN HEIGHT ABOVE ADJACENT PAVEMENT GRADE, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT AS OUTLINED IN THE LASTEST VERSION OF AASHTO.

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
A	5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
B	12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
C	10' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
D	EXISTING 16' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9575 PAGE 65)
E	EXISTING 12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9575 PAGE 65)
F	EXISTING 12' ELECTRIC, GAS, TELEPHONE, CATV & WATERLINE EASEMENT (VOLUME 9575 PAGE 65)
G	EXISTING 16' WATERLINE EASEMENT (VOLUME 2704 PAGE 1780)
H	VEHICULAR NON-ACCESS EASEMENT
782	FINISHED CONTOURS





AREA BEING REPLATTED

BEING A TEMPORARY VARIABLE WIDTH INTERCEPTOR DRAINAGE EASEMENT 3631(0. Ac.), PLATTED WITH LA VENTANA, UNIT-2C, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 9575 PAGE 65, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3).

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.*

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DRAIN RIGHT-OF-WAYS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS. NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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 IN THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR SURVING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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. 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. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER TURNER BOWMAN

STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

47

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

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: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
T-9548 TEL. No. (210) 545-1122

THIS PLAT OF LA VENTANA, UNIT-3 - TIF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____ SECRETARY BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

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

PLANNING COMMISSION
REPLAT AND SUBDIVISION
AGENDA ITEM NO: 14 **July 25, 2007**

LYND	MAJOR PLAT	070065
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 514 E-7
OWNER: SA Lynd Development, by Jason A. Thompkins
ENGINEER: Bury & Partners, by Steven D. Eklund
CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: July 10, 2007

Location: At the southeast corner of Vance Jackson Road and UTSA Blvd.

Services Available: SAWS Water and Sewer

Zoning: MF 50 Multi-Family
ERZD Edwards Recharge Zone District

Plat is in accordance with:
MDP/POADP #463, Umbell Oaks, was accepted on January 20, 1995.

Proposed Use: Apartments

Major Thoroughfare: Vance Jackson and UTSA Blvd are secondary arterials, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **33.100** acres consisting of **1** non-single family lot and **746.3** linear feet of public streets.

DISCUSSION:

San Antonio Water System failed to issue their letter of certification to the applicant within the fifty (50) day technical review period, as per Section 35-431(d)(3) as referenced on the attached Mainframe screen. Therefore, this project has been approved by default and an aquifer category letter not included.

STAFF RECOMMENDATION:

Approval.

RECORD UPDATED
TPLTM415 CERTIFICATIONS & REVIEWS SUMMARY 07/17/07

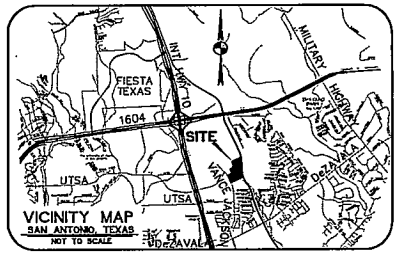
CMD: 415 PLAT: 2007000065 NAME/KEY: _____ AGENCY: SAWS__

PLAT: 2007000065 NAME: LYND LG
APPLICATION DATE: 11 3 2006 REVIEWS COMPLETED
START: 02 28 2007 DUE: 03 10 2007 DAYS LEFT:

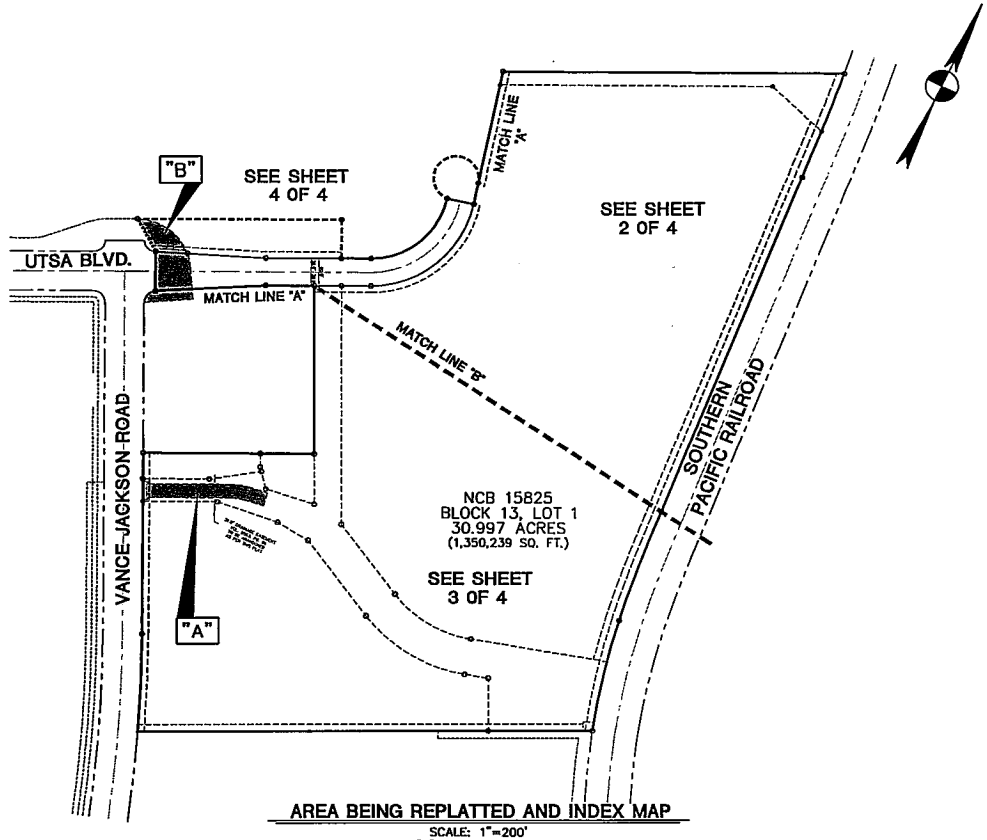
AGENCY	CURRENT STATUS	DAY IN	DAY OUT	NOTES
WQT___	APR	3_ 2_ 2007	3_ 12 2007	NO WELLS LOCATED_____
WAT___	APR	3_ 2_ 2007	4_ 23 2007	BY DEFAULT - COSA_____
SEW___	APR	3_ 2_ 2007	4_ 23 2007	BY DEFAULT - COSA_____
USA___	APR	3_ 2_ 2007	4_ 23 2007	BY DEFAULT - COSA USA___
AQP___	WRV	3_ 2_ 2007	3_ 5_ 2007	NEEDS SITE VISIT, CAT LTR
AQP___	APR	4_ 19 2007	4_ 26 2007	APR LD, CAT 1_____
_____	___	__ __ ____	__ __ ____	_____
_____	___	__ __ ____	__ __ ____	_____
_____	___	__ __ ____	__ __ ____	_____
_____	___	__ __ ____	__ __ ____	_____
_____	___	__ __ ____	__ __ ____	_____

'PF7' BKWD 'PF8' FRWD 'PF3' MENU 'PF4' COMPLETENESS 'PF5' TECHNICAL

PLAT NO. 070065



VICINITY MAP
SAN ANTONIO, TEXAS
NOT TO SCALE



0 100 200 300 400
1"=200'

LEGEND
- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET

AREA BEING REPLATTED AND INDEX MAP

SCALE: 1"=200'

AREA BEING REPLATTED: "A" 31.0' DRAINAGE EASEMENT FOUND IN VOL. 9553, PG. 81 AND "B" PORTION OF VARIABLE WIDTH DRAINAGE EASEMENT (0.302 ACRES ~ 13,185 S.F.) FOUND IN VOL. 9553, PG. 81 SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND OUT OF THE G.F.A. WREDE SURVEY NO. 992, ABSTRACT NO. 809, NEW CITY BLOCK 15825, AND BEING A PORTION OF THAT CERTAIN 304.560 ACRE TRACT OF LAND CONVEYED TO GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP, IN VOLUME 8775, PAGE 605 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS;

RECEIVED
07 JUL 11 PM 3:53
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

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

GALLERIA VENTURES LIMITED
BY: GALLERIA GENERAL PARTNER LLC, ITS GENERAL PARTNER

BY: _____
MICHAEL BAUCUM, AUTHORIZED AGENT

MICHAEL BAUCUM
BAUCUM STEED BARKER ATTORNEYS
1100 NW LOOP 410 #260
SAN ANTONIO TX. 78213

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2007.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
AGENT: JASON A. THOMPKINS
OWNER/DEVELOPER: SA LYND DEVELOPMENT COMPANY, LLC
8000 IH 10 WEST, SUITE 1200
SAN ANTONIO, TX 78230

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2007.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
STEVEN D. EKLUND, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 80187
BURY & PARTNERS – SA, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216

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:

_____
JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230
BURY & PARTNERS – SA, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216

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

Bury+Partners-SA, Inc. ©Copyright 2007

C.P.S. NOTES

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

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

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

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

GENERAL NOTES:

1. 1/2" IRON ROD WITH A YELLOW CAP MARKED "BURY & PARTNERS, INC." SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD83.

3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
BURY + PARTNERS – S.A., INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216-3848

4. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT OR 100 YEAR FLOOD PLAIN.

5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE COMPUTED WATER SURFACE ELEVATION OF THE 100-YEAR FLOOD PLAIN.

6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

REPLAT AND SUBDIVISION PLAT ESTABLISHING
LYND SUBDIVISION

33.100 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND OUT OF THE G.F.A. WREDE SURVEY NO. 992, ABSTRACT NO. 809, NEW CITY BLOCK 15825, AND BEING A PORTION OF THAT CERTAIN 304.560 ACRE TRACT OF LAND CONVEYED TO GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP, IN VOLUME 8775, PAGE 605 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS;

IMPACT FEE:
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.

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

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

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

DRAINAGE NOTES

1. VARIABLE WIDTH DRAINAGE EASEMENT ADDED TO PLAT WILL REMAIN PERMEABLE

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

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

ERZD NOTES

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE X. DEVELOPEMENT 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 VERSIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNITL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

STATE OF TEXAS
COUNTY OF BEXAR

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

DATED THIS _____ DAY OF _____ A.D._____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

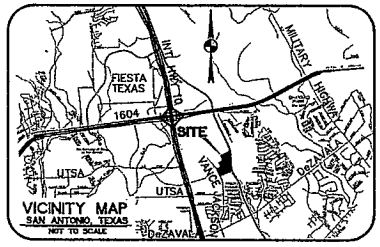
I, _____COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE_____DAY OF_____A.D._____AT _____M. AND DULY RECORDED THE_____DAY OF_____A.D._____AT_____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME_____ ON PAGE_____IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____DAY OF _____ A.D.

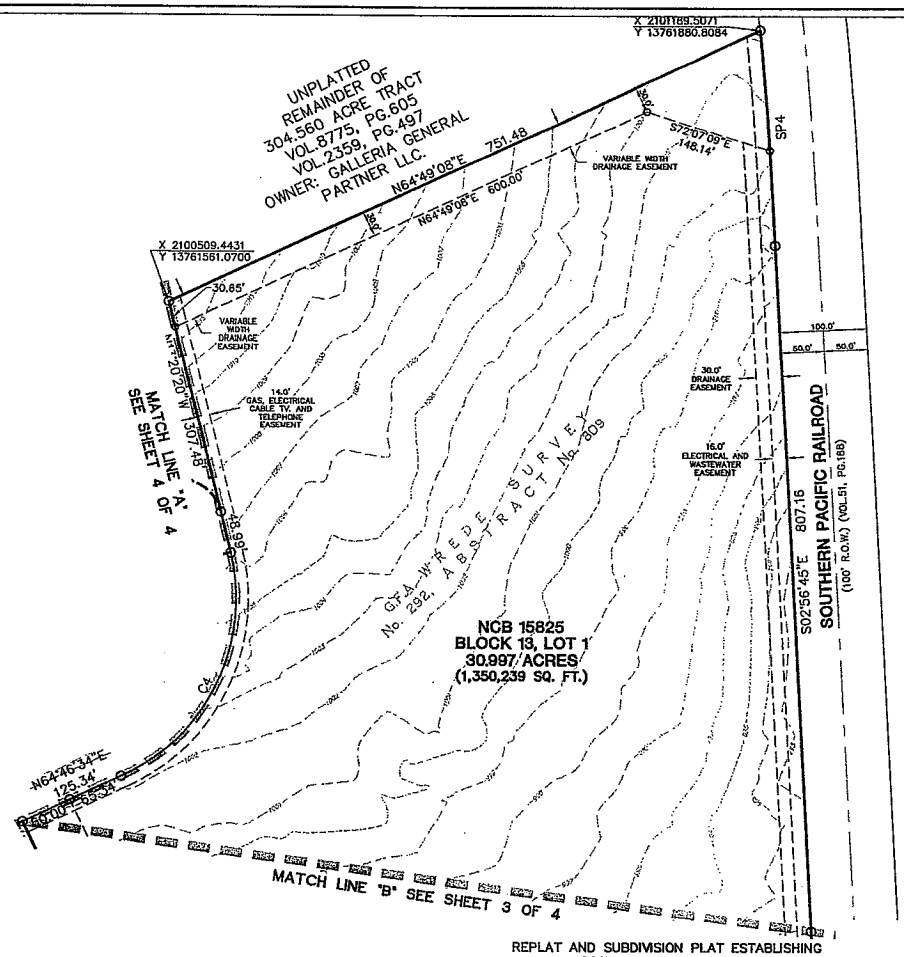
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

ts: Jul 11, 2007, 1:41pm User ID: mchristensen
s: G:\662\01\PLAT\66201PLT01.dwg

PLAT NO. 070065





0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET
- 950 EXISTING CONTOUR

CURVE TABLE						
CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
C1	218.67	4°11'19"	218.63	2993.00	109.39	N23°07'49"W
C2	254.59	8°04'23"	253.92	1804.59	127.31	S12°07'01"E
C3	231.77	78°06'54"	214.23	170.00	137.85	N25°43'07"E
C4	313.57	78°06'54"	289.84	230.00	188.63	N25°43'07"E
C5	225.55	258°27'48"	77.46	50.00	61.24	S37°25'47"W

SPIRAL CURVE TABLE							
SPIRAL	LENGTH	THETA	SHORT TANGENT	LONG TANGENT	CHORD DIRECTION	CHORD
SP3	259.23	4°47'55"	86.47	172.88	S04°32'43"E	259.15
SP4	252.47	2°48'57"	84.18	168.34	S03°33'04"E	252.44

STATE OF TEXAS
COUNTY OF BEXAR

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

GALLERIA VENTURES LIMITED
BY: GALLERIA GENERAL PARTNER LLC. ITS GENERAL PARTNER

BY: _____
MICHAEL BAUCUM, AUTHORIZED AGENT

MICHAEL BAUCUM
BAUCUM STEED BARKER ATTORNEYS
1100 NW LOOP 410 #260
SAN ANTONIO TX 78213

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2007.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
AGENT: JASON A. THOMPKINS
OWNER/DEVELOPER: SA LYND DEVELOPMENT COMPANY, LLC
8000 IH 10 WEST, SUITE 1200
SAN ANTONIO, TX 78230

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2007.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
STEVEN D. EKLUND, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 80197
BURY & PARTNERS – SA, INC.
922 15OM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216

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:

_____
JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230
BURY & PARTNERS – SA, INC.
922 15OM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-0990 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2007

C.P.S. NOTES

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

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

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

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

GENERAL NOTES:

1. 1/23 IRON ROD WITH A YELLOW CAP MARKED "BURY & PARTNERS, INC." SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. TRIANGLES SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD83.

3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
BURY + PARTNERS – S.A., INC.
922 15OM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216-3848

4. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT OR 100 YEAR FLOOD PLAIN.

5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE COMPUTED WATER SURFACE ELEVATION OF THE 100--YEAR FLOOD PLAIN.

6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

REPLAT AND SUBDIVISION PLAT ESTABLISHING
LYND SUBDIVISION

33.100 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND OUT OF THE G.F.A. WREDE SURVEY NO. 992, ABSTRACT NO. 809, NEW CITY BLOCK 15825, AND BEING A PORTION OF THAT CERTAIN 304.560 ACRE TRACT OF LAND CONVEYED TO GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP, IN VOLUME 8775, PAGE 605 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS;

IMPACT FEE:
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.

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

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

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

DRAINAGE NOTES
1. VARIABLE WIDTH DRAINAGE EASEMENT ADDED TO PLAT WILL REMAIN PERMEABLE

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

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

ERZD NOTES

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE X. DEVELOPEMENT 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 VERSIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

STATE OF TEXAS
COUNTY OF BEXAR

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

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE_____DAY OF_____A.D._____AT _____M. AND DULY RECORDED THE_____DAY OF_____A.D._____AT_____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME_____ ON PAGE_____IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____DAY OF _____ A.D.

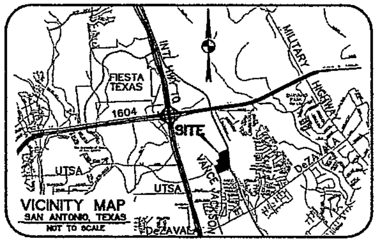
COUNTY CLERK, BEXAR COUNTY, TEXAS

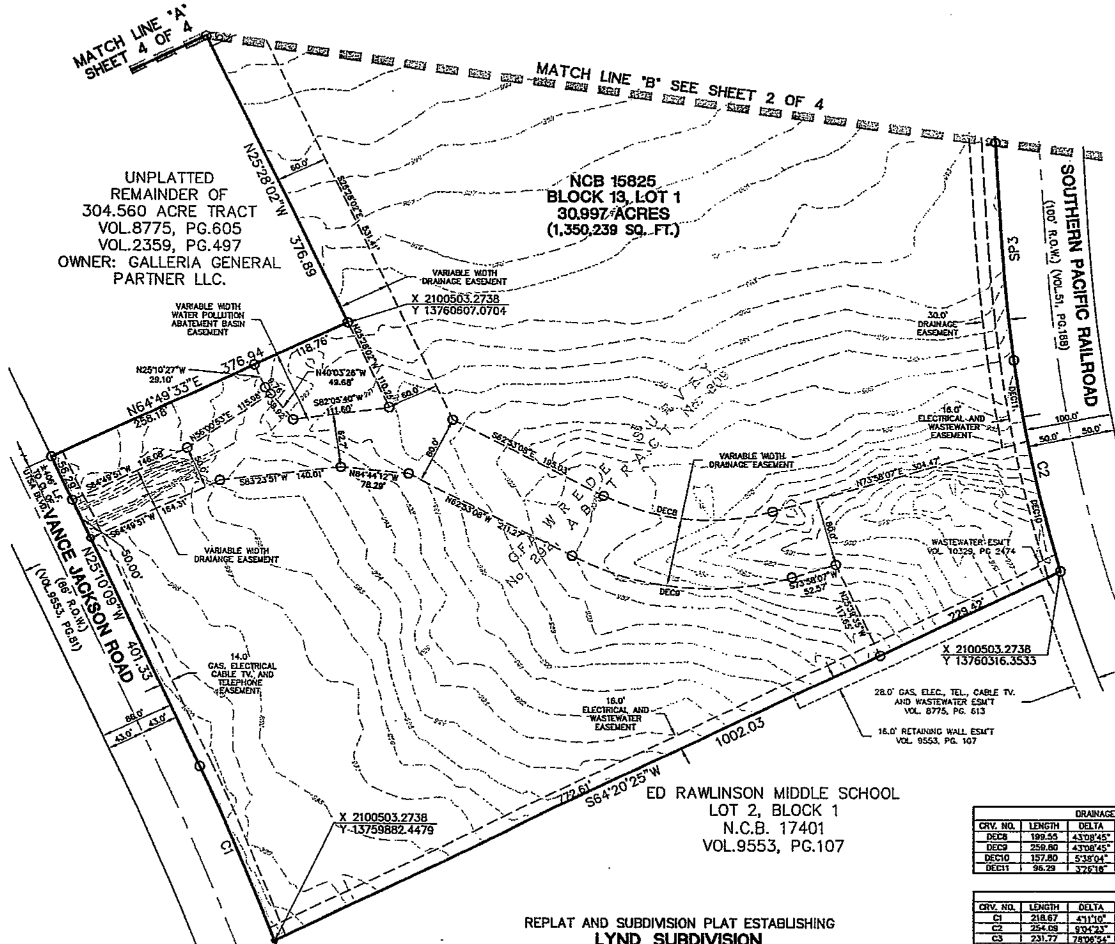
BY _____ DEPUTY

NO DEVELOPMENT SERVICES DIVISION
RECEIVED

Date: Jun 27, 2007, 11:24am User ID: mchristensen
File: G:\662\01\PLAT\662O1PLT02.dwg

PLAT NO. 070065





0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET
- —950— EXISTING CONTOUR

STATE OF TEXAS
COUNTY OF BEXAR

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

GALLERIA VENTURES LIMITED
BY: GALLERIA GENERAL PARTNER LLC. ITS GENERAL PARTNER

BY: ______________________
MICHAEL BAUCUM, AUTHORIZED AGENT

MICHAEL BAUCUM
BAUCUM STEED BARKER ATTORNEYS
1100 NW LOOP 410 #260
SAN ANTONIO TX. 78213

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____________ DAY OF ____________, 2007.

____
NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____________

STATE OF TEXAS
COUNTY OF BEXAR

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

____
AGENT: JASON A. THOMPKINS
OWNER/DEVELOPER: SA LYND DEVELOPMENT COMPANY, LLC
8000 IH 10 WEST, SUITE 1200
SAN ANTONIO, TX 78230

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____________ DAY OF ____________, 2007.

____
NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____________

STATE OF TEXAS
COUNTY OF BEXAR

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

____
STEVEN D. EKLUND, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 80187
BURY & PARTNERS – SA, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216

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:

____
JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230
BURY & PARTNERS – SA, INC
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2007

DEVELOPMENT SERVICES DIVISION
RECEIVED

C.P.S. NOTES

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

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

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

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

GENERAL NOTES:

1. 1/2" IRON ROD WITH A YELLOW CAP MARKED "BURY & PARTNERS, INC." SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD83.
3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
   BURY + PARTNERS – S.A., INC.
   922 ISOM ROAD, SUITE 100
   SAN ANTONIO, TEXAS 78216-3848
4. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT OR 100 YEAR FLOOD PLAIN.
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE COMPUTED WATER SURFACE ELEVATION OF THE 100-YEAR FLOOD PLAIN.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

REPLAT AND SUBDIVISION PLAT ESTABLISHING LYND SUBDIVISION

33.100 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND OUT OF THE G.F.A. WREDE SURVEY NO. 992, ABSTRACT NO. 809, NEW CITY BLOCK 15825, AND BEING A PORTION OF THAT CERTAIN 304.560 ACRE TRACT OF LAND CONVEYED TO GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP, IN VOLUME 8775, PAGE 605 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS;

IMPACT FEE:
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.

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

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

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

DRAINAGE NOTES

1. VARIABLE WIDTH DRAINAGE EASEMENT ADDED TO PLAT WILL REMAIN PERMEABLE

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

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

ERZD NOTES

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE X. DEVELOPEMENT 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 VERSIONS THEREOF.

