



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

PLANNING COMMISSION AGENDA
☞ February 12, 2014 ☞
2:00 P.M.

Roberto R. Rodriguez, *Chair*
Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
George Peck
Michael Garcia Jr.

Kevin Love
Zachary Harris
Angela Rinehart

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

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

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

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

1. **1:30 P.M.** - Work Session, Tobin Room
 - A. Agenda items may be discussed (Development Services Department)
 - B. Update on Board Room renovations

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

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

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

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

Plats

5. **120423:** *Request by 242 Cresta Bella GP, LLC, for approval of a major plat to subdivide a 10.84-acre tract of land to establish the **Cresta Bella Unit 1A Enclave** Subdivision, generally located west of Camp Bullis Road and south of Cresta Bella. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov , Development Services Department)
6. **120465:** *Request by Brandon Cooper, Maurice & Sonia Bannayan, for approval of a minor plat to replat a 0.752-acre tract of land to establish the **Dominion Unit-14 Phase 2A** Subdivision, generally located on the northwest corner of Hovingham and Ellesmere. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
7. **130163:** Request by Remuda 530, LP, for approval of a major plat to subdivide a 20.523-acre tract of land to establish the **Remuda Ranch South Unit 2** subdivision, generally located north of the intersection of Culebra Road (F.M. 471) and Galm Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
8. **130306:** Request by Continental Homes of Texas, LP., for approval of minor plat to replat and subdivide a 9.635-acre tract of land to establish **Alamo Ranch Unit 21B** Replat and Subdivision, generally located southwest of the intersection of Culebra Road (F.M. 471) and Roft Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
9. **130323:** Request by HM Leonard Development, Inc., for approval of major plat to subdivide a 6.240-acre tract of land to establish **Balcones Creek Ranch Unit 3, Enclave** generally located east of the intersection of Clearance and Bearcat. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
10. **130378:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to replat and subdivide a 16.867-acre tract of land to establish the **Alamo Ranch Unit 39B PH2, PUD** Subdivision, Generally located on the south side of Del Webb Boulevard, east of La Villita Way. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
11. **130639:** Request by Liesl Smaistrle, Laurice Ramirez, and Narcisso T Ramirez, for approval of major plat to replat and subdivide 9.978-acre tract of land to establish **Mally Estates** Subdivision, generally located southwest of the intersection of Mally Boulevard and Garnett Avenue. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
12. **140015:** Request by Katherine R. Pittman, for approval of minor plat to replat a 0.787-acre tract of land to establish **K P** Subdivision, generally located near the northwest intersection of Viewcrest and Anacacho. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

- 13. 140074:** Request by Everest and Terra Alta, LLC, for approval of a minor plat to replat a 0.2048-acre tract of land to establish the **Lorenz Addition Replat** Subdivision, Generally located on the southwest corner of Terra Alta and Everest. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Planned Unit Development

- 14. 13-00011:** * Request by R/A Dominion Development Properties, for approval of a planned unit development to establish the **Dominion Hills Subdivision (PUD), Phase 1 and Phase 2**, generally located southeast of the intersection of I.H. 10 West and Dominion Drive. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- 15. 13-00012:** Request by Vickery Mosaic TBY, LLC, for approval of a planned unit development to establish the **Vickery Grove Subdivision PUD**, generally located east of the intersection of Braefield and South Hausman Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- 16. PA 14022:** A request by Todd A. Piland, for approval of a resolution to amend the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 35, Block 33, NCB 6276 consisting of approximately 2.493 acres located at 1601 Nogalitos Street and 127 Roslyn Avenue from “Mixed Use” to “Regional Commercial”, in City Council District 5. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 17. PA 14023:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.763 acres of land out of Lots 20, 22D and 37, NCB 20 (also known as NCB A-20) and out of Parcel 100A, NCB 24 located at 1515 Mission Road from “Low Density Residential” to “Mixed Use” and to include “IDZ” Infill Development Zone as a related zoning district for the “Mixed Use” land use classification, in City Council District 3. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Other Items

- 18.** Approval of the minutes for the January 22, 2014 Planning Commission meeting.
- 19.** Director’s report - City Council Action Update (Planning Commission items sent to Council).
- 20.** Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

120423

Project Name:

Cresta Bella Unit 1A Enclave

Applicant:

Alan F. Scott

Representative:

Kavanaugh Consulting, LLC.
c/o David Parkerson, P.E.

Owner:

242 Cresta Bella GP, LLC.

Staff Coordinator:

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

Property Address/Location:

West of Camp Bullis Road and south
of Cresta Bella

MAPSCO Map Grid (Ferguson):

480 A-8

Tract Size:

10.84

Council District:

8

Notification:

Internet Agenda posting February 7,
2014

REQUEST

Approval of a major plat to subdivide a 10.84-acre tract of land to
establish **Cresta Bella Unit 1A Enclave** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 3, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifteen (15) single-family residential lots, one (1) non-single family lot and approximately five hundred twenty (520) linear feet of private streets.

B. Zoning

“R-6 AHOD MLOD MSAO-1” Residential Single Family Airport Hazard Overlay Military Lighting Overlay Military Sound Attenuation District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

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

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Military Lighting Overlay District (MLOD-1) Regulations.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 3, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 012B-06, 412.85 Acre Tract at Camp Bullis, accepted on August 19, 2008

B. Access Note

Plat 110111, Cresta Bella Unit 1 Entry Subdivision and Plat 120424 Cresta Bella Unit 2A, provides access to this plat. Therefore, this proposed Plat 120423 shall not be recorded until Plat 110111 and Plat 120424 are recorded with Bexar County. Further, a hold from recordation note has been placed on the plat tracking system.

III. RECOMMENDATION

Approval of the proposed **Cresta Bella Unit 1A Enclave** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA UNIT 1A ENCLAVE

BEING A SURVEY OF 10.84 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, COUNTY BLOCK 4760 AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 18333 AND BEING A PORTION OF A REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



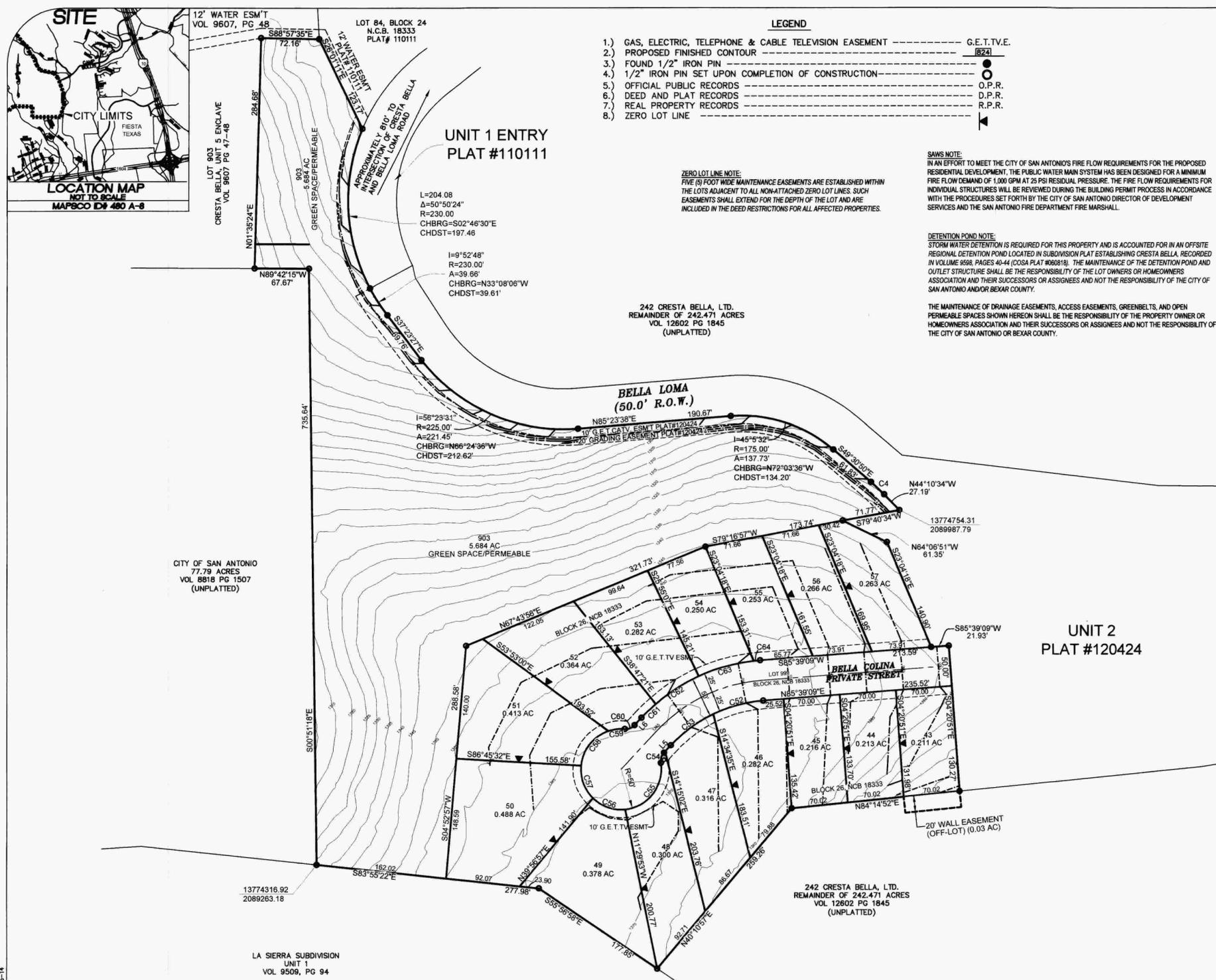
SCALE
1"=100'

BAKER SURVEYING, INC.

CIVIL ENGINEER:
NAME: KAVANAUGH CONSULTING, LLC.
ADDRESS: 108 RIVER OAKS DR.
WIMBERLEY, TEXAS 78676
PH. (512) 587-7397

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

- 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 CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "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 INTERFERE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO 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 PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - 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) 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.
 - 7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.
 - 8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 42M, NAD 83.
 - 9) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(X)(2P-5-40)
 - 10) MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.



- LEGEND**
- 1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - 2.) PROPOSED FINISHED CONTOUR ----- [Symbol]
 - 3.) FOUND 1/2" IRON PIN ----- [Symbol]
 - 4.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION ----- [Symbol]
 - 5.) OFFICIAL PUBLIC RECORDS ----- [Symbol]
 - 6.) DEED AND PLAT RECORDS ----- [Symbol]
 - 7.) REAL PROPERTY RECORDS ----- [Symbol]
 - 8.) ZERO LOT LINE ----- [Symbol]

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

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN SUBDIVISION PLAT ESTABLISHING CRESTA BELLA, RECORDED IN VOLUME 9598, PAGES 40-44 (COSA PLAT #060818). THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

ZERO LOT LINE NOTE:
FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NONATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHBRG	CHDST
C4	5°20'16"	239.00'	22.27'	N 46°50'42" W	22.28'
C52	21°17'44"	175.00'	64.53'	S 75°5'17" W	64.17'
C53	21°29'37"	175.00'	65.65'	S 53°46'38" W	65.28'
C54	52°11'12"	15.00'	13.62'	S 17°11'11" W	13.16'
C55	93°23'39"	50.00'	81.49'	N 37°42'10" E	72.77'
C56	50°11'31"	50.00'	43.80'	S 70°30'30" E	42.41'
C57	50°41'52"	50.00'	44.24'	S 20°34'9" E	42.81'
C58	65°57'34"	50.00'	57.56'	S 38°15'55" W	54.43'
C59	23°48'18"	50.00'	20.77'	S 83°0'51" W	20.62'
C60	52°11'12"	15.00'	13.62'	N 69°2'24" E	13.16'
C61	6°10'45"	225.00'	24.27'	S 46°7'10" W	24.25'
C62	16°14'11"	225.00'	63.76'	S 57°19'38" W	63.55'
C63	18°8'41"	225.00'	71.25'	S 74°31'4" W	70.96'
C64	2°3'44"	225.00'	8.10'	S 84°37'17" W	8.10'

LINE TABLE

LINE	LENGTH	BEARING
L5	12.56'	N 43°1'48" E
L6	12.56'	N 43°1'48" E

WALDEN HEIGHTS UNIT 6 SUBDIVISION VOLUME 9520 PG. 191

STATE OF ~~TEXAS~~ OHIO
COUNTY OF ~~BEXAR~~ CUYAHOGA

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

AMY EXLINE
Notary Public
State of Ohio
My Commission Expires
December 18, 2016



STATE OF ~~TEXAS~~ OHIO
COUNTY OF ~~BEXAR~~ CUYAHOGA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY 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 27th DAY OF January, A.D. 2014.

AMY EXLINE
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BLANCO)

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.

Amil M. Baker Jr.
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.

David Parkerson
LICENSED PROFESSIONAL ENGINEER

Attachment No. 1



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

120465

Project Name:

Dominion Unit-14, Phase 2A Replat

Applicant:

Brandon Cooper, Maurice & Sonia
Bannayan

Representative:

Pape-Dawson Engineers, Inc., c/o
Thomas Matthew Carter, P.E.

Owner:

Brandon Cooper, Maurice & Sonia
Bannayan

Staff Coordinator:

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

Property Address/Location:

Generally located on the northwest
corner of Hovingham and Ellesmere.

MAPSCO Map Grid (Ferguson):

480 A-1

Tract Size:

0.752-acres

Council District(s):

8

Notification:

Published in Daily Commercial
Recorder January 23, 2014
Notices mailed January 23, 2014

- Four (4) to property owners
within 200 feet of the subdivision
and to the Dominion Home
Owners Association a registered
neighborhood association.

Internet Agenda Posting February 7,
2014

REQUEST

Approval of a minor plat to replat a 0.752-acre tract of land to
establish **Dominion Unit-14, Phase 2A** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 14, 2014

CASE HISTORY

Area being replatted was previously platted as Lots 13 and 14,
Block 108, NCB 16386 out of the amending plat of Dominion,
Unit-14, Phase 2 Subdivision, recorded in Volume 9597, Pages
106, of the Deed and Plat Records of Bexar County,
Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of two (2) single-family residential lots.

B. Zoning

“R-6 PUD MSAO-1 MLOD” Single Family Residential Military Sound Attenuation Military Lighting Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on August 20, 2013.

This plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation’s review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Military Lighting Overlay District (MLOD) and Military Sound Attenuation District (MSAO-1) Regulations.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 13, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

PUD 05-028, Dominion Unit 14, approved on September 14, 2005.
MDP 55, Dominion, accepted June 29, 1983

B. Notices

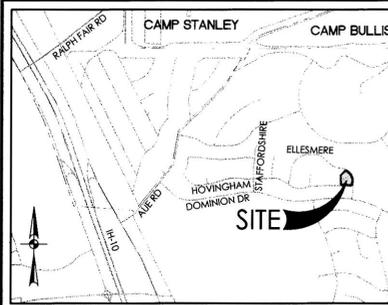
To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Dominion Unit-14, PH 2A** Replat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
MAPSCO MAP GRID, 48041
NOT TO SCALE

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,900 GPM AT 25 PSI RESIDUAL PRESSURE.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 13, BLOCK 20, NEW CITY BLOCK 16386 OF THE AMENDING PLAT OF NUMBER 050615 DOMINION, UNIT-14, PHASE 2 RECORDED IN VOLUME 9597, PAGE 106 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. 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.

Brandon Loh
OWNER/DEVELOPER: BRANDON LOOPER
TOLL TX IV LP
250 GIBRALTAR RD
HORSHAM, PA 19044
(210) 372-3997

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 1st DAY OF October, A.D. 2012.

Christy Fontenot
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 8/31/17

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 14, BLOCK 20, NEW CITY BLOCK 16386 OF THE AMENDING PLAT OF NUMBER 050615 DOMINION, UNIT-14, PHASE 2 RECORDED IN VOLUME 9597, PAGE 106 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. 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.

Maurice & Sonia Bannayan
OWNER/DEVELOPER: MAURICE & SONIA BANNAYAN
24826 ELLESMERE
SAN ANTONIO, TX 78257
(210) 372-3997

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 20th DAY OF October, A.D. 2012.

Chris Fontenot
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 8-31-17

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.