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DRAINAGE EASEMENT CURVE TABLE						
CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
DEC8	199.55	43°08'45"	194.87	265.00	104.78	S84°27'31"E
DEC9	259.80	43°08'45"	253.70	345.00	136.41	S84°27'31"E
DEC10	157.80	5°38'04"	157.73	1604.59	78.96	S13°50'10"E
DEC11	96.29	3°26'18"	96.28	1604.59	48.16	S09°17'59"E

CURVE TABLE						
CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
C1	218.67	4°11'10"	218.63	2993.00	109.39	N23°07'49"W
C2	254.09	9°04'23"	253.82	1604.59	127.31	S12°07'01"E
C3	231.77	78°06'54"	214.23	170.00	137.95	N25°43'07"E
C4	313.57	78°06'54"	289.84	230.00	186.63	N25°43'07"E
C5	225.55	258°27'48"	77.46	50.00	61.24	S37°25'47"W

SPIRAL CURVE TABLE						
SPIRAL	LENGTH	THETA	SHORT TANGENT	LONG TANGENT	CHORD DIRECTION	CHORD
SP3	259.23	4°47'55"	86.47	172.88	S04°32'43"E	259.15
SP4	252.47	2°48'57"	84.18	168.34	S03°53'04"E	252.44

STATE OF TEXAS
COUNTY OF BEXAR

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

DATED THIS ________ DAY OF ________ A.D. ________

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

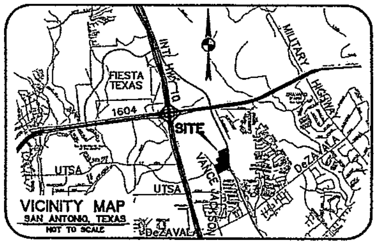
I, ______________________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ________ DAY OF ________ A.D. ________ AT ________ M. AND DULY RECORDED THE ________ DAY OF ________ A.D. ________ AT ________ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY,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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY ______________________, DEPUTY

SHEET 3 OF 4

Date: Jun 27, 2007, 11:26am User ID: mchristensen
File: G:\662\01\PLAT\66201PLT03.dwg



STATE OF TEXAS
COUNTY OF BEXAR

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

GALLERIA VENTURES LIMITED
BY: GALLERIA GENERAL PARTNER LLC. ITS GENERAL PARTNER

BY: ______________________
MICHAEL BAUCUM, AUTHORIZED AGENT

MICHAEL BAUCUM
BAUCUM STEED BARKER ATTORNEYS
1100 NW LOOP 410 #280
SAN ANTONIO TX. 78213

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____________ DAY OF ____________, 2007.

____
NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ______________________

STATE OF TEXAS
COUNTY OF BEXAR

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

____
AGENT: JASON A. THOMPKINS
OWNER/DEVELOPER: SA LYND DEVELOPMENT COMPANY, LLC
8000 IH 10 WEST, SUITE 1200
SAN ANTONIO, TX 78230

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____________ DAY OF ____________, 2007.

____
NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ______________________

STATE OF TEXAS
COUNTY OF BEXAR

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

____
STEVEN D. EKLUND, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 80187
BURY & PARTNERS – SA, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216

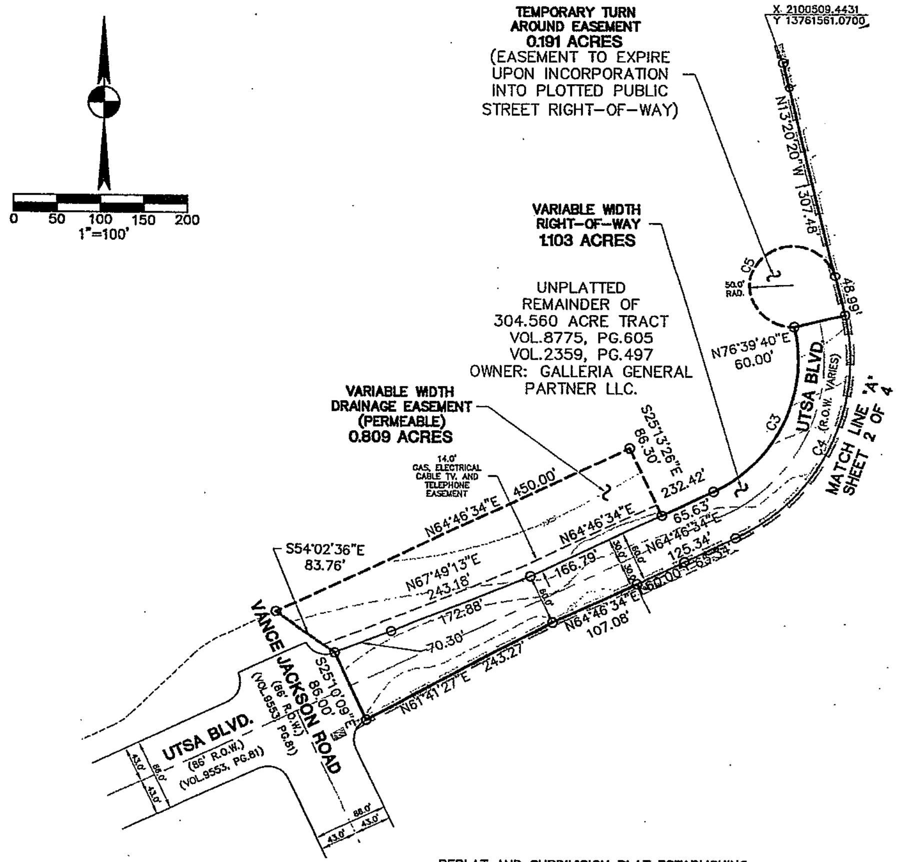
STATE OF TEXAS
COUNTY OF BEXAR

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:

____
JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230
BURY & PARTNERS – SA, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216

RECEIVED
2007 JUL 2 AM 8:01
LAND DEVELOPMENT SERVICES DIVISION

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2007



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CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
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C4	313.57	78°06'54"	289.84	230.00	186.63	N25°43'07"E
C5	225.55	258°27'48"	77.46	50.00	61.24	S37°25'47"W

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET
- —950— EXISTING CONTOUR

C.P.S. NOTES

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

GENERAL NOTES:

1. 1/2" IRON ROD WITH A YELLOW CAP MARKED "BURY & PARTNERS, INC." SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD83.
3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
   BURY + PARTNERS – S.A., INC.
   922 ISOM ROAD, SUITE 100
   SAN ANTONIO, TEXAS 78216-3848
4. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT OR 100 YEAR FLOOD PLAIN.
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE COMPUTED WATER SURFACE ELEVATION OF THE 100-YEAR FLOOD PLAIN.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

REPLAT AND SUBDIVISION PLAT ESTABLISHING
LYND SUBDIVISION

33.100 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND OUT OF THE G.F.A. WREDE SURVEY NO. 992, ABSTRACT NO. 809, NEW CITY BLOCK 15825, AND BEING A PORTION OF THAT CERTAIN 304.560 ACRE TRACT OF LAND CONVEYED TO GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP, IN VOLUME 8775, PAGE 605 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS;

IMPACT FEE:
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.

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

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

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

DRAINAGE NOTES

1. VARIABLE WIDTH DRAINAGE EASEMENT ADDED TO PLAT WILL REMAIN PERMEABLE
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH AFTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. THE MAINTENANCE OF THE DETENTION POND, WATER QUALITY BASINS AND OUTLET STRUCTURES (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OF HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

ERZD NOTES

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STATE OF TEXAS
COUNTY OF BEXAR

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

DATED THIS ________ DAY OF ________ A.D., ________

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY ______________________, DEPUTY

Date: Jun 27, 2007, 11:27am User ID: mchristensen
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PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 15 **July 25, 2007**

PRESIDIO HEIGHTS, UNIT 1 PUD	MAJOR PLAT	070070
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 515 B-3
OWNER: McMillin Texas Development, LLC, by Edward Berlanga
ENGINEER: M. W. Cude Engineers, L.L.C., by Michael W. Cude
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: July 10, 2007

Location: On the east side of N. W. Military Hwy, north of Loop 1604

Services Available: SAWS Water and Sewer

Zoning: R-4 Single Family Residential District
PUD Planned Unit Development
ERZD Edwards Aquifer Zone District

Plat is in accordance with:
MDP/POADP #003-07, Presidio Heights was accepted on February 27, 2007.
PUD # 07-002, Presidio Heights was approved on March 14, 2007.

Proposed Use: Single Family Residential

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

APPLICANT'S PROPOSAL:

To plat **28.087** acres consisting of **125** single family lots and **4,555.37** linear feet of private streets.

DISCUSSION:

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

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070070

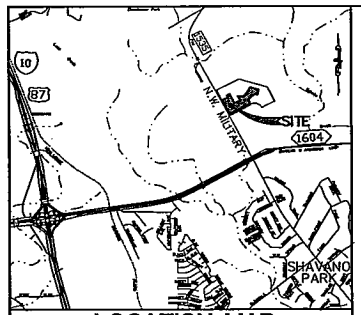
CUDE ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT: RAYMOND TARIN JR.

SUBDIVISION PLAT
ESTABLISHING

PRESIDIO HEIGHTS SUBDIVISION, UNIT 1 P.U.D.

BEING 28.087 ACRES OF LAND OUT OF 74.64 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17701 AS DESCRIBED BY DEED RECORDED IN VOLUME 11353, PAGES 152–159 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE COLLIN C. McRAE SURVEY NO.391, ABSTRACT NO.482, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.
1/2" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CPS NOTE:
THE CITY OF SAN ANTONIO AS A PART OF IT'S 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 IT'S NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID 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 T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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.

TXDOT NOTE:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 1535, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 802.57'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

EB20 NOTE:
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IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

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

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

NOTE:
ALL PRIVATE STREETS (LOT 999, BLOCK 14; CALLE DEL ORO, VIA DEL RIO, CAMINO GRANDE, CAMINO DEL MAR, WOODBRIDGE WAY) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

ALL STREETS ARE PRIVATE STREETS.
ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

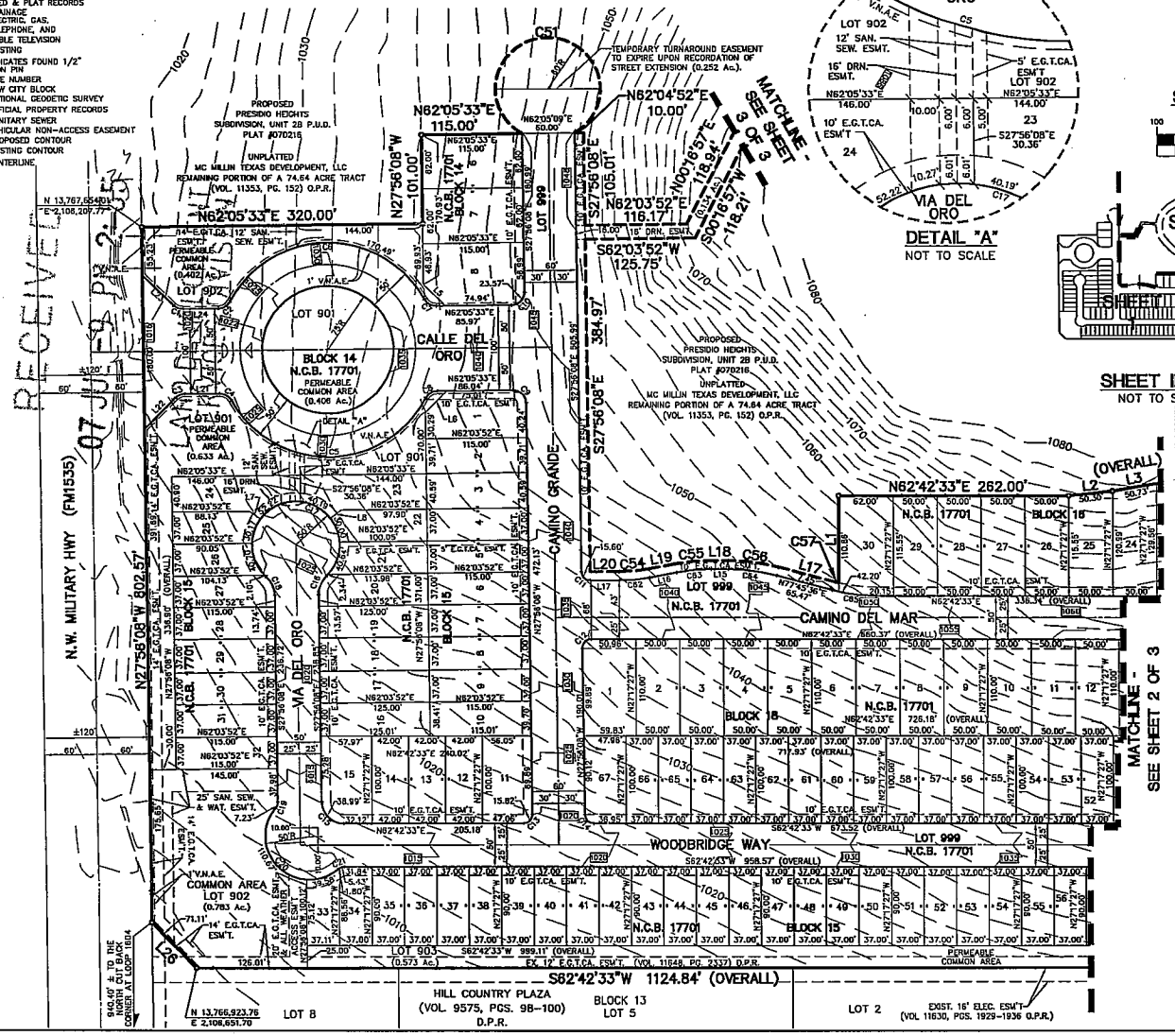
THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN PRESIDIO HEIGHTS SUBDIVISION, UNIT 1 PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

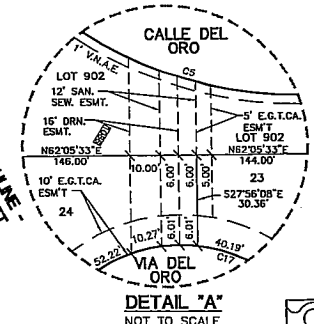
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NOTE: THE MAINTENANCE OF WATER QUALITY BASIN, OUTLET STRUCTURE, AND ANY IMPROVEMENTS WITHIN LOT 902, BLOCK 15 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

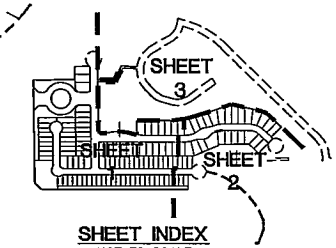
LEGEND

D.P.R.	= DEED & PLAT RECORDS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
EX.	= EXISTING
F.I.P.	= INDICATES FOUND 1/2" IRON PIN
L1	= LINE NUMBER
N.C.B.	= NEW CITY BLOCK
NGS	= NATIONAL GEODETIC SURVEY
O.P.R.	= OFFICIAL PROPERTY RECORDS
SAN. SEW.	= SANITARY SEWER
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
	= PROPOSED CONTOUR
	= EXISTING CONTOUR
	= CENTERLINE





SCALE: 1" = 100'



SHEET INDEX
NOT TO SCALE

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

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

McMILLIN TEXAS DEVELOPMENT, L.L.C.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 499-4635

_____
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. _____.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.
RAYMOND TARIN JR., 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: M.W. CUDE ENGINEERS LLC.

M.W. CUDE ENGINEERS, L.L.C.
WAYNE A. SEEWALD, R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR

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 DEED AND PLAT 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

JOB # 211310 MAY 2007 SHEET 1 OF 3

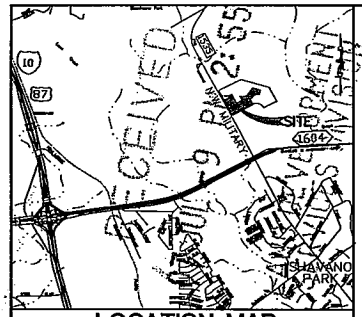
PLAT NO. 070070

CUDE
ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT: RAYMOND TARIN JR.

SUBDIVISION PLAT
ESTABLISHING

PRESIDIO HEIGHTS SUBDIVISION, UNIT 1 P.U.D.

BEING 28.087 ACRES OF LAND OUT OF 74.64 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17701 AS DESCRIBED BY DEED RECORDED IN VOLUME 11353, PAGES 152–159 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE COLLIN C. McRAE SURVEY NO.391, ABSTRACT NO.482, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

CPS NOTE:
THE CITY OF SAN ANTONIO AS A PART OF IT'S 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 IT'S NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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.

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 T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.
1/2" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

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

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

NOTE:
ALL PRIVATE STREETS (LOT 999, BLOCK 14; CALLE DEL ORO, VIA DEL RIO, CAMINO GRANDE, CAMINO DEL MAR, WOODBRIDGE WAY) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

ALL STREETS ARE PRIVATE STREETS.
ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN PRESIDIO HEIGHTS SUBDIVISION, UNIT 1 PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

NOTE: THE MAINTENANCE OF WATER QUALITY BASIN, OUTLET STRUCTURE, AND ANY IMPROVEMENTS WITHIN LOT 902, BLOCK 15 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

OWNER / DEVELOPER
McMILLIN TEXAS DEVELOPMENT, L.L.C.
CONTACT: DRAKE THOMPSON, P.E.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216
TEL: (210) 490–1798

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	100.59'	N27°37'27"W	L14	24.73'	N27°56'08"W
L2	50.30'	N58°20'42"E	L15	20.00'	N62°42'33"E
L3	87.44'	N52°59'28"E	L16	31.12'	N52°00'56"E
L4	43.43'	S69°44'49"E	L17	33.11'	N62°42'33"E
L5	35.45'	S72°53'37"E	L18	20.00'	N62°42'33"E
L6	35.35'	N17°04'42"E	L19	31.12'	N52°00'56"E
L7	15.00'	N80°32'43"W	L20	33.11'	N62°42'33"E
L8	15.28'	N25°00'27"E	L21	39.55'	N82°05'33"E
L9	1.71'	N40°06'48"E	L22	50.65'	N17°03'52"E
L10	3.87'	S27°13'02"E	L23	50.20'	S73°03'06"E
L11	11.03'	S77°07'14"W	L24	39.88'	N82°05'33"E
L12	16.00'	N12°25'52"W	L25	18.36'	N40°06'48"E
L13	11.42'	N77°07'14"E	L26	71.11'	N72°36'48"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	15.00'	44°51'19"	6.19'	11.74'
C2	15.00'	62°20'10"	9.07'	16.32'
C3	15.00'	45°01'41"	6.22'	11.79'
C4	15.00'	62°20'10"	9.07'	16.32'
C5	125.00'	124°40'19"	238.45'	271.99'
C6	125.00'	124°40'19"	238.45'	271.99'
C7	15.00'	62°20'10"	9.07'	16.32'
C8	15.00'	62°20'10"	9.07'	16.32'
C9	15.00'	89°58'19"	14.99'	23.55'
C10	15.00'	90°01'41"	15.01'	23.57'
C11	10.00'	89°21'19"	9.89'	15.60'
C12	10.00'	90°38'41"	10.11'	15.82'
C13	10.00'	90°38'41"	10.11'	15.82'
C14	10.00'	89°21'19"	9.89'	15.60'
C15	25.00'	89°21'19"	24.72'	38.99'
C16	30.00'	49°34'03"	12.91'	24.38'
C17	50.00'	273°08'06"	------	238.38'
C18	30.00'	48°34'03"	12.91'	24.38'
C19	10.00'	41°24'55"	3.78'	7.23'
C20	50.00'	172°10'28"	701.03'	150.25'
C21	10.00'	41°24'55"	3.78'	7.23'
C22	585.00'	2°40'28"	13.19'	26.37'
C23	815.00'	2°40'28"	14.36'	28.71'
C24	175.00'	22°35'45"	34.98'	69.02'
C25	125.00'	22°35'45"	24.97'	49.30'
C26	89.00'	23°47'31"	18.75'	36.98'
C27	89.00'	30°45'19"	24.48'	47.77'
C28	78.21'	47°35'01"	34.48'	64.95'
C29	75.00'	81°30'38"	44.83'	80.32'
C30	89.00'	23°47'31"	18.75'	36.98'
C31	89.00'	30°45'19"	24.48'	47.77'
C32	125.00'	21°58'45"	24.27'	47.95'
C33	175.00'	21°58'45"	33.98'	67.13'
C34	175.00'	44°56'06"	72.37'	137.25'
C35	125.00'	44°56'06"	51.69'	98.03'
C36	205.00'	52°11'51"	100.42'	186.76'
C37	205.00'	48°47'22"	92.97'	174.56'
C38	155.00'	105°27'48"	203.70'	285.31'
C39	125.00'	48°02'09"	55.70'	104.80'
C40	175.00'	47°37'47"	77.24'	145.48'
C41	100.00'	28°04'21"	25.00'	49.00'
C42	150.00'	28°04'21"	37.50'	73.49'
C43	170.00'	51°29'24"	81.88'	152.77'
C44	120.00'	51°29'24"	57.87'	107.84'
C45	675.00'	29°01'42"	174.74'	341.98'
C46	725.00'	33°13'33"	216.31'	420.43'
C47	191.00'	45°45'19"	80.58'	152.53'
C48	241.00'	45°45'19"	101.69'	192.46'
C49	604.00'	56°30'40"	324.62'	595.73'
C50	614.00'	56°59'20"	333.30'	610.71'
C51	60.00'	300°00'00"	------	314.16'
C52	60.00'	10°05'47"	5.30'	10.57'
C53	60.00'	310°45'05"	------	325.42'
C54	179.00'	10°41'37"	16.75'	33.41'
C55	221.00'	10°41'37"	20.68'	41.25'
C56	221.00'	18°03'03"	29.19'	58.05'
C57	179.00'	01°31'48"	2.39'	4.78'
C58	189.00'	13°03'03"	24.97'	44.65'
C59	205.00'	04°28'35"	8.01'	16.02'
C60	60.00'	142°21'41"	176.05'	149.08'
C61	60.00'	136°58'12"	152.07'	143.40'
C62	189.00'	10°41'37"	17.68'	35.27'
C63	211.00'	10°41'37"	19.75'	39.38'
C64	211.00'	15°03'03"	27.87'	55.43'
C65	189.00'	15°03'03"	24.97'	49.65'
C66	614.00'	10°36'19"	56.89'	113.65'
C67	604.00'	10°36'28"	57.76'	115.16'
C68	60.00'	06°01'50"	3.16'	6.32'

LEGEND

D.P.R.	=	DEED & PLAT RECORDS
DRN.	=	DRAINAGE
E.G.T.C.A.	=	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
F.I.P.	=	INDICATES FOUND 1/2" IRON PIN
L1	=	LINE NUMBER
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SAN. SEW.	=	SANITARY SEWER
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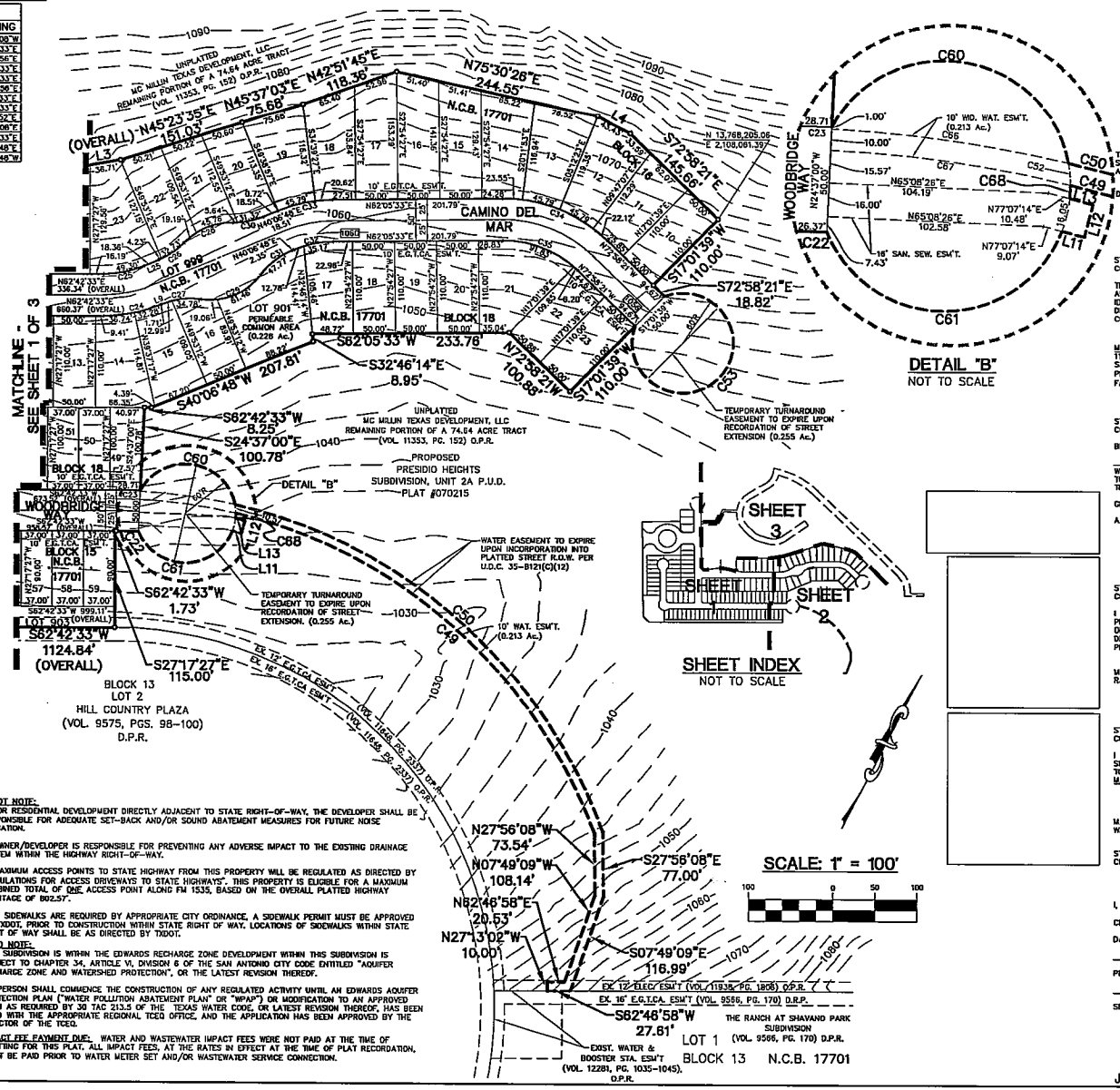
—6020—	=	PROPOSED CONTOUR
———	=	EXISTING CONTOUR



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

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 1535, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 802.57'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

ERZD NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TCEQ.

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

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

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

McMILLIN TEXAS DEVELOPMENT, L.L.C.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TX 78216
PHONE: (210) 490–1798
FAX: (210) 499–4635

_____
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. _____.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.
RAYMOND TARIN JR., 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:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS, L.L.C.
WAYNE A. SEEWALD, R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR

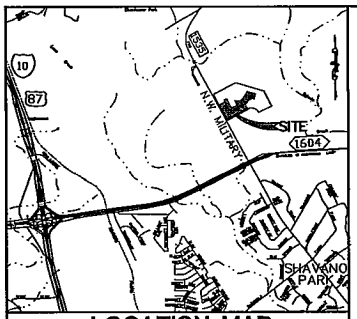
STATE OF TEXAS
COUNTY OF BEXAR

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 DEED AND PLAT 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

PLAT NO. 070070



LOCATION MAP
NOT TO SCALE

ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.
1/2" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CPS NOTE:
THE CITY OF SAN ANTONIO AS A PART OF IT'S 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 IT'S NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID 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 T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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.

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

TXDOT NOTE:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABAEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 1535, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 802.57'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

ERZD NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TCEQ.

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

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

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

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

NOTE:
ALL PRIVATE STREETS (LOT 999, BLOCK 14; CALLE DEL ORO, VIA DEL RIO, CAMINO GRANDE, CAMINO DEL MAR, WOODBRIDGE WAY) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

ALL STREETS ARE PRIVATE STREETS.
ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN PRESIDIO HEIGHTS SUBDIVISION, UNIT 1 PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

NOTE: THE MAINTENANCE OF WATER QUALITY BASIN, OUTLET STRUCTURE, AND ANY IMPROVEMENTS WITHIN LOT 902, BLOCK 15 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

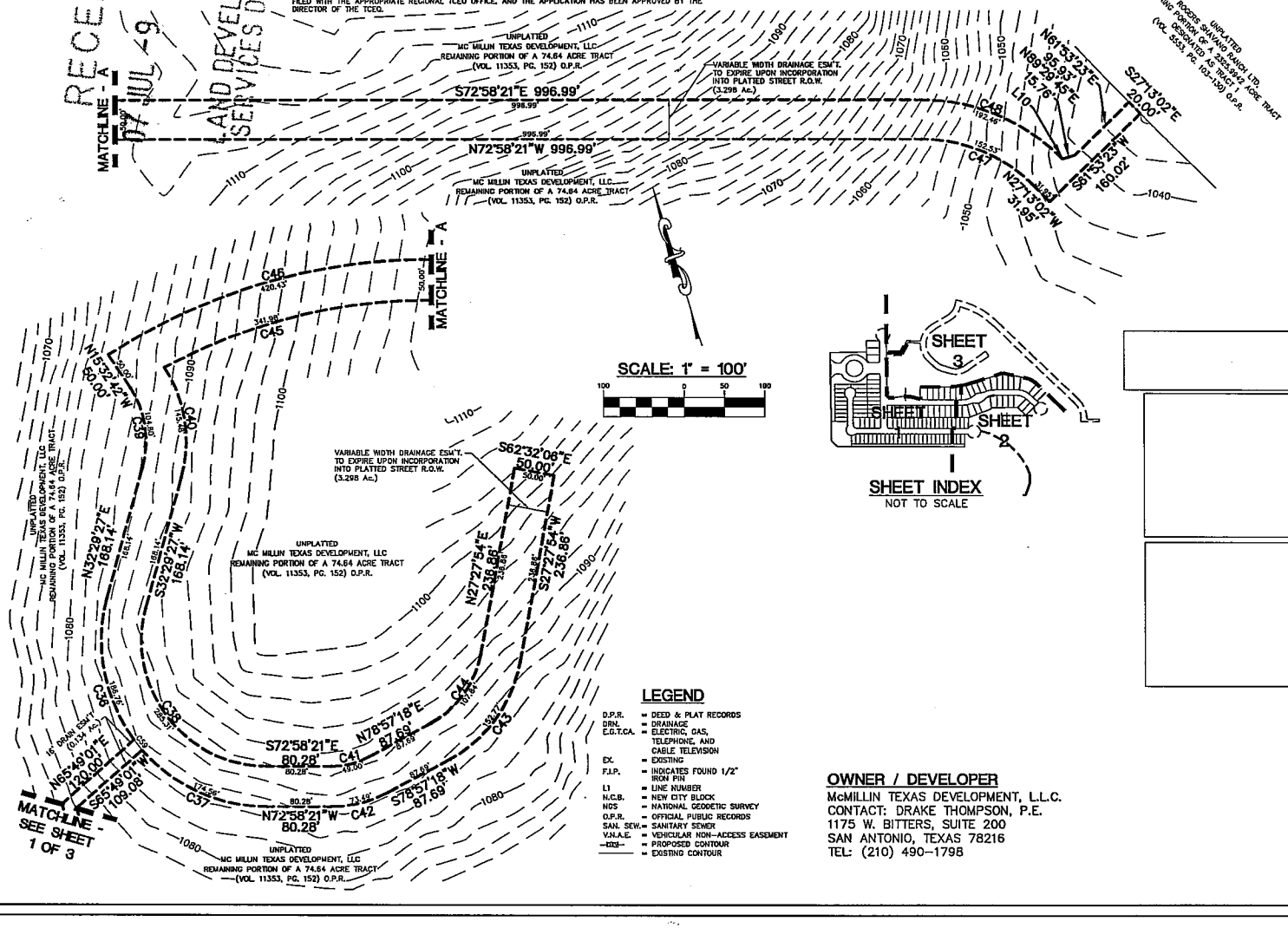
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT: RAYMOND TARIN JR.

SUBDIVISION PLAT
ESTABLISHING

PRESIDIO HEIGHTS SUBDIVISION, UNIT 1 P.U.D.

BEING 28.087 ACRES OF LAND OUT OF 74.64 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17701 AS DESCRIBED BY DEED RECORDED IN VOLUME 11353, PAGES 152-159 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE COLLIN C. McRAE SURVEY NO.391, ABSTRACT NO.482, BEXAR COUNTY, TEXAS

RECEIVED
'07 JUL -9 PM 2:55
LAND DEVELOPMENT SERVICES DIVISION



LEGEND

D.P.R.	= DEED & PLAT RECORDS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
EX.	= EXISTING
F.I.P.	= INDICATES FOUND 1/2" IRON PIN
L1	= LINE NUMBER
N.C.B.	= NEW CITY BLOCK
NGS	= NATIONAL GEODETIC SURVEY
O.P.R.	= OFFICIAL PUBLIC RECORDS
SAN. SEW.	= SANITARY SEWER
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
	= PROPOSED CONTOUR
—1030—	= EXISTING CONTOUR

OWNER / DEVELOPER

McMILLIN TEXAS DEVELOPMENT, L.L.C.
CONTACT: DRAKE THOMPSON, P.E.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216
TEL: (210) 490-1798

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

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

McMILLIN TEXAS DEVELOPMENT, L.L.C.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 499-4635

_____
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. _____.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.
RAYMOND TARIN JR., 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:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS, L.L.C.
WAYNE A. SEEWALD, R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR

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 DEED AND PLAT 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

San Antonio Water System

RECEIVED March 21, 2007

07 JUL -9 PM 2:55

LAND DEVELOPMENT SERVICES DIVISION

Ms. Jennifer Cude, E.I.T.
M.W. Cude Engineers L.L.C.
10325 Bandera Road
San Antonio, Texas 78250

RE: File No. 0702005- Request for review of **Presidio Heights, Unit 1 PUD, Plat No. 070070** located on Northeast of Northwest Military and Loop 1604 West

Dear Ms.Cude:

On February 06, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 27.802 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

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

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated November 21, 2006. An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval 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 Presidio Heights, Unit 1 PUD, Plat No. 070070.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 16 **July 25, 2007**

PALO ALTO UNIT 3	MAJOR PLAT	070107
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 681 B-3
OWNER: Habitat for Humanity, by Dennis L. Bechhold
ENGINEER: Turner Collie & Braden, by John Elorriaga
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: July 3, 2007

Location: West of the intersection of Maria Isabel Dr. and Coconino Dr.

Services Available: BexarMet Water and SAWS Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:
MDP/POADP #90, Palo Alto Terrace was accepted on April 14, 1987.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **11.237** acres consisting of **73** single family lots and **1,900** linear feet of public streets.

STAFF RECOMMENDATION:

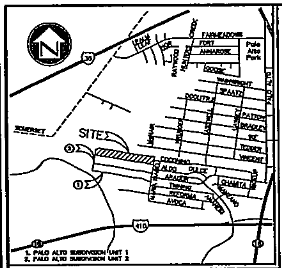
Approval

SHEET 1 OF 2

REPLAT & SUBDIVISION PLAT
ESTABLISHING

PALO ALTO SUBDIVISION
UNIT 3

BEING A REPLAT OF A 50' DRAINAGE EASEMENT (1.148 AC.) AND A SUBDIVISION PLAT OF 10.089 ACRES OF LAND OUT OF A 48.401 ACRE TRACT AS RECORDED IN VOLUME 6784, PG. 1455 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR, COUNTY, TEXAS AND OUT OF A 58.21 ACRE TRACT AS RECORDED IN VOLUME 3143, PG. 1116 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS., CONTAINING A TOTAL OF 11.237 ACRES.



LOCATION MAP

NOT TO SCALE

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
4.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
5.) PROPOSED FINISHED CONTOUR — 874
6.) IRON ROD — I.R.
7.) EASEMENT — ESM'T.
8.) EXISTING — EXIST.
9.) BLOCK — BLK.

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.R.P., R.I.D. #AY2157. DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID TEXAS SOUTH CENTRAL ZONE. SCALE FACTOR IS 0.999833882 ROTATION GRID TO PLAT IS +00°01'18"
2.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
3.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
4.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" "IRON ROD" WITH A "SURVCON, INC." PLASTIC CAP. (*) INDICATES A FOUND 1/2" "IRON ROD" WITH "MBC" PLASTIC CAP. (**) INDICATES A FOUND 1/2" "IRON ROD" WITH "CDS" PLASTIC CAP.
5.) THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR MAINTAINING PRIVATE DRAIN EASEMENTS.
6.) PRIVATE DRAIN EASEMENTS WILL BE MAINTAINED BY HOMEOWNERS.
7.) THE BASIS OF BEARINGS RECITED HEREIN IS THE WEST LINE OF PALO ALTO TERRACE UNIT 5 RECORDED IN VOLUME 8500, PAGE 57 D.P.R.

"C.P.S. NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTE:
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PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

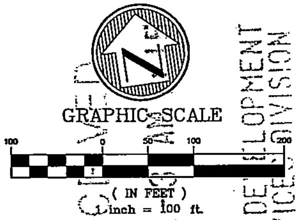
BEXARMET IMPACT FEE PAYMENT DUE:
BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

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

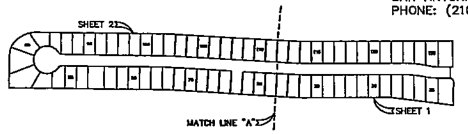
OWNER/DEVELOPER:
HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
311 PROBANDT STREET
SAN ANTONIO, TX 78204
PHONE: (210) 223-5203

LINE TABLE		
LINE	LENGTH	BEARING
L1	119.02	S08°14'24"W
L2	10.60	N81°45'36"W
L3	50.00	S08°14'24"W
L4	50.00	S08°14'24"W
L5	50.00	S09°05'58"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°52'16"	15.00'	23.78'	15.23'	21.37'	N36°19'33"W
C2	91°08'58"	110.00'	174.99'	112.23'	157.12'	S53°15'51"W
C3	10°05'54"	175.00'	30.84'	15.46'	30.80'	N76°42'39"W
C4	10°28'53"	275.00'	50.31'	25.22'	50.24'	N76°54'08"W
C5	3°38'31"	975.00'	61.97'	31.00'	61.96'	N80°18'19"W
C6	2°37'18"	1025.00'	46.90'	23.45'	46.90'	N79°48'43"W
C7	57°46'09"	15.00'	15.12'	8.26'	14.49'	N52°14'17"W
C8	295°32'17"	60.00'	309.48'	37.83'	64.00'	N08°52'38"E
C9	57°46'09"	15.00'	15.12'	8.26'	14.49'	N69°59'34"E
C10	2°37'18"	975.00'	44.61'	22.31'	44.61'	N79°48'43"W
C11	90°00'00"	5.00'	7.85'	5.00'	7.07'	N33°30'04"W
C12	90°00'00"	5.00'	7.85'	5.00'	7.07'	N56°29'56"E
C13	3°38'31"	1025.00'	65.15'	32.59'	65.14'	N80°19'19"W
C14	10°28'53"	225.00'	41.16'	20.64'	41.10'	N76°54'08"W
C15	10°05'54"	225.00'	39.66'	19.88'	39.60'	N76°42'39"W
C16	0°51'40"	175.00'	2.63'	1.32'	2.63'	N81°19'45"W
C17	0°51'40"	225.00'	3.38'	1.69'	3.38'	N81°19'47"W

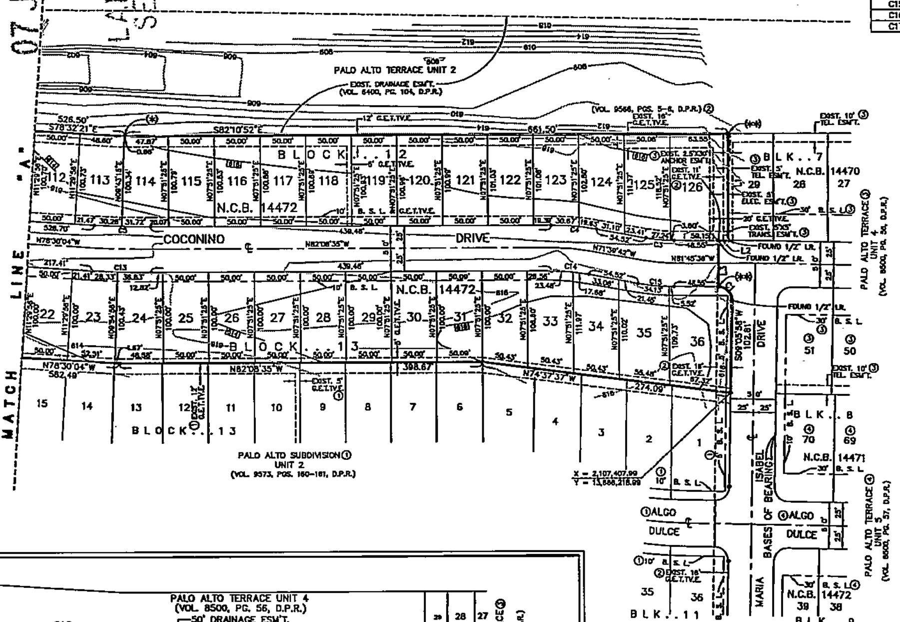


RECEIVED 07 JUL ... LAND DEVELOPMENT SERVICES DIVISION



INDEX MAP

SCALE: 1" = 400'



STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO INC.
DENNIS BECHOLD, PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
JOHN M. ELORRIAGA
64351
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60019976

TCB | AECOM
TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: O.T. JOB ORDER NO.: 60019924 DATE: 11/28/06

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

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

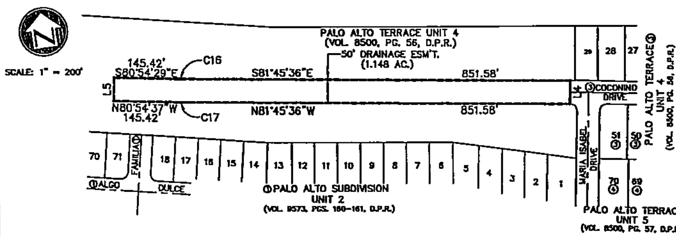
BY: ________ CHAIRMAN

BY: ________ SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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



AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AS PALO ALTO TERRACE UNIT 4, AS RECORDED IN VOLUME 8500, PAGES 56 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

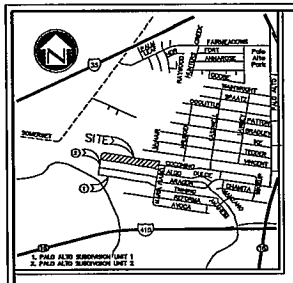
070107

SHEET 2 OF 2

REPLAT & SUBDIVISION PLAT
ESTABLISHING

PALO ALTO SUBDIVISION UNIT 3

BEING A REPLAT OF A 50' DRAINAGE EASEMENT (1.148 AC.) AND A SUBDIVISION PLAT OF 10.089 ACRES OF LAND OUT OF A 48.401 ACRE TRACT AS RECORDED IN VOLUME 6784, PG. 1455 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR, COUNTY, TEXAS AND OUT OF A 58.21 ACRE TRACT AS RECORDED IN VOLUME 3143, PG. 1116 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS., CONTAINING A TOTAL OF 11.237 ACRES.



LOCATION MAP
NOT TO SCALE

LEGEND

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
4.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
5.) PROPOSED FINISHED CONTOUR ——— 1030
6.) IRON ROD ——— I.R.
7.) EASEMENT ——— ESM'T.
8.) EXISTING ——— EXIST.
9.) BLOCK ——— BLK.

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.R.P., R.I.D. #AY2157. DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID TEXAS SOUTH CENTRAL ZONE.
SCALE FACTOR IS 0.999953862
ROTATION GRID TO PLAT IS +00°01'16"
2.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
3.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
4.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" "IRON ROD" WITH A "SURVCON, INC." PLASTIC CAP.
(●) INDICATES A FOUND 1/2" "IRON ROD" WITH "MBC" PLASTIC CAP.
(●-S) INDICATES A FOUND 1/2" "IRON ROD" WITH "COS" PLASTIC CAP.
5.) THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR MAINTAINING PRIVATE DRAIN EASEMENTS.
6.) PRIVATE DRAIN EASEMENTS WILL BE MAINTAINED BY HOMEOWNERS.
7.) THE BASIS OF BEARINGS RECITED HEREIN IS THE WEST LINE OF PALO ALTO TERRACE UNIT 3 RECORDED IN VOLUME 8500, PAGE 57 D.P.R.

"C.P.S. NOTES AND LEGEND"

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

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

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

BEXARMET IMPACT FEE PAYMENT DUE:
BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO INC.
DENNIS BECHOLD, PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
JOHN M. ELORRIAGA
64351
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60019976

TCB | AECOM
TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: O.T. JOB ORDER NO.: 60019924 DATE: 11/28/06

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

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

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

_____OF SAID COUNTY, IN BOOK VOLUME _____

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

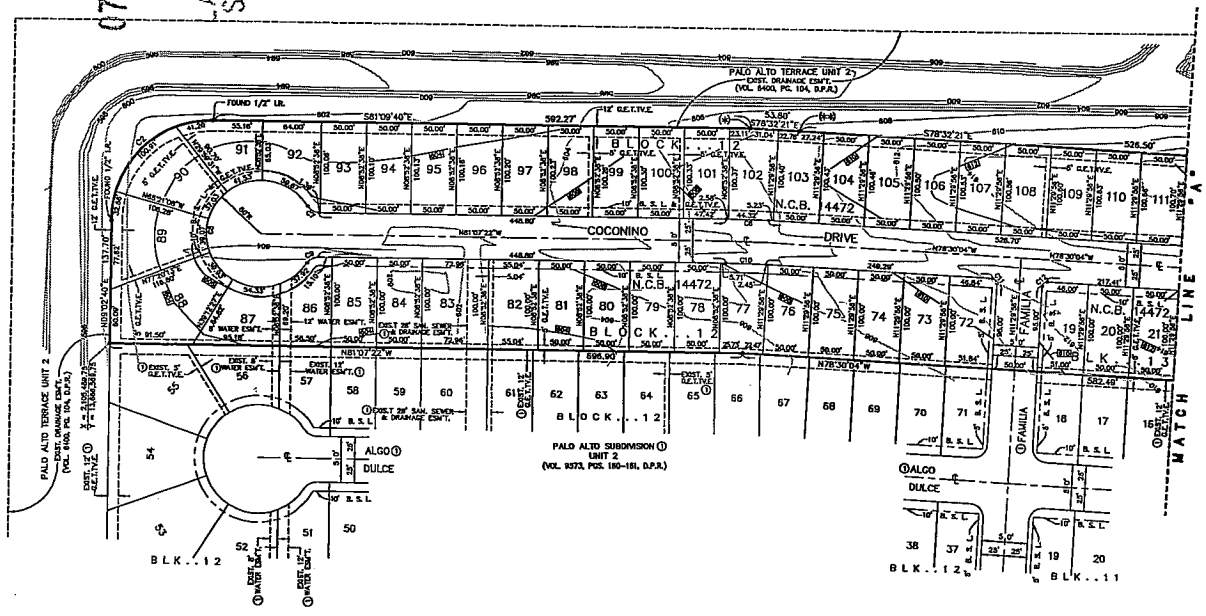
____ DAY OF _____ A.D. ____
COUNTY CLERK, BEXAR COUNTY, TEXAS

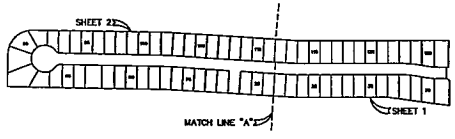
BY:_____ DEPUTY

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

RECEIVED
07 JUL
LAND DEVELOPMENT
SERVICES DIVISION

OWNER/DEVELOPER:
HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
311 PROBANDT STREET
SAN ANTONIO, TX 78204
PHONE: (210) 223-5203





INDEX MAP
SCALE: 1" = 400'

H:\DRAW\Land Development\Palo Alto Subdivision Unit 3\dwg\Palo Alto Subdivision Unit 3.dwg, 7/2/2007 10:17:17 AM, trevinoo, 1:212.857

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 17 **July 25, 2007**

THE PARC AT ESCONDIDO UNIT 1 — MAJOR PLAT — 070175
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 F-7
OWNER: BE Homes LLC/Flotex Developers LLC, by Baron W. Houser
ENGINEER: Brown Engineering Co., by Charles Grady Koehl
CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: July 12, 2007

Location: Near the southeast corner of F.M. 1516 and Weichold Road

Services Available: Bexar Metropolitan Water District and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #001-07, The Parc at Escondido, was accepted on May 15, 2007.