Thomas Matthew Carter
THOMAS MATTHEW CARTER
19272
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
JOHN NOEL NICHOLLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-IN-WAY FOR ELECTRIC, DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, UPGRADE, MODIFYING, IMPROVING, PAINTING, AND REPAIRING POLES, CONDUITS, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, UPGRADE, MODIFYING, IMPROVING, PAINTING, AND REPAIRING APPOINTMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOP ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT, 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 APPOINTMENTS. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CITY MONEYS ARE BEING PAID FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OF GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DENIED RESPONSIBILITY FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, REPEAL 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 HEREIN.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THIS PLAT PROVIDED THAT THE APPROACHES DO NOT INTERFERE WITH THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

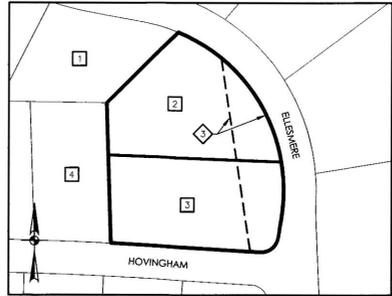
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE:

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

SURVEYOR'S NOTES:

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



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
SCALE: 1" = 100'

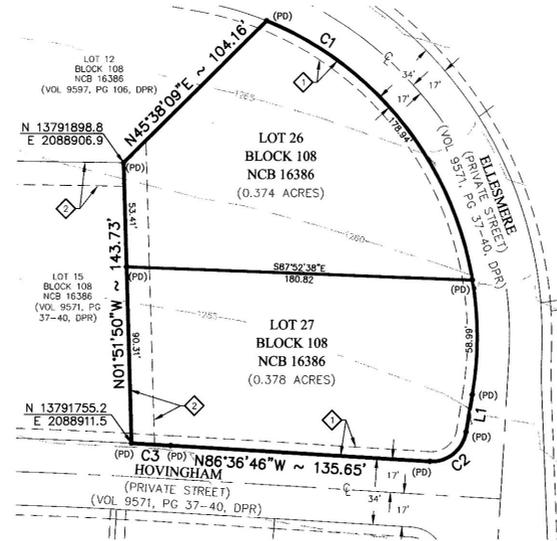
THE 0.752 OF AN ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 13 & 14, BLOCK 20, NEW CITY BLOCK 16386 OF THE AMENDING PLAT OF NUMBER 050615 DOMINION, UNIT-14, PHASE 2 RECORDED IN VOLUME 9597, PAGE 106 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	175.00'	77°53'57"	S29°25'58"E	220.02'	237.93'
C2	18.00'	83°52'13"	S51°27'08"W	24.06'	26.35'
C3	2847.00'	0°24'47"	N86°49'09"W	20.52'	20.52'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°31'01"W	19.28'

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- 1260 EXISTING CONTOURS (SURVEYOR)
- VOL VOLUME
- PG PAGE(S)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- 1 LOT 12, BLOCK 108, NCB 16386 DOMINION, UNIT-14, PHASE 2 (VOL. 9597, PG 106, DPR)
- 2 LOT 13, BLOCK 108, NCB 16386 DOMINION, UNIT-14, PHASE 2 (VOL. 9597, PG 106, DPR)
- 3 LOT 14, BLOCK 108, NCB 16386 DOMINION, UNIT-14, PHASE 2 (VOL. 9597, PG 106, DPR)
- 4 LOT 15, BLOCK 108, NCB 16386 DOMINION, UNIT-14, PHASE 2 (VOL. 9571, PG 37-40, DPR)
- 5 WATER AND LANDSCAPE EASEMENT (VOL. 9571, PG 37-40, DPR)
- 12 ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION EASEMENT (VOL. 9571, PG 37-40, DPR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9597, PG 106, DPR)



PLAT NUMBER 120465

REPLAT ESTABLISHING
DOMINION UNIT-14, PHASE 2A

ESTABLISHING LOTS 26 & 27, BLOCK 108, NCB 16386 COMPRISED OF LOTS 13 & 14, BLOCK 108, OF THE AMENDING PLAT OF DOMINION, UNIT 14, PHASE 2, RECORDED IN VOLUME 9597, PAGE 106 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'



PAPE-DAWSON ENGINEERS
TYPE: FIRM REGISTRATION # 470

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

DATE OF PRINT: September 6, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

Brandon Loh
OWNER/DEVELOPER: BRANDON LOOPER
TOLL TX IV LP
250 GIBRALTAR RD
HORSHAM, PA 19044
(210) 372-3997

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRANDON LOOPER, 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 7 DAY OF October, A.D. 2012.

Christy Fontenot
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

Maurice & Sonia Bannayan
OWNER/DEVELOPER: MAURICE & SONIA BANNAYAN
24826 ELLESMERE
SAN ANTONIO, TX 78257
(210) 372-3997

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MAURICE & SONIA BANNAYAN, 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 20th DAY OF October, A.D. 2012.

Christy Fontenot
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF DOMINION UNIT-14, PHASE 2A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

130163

Project Name:

Remuda Ranch South Unit 2

Applicant:

Norman T. Dugas, Jr.

Representative:

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

Owners:

Remuda 530, L.P.

Staff Coordinator:

Chris McCollin, Planner
(210) 207-5014
christopher.mccollin@sanantonio.gov

Property Address/Location:

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

MAPSCO Map Grid (Ferguson):

545 A-7

Tract Size:

20.523 acres

Council District:

ETJ

Notification:

Internet Agenda posting February 7,
2014

REQUEST

Approval of a major plat to subdivide a 20.523-acre tract of land
to establish **Remuda Ranch South Unit 2** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 24, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of eighty six (86) single family lots, three (3) non-single family lots, and approximately three thousand three hundred fifty nine (3,359) linear feet of public streets.

B. Zoning

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

C. Major Thoroughfare

Galm Road, Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 23, 2014.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 24, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 433A, Remuda Ranch, accepted on October 9, 2012

II. RECOMMENDATION

Approval of the proposed **Remuda Ranch South Unit 2** Subdivision.

III. ATTACHMENT

1. Proposed plat

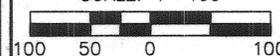
PLAT NUMBER: 130163

SUBDIVISION PLAT

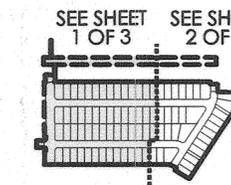
ESTABLISHING
REMUDA RANCH SOUTH UNIT 2
BEING 20.523 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS AND ALSO BEING OUT OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



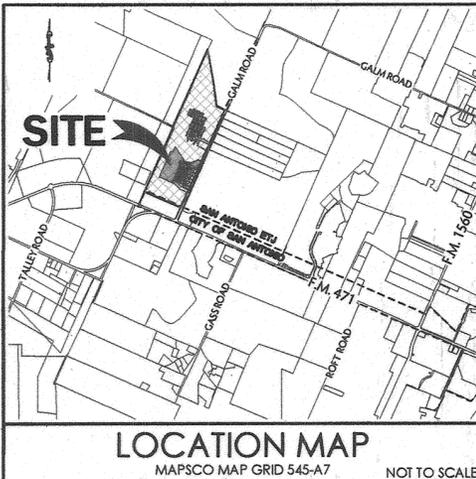
SCALE: 1"=100'



CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951
FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TPE FIRM #455
MWC: CHRISTOPHER DICE, P.E.
PRJ. NO.: 01800.700



INDEX MAP



LOCATION MAP

MAPSCO MAP GRID 545-A7 NOT TO SCALE

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

SAWS NOTES
1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
3. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.
MISCELLANEOUS NOTES
1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, & EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH SOUTH UNIT 2 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTES
1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
2. 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.
3. * FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANGE WATER SURFACE ELEVATIONS.

SURVEYOR'S NOTES
1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
2. BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
3. 1/2" IRON RODS WITH RED CAP STAMPED "M.W. CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
REMUDA 530, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: *Norman T. Dugas*
NORMAN T. DUGAS, JR.
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

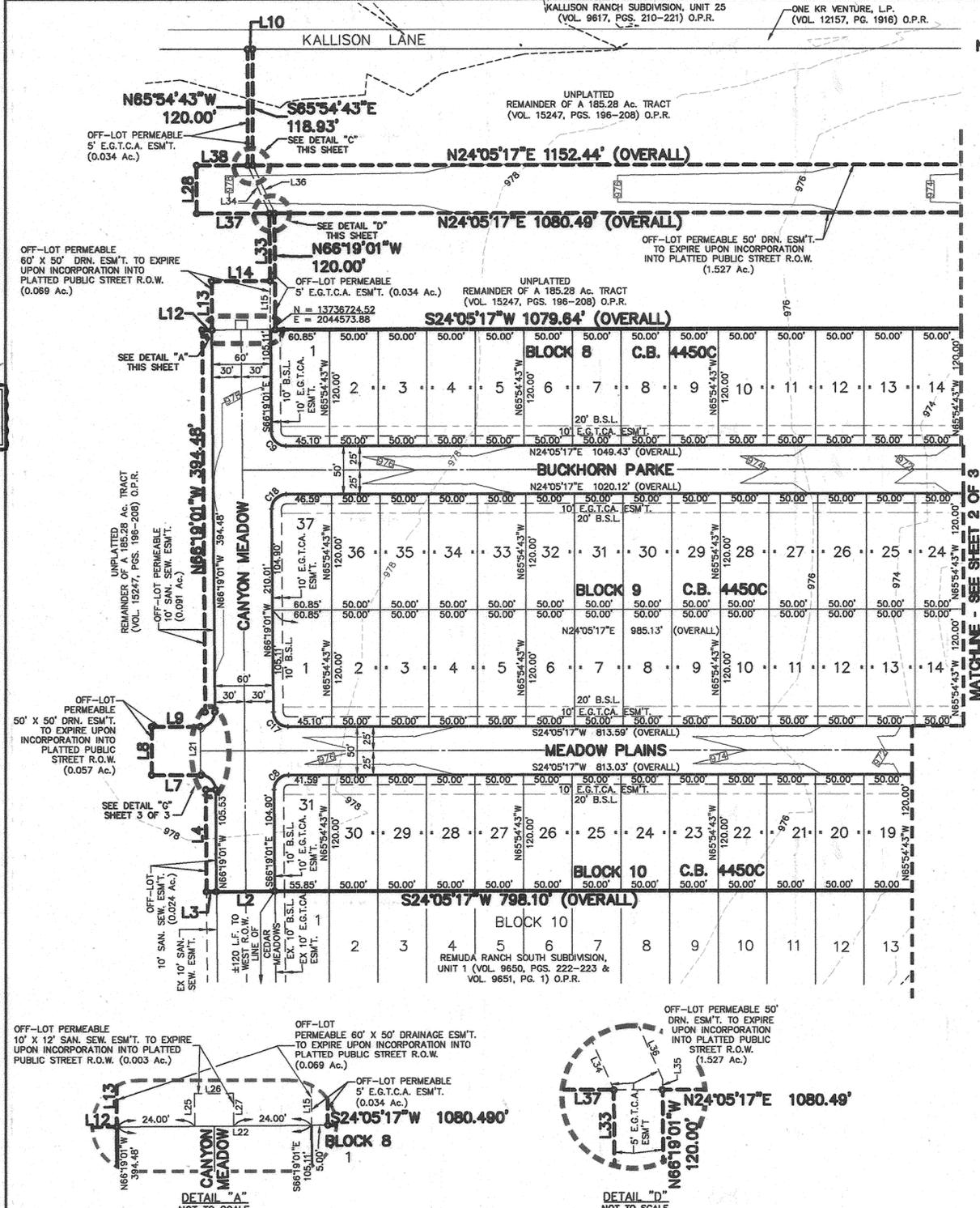
14502 BROOK HOLLOW
SAN ANTONIO, TX. 78232
PHONE: (210) 402-0866
FAX: (210) 545-3313
CONTACT PERSON: NORMAN T. DUGAS, JR.

DULY AUTHORIZED AGENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF JAN. A.D. 2014.

Sandra L. Shanks
SANDRA L. SHANKS
Notary Public, State of Texas
My Commission Expires
August 08, 2017



LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- CI = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CPS = CITY PUBLIC SERVICE
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ELEV. = ELEVATION
- ESMT. = EASEMENT
- EX. = EXISTING
- F.I.R. = FOUND IRON ROD
- F.F. = FINISHED FLOOR
- G.P.M. = GALLONS PER MINUTE
- L.F. = LINEAR FEET
- LI = LINE NUMBER
- N.A.D. = NORTH AMERICAN DATUM
- O.P.R. = OFFICIAL PUBLIC RECORDS
- PG. = PAGE
- PGS. = PAGES
- P.S.I. = POUNDS PER SQUARE INCH
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WD. = WIDTH
- = CITY LIMIT BOUNDARY
- - - - = PROPOSED CENTERLINE
- - - - = EXISTING GROUND MAJOR CONTOUR
- - - - = EXISTING GROUND MINOR CONTOUR
- - - - = EXISTING PROPERTY LINE

STATE OF TEXAS
COUNTY OF BEAR

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

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

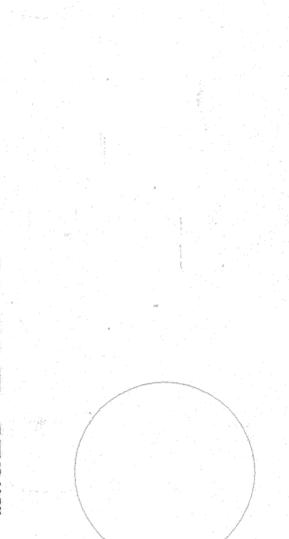
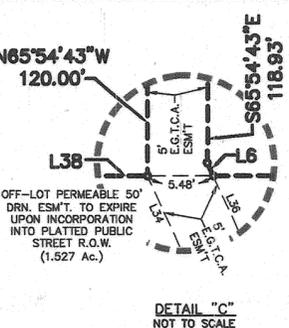
Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

M.W. CUDE ENGINEERS L.L.C.
KEITH C. KEPPLER, R.P.L.S.

Keith C. Keppler
REGISTERED PROFESSIONAL LAND SURVEYOR



CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF REMUDA RANCH SOUTH 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 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

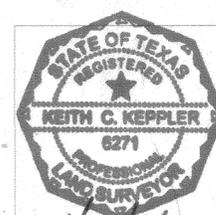
STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

JANUARY 2014 SHEET 1 OF 3



Attachment No. 1

PLAT NUMBER: 130163

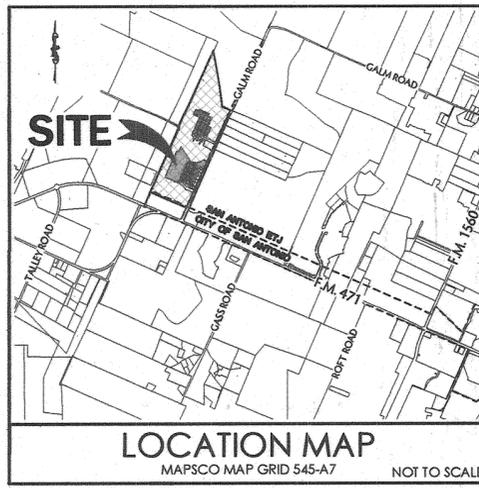
SUBDIVISION PLAT

ESTABLISHING
REMUDA RANCH SOUTH UNIT 2
 BEING 20.523 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



SCALE: 1"=100'

CUDE ENGINEERS
 M.W. CUDE ENGINEERS, L.L.C.
 4122 POND HILL ROAD, SUITE 101
 SAN ANTONIO, TEXAS 78231
 TEL 210.681.2951
 FAX 210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPE FIRM #455
 MWC: CHRISTOPHER DICE, P.E.
 PRJ. NO.: 01800.700



CPS NOTES

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

S.A.W.S. NOTES

- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

MISCELLANEOUS NOTES

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, & EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH SOUTH UNIT 2 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 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.

DRAINAGE NOTES

- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
- 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.
- * FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

SURVEYOR'S NOTES

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
- BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- 1/2" IRON RODS WITH RED CAP STAMPED "M.W. CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER
 REMUDA 530, L.P.,
 A TEXAS LIMITED PARTNERSHIP

BY: *Norman T. Dugas, Jr.*
 XI LAND DEVELOPMENT, L.L.C.,
 A TEXAS LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER
 OWNER

14502 BROOK HOLLOW
 SAN ANTONIO, TX 78232
 PHONE: (210) 402-0866
 FAX: (210) 545-3313
 CONTACT PERSON: NORMAN T. DUGAS, JR.
 DULY AUTHORIZED AGENT

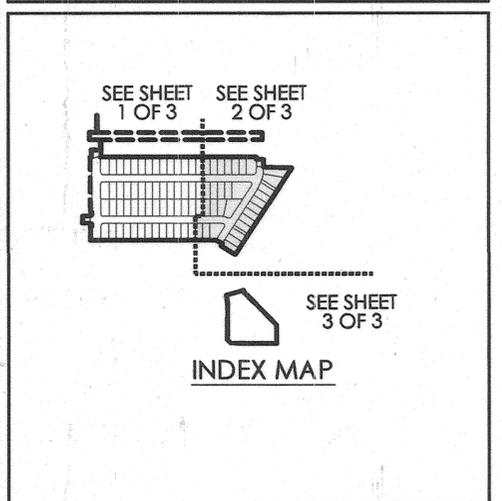
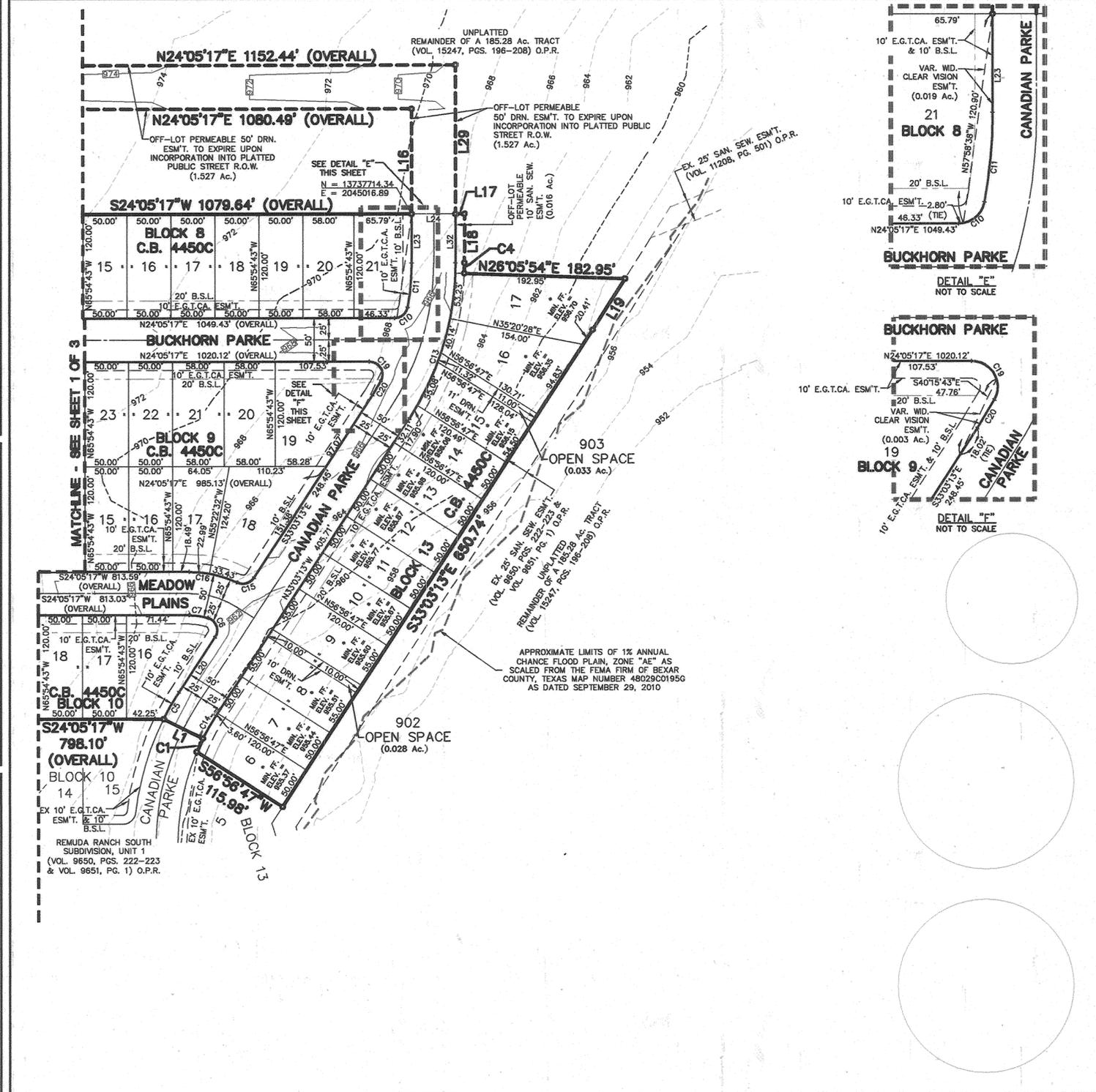
STATE OF TEXAS
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF JAN.
 A.D. 2014.