Proposed Use: Residential

Major Thoroughfare: F.M. 1516 is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **40.510** acres consisting of **95** single family lots **4,626** linear feet of public streets.

DISCUSSION:

It is noted that no building permits will be issued until FEMA LOMR flood plain study is prepared and approved and a letter of map revision is issued by FEMA indicating no 100 year flood plain encroachment exist on lots 63 thru 84 in block 42, lots 2 thru 7 in block 44, lots 3 thru 16 in block 45 and lots 10 thru 17 in block 46. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County and the lot owner will be required to purchase flood insurance.

STAFF RECOMMENDATION:

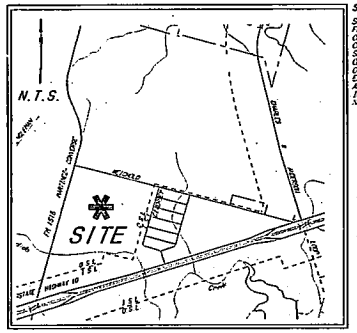
Approval.

070175

SUBDIVISION PLAT ESTABLISHING

THE PARC AT ESCONDIDO UNIT 1

BEING 40.510 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.262 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



LOCATION MAP

FERGUSON MAP GRID 586 D7

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATION FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 905.00'
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS UNLESS OTHERWISE NOTED.
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480260483 E, EFFECTIVE DATE FEBRUARY 16, 1996, COMMUNITY PANEL NO. 480260481 E, EFFECTIVE DATE FEBRUARY 16, 1996, COMMUNITY PANEL NO. 480260479 E, EFFECTIVE DATE FEBRUARY 16, 1996, AND COMMUNITY PANEL NO. 480260477 E, EFFECTIVE DATE FEBRUARY 16, 1996 INDICATES THAT PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED", THE REMAINING PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"
4. THE VARIABLE WIDTH DRAINAGE EASEMENTS HERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 480260483 E, EFFECTIVE DATE FEBRUARY 16, 1996, FIRM PANEL NO. 480260481 E, EFFECTIVE DATE FEBRUARY 16, 1996, FIRM PANEL NO. 480260479 E, EFFECTIVE DATE FEBRUARY 16, 1996, AND FIRM PANEL NO. 480260477 E, EFFECTIVE DATE FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.
5. LOTS 63 THRU 64 IN BLOCK 42, LOTS 2 THRU 7 IN BLOCK 44, LOTS 3 THRU 16 IN BLOCK 45 AND LOTS 10 THRU 17 IN BLOCK 46 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NOS. 480260477 E 480260479 E, 480260481 E AND 480260483 E, DATED FEBRUARY 16, 1996. A FEMA FLOOR FLOODPLAIN STUDY HAS BEEN PREPARED BY BROWN ENGINEERING COMPANY AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LOMR FLOODPLAIN STUDY HAS BEEN APPROVED, AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.
6. 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 100 YEAR ULTIMATE DEVELOPMENT FLOOD. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT ARE BASED SOLELY ON THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD WITH THE PROPOSED CONDITIONS GEOMETRY AND NOT ON ADJACENT GRADE OR PROPOSED TOP OF CURB ELEVATIONS
7. NEITHER THE CITY OF SAN ANTONIO NOR BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, GREEN SPACES, TRAFFIC ISLANDS, ETC. LOT 901 IN BLOCK 41 AND LOTS 902 AND 903 IN BLOCK 42 WILL NOT BE MAINTAINED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY. THE SUBDIVISION HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
8. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD'83), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
9. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD'83), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM
10. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER AND SEWER EASEMENTS
11. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
12. ORDER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
13. 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
14. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
15. ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE NGVD '29 DATUM.
16. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1336711) FOR THIS MASTER DEVELOPMENT PLAN APPROVED ON MARCH 22, 2007, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

SAN ANTONIO RIVER AUTHORITY NOTE:

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

CLEAR VISION NOTES:

1. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS. E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

IMPACT FEE PAYMENT DUE:

BEXAR FET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

DRAINAGE NOTES:

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

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BASIN) AND OUTLET STRUCTURE, (GRASS IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OF PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HO'S OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND OPERATING POLES, HANGING ON BUILDING WIRES, CABLES, CONDUCTORS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES 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.

AN CPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE OWNED TO THE PERSON OR PERSONS CAUSING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

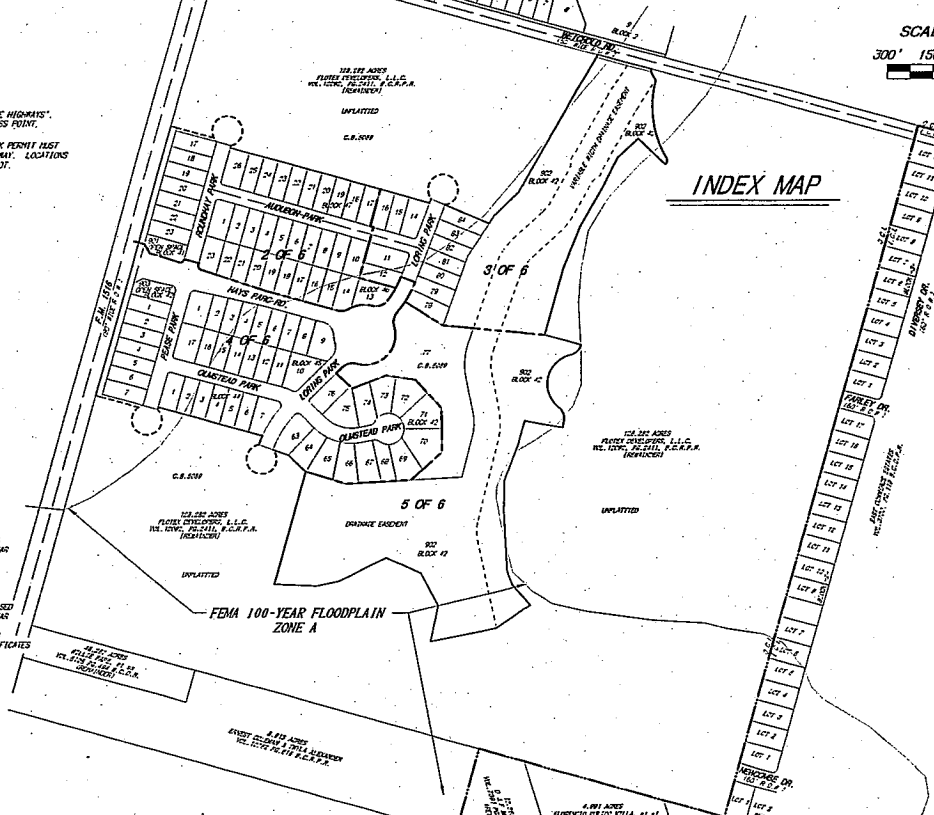
THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, AUDIO, STATE, TELEPHONE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-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 (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

SCALE 1" = 300'

300' 150' 0 300'



CERTIFICATE OF APPROVAL

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

DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
#	SEE GENERAL NOTE 5 SHEET 1 OF 5
F.F.	FINISHED FLOOR ELEV. (MIN.)

DEVELOPER/OWNER:
BE HOMES LLC / FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

CHARLES GRADY KOEHL
83945
LICENSED

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.

7-9-07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

BARON W. HOUSER
PRESIDENT, TEXAS DIVISION
BE HOMES LLC / FLOTEX DEVELOPERS LLC

RECEIVED
JUL - 9
ENGINEERING AND DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER 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 9 day of July A.D., 2007.

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of THE PARC AT ESCONDIDO UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO. 7-9-2007

MICHAEL A. ROMANS
4657
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: KA APP: CGK/HAR

BROWN ENGINEERING CO.

SHEET 1 OF 6

JOB NO.: 440-005-19 DATE: 01/10/07

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

SUBDIVISION PLAT ESTABLISHING

070175

THE PARC AT ESCONDIDO UNIT 1

BEING 40.510 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.202 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

SEE SHEET 1 OF 6 FOR GENERAL, TxDOT AND DRAINAGE NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

SCALE 1" = 100'

100' 50' 0 100'

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	092°54'22"	15.00'	15.78'	24.32'	N 62°00'05" E	21.74'
2	087°05'38"	15.00'	14.26'	22.80'	S 27°59'55" E	20.67'
3	090°02'39"	10.00'	10.01'	15.72'	N 60°34'13" E	14.15'
4	089°57'22"	10.00'	9.99'	15.70'	S 29°25'47" E	14.14'
5	046°14'29"	50.00'	21.35'	40.35'	N 82°28'18" E	39.27'
6	044°44'29"	102.00'	41.98'	79.65'	N 81°43'18" E	77.64'
7	066°44'00"	50.00'	32.93'	58.25'	N 70°43'12" E	55.01'
8	008°39'23"	325.00'	24.55'	49.01'	N 33°01'41" E	48.96'
B1	281°45'40"	50.00'	———	245.88'	S 65°19'58" E	63.09'

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	S 15°32'54" W	8.04'
2	S 29°25'47" E	35.34'

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
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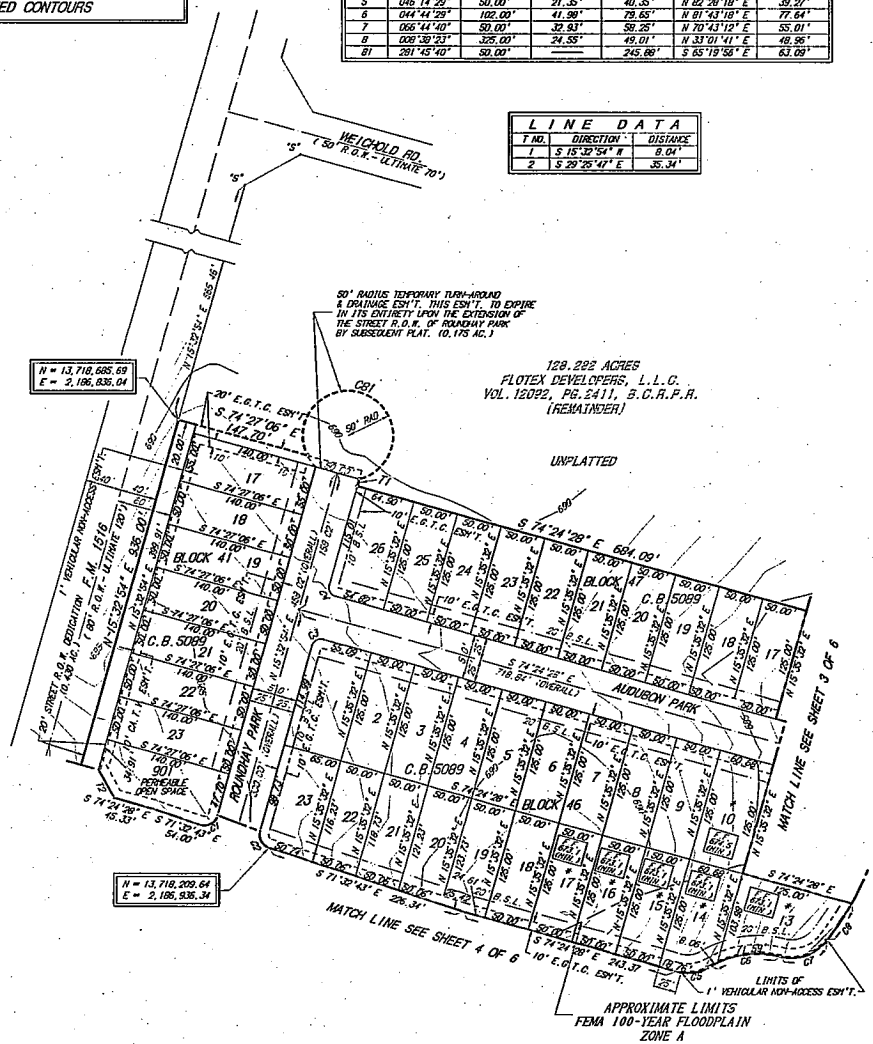
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
*	SEE GENERAL NOTE 5 - SHEET 1 OF 5
F.F.	FINISHED FLOOR ELEV. (MIN.)



IMPACT FEE PAYMENT DUE:
BEXAR REF WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

C.P.S.B. NOTES:

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 THIS AREA 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 SURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 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 (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS

CERTIFICATE OF APPROVAL

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

DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

DEVELOPER/OWNER:
BE HOMES LLC / FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY. N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

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.

CHARLES GRADY KOEHL 83945 LICENSED

7-9-07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

BARON W. HOUSER
PRESIDENT, TEXAS DIVISION
BE HOMES LLC / FLOTEX DEVELOPERS LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER, 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 9 day of July A.D., 2007.

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2009

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of THE PARC AT ESCONDIDO UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

7-9-2007
REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: KA APP: CGK/MAR

BROWN ENGINEERING CO.

SHEET 2 OF 6

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 440-005-19 DATE: 01/10/07

SUBDIVISION PLAT ESTABLISHING

THE PARC AT ESCONDIDO UNIT 1

070175

BEING 40.510 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

C.P.S.B. NOTES:

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

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

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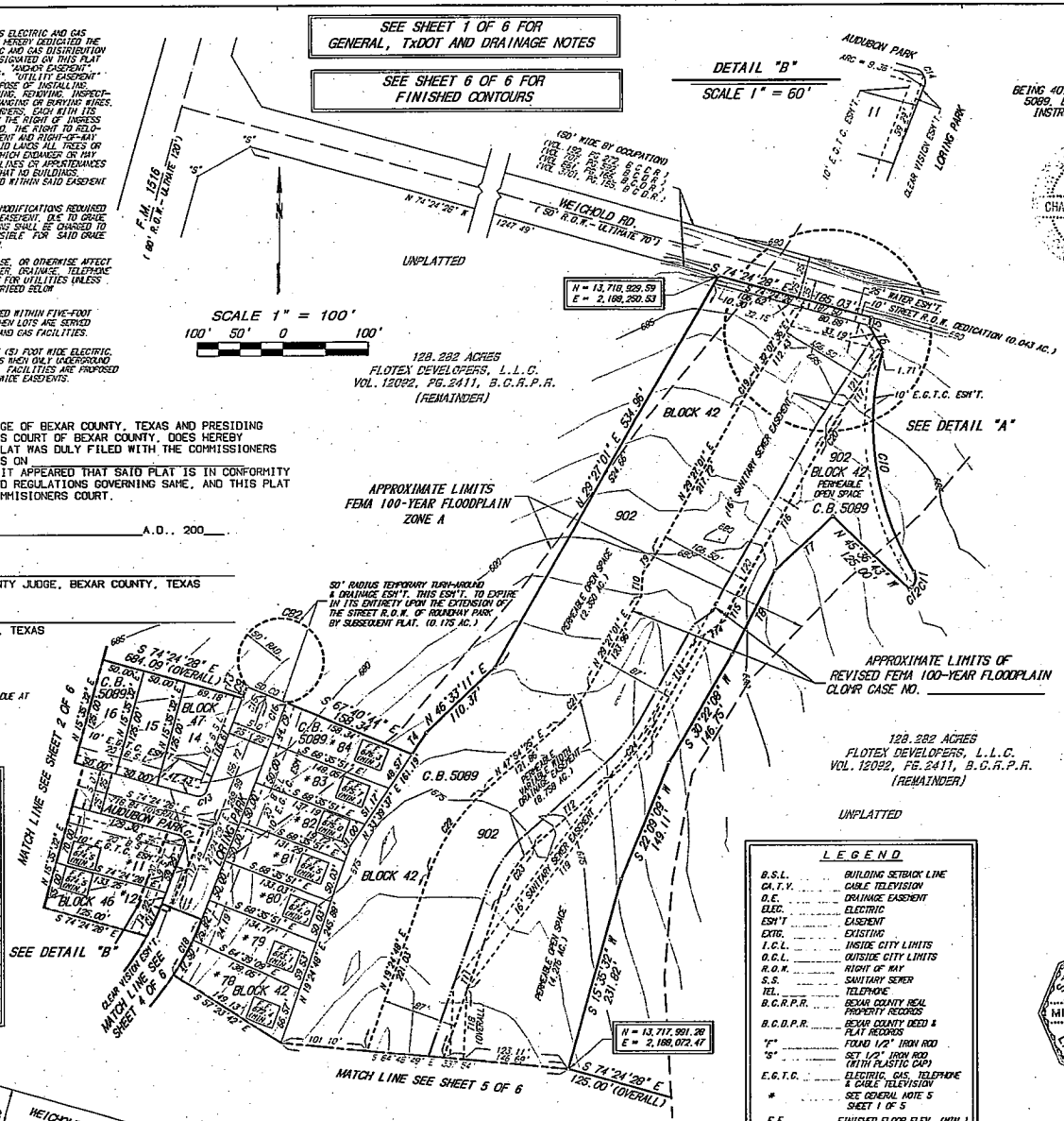
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5)-WIDE EASEMENTS.

SEE SHEET 1 OF 6 FOR GENERAL, TxDOT AND DRAINAGE NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS



CERTIFICATE OF APPROVAL

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

DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

IMPACT FEE PAYMENT DUE:
SEWER PST WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

LINE DATA		
T NO.	DIRECTION	DISTANCE
3	N 21°24'09" E	8.49'
4	N 43°39'37" E	30.45'
5	S 15°35'22" W	10.00'
6	S 28°39'30" E	34.92'
7	S 46°32'19" W	93.72'
8	S 26°49'30" W	111.22'
9	N 34°35'34" E	25.56'
10	N 63°48'33" E	27.93'
11	N 19°24'48" E	199.98'
12	N 47°54'25" E	121.86'
13	N 29°27'01" E	120.55'
14	N 55°05'28" E	28.54'
15	N 24°10'27" E	29.02'
16	N 29°27'01" E	217.04'
17	N 32°07'36" E	119.25'
18	N 03°01'50" E	379.56'
19	N 36°50'23" E	361.64'
20	N 29°27'01" E	416.70'
21	N 32°07'36" E	123.08'

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
9	000°55'07"	375.00'	3.01'	6.01'	N 21°51'42" E	6.01'
10	045°30'58"	343.00'	143.89'	272.48'	S 07°35'30" E	265.37'
11	075°33'00"	15.00'	11.62'	19.78'	S 07°25'30" W	18.38'
12	000°48'43"	275.00'	1.95'	3.90'	S 44°47'39" W	3.90'
13	084°11'23"	10.00'	9.03'	14.69'	N 63°29'50" E	13.41'
14	065°48'37"	10.00'	11.07'	16.72'	S 26°30'10" E	14.64'
15	000°55'07"	350.00'	2.81'	5.61'	N 21°51'42" E	5.61'
16	000°55'07"	325.00'	2.61'	5.21'	N 21°51'42" E	5.21'
17	007°18'21"	325.00'	20.75'	41.44'	N 25°03'19" E	41.41'
18	011°12'09"	375.00'	36.78'	73.32'	N 27°00'13" E	73.20'
19	002°40'36"	245.75'	5.74'	11.48'	N 30°47'18" E	11.48'
20	002°40'36"	139.25'	3.25'	6.51'	N 30°47'18" E	6.50'
21	018°27'25"	164.00'	26.65'	52.83'	N 38°40'43" E	52.60'
22	028°29'38"	236.00'	59.92'	117.37'	N 33°39'37" E	116.16'
23	028°29'38"	149.00'	37.83'	74.10'	N 33°39'37" E	73.34'
24	018°27'25"	251.00'	40.78'	80.86'	N 38°40'43" E	80.51'
82	300°00'00"	50.00'	———	261.80	S 67°40'44" E	50.00'

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
*	SEE GENERAL NOTE 5 SHEET 1 OF 5
F.F.	FINISHED FLOOR ELEV. (MIN.)

DEVELOPER/OWNER:
BE HOMES LLC / FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY. N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

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.

CHARLES GRADY KOEHL 83945 LICENSED

7-9-07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

BARON W. HOUSER
PRESIDENT, TEXAS DIVISION
BE HOMES LLC / FLOTEX DEVELOPERS LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared _____ BARON W. HOUSER _____, 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 9 day of July A.D., 2007.

LAURIE A. ROTHMAN Notary Public, State of Texas My Commission Expires April 19, 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of THE PARC AT ESCONDIDO UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

7-9-2007
REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200__ 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., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: KA APP: CCK/MAR

SHEET 3 OF 6

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 440-005-19 DATE: 01/10/07

SUBDIVISION PLAT ESTABLISHING

070175

THE PARC AT ESCONDIDO UNIT 1

BEING 40.510 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

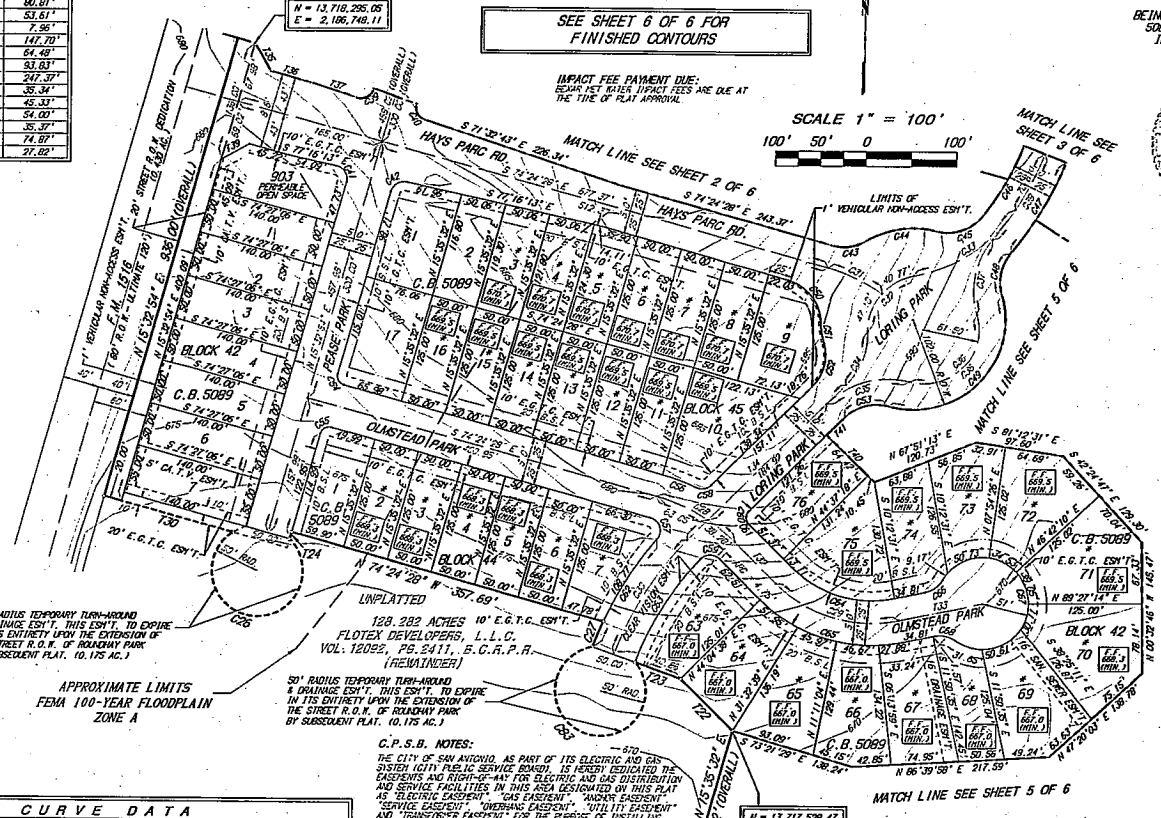
SEE SHEET 1 OF 6 FOR GENERAL, TxDOT AND DRAINAGE NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

IMPACT FEE PAYMENT DUE: BEXAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