Sandra L. Shanks
 IN AND FOR THE STATE OF TEXAS

SANDRA L. SHANKS
 Notary Public, State of Texas
 My Commission Expires
 August 08, 2017



LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEV.	= ELEVATION
ESMT.	= EASEMENT
EX.	= EXISTING
F.I.R.	= FOUND IRON ROD
F.F.	= FINISHED FLOOR
G.P.M.	= GALLONS PER MINUTE
L.F.	= LINEAR FEET
LI	= LINE NUMBER
N.A.D.	= NORTH AMERICAN DATUM
O.P.R.	= OFFICIAL PUBLIC RECORDS
PG.	= PAGE
PGS.	= PAGES
P.S.I.	= POUNDS PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
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VOL.	= VOLUME
WD.	= WIDTH
- - -	= CITY LIMIT BOUNDARY
- - -	= PROPOSED CONTOUR
- - -	= STREET CENTERLINE
- - -	= EXISTING GROUND MAJOR CONTOUR
- - -	= EXISTING GROUND MINOR CONTOUR
- - -	= EXISTING PROPERTY LINE

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

Chh
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
 KEITH C. KEPPLER, R.P.L.S.

Keith C. Keppler
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

THIS PLAT OF _____ REMUDA RANCH SOUTH 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 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

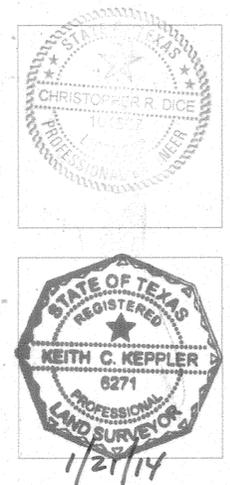
STATE OF TEXAS
 COUNTY OF BEXAR

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____
 DEPUTY

JANUARY 2014 SHEET 2 OF 3



PLAT NUMBER: 130163

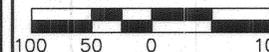
SUBDIVISION PLAT
ESTABLISHING

REMUDA RANCH SOUTH UNIT 2

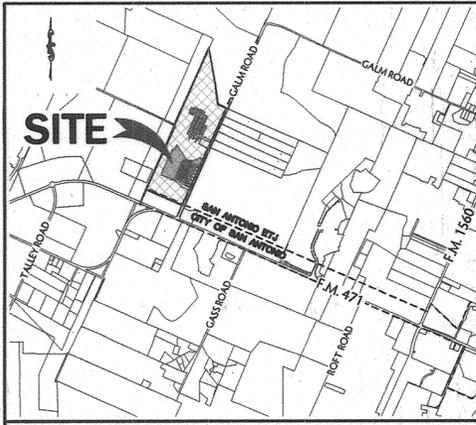
BEING 20.523 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
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WWW.CUDEENGINEERS.COM
TPE FIRM #455
MWC: CHRISTOPHER DICE, P.E.
PRJ. NO.: 01800.700



LOCATION MAP

MAPSCO MAP GRID 545-A7 NOT TO SCALE

CPS NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APURTANCES; 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 APURTANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

4. 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.

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

S.A.W.S. NOTES

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

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

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

MISCELLANEOUS NOTES

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

3. 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.

DRAINAGE NOTES

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

2. 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.

3. * FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

SURVEYOR'S NOTES

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).

2. BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. 1/2" IRON RODS WITH RED CAP STAMPED "M.W. CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
REMUDA 530, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: XL LAND DEVELOPMENT, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

14502 BROOK HOLLOW
SAN ANTONIO, TX 78232
PHONE: (210) 402-0868
FAX: (210) 545-3313
CONTACT PERSON: NORMAN T. DUGAS, JR.

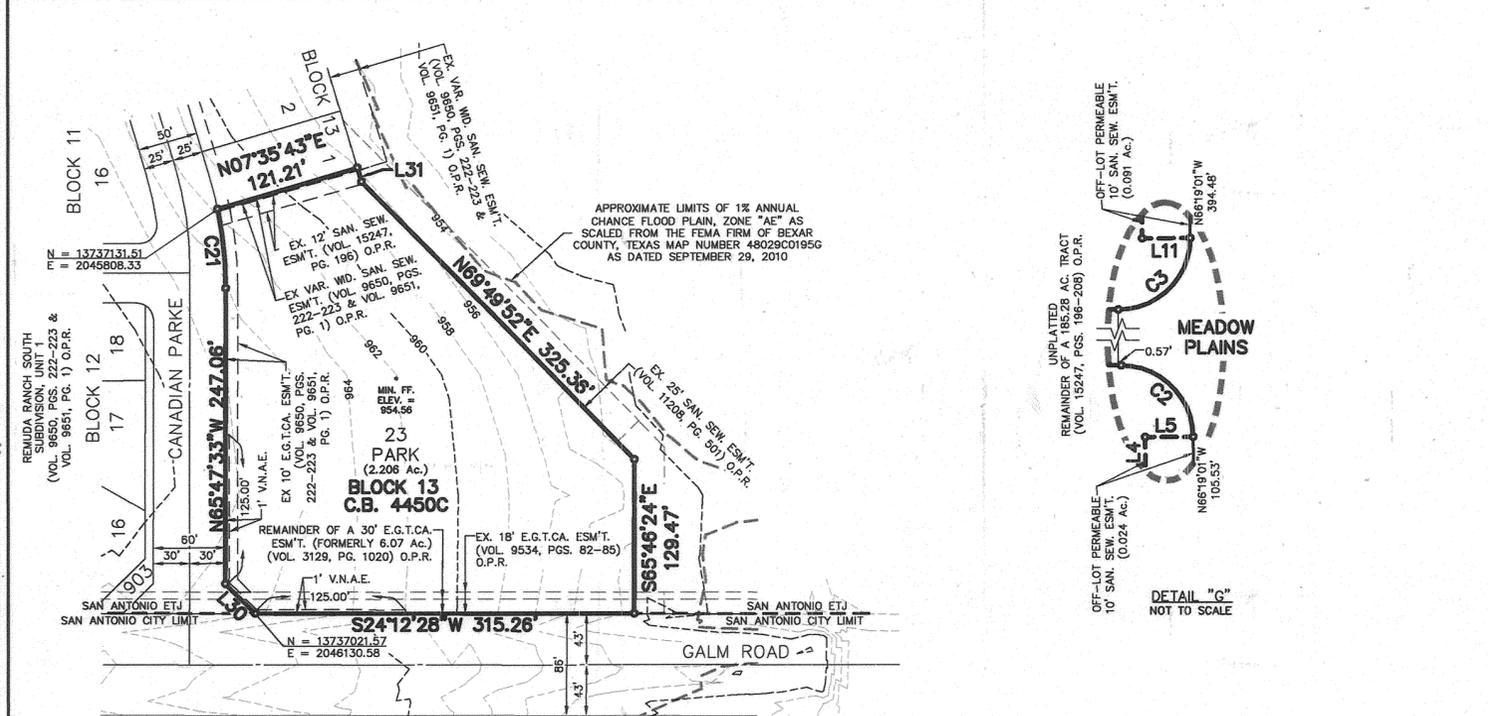
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF JAN. A.D. 2014.

Sandra L. Shanks
IN AND FOR THE STATE OF TEXAS

SANDRA L. SHANKS
Notary Public, State of Texas
My Commission Expires
August 08, 2017



LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- CI = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CPS = CITY PUBLIC SERVICE
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
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- PG. = PAGE
- POS. = PAGES
- P.S.I. = POUNDS PER SQUARE INCH
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- SAN. SEW. = SANITARY SEWER
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- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WD. = WIDTH
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- - - = PROPOSED CONTOUR
- = STREET CENTERLINE
- - - = EXISTING GROUND MAJOR CONTOUR
- - - = EXISTING GROUND MINOR CONTOUR
- - - = EXISTING PROPERTY LINE

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

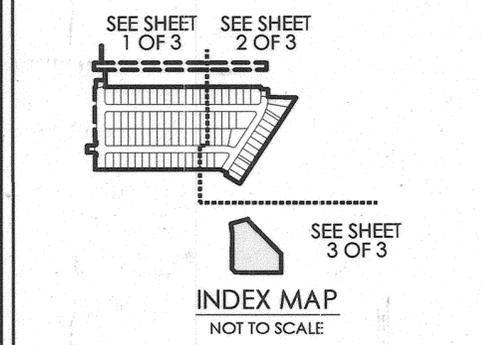
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	50.00'	S50°36'26"W	L12	10.00'	N23°40'59"E	L23	56.54'	N65°54'43"W	L34	54.80'	S89°55'40"W
L2	60.00'	S23°40'59"W	L13	50.00'	N66°19'01"W	L24	50.00'	N24°05'17"E	L35	1.09'	N66°19'01"W
L3	10.00'	S23°40'59"W	L14	60.00'	N23°40'59"E	L25	10.00'	N66°19'01"W	L36	53.61'	S89°55'40"W
L4	105.53'	N66°19'01"W	L15	50.00'	N66°19'01"W	L26	12.00'	N23°40'59"E	L37	74.90'	S24°05'17"W
L5	10.00'	N23°40'57"E	L16	120.00'	S85°54'43"E	L27	10.00'	S86°19'01"E	L38	52.46'	N24°05'17"E
L6	1.18'	N89°55'40"E	L17	10.00'	N24°05'17"E	L28	50.00'	N65°54'43"W			
L7	50.57'	S24°05'17"W	L18	56.54'	S85°54'43"E	L29	170.00'	S85°54'43"E			
L8	50.00'	N65°54'43"W	L19	69.53'	S33°54'09"E	L30	35.37'	S69°12'27"W			
L9	50.00'	N24°05'17"E	L20	75.83'	N33°03'13"W	L31	12.13'	S82°24'17"E			
L10	5.00'	N24°05'17"E	L21	50.00'	N65°54'43"W	L32	56.54'	S85°54'43"E			
L11	10.00'	S23°40'59"W	L22	60.00'	N23°40'59"E	L33	70.00'	N66°19'01"W			

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C1	270.00'	03°33'25"	8.38'	16.76'	N41°10'17"W
C2	15.00'	89°35'42"	14.89'	23.46'	S68°53'08"W
C3	15.00'	90°24'18"	15.11'	23.67'	N21°06'52"E
C4	340.00'	02°00'37"	5.97'	11.93'	S64°54'24"E
C5	320.00'	06°20'21"	17.72'	35.40'	N36°13'24"W
C6	15.00'	106°31'01"	20.09'	27.89'	N86°18'44"W
C7	75.00'	16°20'29"	10.77'	21.39'	S32°15'31"W
C8	15.00'	90°24'18"	15.11'	23.67'	S21°06'52"E
C9	15.00'	89°35'42"	14.89'	23.46'	N68°53'08"E
C10	15.00'	79°27'47"	12.47'	20.80'	N15°38'36"W
C11	280.00'	10°32'13"	25.82'	51.49'	N60°38'36"W
C13	330.00'	32°51'30"	97.31'	189.25'	S49°28'58"E
C14	270.00'	06°20'21"	14.95'	29.87'	S36°13'24"E

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C15	15.00'	83°00'06"	13.27'	21.73'	S08°26'50"W
C16	125.00'	25°51'36"	28.70'	56.42'	S55°01'05"W
C17	15.00'	89°35'42"	14.89'	23.46'	S68°53'08"W
C18	15.00'	90°24'18"	15.11'	23.67'	N21°06'52"W
C19	15.00'	118°59'48"	25.46'	31.15'	N83°35'11"E
C20	280.00'	03°51'42"	9.44'	18.87'	S34°59'04"E
C21	330.00'	11°41'52"	33.81'	67.39'	N71°38'29"W



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 THAT 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

THIS PLAT OF _____ REMUDA RANCH SOUTH 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 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

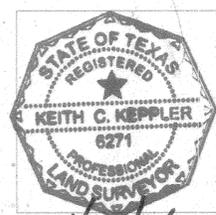
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY
JANUARY 2014 SHEET 3 OF 3



1/21/14



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

130306

Project Name:

Alamo Ranch Unit 21B

Applicant:

Ian Cude

Representative:

Pape-Dawson Engineers, Inc., c/o
Shauna L. Weaver, P.E.

Owner:

Continental Homes of Texas, LP.

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of the
intersection of Culebra Road (F.M.
471) and Roft Road.

MAPSCO Map Grid (Ferguson):

577 D-2

Tract Size:

9.635-acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder January 23, 2014
Notices mailed January 22, 2014

- Two (2) to property owners
within 200 feet within the
subdivision

Internet Agenda Posting February 7,
2014

REQUEST

Approval of a minor plat to replat and subdivide a 9.635-acre tract of land to establish **Alamo Ranch Unit 21B** Replat and Subdivision

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 22, 2014

CASE HISTORY

Area being replatted was previously platted as a portion of Lot 901, Block 19, out of the Alamo Ranch Unit 22B Subdivision, recorded in Volume 9617, Page 13, of the Deed and Plat Records of Bexar County

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty eight (**48**) single-family residential lots, two (**2**) non-single-family residential lots, and approximately one thousand three hundred seventy eight (**1,378**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 7, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 9, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 808 G, Alamo Ranch, accepted on July 12, 2010

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 21B** Replat and Subdivision.

IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 130306
REPLAT & SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH UNIT 21B

BEING A 9.635 ACRES TRACT OF LAND, ESTABLISHING LOTS 38-43, 44-55, 112-119, 903,904, BLOCK 19, LOTS 11-32, BLOCK 20, OUT OF A 377.273 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. CO. SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 4, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

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

DULY AUTHORIZED AGENT - IAN CUDE, ASSISTANT SECRETARY:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE, 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

THIS PLAT OF _____ ALAMO RANCH UNIT 21B _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

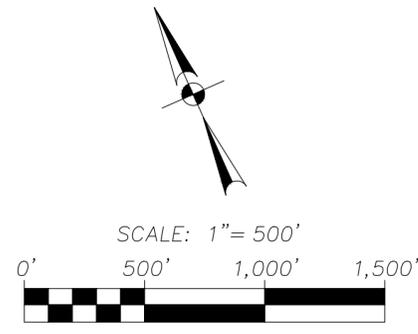
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
REPETITIVE BEARING AND/OR DISTANCE
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
20' BUILDING SETBACK LINE (VOL 9604, PG 36-38 DPR)
10' BUILDING SETBACK LINE (VOL 9604, PG 36-38 DPR)
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 14-15 DPR)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 14-15 DPR)
20' BUILDING SETBACK LINE (VOL 9574, PG 14-15 DPR)
10' BUILDING SETBACK LINE (VOL 9574, PG 14-15 DPR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9623, PG 118-119 DPR)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9623, PG 118-119 DPR)
20' BUILDING SETBACK LINE (VOL 9623, PG 118-119 DPR)
10' BUILDING SETBACK LINE (VOL 9623, PG 118-119 DPR)
VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9623, PG 118-119 DPR)
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9617, PG 13-15 OPR)
20' WATER EASEMENT REMAINING PORTION (VOL 12815, PG 1410 OPR) (VOL 12518, PG 2250-2255 OPR)
LOT 901, BLOCK 19, CB 4411 (VOL 9617, PG 13-15, OPR)
EXISTING CONTOURS
PROPOSED CONTOURS
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
16' SANITARY SEWER EASEMENT
10' BUILDING SETBACK LINE
20' BUILDING SETBACK LINE
10' RIGHT-OF-WAY DEDICATION (0.063 OF AN ACRE)
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9658, PG 103 DPR)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9658, PG 103 DPR)
20' BUILDING SETBACK LINE (VOL 9658, PG 103 DPR)
10' BUILDING SETBACK LINE (VOL 9658, PG 103 DPR)
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 36-38 DPR)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 36-38 DPR)

C.P.S. ENERGY NOTES:

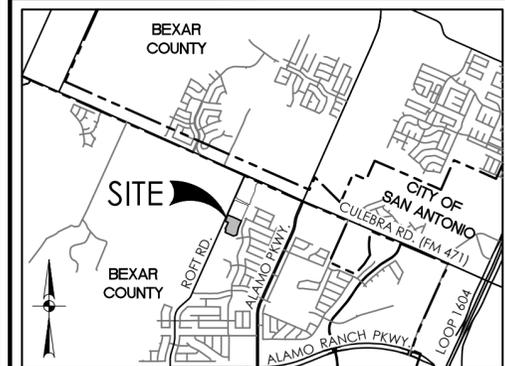
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG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

EDU NOTE:

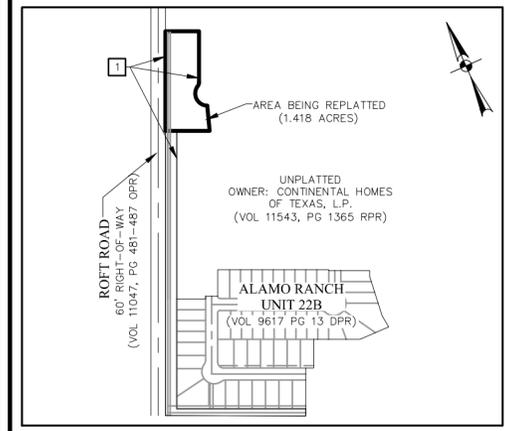
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SURVEYOR'S NOTES:

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



LOCATION MAP
MAPSCO MAP GRID: 57D2
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 500'

THE 1.418 ACREAGE OF AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 19 PERMEABLE VARIABLE WIDTH BUFFER & DRAIN OF THE ALAMO RANCH UNIT 22B RECORDED IN VOLUME 9617, PAGES 13 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH UNIT 22B - PLAT NO. 090234 WHICH IS RECORDED IN VOLUME 9617, PAGE(S) 13, 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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS

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

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20_____.

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.

_____ LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C8.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L7.

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMIT FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FEO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

IMPACT FEE PAYMENT DUE:

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

OPEN SPACE NOTE:

LOT 903 & 904, BLOCK 19, CB 4411 IS DESIGNATED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENT.

MAINTENANCE NOTE:

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

SETBACK NOTE:

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

DRAINAGE EASEMENT NOTE:

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

FINISHED FLOOR NOTE:

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

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

REPLAT & SUBDIVISION PLAT ESTABLISHING ALAMO RANCH UNIT 21B

BEING A 9.635 ACRES TRACT OF LAND, ESTABLISHING LOTS 38-43, 44-55, 112-119, 903, 904, BLOCK 19, LOTS 11-32, BLOCK 20, OUT OF A 377.273 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. CO. SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 4, 2014

STATE OF TEXAS COUNTY OF BEXAR

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

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

DULY AUTHORIZED AGENT - IAN CUDE, ASSISTANT SECRETARY:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE, 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

THIS PLAT OF ALAMO RANCH UNIT 21B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

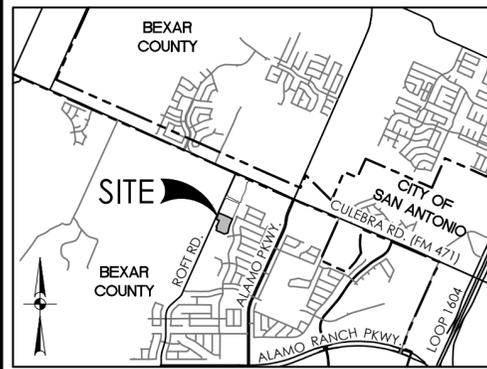
STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP MAPSCO MAP GRID: 57D2 NOI-TO-SCALE

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for ACRES, BLOCK, COUNTY BLOCK, DEED AND PLAT RECORDS, OFFICIAL PUBLIC RECORDS, EXISTING CONTOURS, PROPOSED CONTOURS, GAS/ELECTRIC/TELEPHONE/CABLE TV EASEMENTS, SETBACK LINES, DEDICATIONS, SANITARY SEWER EASEMENTS, BUILDING SETBACK LINES, RIGHT-OF-WAY DEDICATIONS, WATER EASEMENTS, and various utility easements.

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

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

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

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PREMISES 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 THERE TO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR-OF-UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

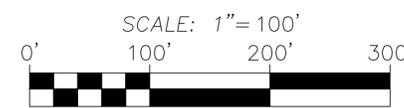
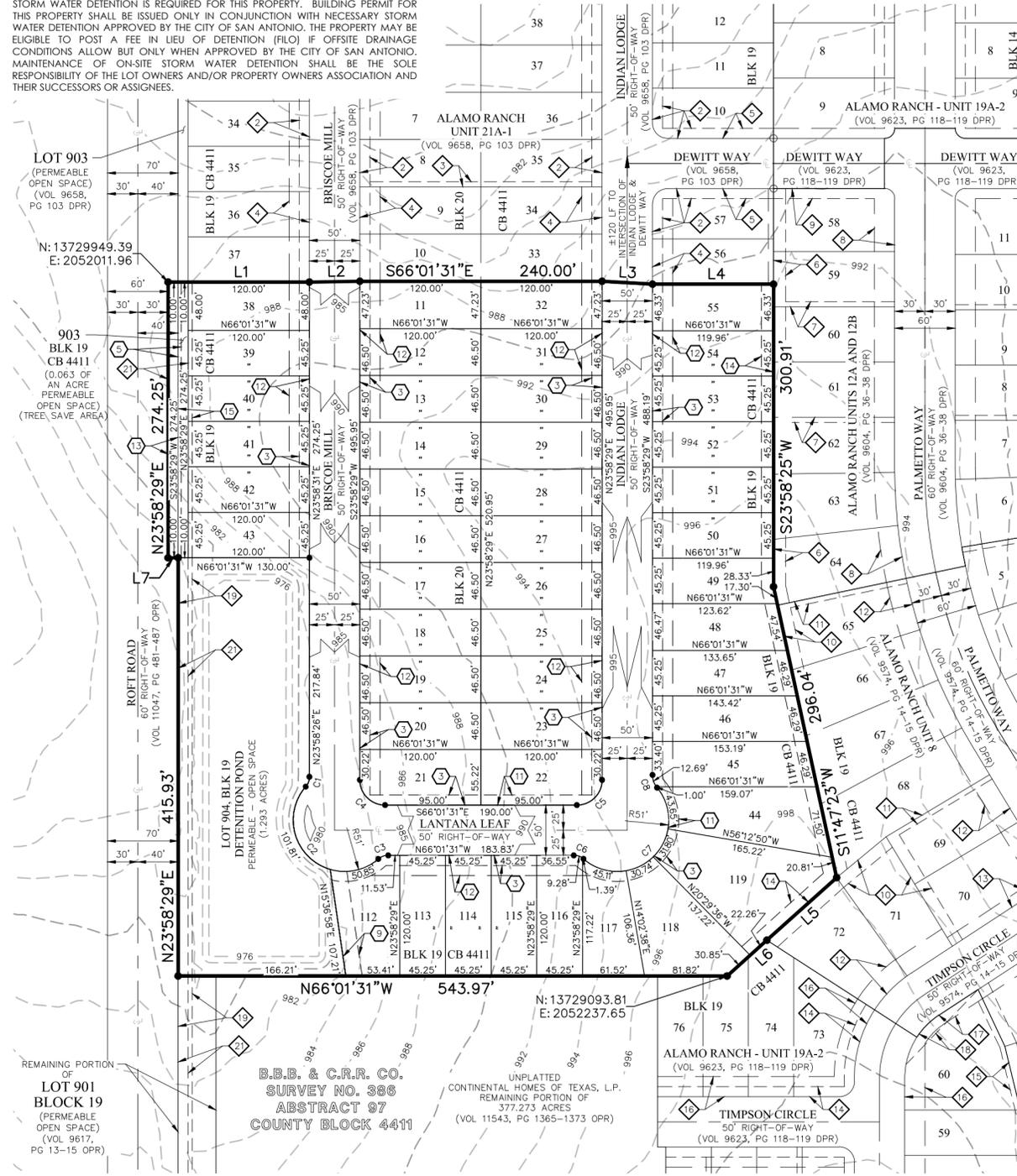
DETENTION NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMIT FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

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

OPEN SPACE NOTE: LOT 903 & 904, BLOCK 19, CB 4411 IS DESIGNATED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENT.

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

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



ALAMO RANCH UNIT 21B Civil Job No. 7529-16; Survey Job No. 7529-02B



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

130323

Project Name:

Balcones Creek Ranch Unit 3,
Enclave

Applicant:

HM Leonard Development, Inc.

Representative:

Pape-Dawson Engineers
c/o Shauna L. Weaver, P.E.

Owners:

HM Leonard Development, Inc.

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of Clearance and
Bearcat

MAPSCO Map Grid (Ferguson):

446 E1

Tract Size:

6.240 acres

Council District:

ETJ

Notification:

Internet Agenda posting February 7,
2014

REQUEST

Approval of a major plat to subdivide a 6.240-acre tract of land
to establish **Balcones Creek Ranch Unit 3, Enclave** subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 4, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty one (21) single family lots, one (1) non-single family lot, and approximately one thousand fifteen (1,015) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 17, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 3, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

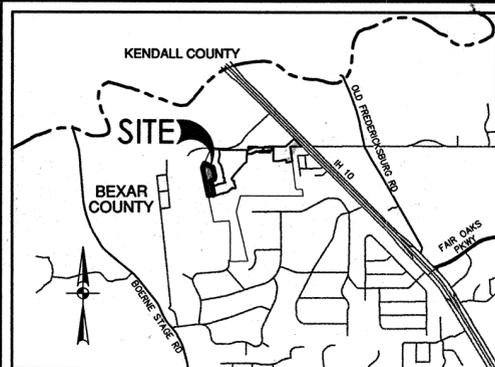
MDP 003-12, Balcones Creek Ranch, accepted on January 22, 2013

II. RECOMMENDATION

Approval of the proposed **Balcones Creek Ranch Unit 3, Enclave** Subdivision.

III. ATTACHMENT

1. Proposed plat



LOCATION MAP
 MAPSCO MAP GRID: 446 E1
 NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME PAGE(S)
BSL	BUILDING SETBACK LINE	PG	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CB	COUNTY BLOCK	○	SET 1/2" IRON ROD (PD)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		
NCB	NEW CITY BLOCK		

- | | | | |
|--------------|--|-------|---|
| --- 4446 --- | EXISTING CONTOURS | ◇ 10' | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-11 DPR) |
| --- 1140 --- | PROPOSED CONTOURS | ◇ 10' | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 130072) |
| ⑤ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ◇ 20' | 20' BUILDING SETBACK LINE (PLAT NO. 130072) |
| ⑥ | 10' BUILDING SETBACK LINE | ◇ 20' | VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT NO. 130072) |
| ⑦ | 20' BUILDING SETBACK LINE | ◇ 10' | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23 DPR) |
| ⑧ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-11 DPR) | | |
| ⑨ | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-11 DPR) | | |
| ⑩ | 35' DRAINAGE EASEMENT (VOL 9652, PG 5-11 DPR) | | |
| ⑪ | 37' DRAINAGE EASEMENT (VOL 9652, PG 5-11 DPR) | | |

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

EDU NOTE:
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C.P.S. ENERGY NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "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 GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
 COUNTY OF BEXAR

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

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

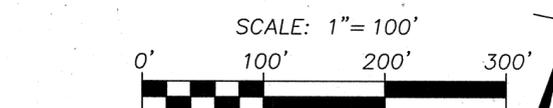
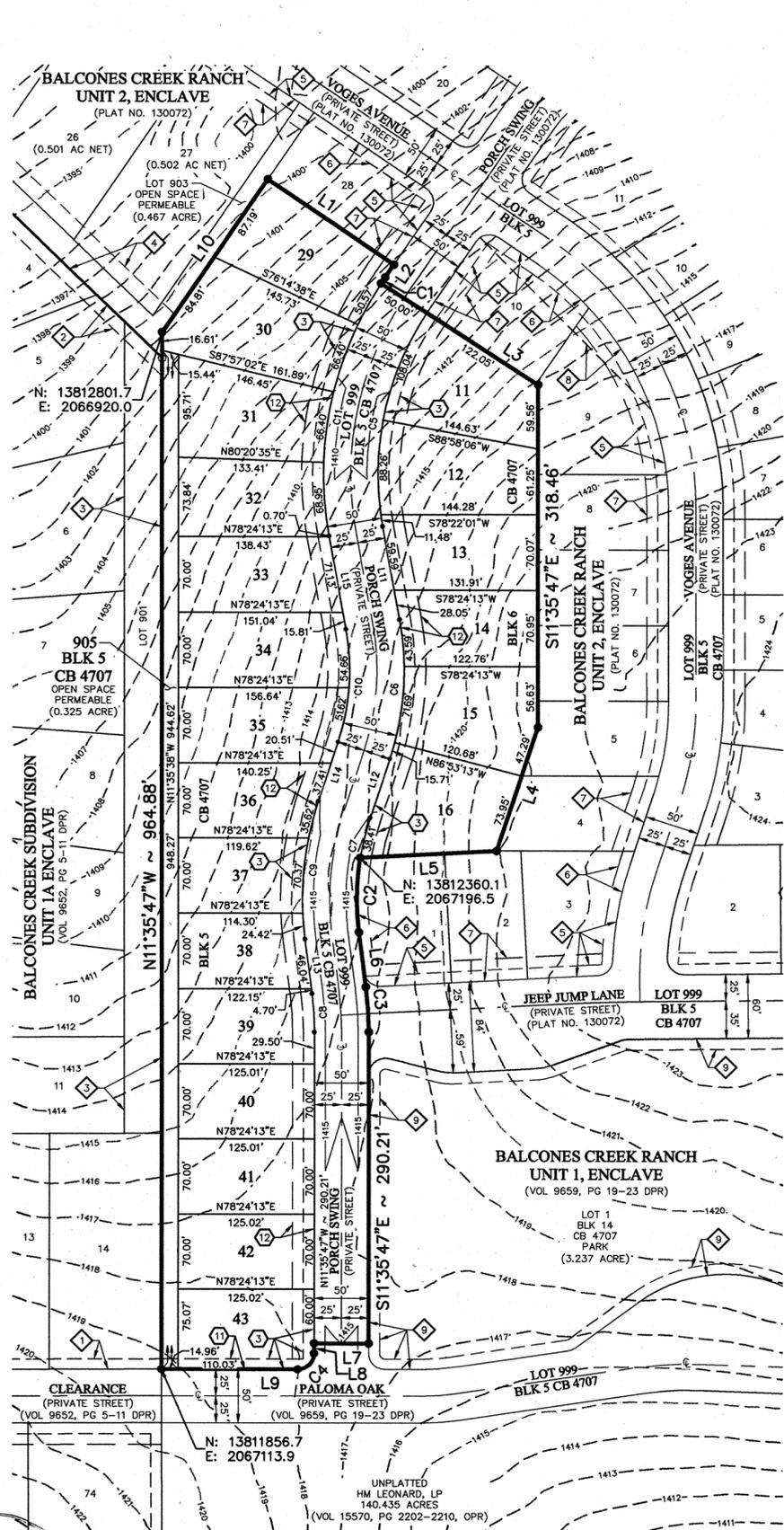
FINISHED FLOOR NOTE:
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

OPEN SPACE NOTE:
 LOT 905, BLOCK 5, CB 4707 SHALL BE CONSIDERED AN OPEN SPACE (PERMEABLE) AND AS A DRAINAGE EASEMENT.

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

FIRE FLOW NOTE:
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

BEXAR COUNTY MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 3, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.



CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	111°34'	S22°04'27"W	6.77'	6.77'
C2	245.00'	16°20'47"	S10°38'48"E	69.66'	69.90'
C3	335.00'	71°3'24"	S15°12'29"E	42.21'	42.23'
C4	15.00'	89°57'48"	S33°23'07"W	21.21'	23.55'
C5	275.00'	43°17'23"	S00°10'02"E	202.87'	207.78'
C6	265.00'	28°19'15"	S07°39'06"E	129.66'	130.99'
C7	245.00'	25°19'43"	S06°09'20"E	107.43'	108.31'
C8	285.00'	71°3'24"	N15°12'29"W	35.91'	35.93'
C9	295.00'	25°19'43"	S06°09'20"W	129.35'	130.41'
C10	215.00'	28°19'15"	N07°39'06"W	105.19'	106.27'
C11	325.00'	43°17'23"	N00°10'02"W	239.75'	245.55'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S67°19'46"E	140.04'
L2	S22°40'14"W	14.24'
L3	S68°31'20"E	172.05'
L4	S06°30'32"W	121.24'
L5	S75°26'33"W	125.38'
L6	S18°49'11"E	50.74'
L7	S78°24'13"W	50.00'
L8	S11°35'47"E	9.29'
L9	S78°22'01"W	124.99'
L10	N22°40'14"E	171.99'
L11	S21°48'43"E	87.64'
L12	S06°30'32"W	57.92'
L13	N18°49'11"W	50.74'
L14	N06°30'32"E	57.92'
L15	N21°48'43"W	87.64'

BLAIR A. MAGEE
 MY COMMISSION EXPIRES
 January 15, 2018

PLAT NUMBER 130323
 SUBDIVISION PLAT
 ESTABLISHING
BALCONES CREEK RANCH
 UNIT 3, ENCLAVE

A 6.240 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT IN DEED RECORDED IN VOLUME 16274, PAGES 1332 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: January 31, 2014

STATE OF TEXAS
 COUNTY OF BEXAR

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

Blair A. Magee
 OWNER/DEVELOPER: JAY HANNA
 HM LEONARD DEVELOPMENT, INC
 111 N LAMAR
 AUSTIN, TX 78703
 (512) 477-2400

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HM LEONARD DEVELOPMENT, INC. 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 31 DAY OF January, A.D. 20 14.

Blair A. Magee
 COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH UNIT 3, ENCLAVE HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW. DATED THIS 31 DAY OF January, A.D. 20 14.

BY: _____
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

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

DATED THIS 31 DAY OF January, A.D. 20 14.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS



BALCONES CREEK RANCH UNIT 3, ENCLAVE
 Attachment No. 1
 Date: Jan 31, 2014, 9:10am
 File: P:\V\GIS\Design\Con\Plat\130323-03.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

130378

Project Name:

Alamo Ranch Unit 39B PH2, PUD

Applicant:

Laurin Darnell

Representative:

Pape-Dawson Engineers, Inc.
c/o Shauna L. Weaver, P.E.