SCALE 1" = 100'

100' 50' 0 100'



LINE DATA		
T NO.	DIRECTION	DISTANCE
22	S 45°22'42" E	80.81'
23	N 70°13'08" W	53.61'
24	S 15°32'54" W	7.96'
30	N 74°37'06" W	147.70'
32	S 45°22'42" E	64.48'
33	N 78°09'25" E	53.83'
34	N 44°37'18" E	247.37'
35	S 29°26'47" E	35.34'
36	S 74°24'28" E	45.33'
37	S 71°32'43" E	54.00'
39	N 60°34'13" E	35.37'
40	S 45°22'42" E	74.87'
41	N 44°37'18" E	27.82'

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
26	281°45'40"	50.00'	—	245.88'	S 83°34'16" E	53.09'
27	004°42'16"	375.00'	15.40'	30.79'	N 22°09'00" E	30.78'
28	029°01'46"	200.00'	51.78'	101.33'	S 59°53'35" E	100.25'
29	058°27'53"	150.00'	80.54'	147.62'	S 73°36'39" E	141.91'
30	024°50'26"	350.00'	77.08'	151.74'	N 32°12'05" E	150.56'
31	018°55'06"	200.00'	33.32'	66.04'	S 64°56'55" E	65.74'
32	081°51'45"	61.50'	53.33'	87.87'	N 38°41'25" E	80.59'
33	045°39'38"	169.50'	73.10'	138.03'	N 56°17'29" E	134.25'
34	046°51'46"	82.37'	35.70'	67.37'	N 21°11'25" E	65.51'
35	069°40'56"	95.00'	54.50'	98.96'	N 74°37'46" E	94.54'
36	121°07'07"	61.50'	108.96'	130.01'	N 43°44'41" E	107.12'
37	056°36'22"	90.00'	49.47'	88.92'	N 11°29'19" E	85.34'
38	018°23'21"	350.00'	56.65'	112.33'	N 30°35'49" E	111.85'
39	092°54'22"	15.00'	15.78'	24.32'	N 62°00'05" E	21.74'
40	087°05'38"	15.00'	14.26'	22.80'	N 27°59'55" W	20.67'
41	092°49'07"	15.00'	15.75'	24.30'	S 30°51'39" E	21.73'
42	087°10'53"	15.00'	14.28'	22.82'	N 59°08'21" E	20.69'
43	046°14'29"	50.00'	21.35'	40.35'	N 82°28'18" E	39.27'
44	044°44'29"	102.00'	41.98'	79.65'	N 81°43'19" E	77.64'
45	056°44'40"	50.00'	32.93'	58.25'	N 78°43'12" E	55.01'
46	015°56'43"	325.00'	45.52'	90.45'	N 29°22'30" E	90.16'
47	018°13'29"	375.00'	60.15'	119.28'	S 30°30'53" W	118.78'
48	056°09'12"	50.00'	26.66'	49.99'	S 11°33'32" W	47.95'
49	121°33'55"	102.00'	102.39'	216.42'	S 44°16'24" W	178.05'
50	073°49'45"	50.00'	36.88'	63.56'	S 37°59'35" E	59.36'
51	014°14'03"	102.00'	12.74'	25.34'	S 08°41'44" E	25.27'
52	060°26'04"	50.00'	29.12'	52.74'	S 14°24'16" W	50.33'
53	060°26'04"	50.00'	29.12'	52.74'	N 74°50'20" E	50.33'
54	089°52'22"	10.00'	9.99'	15.70'	S 29°26'47" E	14.14'
55	090°02'39"	10.00'	10.01'	15.72'	N 60°34'13" E	14.15'
56	010°03'05"	225.00'	19.79'	39.47'	S 69°22'55" E	39.42'
57	115°30'43"	15.00'	23.78'	30.24'	S 16°39'06" E	25.37'
58	071°01'18"	15.00'	10.70'	18.59'	N 80°07'57" E	17.43'
59	090°44'27"	15.00'	15.20'	23.76'	N 89°15'05" E	21.35'
60	090°44'37"	10.00'	10.13'	15.84'	S 00°45'00" E	14.23'
61	000°44'37"	225.00'	1.45'	2.92'	S 45°45'00" E	2.92'
62	021°19'23"	375.00'	70.60'	139.58'	N 30°26'34" E	138.75'
63	024°05'59"	325.00'	69.39'	138.70'	N 31°49'52" E	137.70'
64	058°21'53"	125.00'	67.12'	120.19'	S 73°36'39" E	115.26'
65	056°21'53"	175.00'	93.96'	172.46'	S 73°36'39" E	165.57'
66	047°32'45"	29.00'	12.77'	24.07'	N 54°23'02" E	23.38'
67	275°05'30"	51.00'	45.66'	244.85'	S 11°50'35" E	68.65'
68	047°32'45"	29.00'	12.77'	24.07'	N 78°04'13" W	23.38'
83	300°00'00"	50.00'	28.87'	261.80'	S 70°13'08" E	50.00'

C.P.S.B. NOTES:

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 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 (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS

CERTIFICATE OF APPROVAL

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

DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
*	SEE GENERAL NOTE 5 SHEET 1 OF 5
F.F.	FINISHED FLOOR ELEV. (MIN.)

DEVELOPER/OWNER:
BE HOMES LLC / FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY. N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

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
CHARLES GRADY KOEHL
63945
LICENSED
PROFESSIONAL ENGINEER

7-9-07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

BARON W. HOUSER
PRESIDENT, TEXAS DIVISION
BE HOMES LLC / FLOTEX DEVELOPERS LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER, 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 9 day of July A.D., 2007.

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of THE PARC AT ESCONDIDO UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL
LAND SURVEYOR

7.9.2007

MICHAEL A. ROMANS
REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DRN: KA APP: CGK/MAR

SHEET 4 OF 6

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 440-005-19 DATE: 01/10/07

SUBDIVISION PLAT ESTABLISHING

070175

THE PARC AT ESCONDIDO UNIT 1

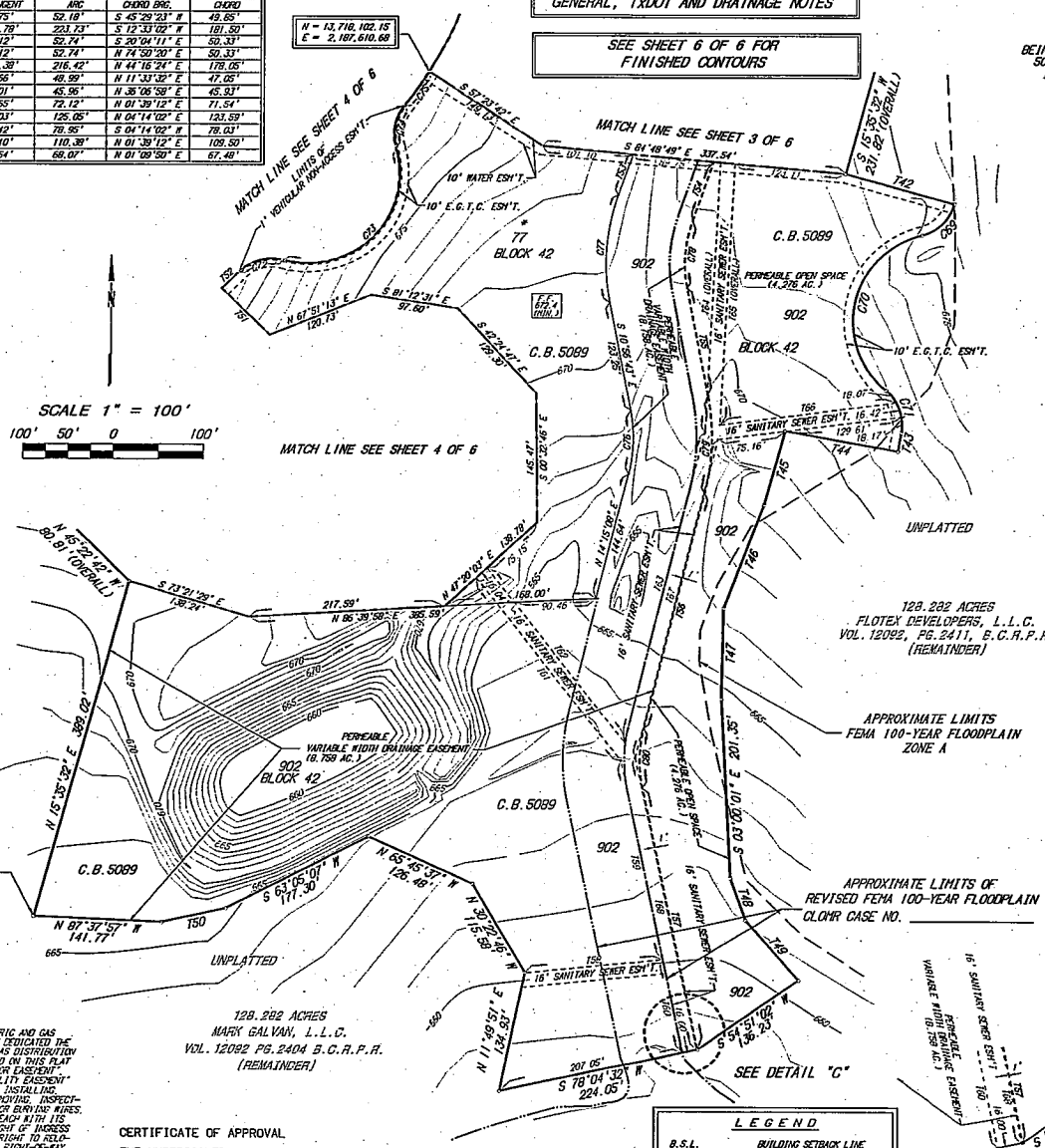
BEING 40.510 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

SEE SHEET 1 OF 6 FOR GENERAL, TxDOT AND DRAINAGE NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
69	059°47'43"	50.00'	28.76'	52.18'	S 45°29'23" W	49.85'
70	125°40'25"	102.00'	198.78'	223.13'	S 12°33'02" W	181.50'
71	060°26'00"	50.00'	29.12'	52.74'	S 20°04'11" E	50.33'
72	060°26'04"	50.00'	29.12'	52.74'	N 74°50'20" E	50.33'
73	121°33'56"	102.00'	182.38'	216.42'	N 44°16'24" E	178.05'
74	056°08'12"	50.00'	26.66'	48.99'	N 11°33'32" E	47.05'
75	001°01'20"	375.00'	3.01'	6.00'	N 36°06'58" E	6.00'
76	025°11'51"	164.00'	36.65'	72.12'	N 01°39'12" E	71.54'
77	030°21'31"	336.00'	64.03'	125.05'	N 04°14'02" E	123.59'
78	030°21'31"	149.00'	40.42'	78.95'	S 04°14'02" W	78.03'
79	025°11'51"	251.00'	56.10'	110.38'	N 01°39'12" E	109.50'
80	026°10'38"	149.00'	34.64'	68.07'	N 01°09'50" E	67.48'

LINE DATA		
L NO.	DIRECTION	DISTANCE
42	S 74°24'28" E	125.00'
43	S 10°08'49" W	20.86'
44	N 79°51'11" W	126.99'
45	S 15°25'14" W	86.89'
46	S 20°57'34" W	124.37'
47	S 01°13'43" W	99.37'
48	S 19°54'26" E	49.63'
49	S 40°52'05" E	69.62'
50	S 77°32'37" W	72.62'
51	S 45°22'42" E	74.07'
52	N 44°37'18" E	27.62'
53	N 19°24'48" E	49.13'
54	N 19°24'48" E	70.19'
55	S 10°56'43" E	123.25'
56	N 14°15'08" E	270.55'
57	S 11°55'28" E	300.45'
58	N 84°07'55" E	153.55'
59	S 11°55'28" E	228.03'
60	S 11°55'28" E	107.30'
61	S 38°25'11" E	258.84'
62	S 38°25'11" E	245.76'
63	N 14°15'08" E	359.31'
64	N 03°01'50" E	391.47'
65	N 03°01'50" E	378.96'
66	N 82°48'19" E	196.74'
67	N 14°15'08" E	367.75'
68	S 11°55'28" E	335.33'


N = 13,716,102.15
E = 2,187,610.68
MATCH LINE SEE SHEET 4 OF 6
LIMITS OF 1' VEHICULAR NON-ACCESS ESM'T.
MATCH LINE SEE SHEET 3 OF 6
S 64°48'49" E 337.54'
10' WATER ESM'T.
10' E.G.T.C. ESM'T.
77
BLOCK 42
902
C.B.5089
PERMEABLE OPEN SPACE (4.316 AC.)
F.F. 574.4 (MIN.)
N 67°51'13" E 120.73'
S 81°12'31" E 97.60'
S 42°14'47" E 129.35'
16' SANITARY SEWER ESM'T.
10' E.G.T.C. ESM'T.
SCALE 1" = 100'
100' 50' 0 100'
MATCH LINE SEE SHEET 4 OF 6
UNPLATTED
128.282 ACRES
FLOTEX DEVELOPERS, L.L.C.
VOL. 12092, PG. 2411, B.C.R.P.R.
(REMAINDER)
APPROXIMATE LIMITS
FEMA 100-YEAR FLOODPLAIN
ZONE A
N 45°22'42" W 60.81' (ORIGINALL)
S 23°21'29" E 138.24'
N 47°20'03" E 139.78'
217.99'
N 86°39'58" E 385.59'
168.00'
90.46'
N 14°15'08" E 144.04'
N 15°35'32" E 389.02'
PERMEABLE VARIABLE WIDTH DRAINAGE EASEMENT (6.758 AC.)
902
BLOCK 42
C.B.5089
N = 13,717,153.77
E = 2,187,175.65
S 63°05'01" W 177.30'
N 65°45'37" W 126.48'
N 87°37'57" W 141.77'
150
N 30°22'46" W 115.58'
N 11°49'57" E 134.93'
128.282 ACRES
MARK GALVAN, L.L.C.
VOL. 12092 PG.2404 B.C.R.P.R.
(REMAINDER)
APPROXIMATE LIMITS OF
REVISED FEMA 100-YEAR FLOODPLAIN
CLOHR CASE NO. _____
16' SANITARY SEWER ESM'T.
S 78°04'32" W 224.05'
207.05'
SEE DETAIL "C"
S 54°51'02" W 36.23'
S 15°35'32" W 201.82' (OVERALL)
742
743
744
745
746
747
748
749
C.B.5089
902
BLOCK 42
10' E.G.T.C. ESM'T.
16' SANITARY SEWER ESM'T.
16.07'
16.12'
16.61'
16.17'
15.16'
129.61'
C1
C2
C3
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C40

SUBDIVISION PLAT ESTABLISHING

070175

THE PARC AT ESCONDIDO UNIT 1

BEING 40.510 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

DRAINAGE NOTES:

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

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES

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

CLEAR VISION NOTES:

1. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION HEREOF
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

IMPACT FEE PAYMENT DUE:
BEXAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
#	SEE GENERAL NOTE 5 SHEET 1 OF 5
F.F.	FINISHED FLOOR ELEV. (MIN.)
665	FINISHED CONTOUR

C.P.S.B. NOTES:

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 THIS AREA 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 SERVING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 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 (5) FOOT WIDE ELECTRIC GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

CERTIFICATE OF APPROVAL

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

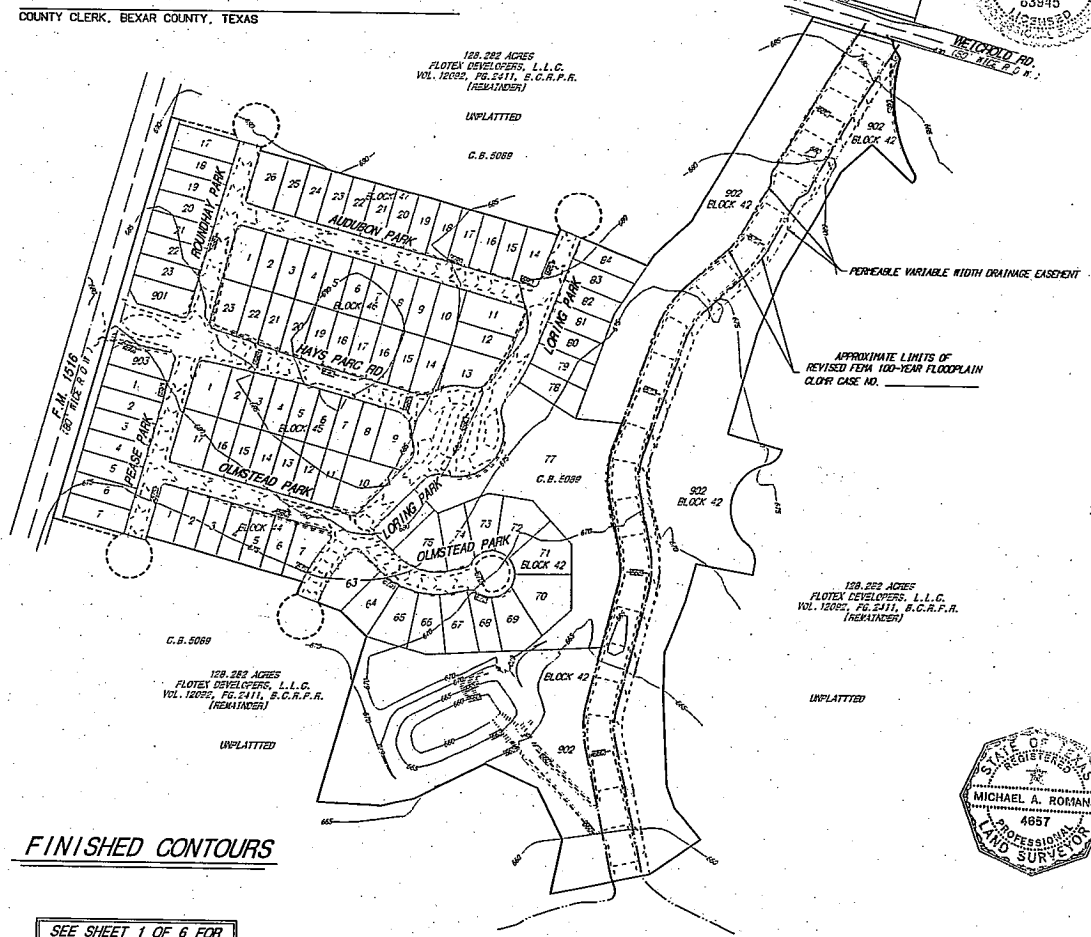
DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 200'

200' 100' 0 200'



FINISHED CONTOURS

SEE SHEET 1 OF 6 FOR GENERAL NOTES

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCURATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF "926.00"
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

SAN ANTONIO RIVER AUTHORITY NOTE:

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

DEVELOPER/OWNER:
BE HOMES LLC / FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

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.

CHARLES GRADY KOEHL 83945 LICENSED

7-9-07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

BARON W. HOUSER
PRESIDENT, TEXAS DIVISION
BE HOMES LLC / FLOTEX DEVELOPERS LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER, 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 9 day of July A.D., 2007.

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2009

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of THE PARC AT ESCONDIDO UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

7.9.2007
REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ . DEPUTY

DWN: KA APP: CGK/MAR

BROWN ENGINEERING CO.

SHEET 6 OF 6

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 440-005-19 DATE: 01/10/07

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 18 **July 25, 2007**

TRINITY FOOD MART
SUBDIVISION NAME

070422
PLAT #

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 616 E-5
OWNER: Bexar Business, Inc., by Salim Charolia
ENGINEER: Gibbons Surveying and Mapping, Inc. by Gary A. Gibbons
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Location: On the southeast corner of Buena Vista and S. Trinity

Zoning: C-2 Commercial District

Proposed Use: Gas/Food Mart

APPLICANT'S PROPOSAL:

To plat **0.345** acres consisting of **1** non-single family lot.

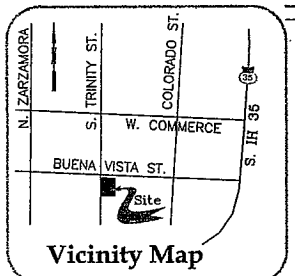
APPLICANTS REQUEST:

The applicant is requesting a building permit prior to plat approval and recordation. The applicant states that this business has been in existence for many years and recently signed a contract with Shell Oil, which required the construction of an awning over the gas pump. It was discovered during the permitting process that the lot required replatting. He is requesting the deferral because the contract with Shell Oil is time-sensitive and could be in jeopardy if not granted.

STAFF RECOMMENDATION:

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

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no building permit is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.
4. The proposed plat is not subject to or contingent upon a change in zoning classification, therefore, a certificate of occupancy shall be issued only for those uses authorized by the zoning on the property as provided in Table 31102 of the UDC.



Vicinity Map

GENERAL NOTES:

1.) All lot corners are monumented with 1/2" rebars unless noted otherwise. Set monuments are 1/2" rebars with plastic cap stamped "GIBBONS".

2.) Vertical datum and coordinates were obtained by GPS observations made by GEODETIX on April 10, 2007. Datum is NAD '83, Texas South Central Zone.

4.) Owner and Developer:
Address: , San Antonio, Texas 782
Phone: 210.

PLAT NUMBER 070422

Area Being Replatted

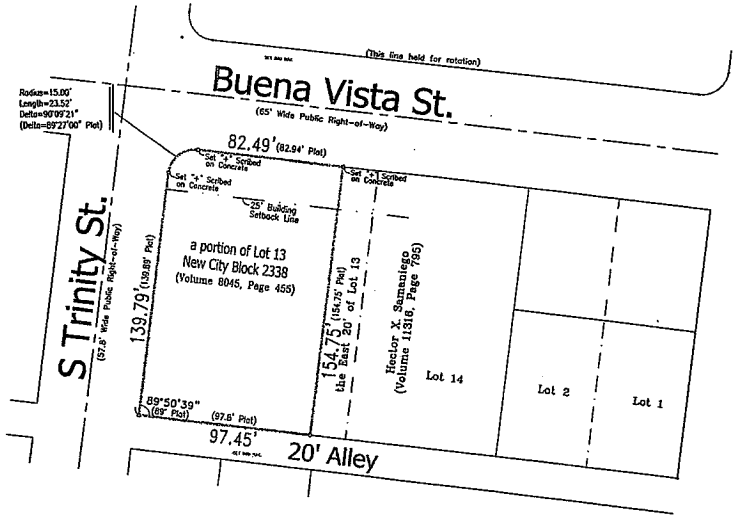
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS SAMANIEGO SUBDIVISION AND RECORDED IN VOLUME 7700, PAGE 95 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

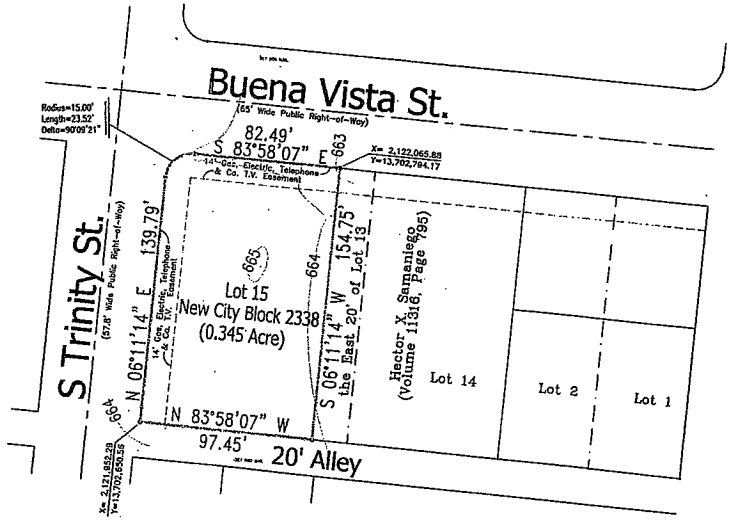
2007 JUL -9 PM 1:00

Scale: 1" = 50'

0' 25' 50' 100'

Bearings are based GPS observations.