Owner:

Pulte Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located on the south side of
Del Webb Boulevard, east of La
Villita Way

MAPSCO Map Grid (Ferguson):

577 C-7

Tract Size:

16.867-acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder January 23, 2014
Notices mailed January 23, 2014
• Nineteen (19) to property owners
within 200 feet of the subdivision.
Internet Agenda Posting February 7,
2014

REQUEST

Approval of a major plat to replat and subdivide a 16.867-acre tract of land to establish the **Alamo Ranch Unit 39B PH2, PUD** Subdivision

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 22, 2014

CASE HISTORY

Area being replatted is a 25 foot Off lot drainage easement that was previously platted in the Alamo Ranch 39B PH1 PUD Subdivision, recorded in Volume 9646, Pages 47 and 48, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixty (**60**) single-family residential lots, two (**2**) non-single family residential lots and approximately one thousand six hundred eighty-three (**1,683**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 11, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 31, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 808D, Alamo Ranch, accepted on May 25, 2006

PUD 06-023 Alamo Ranch Del Webb Phase 2 (PUD) approved March 28, 2013

B. Notices

To the present, staff has received three (3) responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 39B PH 2, PUD** Replat and Subdivision Plat.

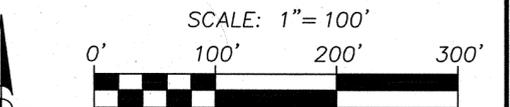
IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 130378

REPLAT & SUBDIVISION PLAT ESTABLISHING ALAMO RANCH 39B PH2, PUD

ESTABLISHING LOTS 18-34 & 901, BLK 66 - LOTS 59-100 & 901, BLK 67, CB 4400 A 16.867 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: January 17, 2014

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

OWNER/DEVELOPER: LAURIN DARNELL
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL, 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 17th DAY OF January, A.D. 2014.

STEPHANIE L. CASTILLO
Notary Public, State of Texas
My Commission Expires June 14, 2017

THIS PLAT OF ALAMO RANCH UNIT 39B PH2, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

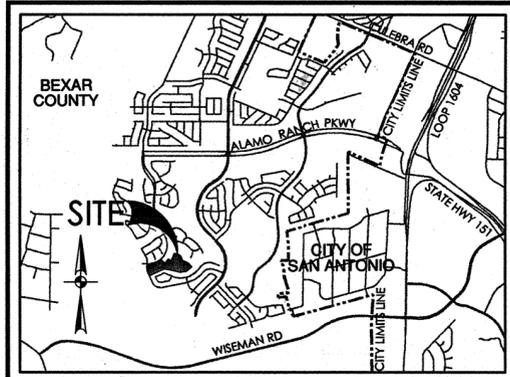
DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

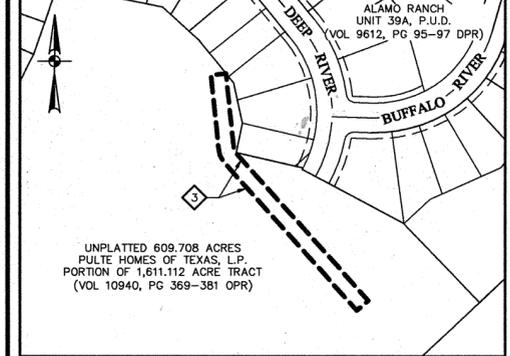
COUNTY CLERK, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

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

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



LOCATION MAP
MAPSCO MAP GRID: 577C7
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"=200'
THE AREA BEING REPLATTED IS A 25' "OFF-LOT" DRAINAGE EASEMENT (0.270 AC) THAT WAS PREVIOUSLY PLATTED IN THE ALAMO RANCH 39B PH1 PUD RECORDED IN VOLUME 9646, PAGES 47-48 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH 39B PH1 PUD - PLAT NO. 110274 WHICH IS RECORDED IN VOLUME 9646, PAGE(S) 47-48, 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/DEVELOPER: LAURIN DARNELL
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STEPHANIE L. CASTILLO
Notary Public, State of Texas
My Commission Expires June 14, 2017

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF January, A.D. 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 06-14-17

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

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

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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

W.D.L. Linn
REGISTERED PROFESSIONAL LAND SURVEYOR

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 39B PHASE 2, PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HILL COUNTRY RETREAT COMMUNITY ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 65, LOT 901, BLOCK 66, AND LOT 901, BLOCK 67.

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

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

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

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

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDUAL PRESSURE.

OPEN SPACE DESIGNATION NOTE:
LOT 901, BLOCK 66, LOT 901, BLOCK 67, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 67 IS DESIGNATED ALSO AS A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

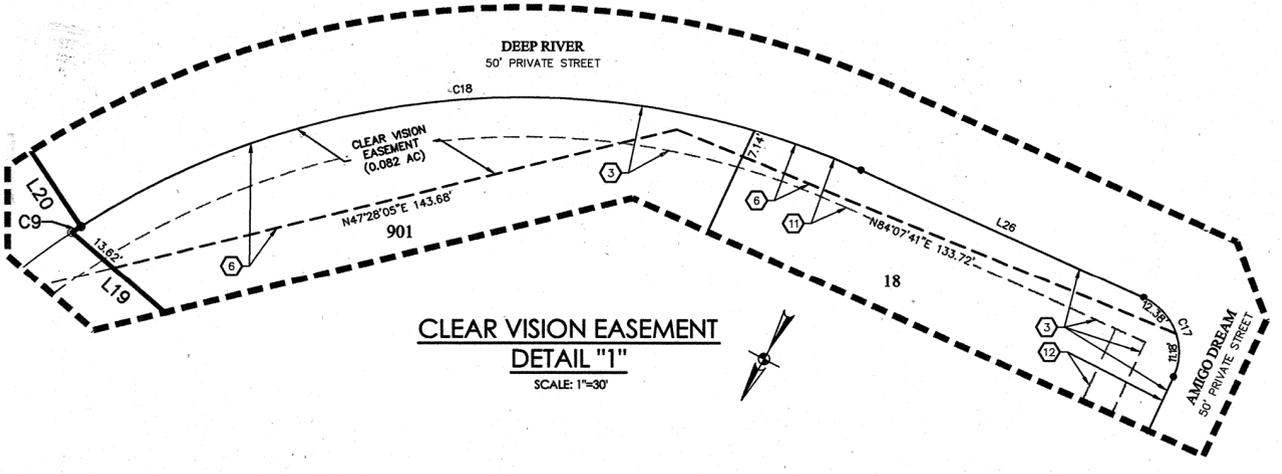
IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

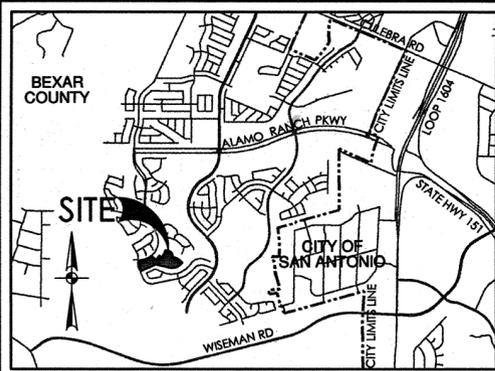
LEGEND

BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	"	REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)		
---	EXISTING CONTOURS	1	LOT 901, BLK 66 OPEN SPACE PRIVATE DRAINAGE EASEMENT PERMEABLE (0.825 ACRE)
- - -	PROPOSED CONTOURS		
- - -	100 YR ULTIMATE DEVELOPMENT FLOODPLAIN		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9646, PG 47-48, DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9646, PG 47-48, DPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	3	25' "OFF-LOT" DRAINAGE EASEMENT (VOL 9646, PG 47-48, DPR)
11	10' SETBACK EASEMENT	4	16' SANITARY SEWER EASEMENT (VOL 9595, PG 26-31, DPR)
12	18' SETBACK EASEMENT		
13	15' PRIVATE DRAINAGE EASEMENT (0.048 ACRES)		

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N23°54'31"W	87.10'	L22	N46°24'07"W	35.34'
L2	N27°50'11"W	66.42'	L23	S46°24'07"E	35.34'
L3	N00°52'28"E	82.44'	L24	N03°45'28"W	108.45'
L4	S44°47'41"E	156.47'	L25	S03°45'28"E	108.45'
L5	S44°47'41"E	50.00'	L26	N86°14'32"E	76.96'
L6	N43°35'53"E	34.20'	L27	N50°07'35"W	67.67'
L7	N43°35'53"E	50.00'	L28	N63°46'47"W	61.29'
L8	N43°35'53"E	20.64'	L29	N43°23'55"W	80.39'
L9	S52°20'01"E	102.23'	L30	S03°45'28"E	79.07'
L10	S75°58'42"E	41.27'	L31	N12°45'39"E	93.87'
L11	N22°21'43"E	105.61'	L32	N14°18'50"W	91.84'
L12	N26°48'27"E	97.39'	L33	N47°01'33"W	106.94'
L13	N18°54'23"E	121.23'	L34	N81°02'58"W	107.67'
L14	S78°21'42"E	176.85'	L35	S59°45'28"W	103.21'
L15	S47°19'18"E	82.91'	L36	S22°33'00"W	130.36'
L16	S38°55'28"E	90.00'	L37	S03°45'28"E	81.80'
L17	S12°14'03"E	69.09'	L38	S71°26'18"E	17.73'
L18	S11°22'14"W	50.02'	L39	N82°11'44"W	50.27'
L19	S76°49'34"E	112.37'	L40	S71°26'18"E	52.49'
L20	S61°35'23"E	50.00'	L41	S43°35'53"W	37.58'
L21	S61°35'23"E	140.44'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	100.00'	12°05'20"	N21°47'31"W	21.06'	21.10'
C2	615.00'	16°37'19"	N07°26'11"W	177.79'	178.41'
C3	15.00'	89°50'25"	N45°47'41"E	21.18'	23.52'
C4	810.00'	41°00'45"	N70°12'31"E	567.50'	579.80'
C5	525.00'	1°36'26"	N44°24'06"E	14.73'	14.73'
C6	15.00'	90°00'00"	N88°35'53"E	21.21'	23.56'
C7	15.00'	90°00'00"	N01°24'07"W	21.21'	23.56'
C8	775.00'	5°55'54"	N40°37'56"E	80.20'	80.23'
C9	200.00'	0°45'33"	S28°01'51"W	2.65'	2.65'
C10	250.00'	57°49'54"	S57°19'35"W	241.76'	252.34'
C11	350.00'	47°21'22"	N70°04'47"W	281.12'	289.28'
C12	300.00'	47°21'22"	S70°04'47"E	240.96'	247.96'
C13	15.00'	90°00'00"	N41°14'32"E	21.21'	23.56'
C14	15.00'	57°46'09"	N32°38'33"W	14.49'	15.12'
C15	60.00'	295°32'17"	N86°14'32"E	64.00'	309.49'
C16	15.00'	57°46'09"	S25°07'36"W	14.49'	15.12'
C17	15.00'	90°00'00"	S48°45'28"E	21.21'	23.56'
C18	200.00'	57°49'54"	N57°19'35"E	193.41'	201.87'
C19	525.00'	22°58'46"	S56°41'42"W	209.15'	210.56'
C20	15.00'	57°46'09"	S39°18'01"W	14.49'	15.12'
C21	60.00'	295°32'17"	N21°48'55"W	64.00'	309.49'
C22	15.00'	57°46'09"	S82°55'51"E	14.49'	15.12'
C23	475.00'	22°58'46"	N56°41'42"E	189.23'	190.51'





LOCATION MAP

MAPSCO MAP GRID: 577C7
NOT-TO-SCALE

LEGEND

BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (P/D)
---	1140		EXISTING CONTOURS
---	1140		PROPOSED CONTOURS
---			100 YR ULTIMATE DEVELOPMENT FLOODPLAIN
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9646, PG. 47-48, DPR)
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9646, PG. 47-48, DPR)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	③	25' "OFF-LOT" DRAINAGE EASEMENT (VOL. 9646, PG. 47-48, DPR)
⑪	10' SETBACK EASEMENT	④	16' SANITARY SEWER EASEMENT (VOL. 9595, PG. 26-31, DPR)
⑫	18' SETBACK EASEMENT		
⑬	15' PRIVATE DRAINAGE EASEMENT (0.048 ACRES)		

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

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

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

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

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

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

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

David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR

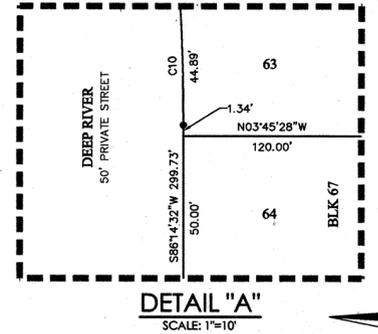
BEXAR COUNTY MAINTENANCE NOTE:
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SETBACK NOTE:
 SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

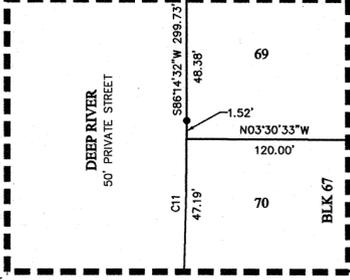
FINISHED FLOOR NOTE:
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

FIRE FLOW NOTE:
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDUAL PRESSURE.

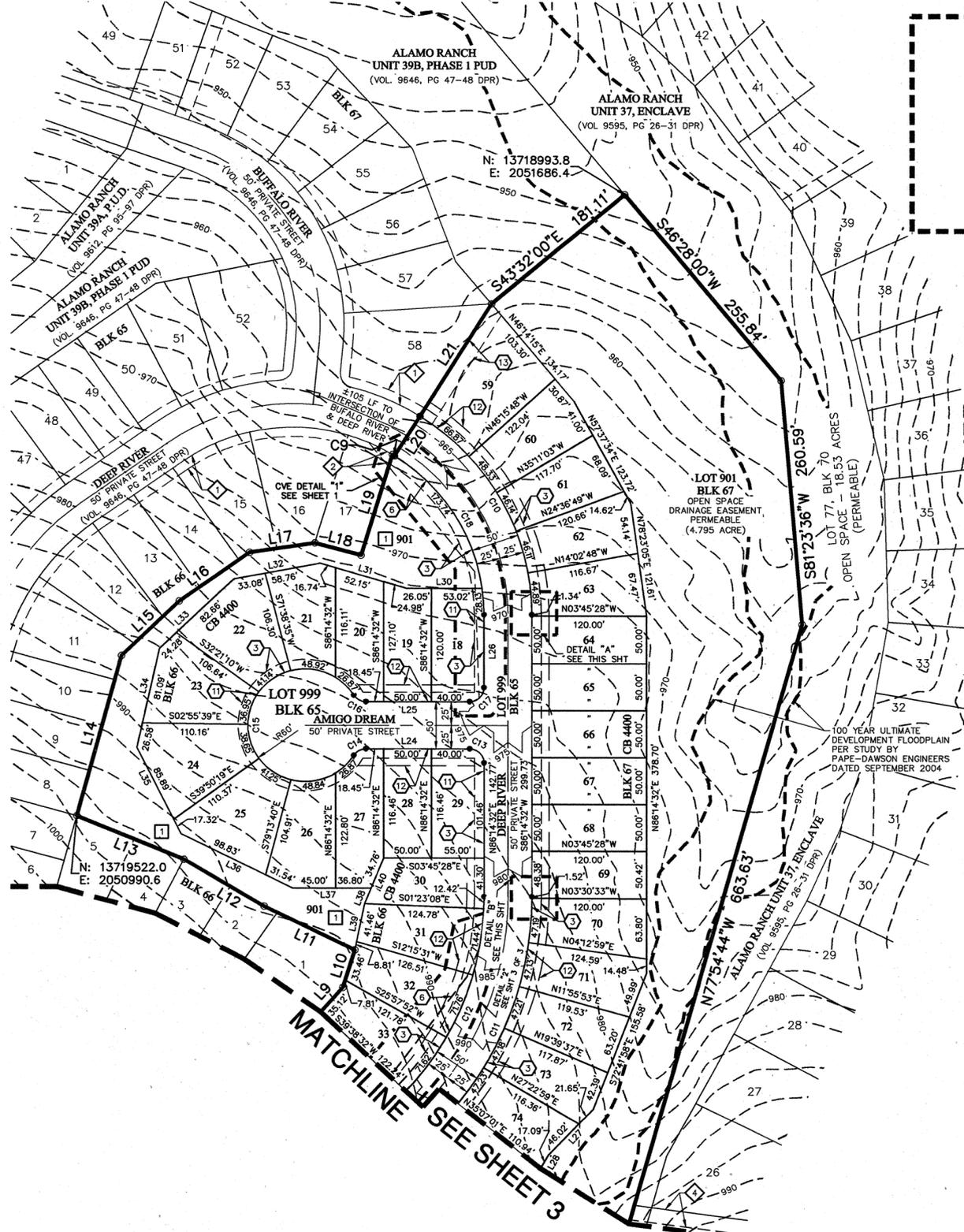
OPEN SPACE DESIGNATION NOTE:
 LOT 901, BLOCK 66, LOT 901, BLOCK 67, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 67 IS DESIGNATED ALSO AS A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.



DETAIL "A"
SCALE: 1"=10'

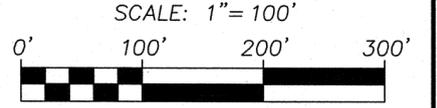


DETAIL "B"
SCALE: 1"=20'



PLAT NUMBER 130378
REPLAT & SUBDIVISION PLAT ESTABLISHING
ALAMO RANCH 39B PH2, PUD

ESTABLISHING LOTS 18-34 & 901, BLK 66 - LOTS 59-100 & 901, BLK 67, CB 4400 A 16.867 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: January 17, 2014

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

OWNER/DEVELOPER: LAURIN DARNELL
 PULTE HOMES OF TEXAS, L.P.
 1718 DRY CREEK WAY, STE 120
 SAN ANTONIO, TEXAS 78259
 (210) 496-1985

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL 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 14th DAY OF JANUARY, 2014, A.D. 2014.