Replat Establishing:

Trinity Food Mart

LOT 15, NEW CITY BLOCK 2338,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

Replat Establishing:

Trinity Food Mart

LOT 15, NEW CITY BLOCK 2338,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER _____ 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., 2007

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PATRICIA ANN GIBBONS
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires July 24, 2007

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 ME.
THE 20th DAY OF April A.D., 2007

GARY A. GIBBONS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716
GIBBONS SURVEYING & MAPPING, INC.

STATE OF TEXAS
REGISTERED
GARY A. GIBBONS
4716
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.

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

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 CONNECTION.

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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, 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 RIGHTS-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 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 GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

THIS PLAT OF Trinity Food Mart
HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS,
AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.
DATED THIS _____ DAY OF _____ A.D., 2007

DIRECTOR OF DEVELOPMENT SERVICES _____ 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., 2007 AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D., 2007 AT _____ IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2007
COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

JOB NO. 07-3872-05 C

Gibbons Surveying & Mapping, Inc.
P.O. Box 700576,
San Antonio, Texas
78270-0576
(210) 366-4600
(FAX) 366-4673

Gibbons Surveying & Mapping, Inc.
Land Surveying • Platting • Construction • Development

DEVELOPMENT SERVICES
2007 JUL -9 PM 4:00

July 9, 2007

Plat Deferral Request Review
City of San Antonio
Development Services Department
1901 S. Alamo St.
San Antonio, TX 78204

RE: Plat I.D. #070422
Deferral Request

Dear COSA Building Official,

We are assisting Mr. Salim Charola in platting this site. The site has operated at this location for many years. He recently signed a contract to brand his service station with Shell Oil. This required an awning be constructed over the gas pumps. This up-grade will enhance his store and the neighborhood. He obtained all the necessary permits with the TCEQ, and has recently discovered he shares a legal description with the adjoining neighbor which requires platting. The work has stopped while this is addressed. We have been hired to plat the property, and are now requesting a deferral to aid the completion of the project.

We are requesting the deferral because the contract with Shell Oil is time-sensitive and in jeopardy if a deferral is not granted. Mr. Charolia will complete the plating process and comply with all requirements of the City.

Thank you for your favorable consideration to this request.

Sincerely,

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S.
GIBBONS SURVEYING & MAPPING, INC.

STATE OF TEXAS
REGISTERED
GARY ARTHUR GIBBONS
4716
PROFESSIONAL
LAND SURVEYOR

150 West Rhapsody Drive • San Antonio, Texas 78216
(210) 366-4600 • Fax (210) 366-4673

PLANNING COMMISSION
PLAT DEFERRAL
AGENDA ITEM NO: 19 **July 25, 2007**

319 PEDEN STREET — MINOR — 070423
SUBDIVISION NAME: **PLAT #:**

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 616 D-7
OWNER: Dan Maddux, by Duane Schilling
SURVEYOR: Gibbons Surveying and Mapping, by Gary A. Gibbons
CASE MANAGER: Ernest Brown, Planner II (207-5017)

Location: On the north side of Peden Alley, west of S. Flores

Zoning: I1 General Industrial

Proposed use: General Office

APPLICANT'S PROPOSAL:

To plat **1** non-single family lot consisting of **.860** acres.

APPLICANT'S REQUEST:

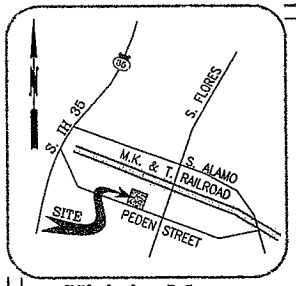
The applicant is requesting temporary utility service and building permits prior to plat approval and recordation. The applicant states that an existing building is being remodeled to up grade the interior space. The remodeling consists of minor moving of walls, some electrical work and construction of a new restroom facility. The only remaining item for completion is the tie into the existing sewer main.

The deferral is to relieve the burden of having no functioning indoor toilet facilities for the workmen, and to complete the construction phase while the plat is finished.

STAFF RECOMMENDATION:

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

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.
4. The proposed plat is not subject to or contingent upon a change in zoning classification, therefore, a certificate of occupancy shall be issued only for those uses authorized by the zoning on the property as provided in Table 31102 of the UDC.



Vicinity Map

NOT TO SCALE

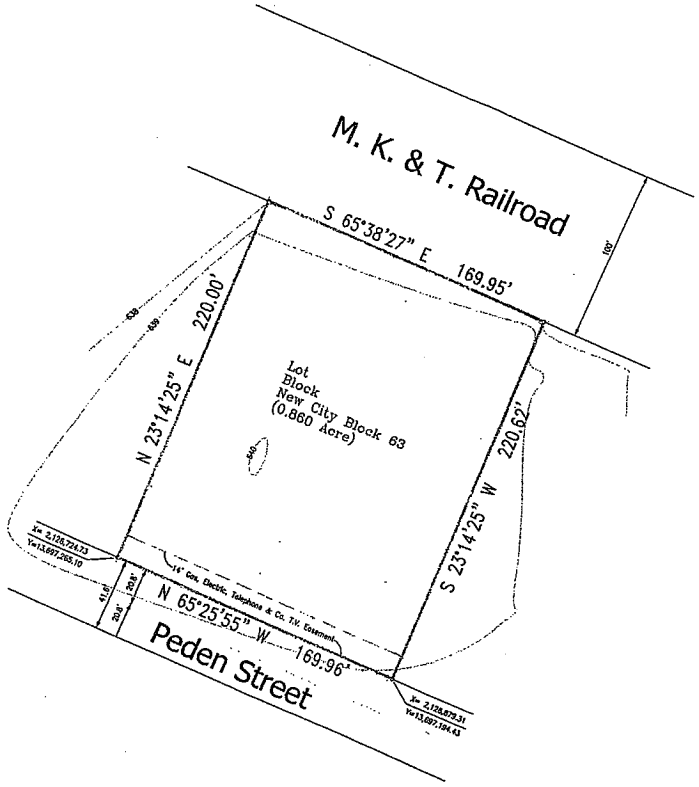
GENERAL NOTES:

1.) All lot corners are monumented with 1/2" rebars unless noted otherwise. Set monuments are 1/2" rebars with plastic cap stamped "GIBBONS".

2.) Vertical datum and coordinates were obtained by GPS observations made by GEODETIX on April 10, 2007. Datum is NAD '83, Texas South Central Zone.

4.) Owner and Developer:
Address: , San Antonio, Texas 782
Phone: 210.

RECEIVED
07 JUL -9 PM 3:56
LAND DEVELOPMENT SERVICES DIVISION



Scale: 1" = 50'

0' 25' 50' 100'

Bearings are based GPS observations.

Plat Establishing:

LOT , BLOCK NEW CITY BLOCK
319 PEDEN STREET SUBDIVISION, SAN ANTONIO,
BEXAR COUNTY, TEXAS.

Gibbons Surveying & Mapping, Inc.
P.O. Box 700576,
San Antonio, Texas
78270-0576
(210) 366-4600
(FAX) 366-4673

JOB NO. 07-3872-03 C

PLAT NUMBER 070423

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER 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., 2007

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PATRICIA ANN GIBBONS
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires July 24, 2007

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 ME.
THE 20th DAY OF April A.D., 2007

GARY A. GIBBONS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716
GIBBONS SURVEYING & MAPPING, INC.

STATE OF TEXAS REGISTERED GARY A. GIBBONS 4716 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

Plat Establishing:

319 Peden Street Subdivision

A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.

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

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 CONNECTION.

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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, 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 RIGHTS-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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

THIS PLAT OF 319 Peden Street Subdivision
HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS,
AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.
DATED THIS _____ DAY OF _____ A.D., 2007

DIRECTOR OF DEVELOPMENT SERVICES 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., 2007 AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D., 2007 AT _____ IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2007

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

Gibbons Surveying & Mapping, Inc.
Land Surveying • Platting • Construction • Development

RECEIVED
07 JUL -9 PM 3:56
LAND DEVELOPMENT SERVICES DIVISION

July 9, 2007

Plat Deferral Request Review
City of San Antonio
Development Services Department
1901 S. Alamo St.
San Antonio, TX 78204

RE: Plat I.D. #070423
Deferral Request

Dear COSA Building Official,

We are assisting Mr. Duane Schilling with American Payroll in platting this site. Mr. Schilling obtained all the necessary permits to remodel and up-grade the interior space of this existing building. The work consisted of minor moving of walls, some new electrical work and construction of a new restroom facility. No exterior changes or impervious cover are included. The project is nearly completed. Recently, however, the contractor was informed by the San Antonio Water System that he could not tie into the existing sewer main in the street without platting. We have been hired to plat the property, and are now requesting a deferral to aid the completion of the project.

We are requesting the deferral to relieve the burden of having no functioning indoor toilet facilities for the workmen, and to complete the construction phase while the plat is finished. SAWS has agreed to allow the sewer main connection if this deferral is granted. Mr. Schilling will complete the plating process and comply with all requirements of the City.

Thank you for your favorable consideration to this request.

Sincerely,

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S.
GIBBONS SURVEYING & MAPPING, INC.

STATE OF TEXAS
REGISTERED
GARY ARTHUR GIBBONS
4716
PROFESSIONAL
LAND SURVEYOR

150 West Rhapsody Drive • San Antonio, Texas 78216
(210) 366-4600 • Fax (210) 366-4673

Item #20

CITY OF SAN ANTONIO

Department of Asset Management
Interdepartmental Correspondence Sheet

TO: Planning Commission **Individual Consideration**

FROM: Pat DiGiovanni, Deputy City Manager

SUBJECT: S.P. No. 1318 - Request to close, vacate and abandon an unimproved alley located between Loop 410 NW and Northaven Drive in NCB 12479

DATE: Monday, July 09, 2007

PETITIONER: Maribal Properties, Inc.
c/o Brown, P.C. Attys., Attn: Connie L. Basel
112 E. Pecan St., Suite 1490
San Antonio, TX 78205

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 7/25/2007.

BACKGROUND

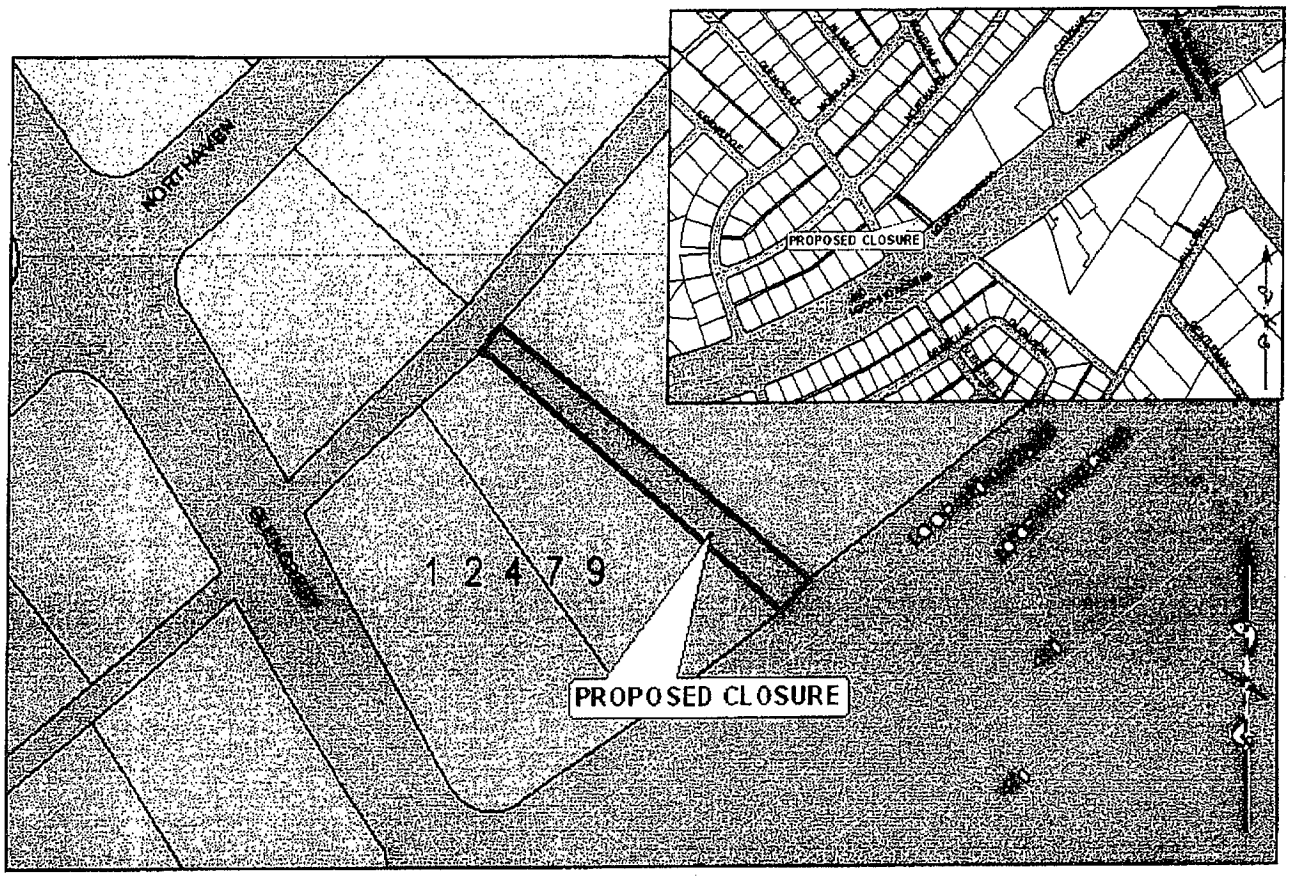
Petitioner is requesting the closure, vacation and abandonment of an unimproved alley located between Loop 410 NW and Northaven Drive in NCB 12479 as shown on attached Exhibit "A." The petitioner owns both abutting properties, and if the proposed closure is approved, would like to develop it along with its properties as a single tract of land. Development plans consist of constructing an office complex.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



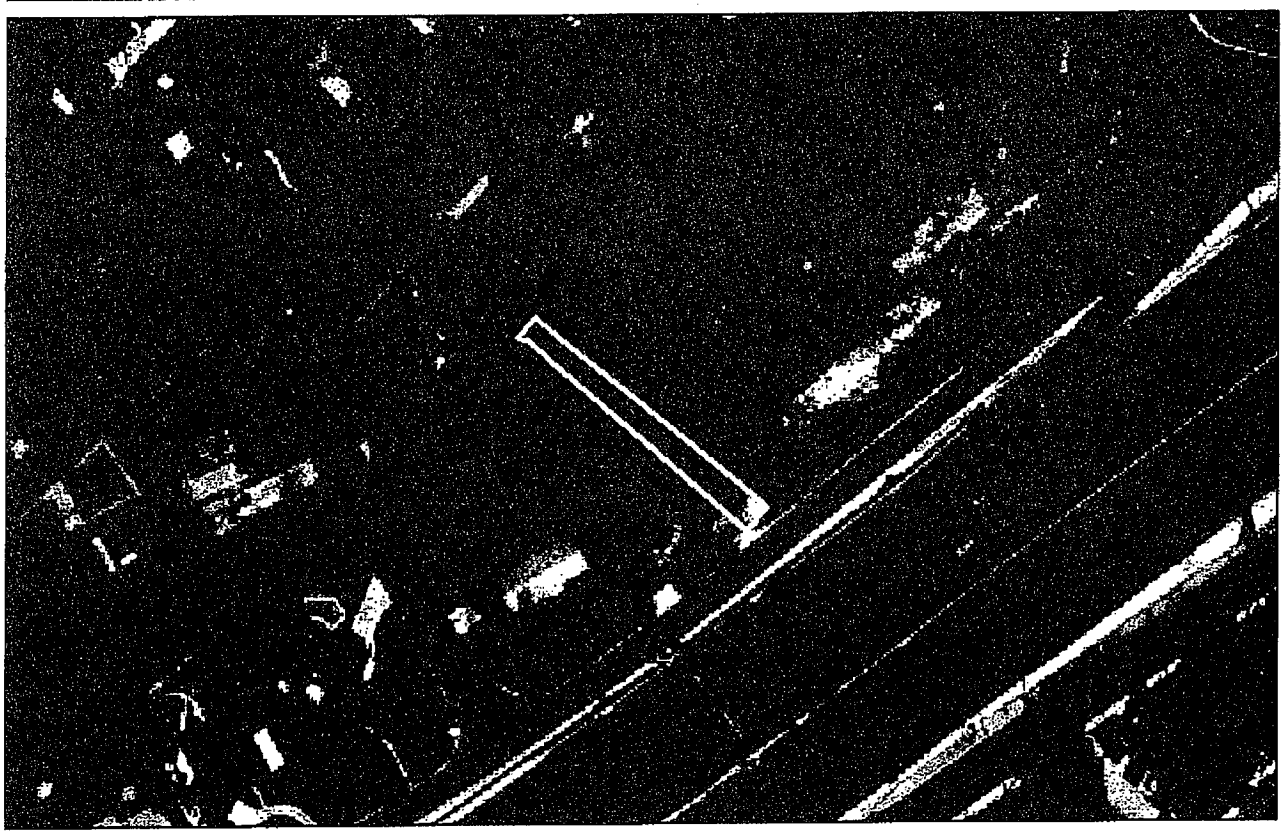


Exhibit "A"

S. P. No. 1318

Petitioner: Maribal Properties, Inc.

Canvassing Checklist

SPNo 1318

Request: Petitioner is requesting the closure, vacation and abandonment of an unimproved alley located between Loop 410 NW and Northaven in NCB 12479 as shown on attached Exhibit "A." The petitioner owns both abutting properties, and if the proposed closure is approved, would like to develop it along with its properties as a single tract of land. Development plans consist of constructing an office complex.

	Included in Canvassing	Out Date	In Date	Uncond. Approval	Conditional Approval	Denial
Planning Department	☑	2/27/2007	3/12/2007	☑	☐	☐
PublicWorks	☑	2/27/2007	3/22/2007	☑	☐	☐
Development Services	☑	2/27/2007	3/5/2007	☐	☑	☐
Police Department	☐			☐	☐	☐
Fire Department	☐			☐	☐	☐
Parks and Recreation	☐			☐	☐	☐
Neighborhood Action (NAD)	☐			☐	☐	☐
City Public Service	☑	2/27/2007	3/26/2007	☐	☑	☐
S.A. Water System (SAWS)	☑	2/27/2007	3/2/2007	☐	☑	☐
TXDOT	☐			☐	☐	☐
S.A. River Authority (SARA)	☐			☐	☐	☐
VIA Metropolitan	☐			☐	☐	☐
Environmental Services	☐			☐	☐	☐
Other Agency	☐			☐	☐	☐
Neighborhood Association	☑	2/27/2007		☐	☐	☐

Canvassing Comments

OAK HILL CITIZENS ASSN., ATTN: JOANNE ELLIS, 223 E. WOODLAKE DR., 78229 - NO RESPONSE WAS RECEIVED.

CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966
TEL. 210-207-4032 FAX 210-207-7888

March 30, 2007

Maribal Properties, Inc.
c/o Brown, P.C., Attys.
Attn: Connie L. Basel
112 E. Pecan St., Suite 1490
San Antonio, TX 78205

Re: S. P. No. 1318—Request to close, vacate and abandon an unimproved alley Public Right of Way located between Loop 410 NW and Northaven Drive in NCB 12479

Dear Ms. Basel:

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

DEVELOPMENT SERVICES DEPARTMENT
The site must be assembled with petitioner's property and platted in accordance with the Unified Development Code.

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

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

DEPARTMENT OF ASSET MANAGEMENT

- 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 is true and correct.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.

- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public 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.
- *Petitioner agrees to remit a closure fee of $14,448.00*, which includes the assessed value of $14,418.00 for the Public Right of Way and $30.00 for recording documents. 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 to the petitioner.

Also, a signed Discretionary Contracts Disclosure form is required and is enclosed for your convenience.

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

If your client concurs with the above mentioned conditions, including the payment of the assessed closure fee, please have your client countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement, the Discretionary Contracts Disclosure form, and the fee we will continue processing your request.*

Sincerely,

Shawn P. Eddy

Shawn P. Eddy
Director

SPE/ma

CERTIFIED MAIL 7002 2030 0005 8524 4716

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

By _____ Title _____

Print Name _____ Date _____

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Item # 21

Plan Amendment Application Case No.: 07020

Council District: **4**

City Council Meeting Date: **9/6/2007**

Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **United Southwest Communities Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential to Community Commercial.**

Background Information:

Applicant: Blume, Craig
Owner: Moreno, Benito
Property Location: Ray Ellison Blvd.
Acreage: 1.3190
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Low Density Residential
E: Vacant
S: Public/ Institutional (Neil A. Armstrong Elementary School)
W: Vacant

Issue:

LAND USE ANALYSIS:
Existing surrounding land uses include newly amended commercial land use immediately west, low density residential immediately to the north, and public/institutional directly across the street to the south.

The United Southwest Communities Plan designates *Low Density Residential* land use for the subject parcels which include single family housing on individual lots, and accessory housing.

The proposed Community Commercial land use provides for offices, professional services and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area had been established. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries, and medical clinics.

The Future Land Use of the sites directly to the west of this parcel was recently amended to Community Commercial land use this past. Changing this parcel's land use will extend the Community Commercial uses along Ray Ellison Blvd. in accordance with the established commercial pattern that continues eastward. Further, the neighborhood stated in their Goals and Objectives that attracting new commercial development was encouraged.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Ray Ellison Boulevard is a Secondary Arterial (86' ROW). SW Loop 410 is a Highway (250-500' ROW).
Other streets: Walnut Valley is a local road to the west of the property. Apple Valley is a local road to the east of the property.

Comments:
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: A Fire Station and Elementary School exist on the southern side of Ray Ellison Boulevard, just west of the subject property.