Notary Public, State of Texas
 My Commission Expires June 14, 2017

THIS PLAT OF ALAMO RANCH UNIT 39B PH2, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____ DEPUTY



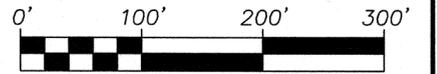
ALAMO RANCH 39B PH2, PUD
 Civil Job No. 6782-86; Survey Job No. 9175-06

PLAT NUMBER 130378

REPLAT & SUBDIVISION PLAT ESTABLISHING ALAMO RANCH 39B PH2, PUD

ESTABLISHING LOTS 18-34 & 901, BLK 66 - LOTS 59-100 & 901, BLK 67, CB 4400 A 16.867 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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DATE OF PRINT: January 17, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LAURIN DARNELL
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL, 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 17th DAY OF January, A.D. 2014.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT ALAMO RANCH UNIT 39B PH2, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

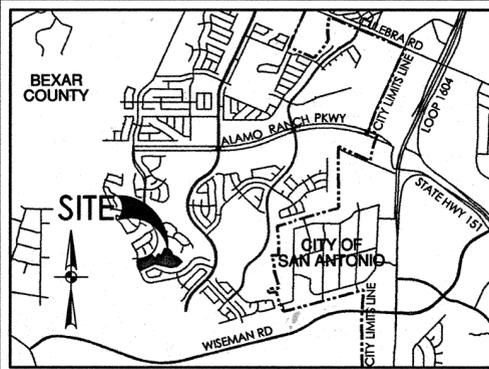
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 577C7
NOT-TO-SCALE

LEGEND

- | | | | |
|--------------------|---|------------|---|
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL | VOLUME |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | | REPETITIVE BEARING AND/OR DISTANCE |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | | SET 1/2" IRON ROD (P.D) |
| - - - 1140 - - - | EXISTING CONTOURS | 1 | LOT 901, BLK 66 |
| - - - 1140 - - - | PROPOSED CONTOURS | 1 | OPEN SPACE PRIVATE DRAINAGE EASEMENT PERMEABLE (0.825 ACRE) |
| - - - 100 YR - - - | 100 YR ULTIMATE DEVELOPMENT FLOODPLAIN | | |
| 5 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV, EASEMENT (VOL 9646, PG 47-48, DPR) |
| 4 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 2 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9646, PG 47-48, DPR) |
| 6 | VARIABLE WIDTH CLEAR VISION EASEMENT | 3 | 25' "OFF-LOT" DRAINAGE EASEMENT (VOL 9646, PG 47-48, DPR) |
| 11 | 10' SETBACK EASEMENT | 4 | 16' SANITARY SEWER EASEMENT (VOL 9595, PG 26-31, DPR) |
| 12 | 18' SETBACK EASEMENT | | |
| 13 | 15' PRIVATE DRAINAGE EASEMENT (0.048 ACRES) | | |

SURVEYOR'S NOTES:

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

EDU NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

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Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

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DRAINAGE EASEMENT NOTE:

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

SETBACK NOTE:

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

FINISHED FLOOR NOTE:

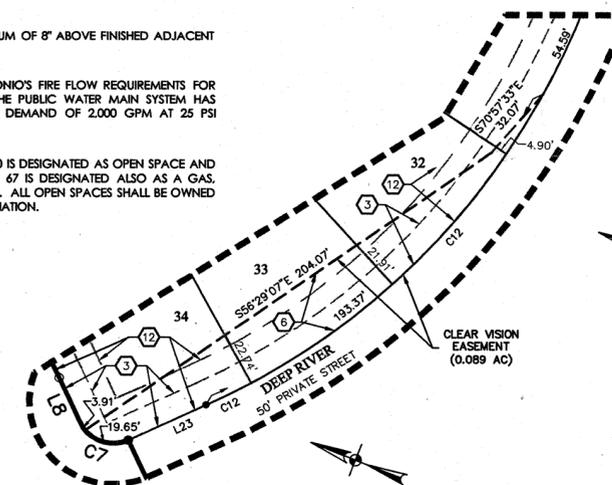
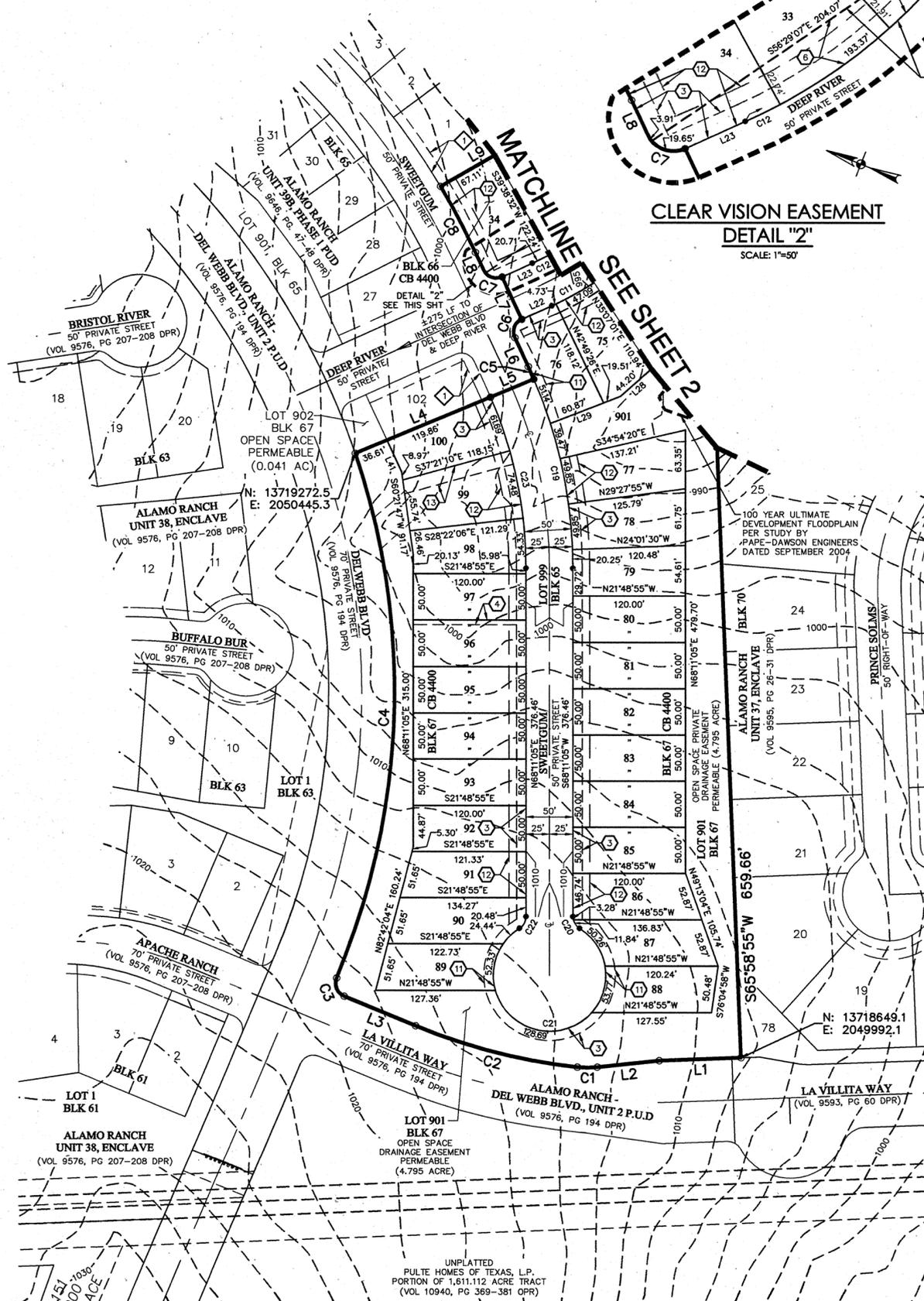
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

FIRE FLOW NOTE:

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OPEN SPACE DESIGNATION NOTE:

LOT 901, BLOCK 66, LOT 901, BLOCK 67, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 67 IS DESIGNATED ALSO AS A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.



CLEAR VISION EASEMENT DETAIL '2'

SCALE: 1"=50'





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO: 11

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

130639

Project Name:

Mally Estates

Applicant:

Liesl Smaistrle
Laurice Ramirez
Narcisso T. Ramirez

Representative:

Rosin Group, Inc. c/o Roy R. Rosin,
P.E.

Owners:

Liesl Smaistrle
Laurice Ramirez
Narcisso T. Ramirez

Staff Coordinator:

Chris McCollin, Planner
(210) 207-5014
christopher.mccollin@sanantonio.gov

Property Address/Location:

Generally located southwest of the
intersection of Mally Boulevard
and Garnett Avenue.

MAPSCO Map Grid (Ferguson):

682 C-3

Tract Size:

9.978 acres

Council District:

3

Notification:

Internet Agenda posting February 7,
2014

REQUEST

Approval of a major plat to replat and subdivide a 9.978-acre tract of land to establish **Mally Estates** Subdivision

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 17, 2014

CASE HISTORY

Area being replatted was previously platted as Lots 259 thru 261 and Lots 282 thru 283, Block 23, of the Harlendale Acres No. 8, and antiquated plat, recorded in Volume 980, Page 31, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of ten (10) single family lots and one (1) non-single family lot.

B. Zoning

“R6” Residential Single-Family District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 7, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 6, 2013.

II. RECOMMENDATION

Approval of the proposed **Mally Estates** Subdivision.

III. ATTACHMENT

1. Proposed plat

REPLAT ESTABLISHING

MALLY ESTATES

BEING 9.978 ACRES ESTABLISHING LOTS 286 THRU 295, BLOCK 23, NEW CITY BLOCK 11122, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. 10 LOTS - 9.978 ACRES



Rosin Group, Inc. Civil Engineers - Land Surveyors

759 SWEETBRUSH SAN ANTONIO, TEXAS 78258 210/490-6001 * FAX: 210/496-3975

STATE OF TEXAS COUNTY OF BEXAR

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

LIESL SMAISTRLA OWNER

DULY AUTHORIZED AGENT

ADDRESS: 2010 KIMRA LN CEDAR PARK, TEXAS 78613

LAURICE RAMIREZ OWNER

DULY AUTHORIZED AGENT

ADDRESS: 6000 SHEPARD MOUNTAIN AUSTIN, TEXAS 78730

NARCISO T. RAMIREZ OWNER

DULY AUTHORIZED AGENT

ADDRESS: 5930 THUNDER DR SAN ANTONIO, TEXAS 78238

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS REPLAT OF MALLY ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I ___ COUNTY CLERK OF SAID COUNTY DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY

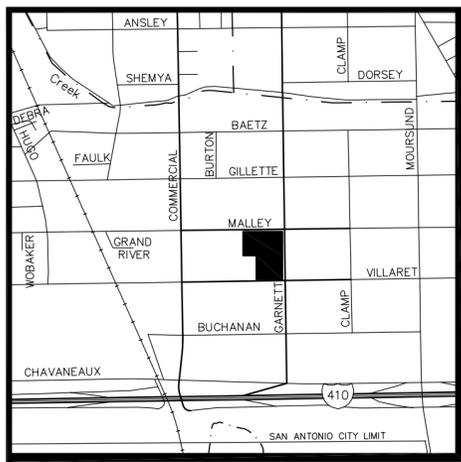
OF ___, A.D., 20__ AT ___ M. AND DULY RECORDED THE ___ DAY OF ___, A.D., 20__ AT ___ M. IN THE RECORDS

OF 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., 20__ SWORN TO AND SUBSCRIBED

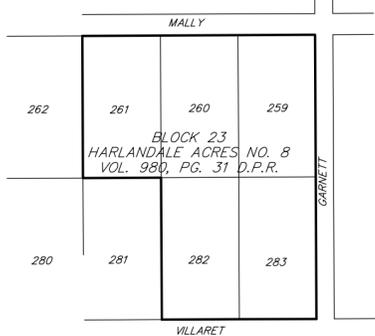
BEFORE ME THIS ___ DAY OF ___, A.D., 20__

BY: ___ DEPUTY



LOCATION MAP

1" = 2000' MAPSCO: 682 / C3



AREA BEING REPLATTED

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 259 THRU 261 AND LOTS 282 THRU 283, BLOCK 23, OF THE HARLANDALE ACRES NO. 8, AN ANTIQUATED PLAT, RECORDED IN VOLUME 980, PAGE 31, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- 609 - EXISTING CONTOUR
R.P.R. - REAL PROPERTY RECORDS
D.R. - DEED RECORDS
D.P.R. - DEED AND PLAT RECORDS
11109/1520 - VOLUME/PAGE
G.E.T - GAS, ELECTRIC, TELEPHONE
ESMT - EASEMENT

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2906

STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 39873

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "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.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

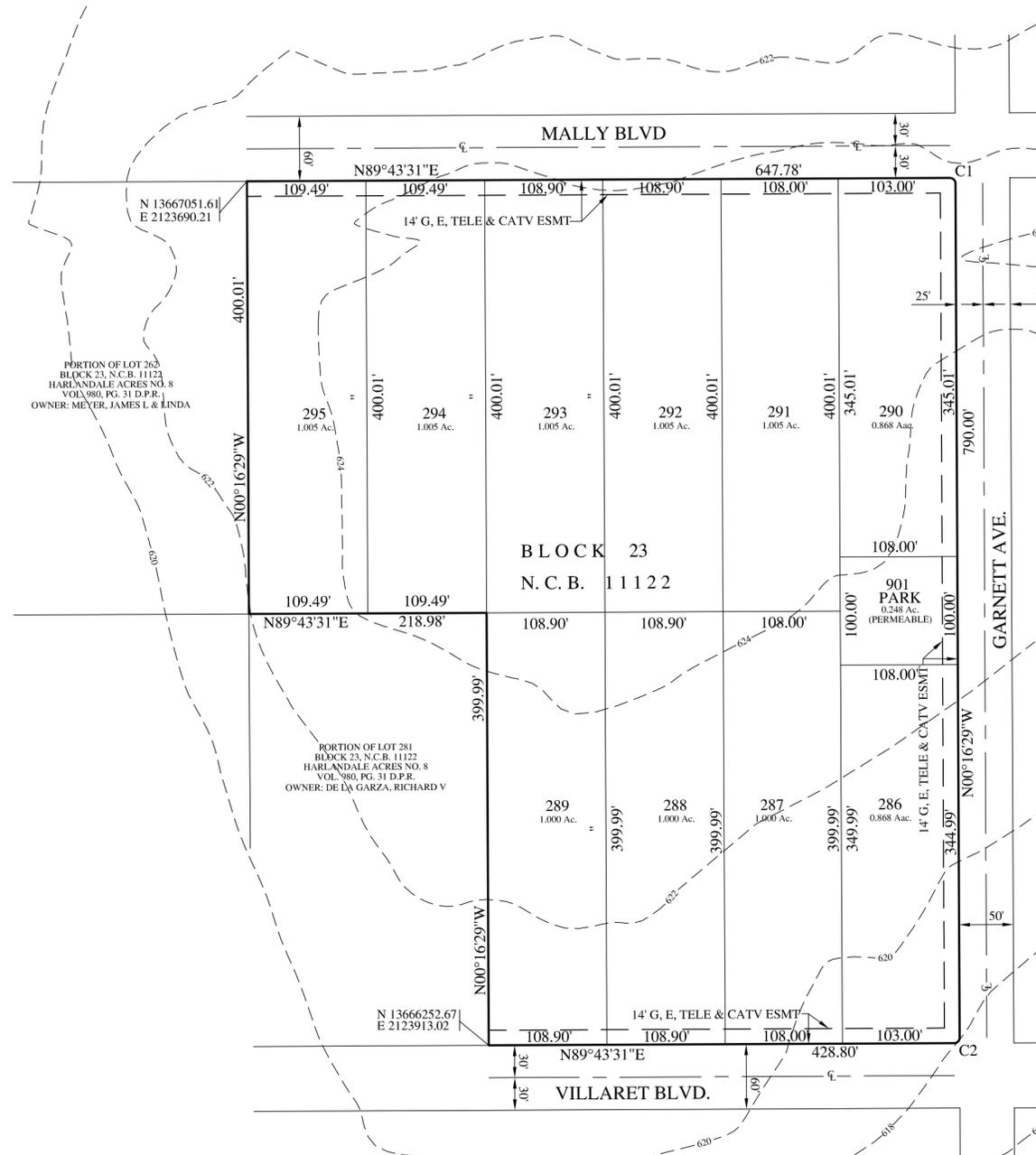
IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

GENERAL NOTES:

- 1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. (NAD 83) (CORS).
2. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).
3. IRON PINS FOUND OR SET AT EACH CORNER.
4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)(P5-40))
5. CLEAR VISION NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
6. 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:

- 7. 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BRG. Rows include C1 and C2 curves.

Attachment No. 1



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

140015

Project Name:

K P Subdivision

Applicant:

Katherine R. Pittman

Representative:

Sia Engineering, Inc.,
c/o Sayyadoskoie, P.E.

Owner:

Katherine R. Pittman

Staff Coordinator:

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

Property Address/Location:

Generally located near northwest
intersection of Viewcrest and
Anacacho

MAPSCO Map Grid (Ferguson):

518 F-7

Tract Size:

0.787 acres

Council District:

10

Notification:

Published in Daily Commercial
Recorder January 23, 2014
Notices mailed January 23, 2014

- Ten (10) to property owners
within 200 feet within the
subdivision
- El Chaparral Fertile Valley
Neighborhood Association

Internet Agenda posting February 7,
2014

REQUEST

Approval of a minor plat to replat a 0.787-acre tract of land to
establish **K P** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 22, 2014

CASE HISTORY

Area being replatted is a portion of Lot 8, Block E, NCB 15708,
out of the Fertile Valley subdivision plat, as recorded in Volume
3377, Pages 76-78, being out of the Deed and Plat Records of
Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“R-6” AHOD Residential Single-Family District Airport Hazard Overlay District

C. Services Available

SAWS and Onsite Sewer System

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on December 18, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 9, 2014.

II. Supplemental Information

A. Notices

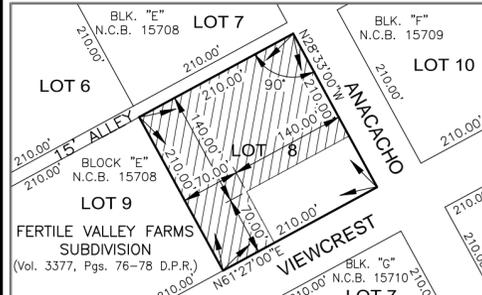
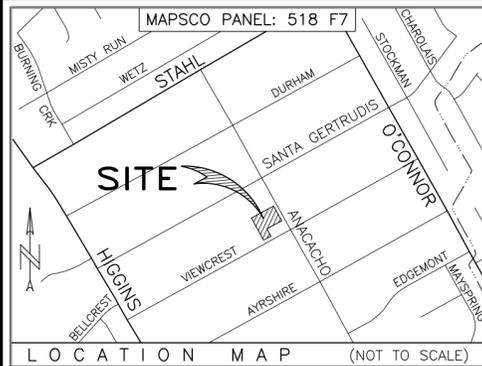
To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. Recommendation

Approval of the proposed **K P** Subdivision

IV. ATTACHMENT

1. Proposed plat



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
 THE AREA BEING REPLATTED IS A PORTION OF LOT 8, BLOCK "E", N.C.B. 15708 FERTILE VALLEY FARMS SUBDIVISION WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**STATE OF TEXAS
 COUNTY OF BEXAR**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS FERTILE VALLEY FARMS SUBDIVISION WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78, 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: Kathe R. Pitt

OWNER'S DULY AUTHORIZED AGENT: _____

SWORN AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF December A.D. 20 13

Rebecca M. Brown
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 12/13/2017

GENERAL NOTES

1. PROPERTY CORNERS ARE MONUMENTED WITH "SIA ENGR." CAP UNLESS NOTED OTHERWISE.
 @ - INDICATES 1/2" IRON PIN FOUND
 ● - INDICATES 1/2" IRON PIN SET
 G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE & CABLE T.V. ESMT.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

5. EXISTING CONTOUR LINES ARE SHOWN AT AN INTERVAL OF 1 FOOT.

6. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

**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.

S. Sayyadi
 REGISTERED PROFESSIONAL ENGINEER NO. 63251

**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:

SIA SAYYADI
S. Sayyadi
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5451

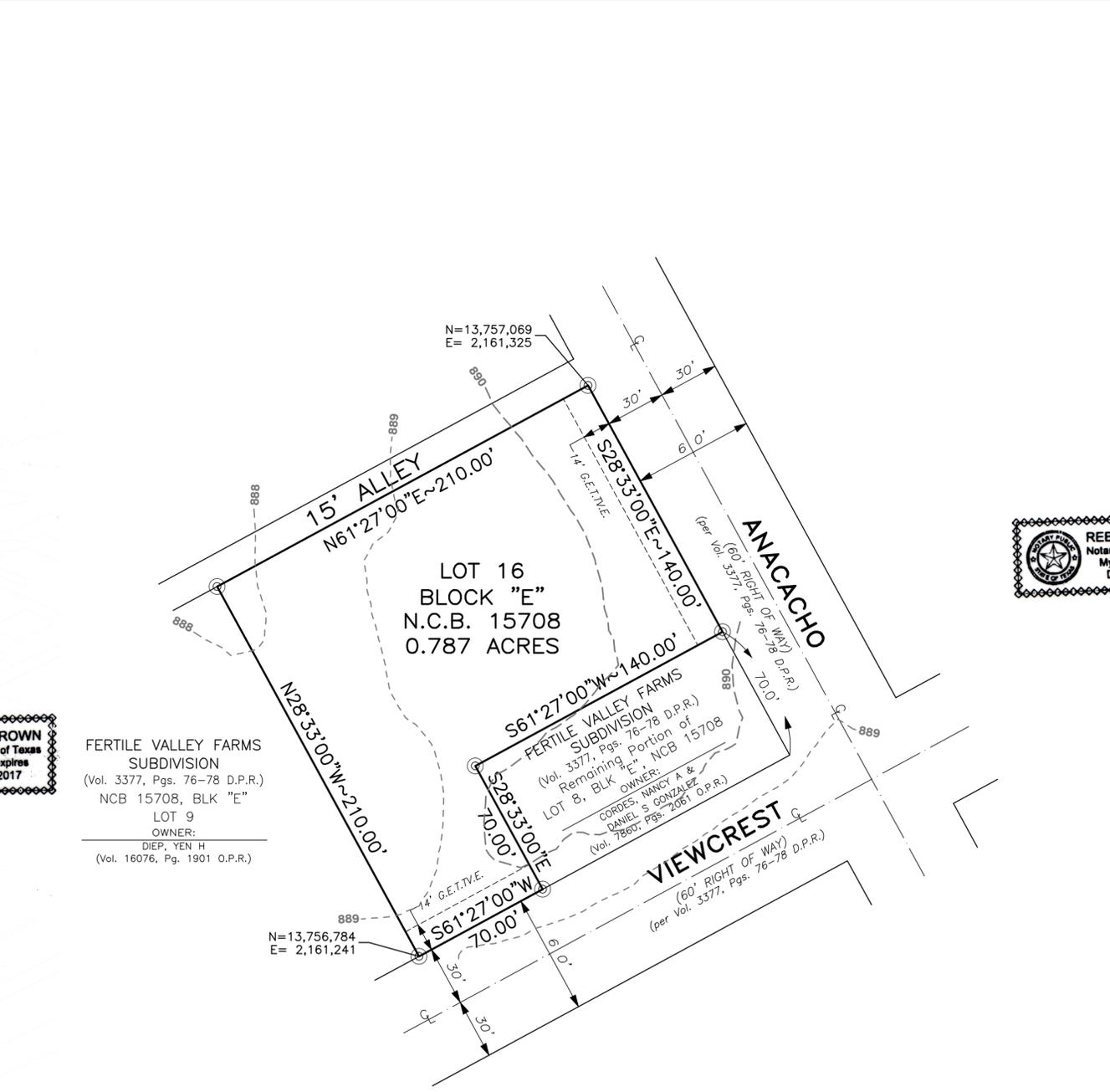
C.P.S. ENERGY NOTES:

- The City of San Antonio as part of its electric, gas, systems - City Public Service Energy is hereby dedicated easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "overhang easement," "utility easement," "gas easement," "transformer easement," for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
- Any CPS Energy monetary loss resulting from modifications required of CPS Energy equipment, located within said easements, 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 herein.
- 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 the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

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 Development Services Department.

FIRE FLOW NOTE:
 In an effort to meet the City of San Antonio's fire flow requirements for the proposed residential development, the public water main system has been designed for a minimum fire flow demand of 1,000 gpm at 25 psi residual pressure. The fire flow requirements for individual structures will be reviewed during the building permit process in accordance with the procedures set forth by the City of San Antonio Director of Development Services and the San Antonio Fire Department Fire Marshal.

IMPACT FEE PAYMENT DUE:
 Water and/or Wastewater Impact Fees were not paid at the time of platting for this plat. All impact fees must be paid prior to water meter set and/or wastewater service connection.



FERTILE VALLEY FARMS SUBDIVISION
 (Vol. 3377, Pgs. 76-78 D.P.R.)
 NCB 15708, BLK "E"
 LOT 9
 OWNER: DIEP, YEN H
 (Vol. 16076, Pg. 1901 O.P.R.)

FERTILE VALLEY FARMS SUBDIVISION
 (Vol. 3377, Pgs. 76-78 D.P.R.)
 Remaining Portion of LOT 8, BLK "E", NCB 15708
 OWNER: COROES, NANCY A & DANIEL S. GONZALEZ
 (Vol. 78807, Pgs. 2061 O.P.R.)

PLAT NO. 140015

A REPLAT ESTABLISHING K P SUBDIVISION

ESTABLISHING LOT 16, BLOCK E, NEW CITY BLOCK 15708, IN THE CITY OF SAN ANTONIO, BEING A 0.787 ACRES TRACT OF LAND, AND BEING THE SAME TRACT RECORDED IN VOLUME 15234, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=50'

SIA ENGINEERING, INC.
 6977 SAN PEDRO AVE.
 SAN ANTONIO, TEXAS 78216-6245
 (210) 341-5500 FAX (210) 308-0662
 F-1892 JOB NO.: 13018P
 DATE: NOV. 22, 2013

**STATE OF TEXAS
 COUNTY OF BEXAR**

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

Katherine R. Pittman
 OWNER/DEVELOPER: KATHERINE R. PITTMAN
 10015 POWDERHOUSE DR.
 SAN ANTONIO, TEXAS 78238-2052

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Katherine R. Pittman 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 23rd DAY OF December 20 13

Rebecca M. Brown
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**STATE OF TEXAS
 COUNTY OF BEXAR**

K P SUBDIVISION

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

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

BY _____ CHAIRMAN

BY _____ SECRETARY

**STATE OF TEXAS
 COUNTY OF BEXAR**

I, _____ COUNTY CLERK OF 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 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. 20 _____.

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

SHEET 1 OF 1



Attachment No. 1



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

140074

Project Name:

Lorenz Addition Replat

Applicant:

Victor Andonie

Representative:

KFW Engineers and Surveying c/o
Craig P. Fletcher, P.E.

Owner:

Everest and Terra Alta, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located on the southwest
corner of Terra Alta and Everest.

MAPSCO Map Grid (Ferguson):

583 B-1

Tract Size:

0.2048

Council District(s):

1

Notification:

Published in Daily Commercial
Recorder January 23, 2014
Notices mailed January 23, 2014

- Six (6) to property owners within
200 feet of the subdivision and
not within a Registered Home
Owners Association.

Internet Agenda Posting February 7,
2014

REQUEST

Approval of a minor plat to replat a 0.2048-acre tract of land to
establish **Lorenz Addition Replat** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 17, 2014

CASE HISTORY

Area being replatted was previously platted as Lot 62, NCB
11890 out of the Lorenz Addition Subdivision, recorded in
Volume 3025, Pages 163, of the Deed and Plat Records of Bexar
County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of two (2) single-family residential lots.

B. Zoning

“R-4 AHOD” Residential Single-Family District Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 15, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 13, 2014.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

III. RECOMMENDATION

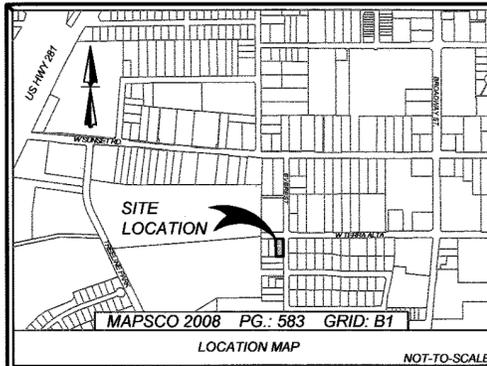
Approval of the proposed **Lorenz Addition** Replat.

IV. ATTACHMENT

1. Proposed Plat

REPLAT ESTABLISHING
LORENZ ADDITION REPLAT

A 0.2048 ACRE TRACT OF LAND, ESTABLISHING LOT 88 AND LOT 89, N.C.B. 11890, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. THE AREA BEING REPLATTED IS ALL OF LOT 62, N.C.B. 11890, AS PREVIOUSLY PLATTED IN LORENZ ADDITION SUBDIVISION OF RECORD IN VOLUME 3025, PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

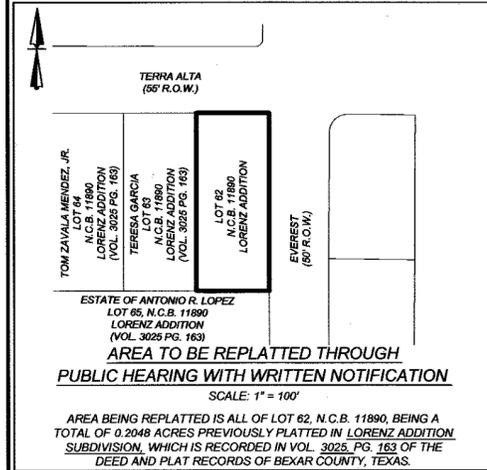


- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40))
 - MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD. (NEED TO DESIGNATE SPECIFIC LOT AND BLOCK NUMBERS)

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

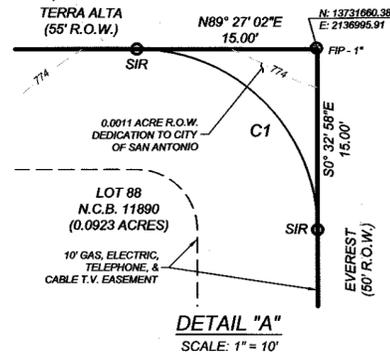
EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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.



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	23.56'	15.00'	90° 00' 00"	21.21'	S45° 32' 58"E	15.00'



OWNER / DEVELOPER:
EVEREST AND TERRA ALTA LLC
13750 SAN PEDRO AVE., SUITE B10
SAN ANTONIO, TX 78232

SCALE: 1" = 50'

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

- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BASIS OF BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4254, NORTH AMERICAN DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 265 OF 785, COMMUNITY PANEL NO. 48029C0265G, DATED SEPTEMBER 29, 2010.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID06).
- LEGEND**
- FIR = FOUND 1/2" IRON ROD
SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
FIP = FOUND IRON PIPE
FIP - 1/2" = FOUND 1/2" IRON PIPE
FIP - 1" = FOUND 1" IRON PIPE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LORENZ ADDITION SUBDIVISION, WHICH IS RECORDED IN VOLUME 3025 PAGE 163, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF Victor Andonice, 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: [Signature]

OWNERS DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF January, 2014

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-19-17

STATE OF TEXAS
COUNTY OF BEXAR

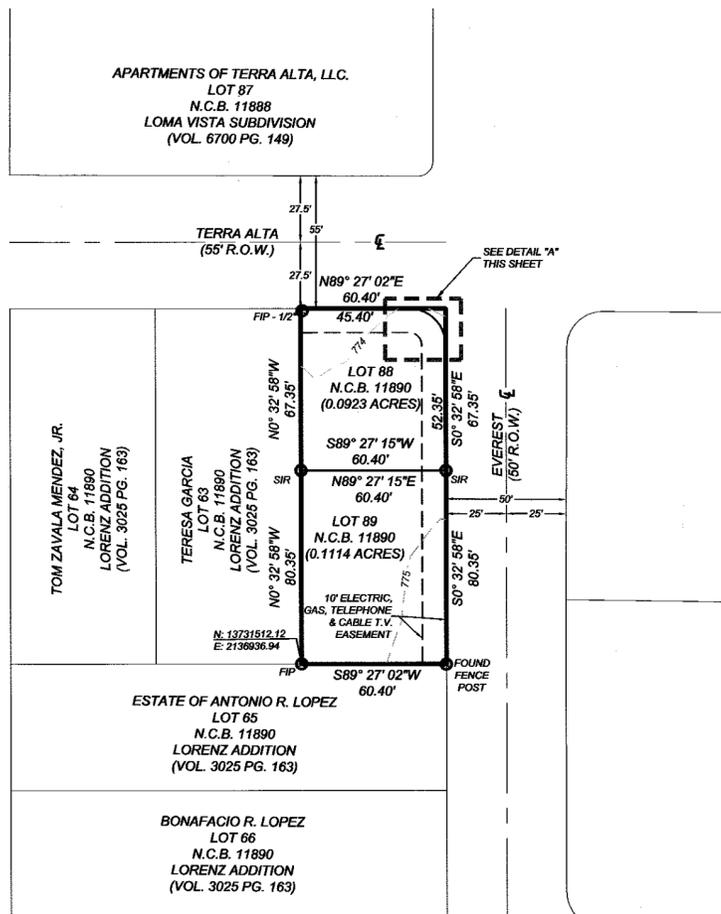
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
TERESA A. SEIDEL, TSEIDEL@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441



JOHN ADKINS
Notary Public, State of Texas
My Commission Expires
June 19, 2017

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, AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: [Signature]

OWNER / DEVELOPER:
EVEREST AND TERRA ALTA LLC
13750 SAN PEDRO AVE., SUITE B10
SAN ANTONIO, TX 78232

DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

VICTOR ANDONICE, 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 15th DAY OF January, A.D. 2014

[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

JOHN ADKINS
Notary Public, State of Texas
My Commission Expires
June 19, 2017

STATE OF TEXAS
F9513
CRAIG P. FLETCHER
90940
LICENSED PROFESSIONAL ENGINEER
1/15/2014

STATE OF TEXAS
REGISTERED
TERESA A. SEIDEL
5672
PROFESSIONAL LAND SURVEYOR
1/15/2014



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

13-00011

Project Name:

Dominion Hills Subdivision (PUD),
Phase 1 and 2

Applicant:

Eduardo Cadena

Representative:

Isro Engineering Services, PLLC c/o
Juan G. Rodriguez, P.E.

Owner:

R/A Dominion Development
Properties

Staff Coordinator:

Chris McCollin, Planner
(210) 207-5014
christopher.mccollin@sanantonio.gov

Property Address/Location:

Generally located southeast of the
intersection of I.H. 10 West and
Dominion Drive.

MAPSCO Map Grid (Ferguson):

480 A-4

Tract Size:

47.67 acres

Council District(s):

8

Notification:

Notices mailed January 31, 2014

- Fifty (51) to property owners within 200 feet and to the Dominion Neighborhood Association a registered neighborhood association.

Internet Agenda Posting February 7,
2014

REQUEST

Approval of the **Dominion Hills Subdivision (PUD), Phase 1 and 2**

APPLICATION TYPE

Planned Unit Development

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

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

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

I. ANALYSIS

A. Proposed Uses

The proposed plan will consist of one hundred fifty eight (**158**) single-family residential lots, one (**1**) non-single family residential lots, one (**1**) commercial lot, approximately six thousand eight hundred fifty (**6,850**) linear feet of private streets.