Comments:
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:
Comments:

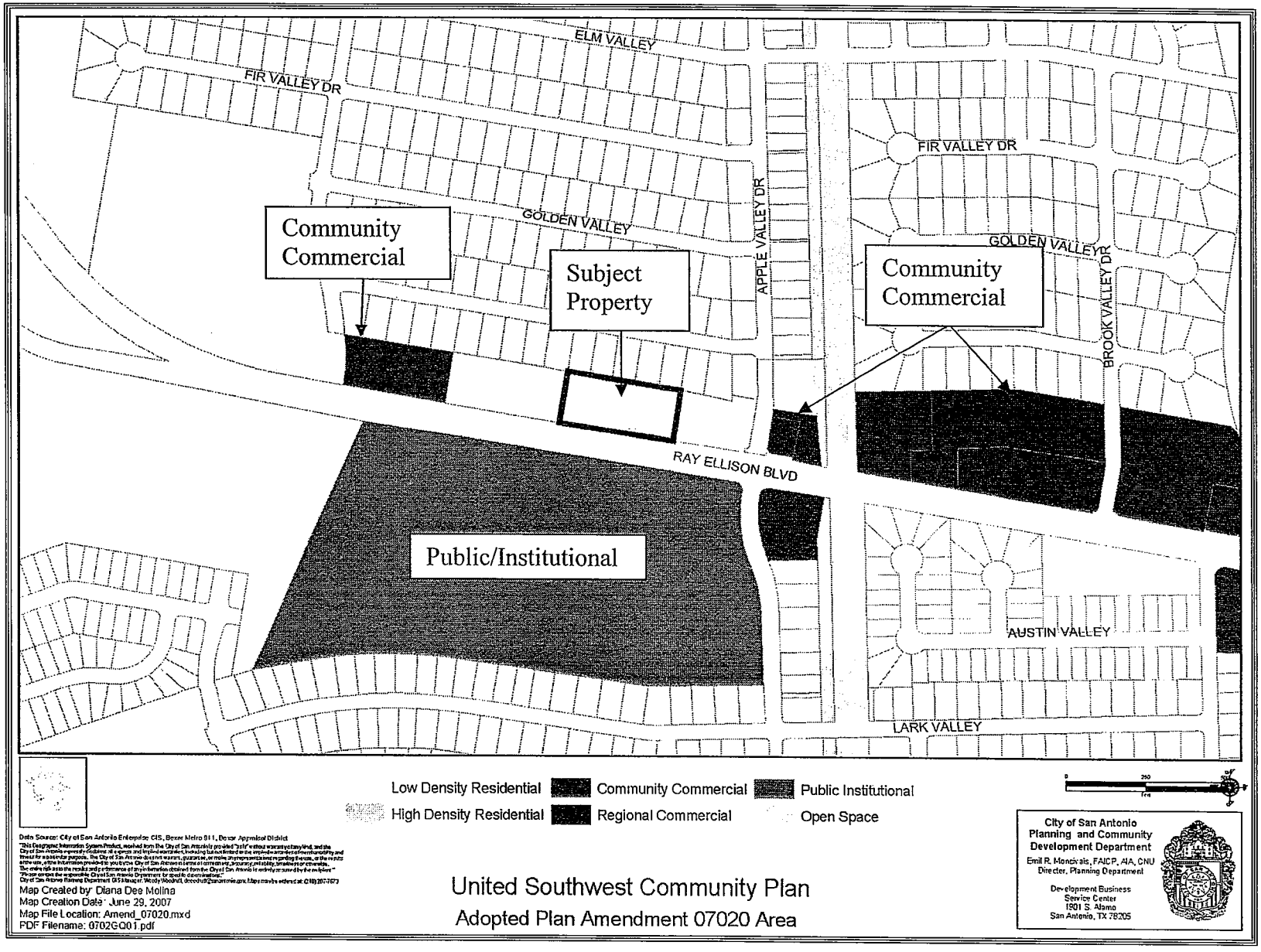
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: July 25, 2007
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: 7/06/2007
No. Notices mailed 10 days prior to Public Hearing: 58
Registered Neighborhood Association(s) Notified: PACE, SWCA, Hidden Cove/Indian Creek
Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:
Current zoning district: R-6 Proposed zoning district: C-2
Zoning Commission Public Hearing Date: 7/25/07
☐ Approval ☐ Denial

Planning Department Staff:

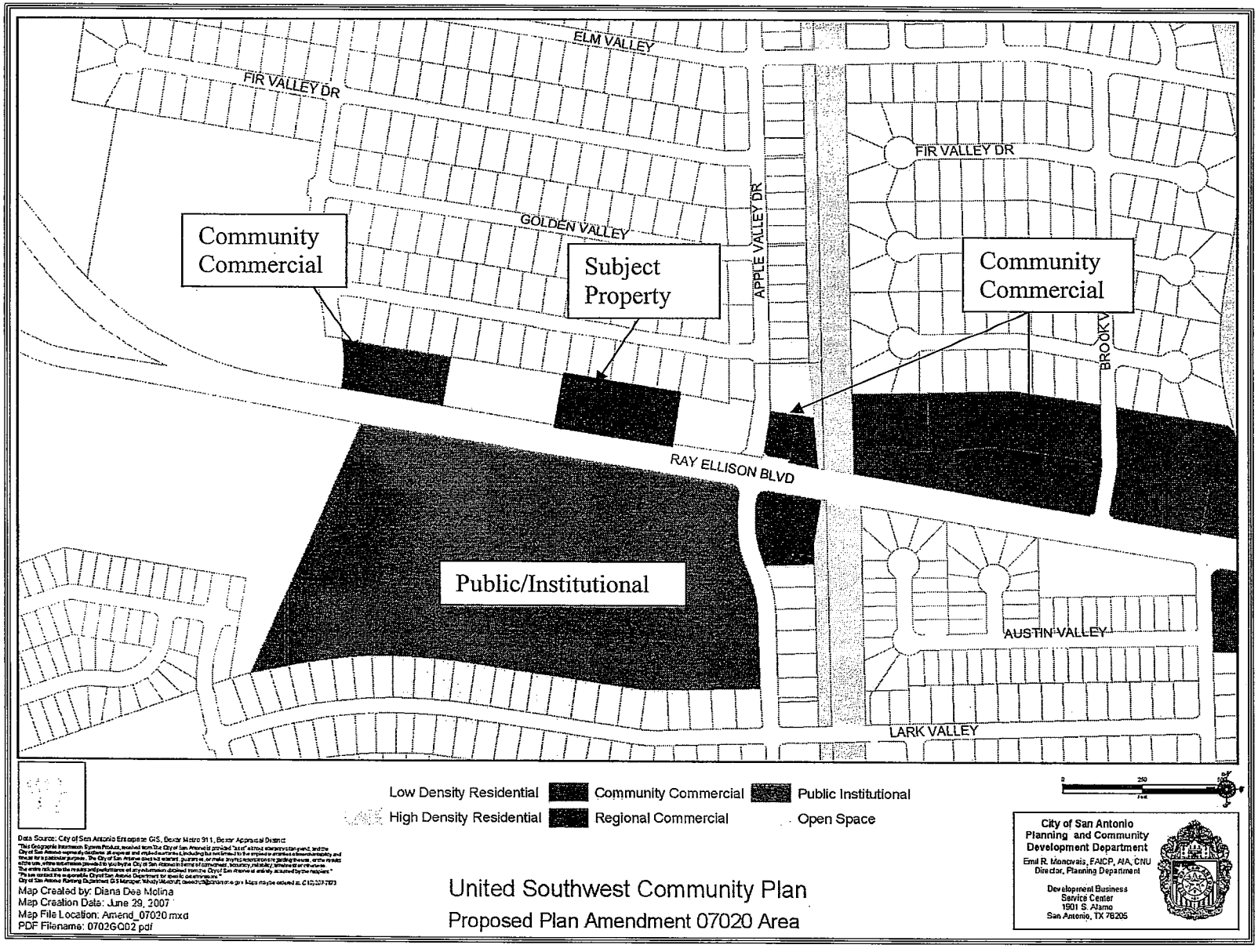
Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Tamara Palma	Planner II	Phone No.: 207-7909

Land Use Plan as adopted:



United Southwest Community Plan
Adopted Plan Amendment 07020 Area

Proposed Amendment



Community
Commercial/Under
Development
Single
Family
Residential/Vacant
Multi-family
Residential/
Commercial
Store
Public/Institutional
Church
Public/Institutional
Elementary School
Public/Institutional
Fire Station
RAY ELLISON BLVD
HAZELVALLEY DR
WALNUT VALLEY DR
APPLE VALLEY

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.32 ACRES OUT OF NCB 16001 P-37E LOCATED ON RAY ELLISON BOULEVARD.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Master Plan on April 12, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on July 25th, 2007.and **APPROVED / DENIED** the amendment on July 25th; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the United Southwest Communities Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25th DAY OF JULY 2007.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Master Plan Amendment 07020
United Southwest Communities Plan

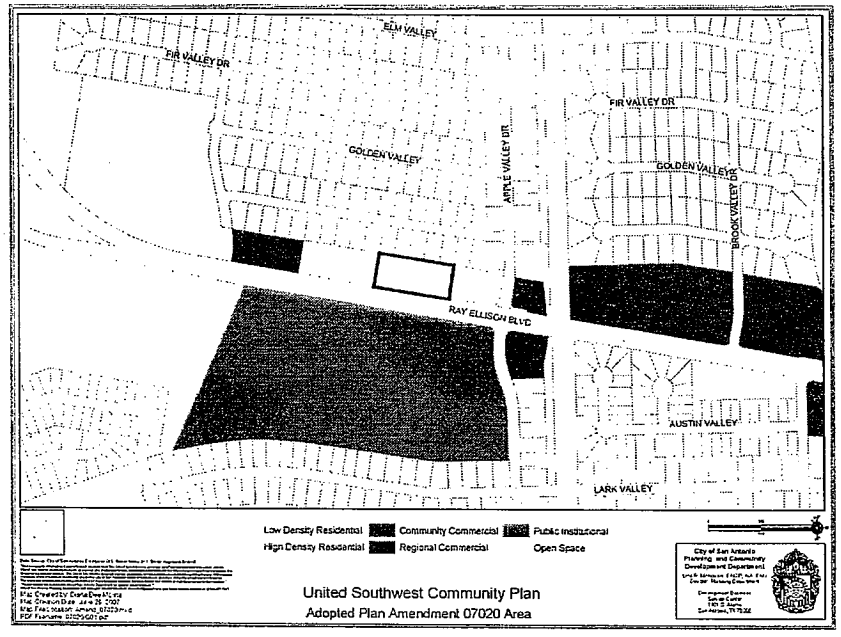
Planning Commission

July 25, 2007

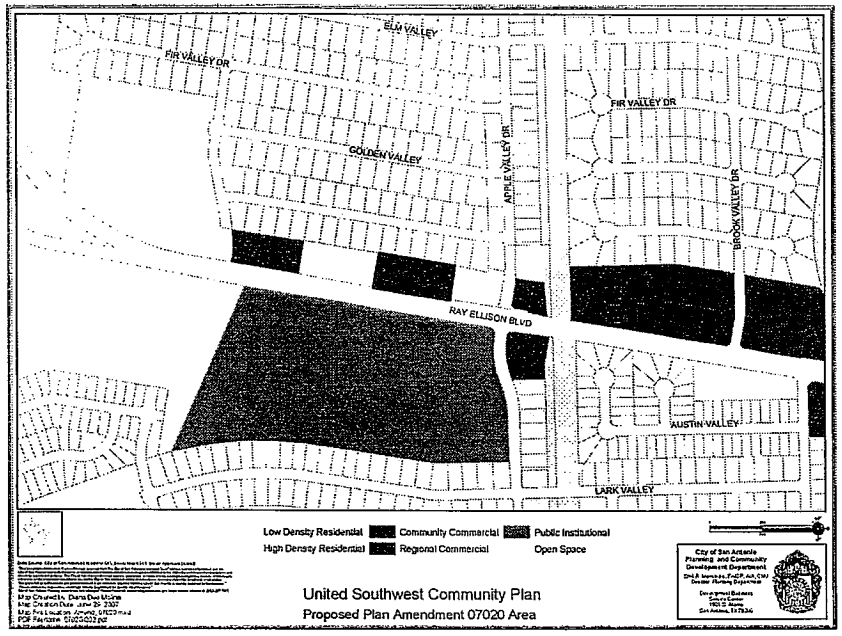
Agenda Item No.

Amendment 07020

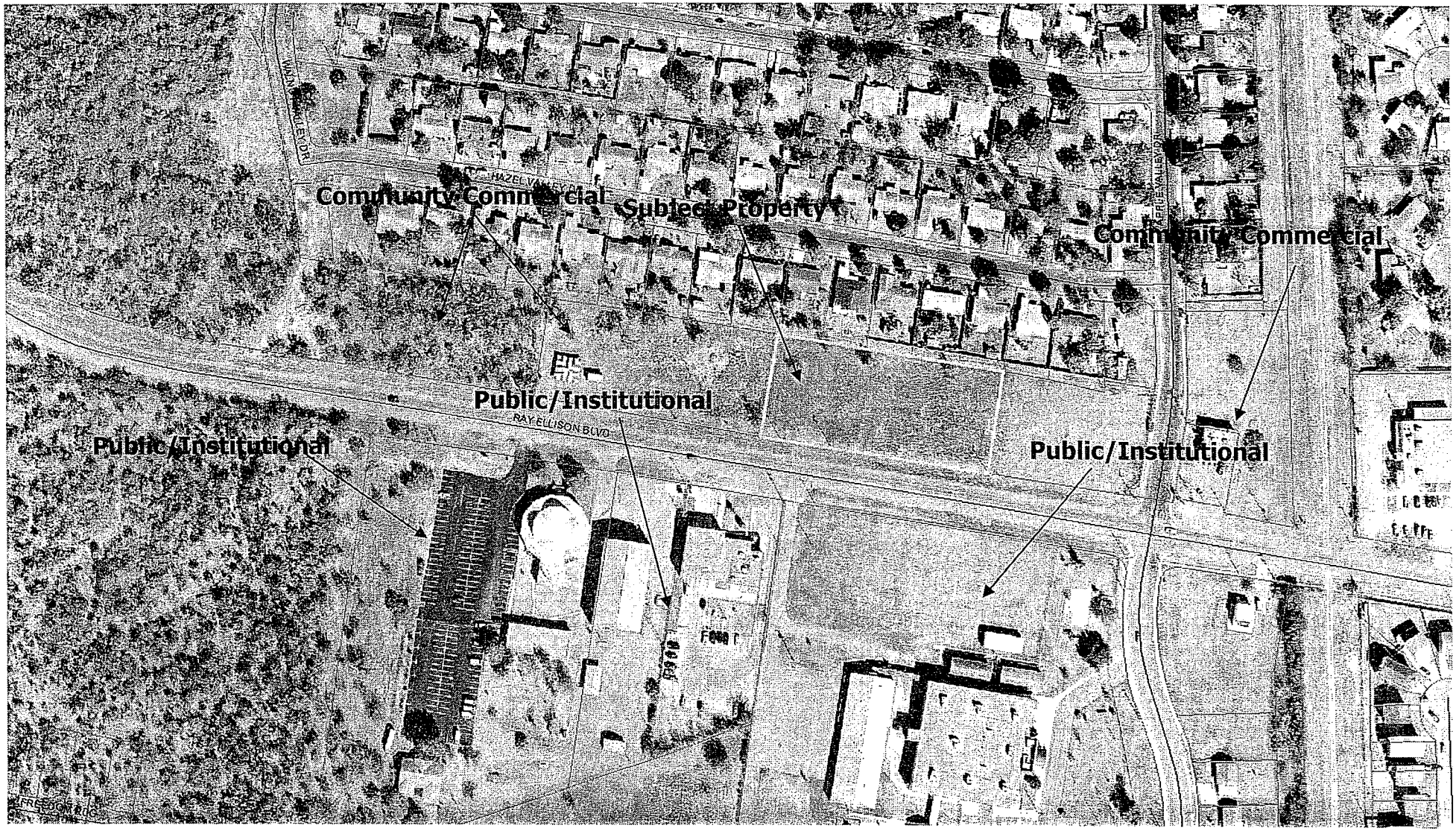
Plan as adopted:



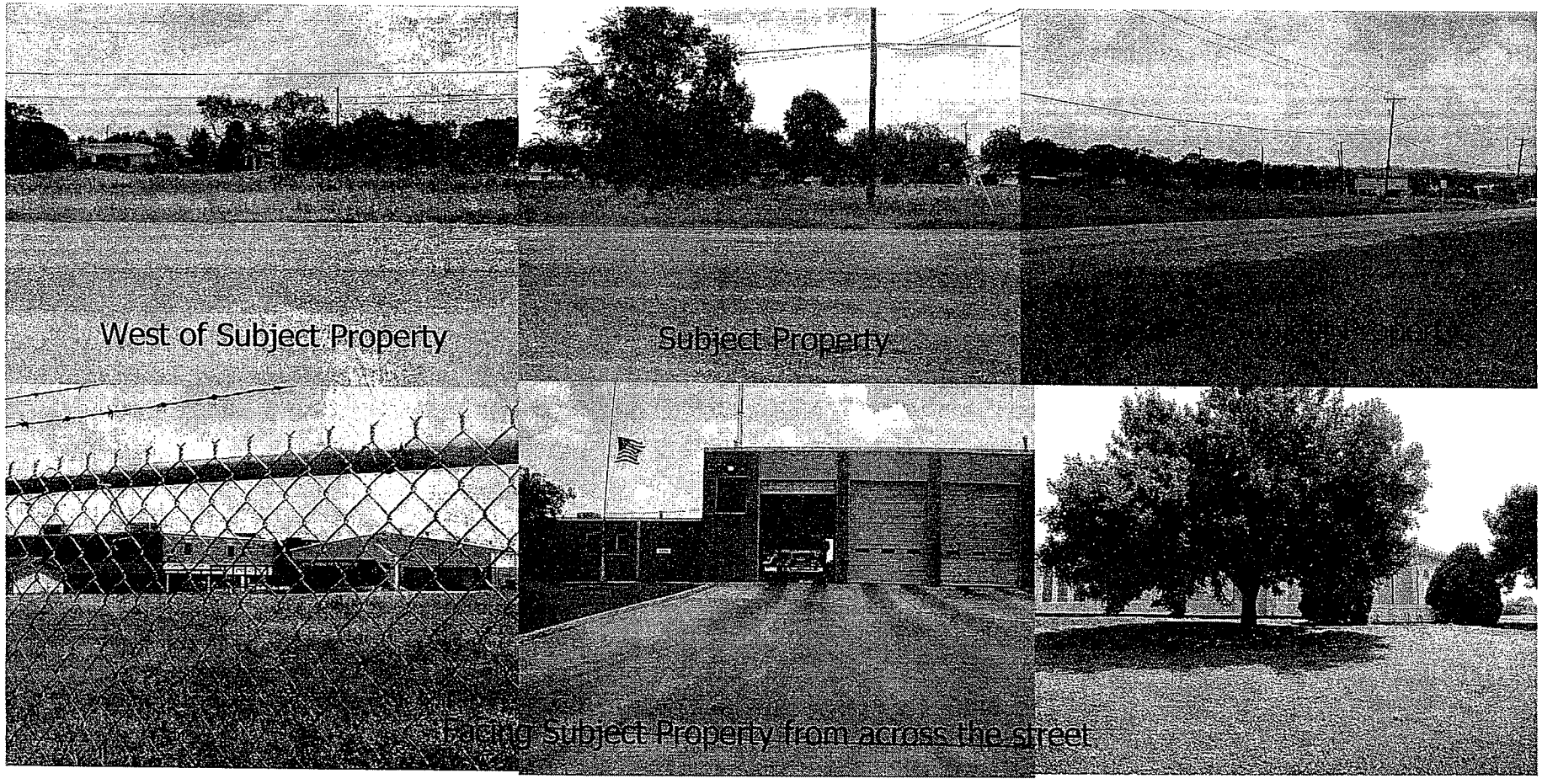
Proposed amendment:



Land Use


Community Commercial
Subject Property
Community Commercial
Public/Institutional
Public/Institutional
Public/Institutional
RAY ELLISON BLVD

Subject Property



City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Item #22

Plan Amendment Application Case No.: 07021

Council District: 2

City Council Meeting Date: **9/6/2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **IH 10 East Corridor Perimeter Plan**
The applicant requests to amend the Land Use Plan designation from **Single Family Residential** to **Community Commercial**.

Background Information:

Applicant: Brown, PC
Owner: Galo Properties
Property Location: Intersection of Mallard Meadows and Seguin Rd (F.M. 78)
Acreage: 4.36 acres
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Vacant -90' drainage-right-of- way
E: Apartment Complex
S: Vacant lot-Out of San Antonio City Limits
W: Vacant lot

The area to the north of the property is a 90 foot drainage-right-of-way that abuts residental single family lots. West of the property is a vacant lot zoned for Commercial/Industrial; east of the property is a High Density Residental Apartment Building Complex (26 structures) that is under construction. South of the property is a vacant lot that is out of the city of San Antonio limits.
For the properties fronting F.M. 78, current trend of land use is Community Commercial such as U-haul Storage, Auto Zone, Money Box, KFC/Taco Bell etc., a future Grady's BBQ and CVS .

Comments:
The IH 10 East Corridor Perimeter Plan calls for Neighborhood Commercial nodes to be located at Rittman and F.M. 78 intersection and Woodlake Pkwy and F.M. 78 intersection. Both with a transitional density concept of Commercial, Multi-Family Residential land, Single Family land uses away from the commercial nodes.

However, the use of a hierarchy of Regional Commercial, Community Commercial, High Density Residential land, within these nodes along F.M. 78 will help create a transitional development pattern and help promote and preserve the plan's goal. The goal is to encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers.

Community Commercial land can be development that provides for offices, professional services and retail uses of moderate size intensity and impact. These commercial uses are typically located on arterials and can act as a buffer between arterial traffic and low density residential land uses.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Issue:

LAND USE ANALYSIS:

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: F.M. 78 is a four lane w a center turn (arterial)
Other streets:
Comments: Mallard Meadow is under construction.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Woodlake Hills Middle School
Comments:

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒Approval ☐ Denial ☐Alternate Recommendation:

Comments:
The request to amend the plan from Single Family to Community Commercial land use will provide needed commercial services to the area residents, while stimulating moderate intensity commercial growth along a major arterial. This will complement the established commercial pattern on F.M. 78 from the subject property to the railroad tracks.

It will provide a land use transition between the vacant C-3/I-1 zoned property to the west and the multi-family development to the east (Village at Woodlake Apartments). The 90 foot wide drainage channel will provide an additional buffer to the single family residential area north of the subject property.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: July 25, 2007
☐ Approval ☐ Denial ☐Resolution Attached

Newspaper Publication Date of Public Hearing: July 6, 2007
No. Notices mailed 10 days prior to Public Hearing: 11
Registered Neighborhood Association(s) Notified: 11 Brentfield Association, Inc., Candlewood Park HOA, Inc., Eastgate Neighborhood Association, Estates Mission Hills HOA, Fairways of Woodlake HOA, Highland Farms, Meadowbrook Association, Inc., Property Owners of Northampton, Sunrise Neighborhood Coalition, Ventura Maintenance Association, Inc., Woodlake HOA

Comments:

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: MF-33 Proposed zoning district: C-2

Zoning Commission Public Hearing Date: Aug. 7, 2007

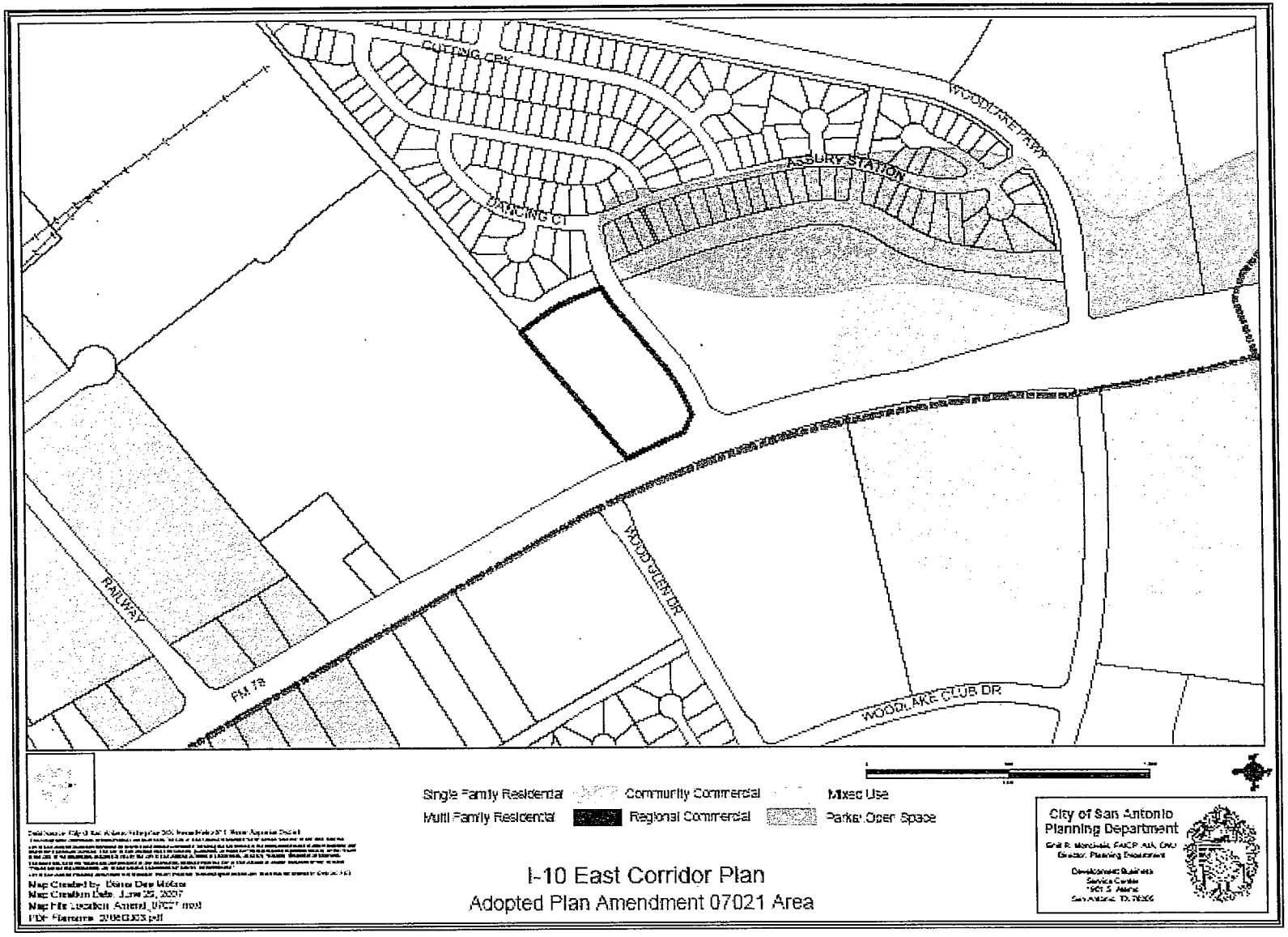
☐ Approval ☐ Denial

Planning Department Staff:

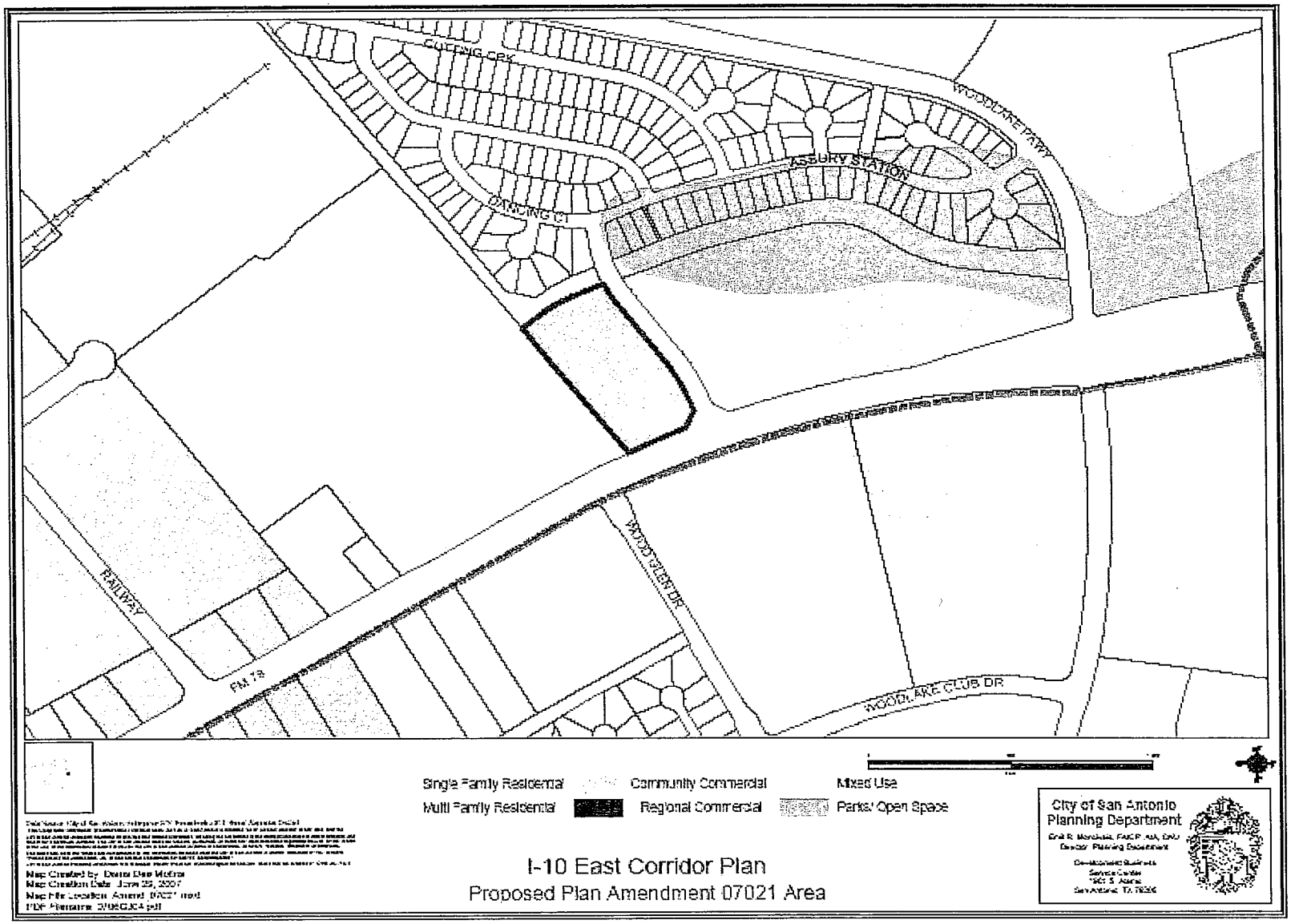
Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Irene Avina	Planner II	Phone No.: 207-7815

Attachment 1

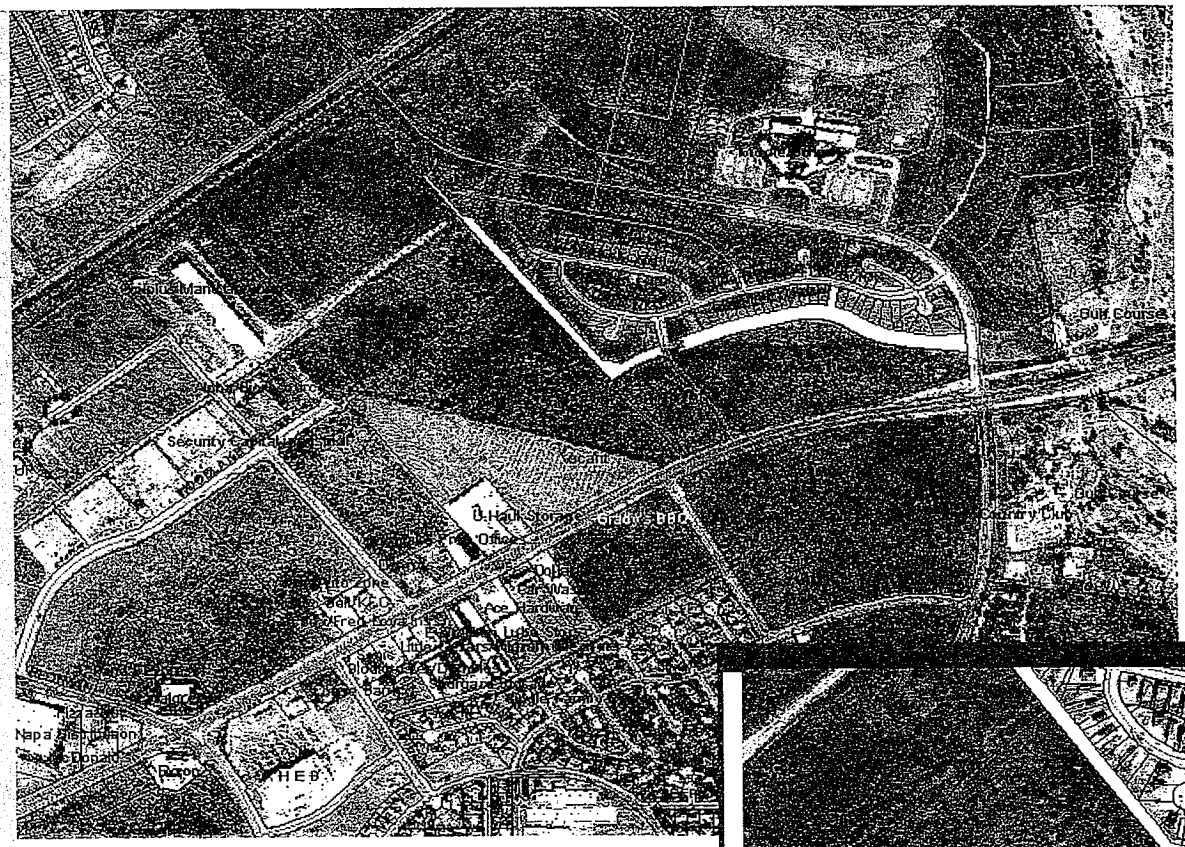
Land Use Plan as Adopted:

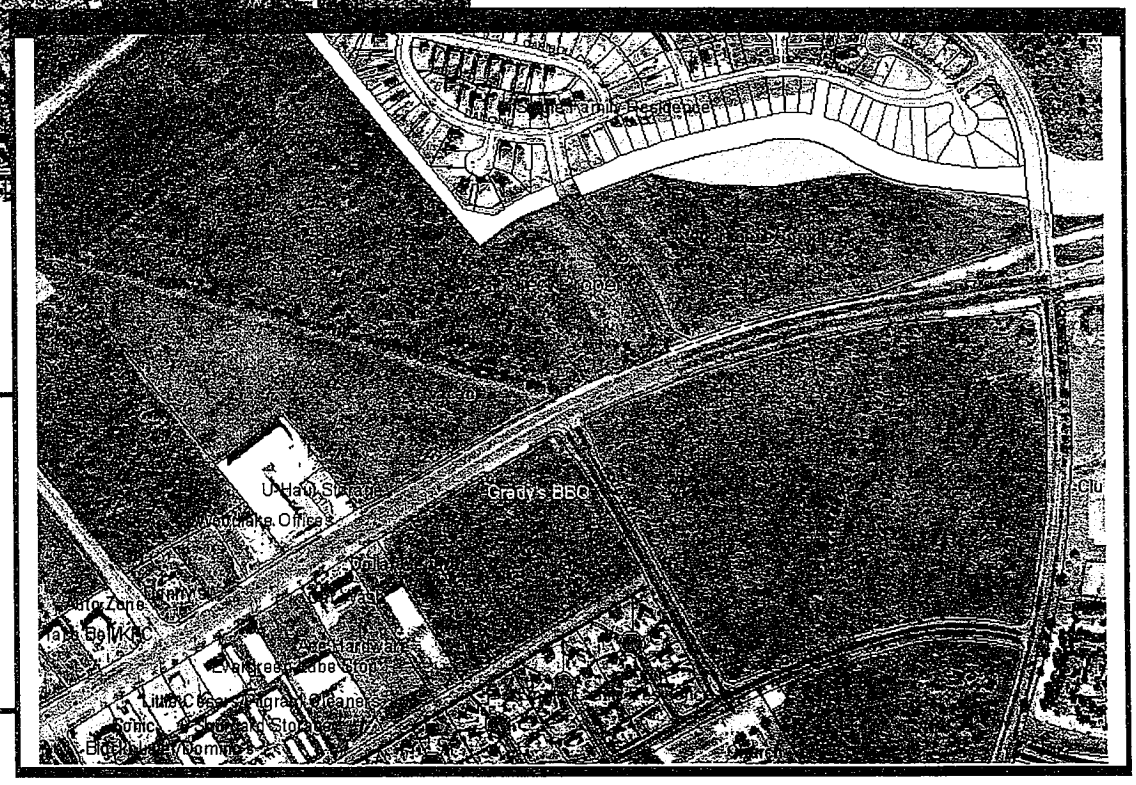


Proposed Amendment:



Attachment 2





IH 10 East Community Perimeter Plan
Land Use:

Single Family to Community Commercial

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH 10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SINGLE FAMILY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 4.36-ACRES GENERALLY LOCATED AT THE INTERSECTION OF MALLARD MEADOWS AND SEGUIN ROAD (F.M. 78), MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS NCB 17730 BLK LOT P-9F.

WHEREAS, City Council approved the IH 10 East Corridor Perimeter Plan as an addendum to the Master Plan on February 22, 2001; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on July 25, 2007 and **APPROVED / DENIED** the amendment on July 25; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the IH 10 East Corridor Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25th DAY OF July 2007.

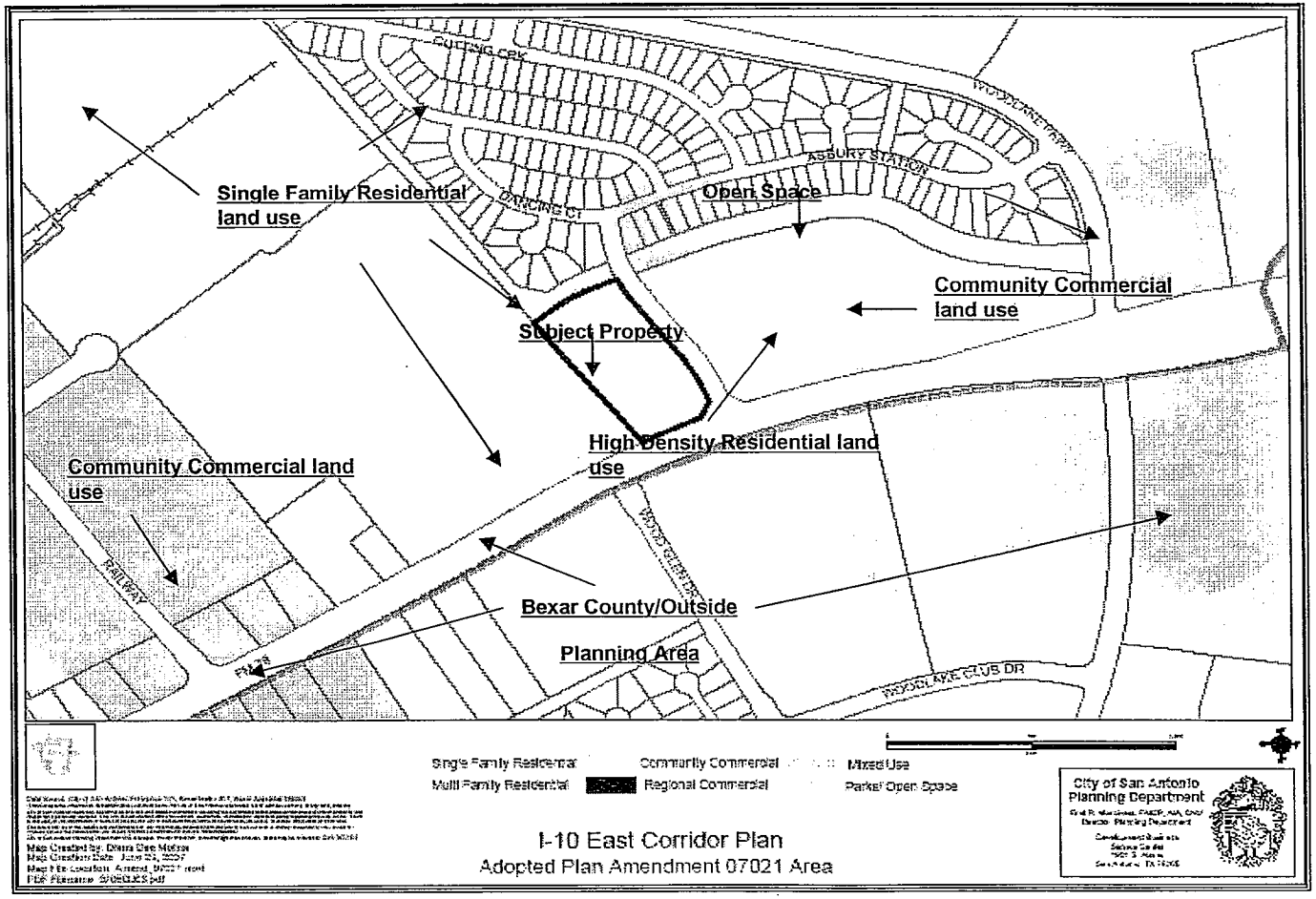
Approved:

_____
Murray H. Van Eman, Chairperson
San Antonio Planning Commission

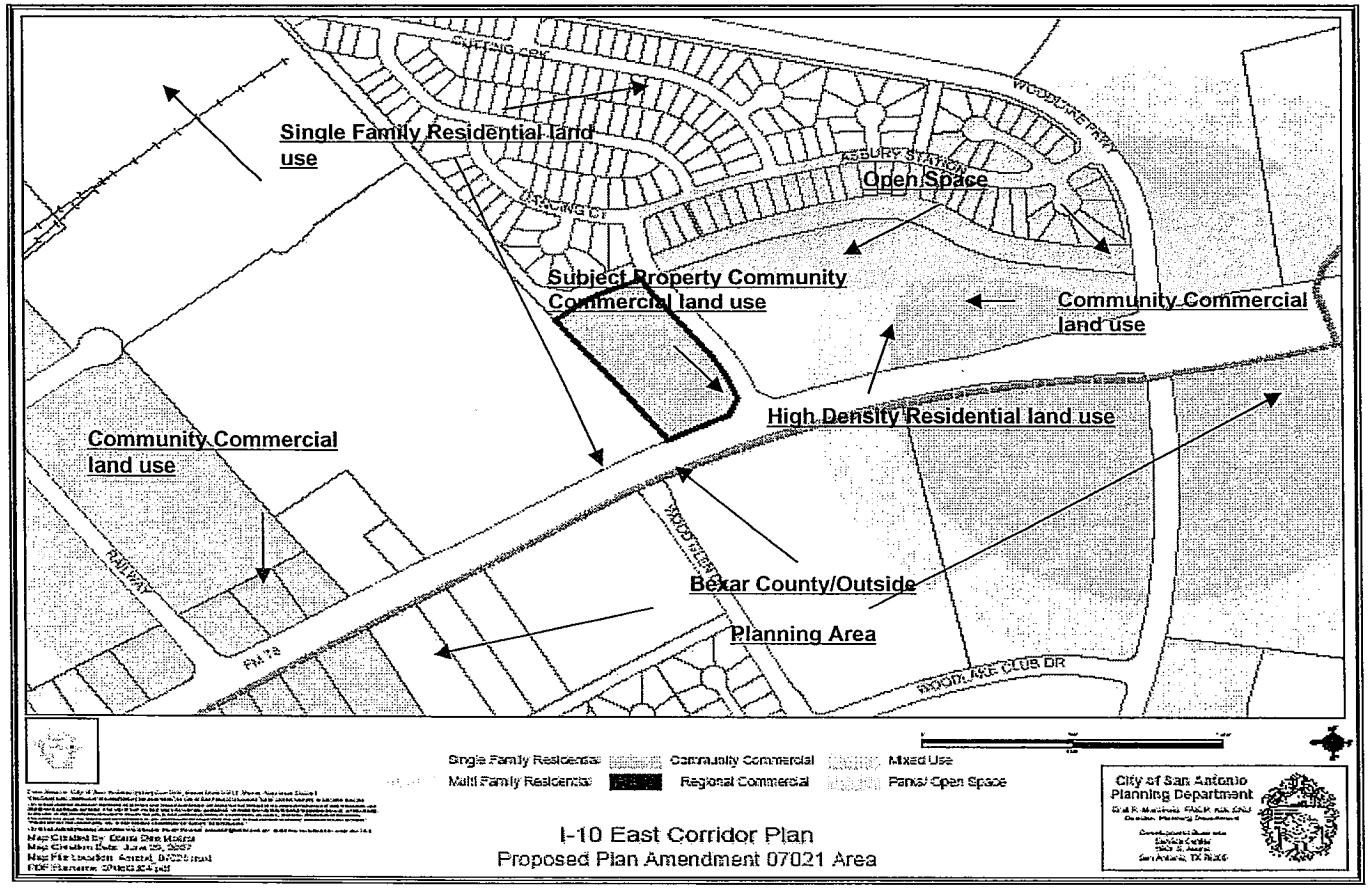
Attest:

_____
Executive Secretary
San Antonio Planning Commission

ATTACHMENT I
Land Use Plan as adopted:



ATTACHMENT II
Proposed Amendment:

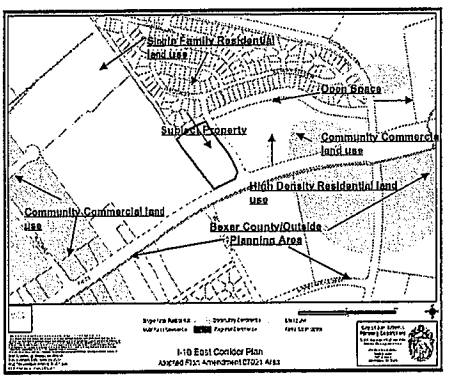


Master Plan Amendment 07021
IH 10 East Corridor Perimeter Plan

Planning Commission
July 25, 2007
Agenda Item No.

Amendment 07021

Plan as adopted:



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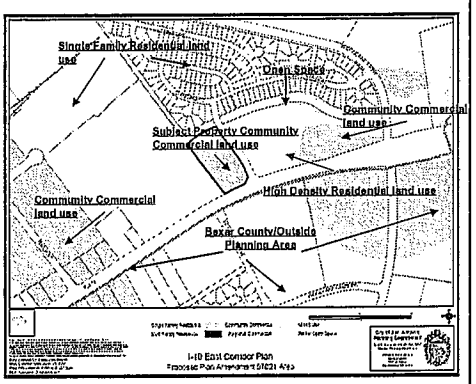
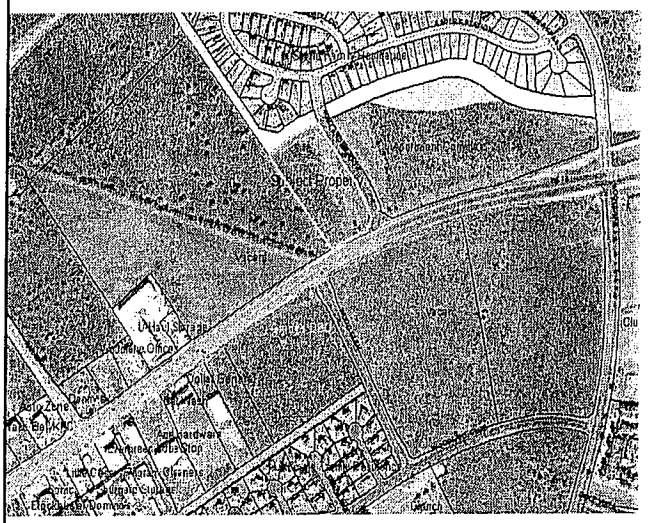
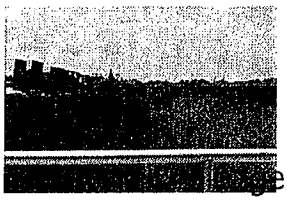


2

Land Use





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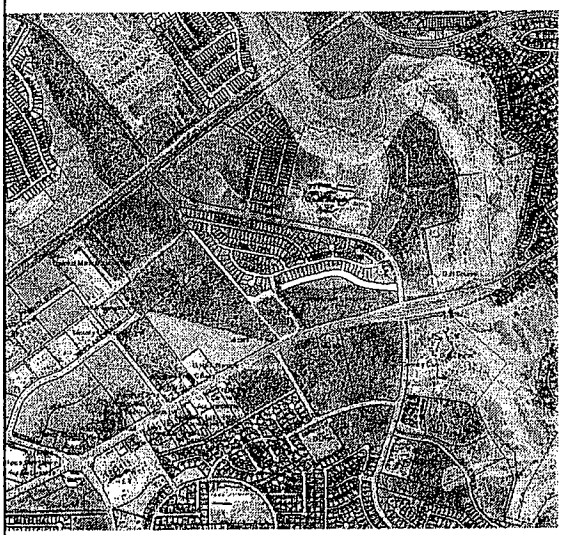
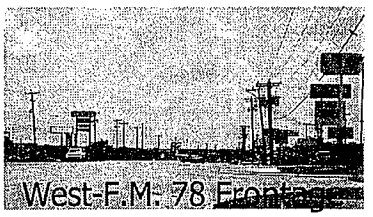
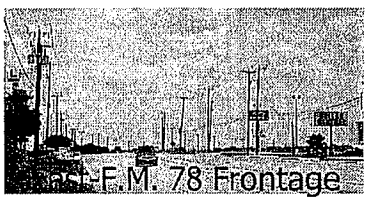
3

Land Use







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