B. Zoning

“MF25 PUD MSAO-1” Multi-Family District Planned Unit Development Military Sound Attenuation Overlay District

C. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	R6 PUD MSAO-1	Single family residential
South	MF25 PUD MSAO-1	vacant
East	R6 PUD MSAO-1	Single family residential
West	R6 PUD MSAO-1	Private golf course

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 8, 2013

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

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Military Lighting Overlay District (MLOD) and Military Sound Attenuation District (MSAO-1) Regulations.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 21, 2013

II. SUPPLEMENTAL INFORMATION

Dominion Hills Subdivision (PUD) Phase 1 and 2, MDP 13-00016, accepted on October 21, 2013

A. Evaluation Criteria

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Dominion Hills Subdivision PUD Phase 1 and 2, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

B. Notices

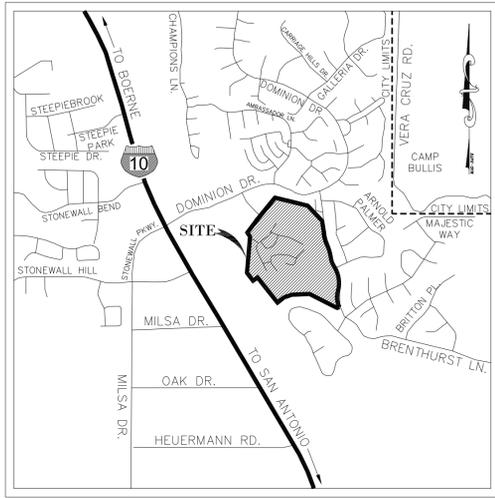
To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Dominion Hills Subdivision (PUD) Phase 1 and 2.**

IV. ATTACHMENT

- 1.** Proposed Plan



UTILITIES:
 SANITARY SEWER: LEON SPRINGS UTILITY
 WATER: SAN ANTONIO WATER SYSTEM
 ELECTRIC: CITY PUBLIC SERVICE
 GAS: GREY FOREST UTILITIES
 TELEPHONE: AT&T

ENVIRONMENTAL RECOMMENDATIONS:
 THIS SITE IS LOCATED OVER THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT. A CONTRIBUTING ZONE PLAN FOR THE ENTIRE DOMINION DEVELOPMENT (FILE NO. 1702) WAS APPROVED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ON JULY 10, 2001.

P.U.D. PLAN NOTES:
 1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. STREETS ARE PRIVATE. LOCAL TYPE "A" WITH 34' R.O.W. AND 27' PAVEMENT UNLESS OTHERWISE INDICATED.
 3. WATER AND SANITARY SEWER SYSTEMS TO BE SUPPLIED BY THE SAN ANTONIO WATER SYSTEM OR DESIGNATED AGENCY.
 4. THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF 35-503, PARKS AND OPEN SPACE.

SURVEYORS NOTES:
 1. 1/2" IRON ROD WITH YELLOW CAP SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

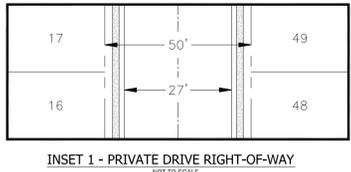
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

OWNER _____ ENGINEER _____

LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	32.37
MULTI FAMILY RESIDENTIAL	4.20
COMMERCIAL	1.67
DRAINAGE R.O.W.	0.51
PRIVATE STREETS R.O.W.	5.87
GREENBELT AREAS	3.05
TOTALS	47.67

REQUIRED PARK SPACE SUMMARY	
SINGLE FAMILY UNITS	
REQUIRED PARK SPACE/OPEN SPACE	158 X 1 ACRE 70 UNITS = 2.26 AC.
MULTI-FAMILY UNITS	
REQUIRED PARK SPACE/OPEN SPACE	84 X 1 ACRE 114 UNITS = 0.74 AC.

SINGLE FAMILY ACREAGE/DENSITY TABLE								
PHASE	LAND USE	GROSS AREA (Ac.)	NUMBER OF UNITS	DENSITY (UNIT/AC.)	DRAINAGE (Ac.)	PRIVATE STREET (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
1	SINGLE-FAMILY	13.03	71	5.45	0.16	1.79	0.93	5.29%
	COMMERCIAL	1.67	4	2.40				
2	SINGLE-FAMILY	19.34	87	4.50	0.35	4.08	1.51	5.97%
	MULTI-FAMILY	4.20	84	20.00			0.61	12.68%



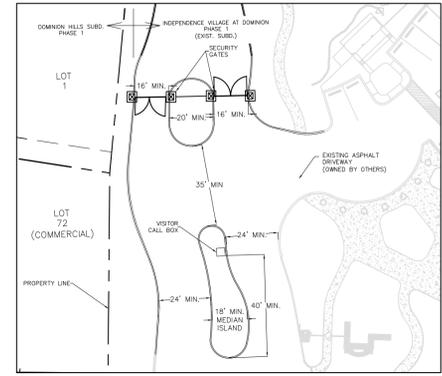
100-YEAR FLOOD PLAIN PER FEMA FIRM 48029C0115F

CURVE TABLE - PHASE 1					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	694.59	22°51'20"	S 13°32'42" E	278.24	277.08
C2	214.00	28°55'04"	S 57°09'34" W	106.86	108.01
C3	186.00	82°43'28"	S 78°03'46" W	245.82	268.55
C4	171.00	93°41'23"	N 13°43'48" W	249.49	279.62
C5	286.00	04°57'55"	N 39°35'51" E	24.78	24.79
C6	186.00	07°49'16"	N 50°43'00" W	25.37	25.39
C7	464.00	32°33'37"	N 62°01'17" W	243.26	246.14
C8	586.00	27°39'35"	N 63°22'11" W	280.15	282.89

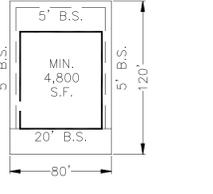
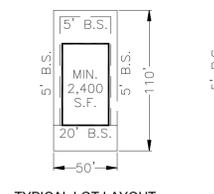
LINE TABLE - PHASE 1		
LINE	BEARING	LENGTH
L1	N39°18'33"E	8.01
L2	S65°37'06"W	19.16
L3	S34°42'03"W	75.98
L4	N60°34'30"W	41.44
L5	N33°06'54"E	58.96
L6	N54°37'38"W	67.20
L7	N46°48'22"W	61.01
L8	N49°32'23"W	52.84

CURVE TABLE - PHASE 2					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	714.00	11°14'14"	S 38°36'43" E	139.81	140.04
C2	462.00	11°28'04"	S 38°16'51" E	93.65	93.81
C3	462.00	03°14'47"	S 45°43'21" E	26.17	26.18
C4	38.00	13°02'11"	N 40°42'55" E	69.17	66.91
C5	25.00	51°45'12"	N 01°04'26" E	21.82	22.58
C6	25.00	116°45'25"	N 89°19'44" E	42.58	50.94
C7	199.00	24°16'37"	S 48°29'02" E	83.71	84.34
C8	214.00	82°43'28"	N 78°03'11" E	282.83	308.98
C9	186.00	28°55'04"	S 13°32'42" E	92.88	93.88
C10	978.00	15°28'32"	S 51°09'34" W	263.55	264.16
C11	422.00	29°22'19"	S 20°32'34" E	185.35	186.87
C12	640.43	107°11'28"	S 28°03'59" E	113.76	113.91
C13	640.43	39°05'16"	S 03°29'37" E	428.48	436.91
C14	422.00	44°33'11"	S 06°14'05" E	320.06	328.27

LINE TABLE - PHASE 2		
LINE	BEARING	LENGTH
L1	N38°37'03"W	663.17
L2	S45°50'51"W	114.15
L3	N37°51'47"W	205.89
L4	N04°49'42"E	333.08
L5	N73°32'54"E	266.80
L6	S20°59'36"E	194.38
L7	N57°33'14"E	172.70
L8	S44°05'58"E	138.97
L9	N42°39'15"E	24.00
L10	N57°05'51"E	153.54
L11	N82°10'29"E	59.85
L12	N21°06'08"E	56.79
L13	N28°57'02"E	249.74
L14	S60°34'30"E	41.44
L15	N36°42'03"E	75.98
L16	N65°37'06"E	19.05
L17	S71°33'08"W	15.93
L18	N63°17'52"W	304.48
L19	N45°27'15"W	131.73
L20	N63°17'52"W	256.52
L21	S19°31'53"W	70.46
L22	S87°19'10"W	360.91
L23	S70°57'10"E	170.01
L24	S51°16'50"W	170.07



PRIVATE STREET - TYPICAL LOCAL "A" CROSS-SECTION (50' R.O.W.) SCALE 1" = 10'



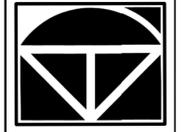
NAME AND ADDRESS OF OWNERS:	NAME AND ADDRESS OF OWNERS:	NAME AND ADDRESS OF OWNERS:
1. DOMINION HOMEOWNERS ASSOC. 10 DOMINION DR. SAN ANTONIO, TX 78257	21. SPIRT, JACK E. & MARLENE R 7 BYRON NELSON SAN ANTONIO, TX 78257	40. MILLER, HARRY F & SUZANNE M 76 ETON GREEN SAN ANTONIO, TX 78257
2. SIEDEL, JEFFEREY D. & MAY MARY C. 11 HARBOR DR. SUGAR LAND, TX 77479	22. SMITH, JAMES F & FAYE D 5 BYRON NELSON SAN ANTONIO, TX 78257	41. WOOLFOLK, DAVID SCOTT & BETH ANN 74 ETON GREEN CIR. SAN ANTONIO, TX 78257
3. GARZA, PAUL R. & SOCORRO V. PO BOX 781945 SAN ANTONIO, TX 78278	23. URIBE, MARIA JILMA 3 BYRON NELSON SAN ANTONIO, TX 78257	42. R/A DOMINION DEVELOPMENT PROP. 8 DOMINION DRIVE, UNIT #117 SAN ANTONIO, TX 78257
4. RODRIGUEZ, CHRISTIAN R. 8600 HOWARD DR. HOUSTON, TX 77017	24. WELLS FARGO HOME EQUITY TRUST 2005-4 PO BOX 2103 BUFFALO, NY 14231	43. TRAUTMAN, JON W. & IRENE DENISE 72 ETON GREEN CIR. SAN ANTONIO, TX 78257
5. SPONSELLER GREGORY, ET. AL. 7106 FOREST MEADOW ST. SAN ANTONIO, TX 78240	25. ALVAREZ, ROBERTO 2 ARNOLD PALMER SAN ANTONIO, TX 78257	44. McMAHAN, JOHN & CHERYL 70 ETON GREEN CIR. SAN ANTONIO, TX 78257
6. TARRILLION, DENNIS 306 CORONA AVE. SAN ANTONIO, TX 78209	26. CASILLAS, FRED M & PATRICIA M 17 KINGS HEATH SAN ANTONIO, TX 78257	45. McMAHAN, JOHN & CHERYL 70 ETON GREEN CIR. SAN ANTONIO, TX 78257
7. TARRILLION, DENNIS 306 CORONA AVE. SAN ANTONIO, TX 78209	27. ANDERS, DIANE HART TESTAMENTARY TRUST 7 KINGS HEATH SAN ANTONIO, TX 78257	46. TERPOLILLI, RALPH N & ROSEMARY LE 88 ETON GREEN CIR. SAN ANTONIO, TX 78257
8. RICHARD MARIA H TRUST & MURPHY MICHAEL 115 PALMILLA CT. SAN ANTONIO, TX 78257	28. SINISI, NUALA J. 13 KINGS HEATH SAN ANTONIO, TX 78257	47. TERPOLILLI, RALPH N & ROSEMARY LE 88 ETON GREEN CIR. SAN ANTONIO, TX 78257
9. DOMINION ENCLAVE PARTNERS, LTD. 16 HOWARD BANKS PO BOX 90087 SAN ANTONIO, TX 78209	29. MAREK, JOHN JOSEPH, SR. & LILLIAN LOIS 11 KINGS HEATH SAN ANTONIO, TX 78257	48. SAGRAY, CHARLES & DENISE A. 66 ETON GREEN CIR. SAN ANTONIO, TX 78257
10. RODRIGUEZ, HERVEY A & SYLVIA 501 VICTORIA WAY FRIENDSWOOD, TX 77546	30. PERRY, BRIAN 9 KINGS HEATH SAN ANTONIO, TX 78257	49. LEDOUX, LOUAN & JIMMY 64 ETON GREEN CIR. SAN ANTONIO, TX 78257
11. SUBRAMANIAN, SHARMA MAHESH 214 ALCANTE ROAD SAN ANTONIO, TX 78257	31. BUCKLEY, STEVEN B & SIOBHAIN ANDERS 7 KINGS HEATH SAN ANTONIO, TX 78257	50. HINES, BOBBY H-J & THERESA PO BOX 1143 SAN ANTONIO, TX 78203-1289
12. FERNANDEZ, LUIS ANTONIO 210 ALCANTE ROAD SAN ANTONIO, TX 78257	32. GAISER, GLENN & JO ELLEN 5 KINGS HEATH SAN ANTONIO, TX 78257	51. LEWALLEN, JAY M. & DIANE L 9 CHESTER DOWNS SAN ANTONIO, TX 78257
13. VALENCIA, BEATRIZ GONZALEZ 206 ALCANTE ROAD SAN ANTONIO, TX 78257	33. DEATHERAGE, DONNA KAY 3 KINGS HEATH SAN ANTONIO, TX 78257	52. MINCH, JEFFREY L 2501 N LAMAR BLVD AUSTIN, TX 78705
14. BUTZMANN, ELIZABETH LOZANO 202 ALCANTE ROAD SAN ANTONIO, TX 78257	34. DOMINION HOMEOWNERS ASSOC. 10 DOMINION DR. SAN ANTONIO, TX 78257	53. DOMINION ACQUISITION GROUP LP 1 DOMINION DRIVE SAN ANTONIO, TX 78257
15. ANTARES INVESTMENTS LLC 102 ALCANTE ROAD SAN ANTONIO, TX 78257	35. McCLAUGHERTY, GLEN & LYNDA 7 KINGS MANOR SAN ANTONIO, TX 78257	54. FOUR DOMINION DRIVE, LLC 4 DOMINION DRIVE, STE. 100 SAN ANTONIO, TX 78257
16. TEARNEY, BARNEY & TERRY L 17 BYRON NELSON SAN ANTONIO, TX 78257	36. DOMINION HOMEOWNERS ASSOC. C/O EUGENE PATILLO 10 DOMINION DR. SAN ANTONIO, TX 78257	55. PYRAMIDS EXCHANGE LLC 1 WALDEN ELMS SAN ANTONIO, TX 78257
17. WILLIAMS, KENTH & GERALDINE 3 CLUBHOUSE GRN SAN ANTONIO, TX 78257	37. DOMINION HOMEOWNERS ASSOC. 20 DOMINION DR. SAN ANTONIO, TX 78257	56. DOMINION HOMEOWNERS ASSOC. INC. 10 DOMINION DR. SAN ANTONIO, TX 78257
18. McLAREN, LUKE & BARBARA J 13 BYRON NELSON SAN ANTONIO, TX 78257	38. DOMINION HOA INC. 20 DOMINION DR. SAN ANTONIO, TX 78257	57. R/A DOMINION DEVELOPMENT PROP. 8 DOMINION DRIVE, UNIT #117 SAN ANTONIO, TX 78257
19. HOLLAND PAMELA DENISE LIVING 9 BYRON NELSON SAN ANTONIO, TX 78257	39. VAZQUEZ, RAFAEL & MAVIS M 78 ETON GREEN CIR. SAN ANTONIO, TX 78257	58. R/A DOMINION DEVELOPMENT PROP. 8 DOMINION DRIVE, UNIT #117 SAN ANTONIO, TX 78257
20. DELAPIEDRA, FRANCISCO & LILIA ALONSO 9 BYRON NELSON SAN ANTONIO, TX 78257		

FIRM/ENGINEER:
 ISRO ENGINEERING SERVICES, P.L.L.C.
 TXBPE FIRM REGISTRATION # 14466

OWNER/DEVELOPER:
 R/A DOMINION DEVELOPMENT PROPERTIES
 ATTN: EDUARDO CADENA
 8 DOMINION DRIVE, UNIT #117
 SAN ANTONIO, TEXAS 78257

P.U.D. NO. 13-00011
 ASSOCIATED WITH M.D.P. NO. 13-00016
 APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO
 CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____

ISRO ENGINEERING SERVICES, P.L.L.C.
 8603 CHEYENNE BLUFF
 CONVERSE, TEXAS 78109
 TXBPE REGISTRATION NO.: F-14466
 PHONE (210) 314-7022
 MOBILE (956) 236-5615
 ISRO.GROUP@GMAIL.COM



Date: SEPTEMBER 16, 2013
 Design by: AVB
 Drawn by: RR
 Checked by: JGR
 Scale: 1"=150'
 HORIZONTAL: _____
 VERTICAL: _____

Date	Design by	Drawn by	Checked by	Scale	HORIZONTAL	VERTICAL
SEPTEMBER 16, 2013	AVB	RR	JGR	1"=150'		

BEING 47.67 ACRES OUT OF A 67.6418 ACRE TRACT AND BEING ALL OF A 0.0015 ACRE TRACT, RECORDED IN VOLUME 14802 PAGE 2288-2289 OF THE OFFICIAL PUBLIC RECORDS OF BEAUFORT COUNTY, TEXAS, OUT OF THE LUDLOW BLOCK (N.C.B.) 3403A OF THE CITY OF SAN ANTONIO, BEAUFORT COUNTY, TEXAS.

DOMINION HILLS SUBDIVISION (P.U.D.)
 PHASE 1 & PHASE 2
 PLANNED UNIT DEVELOPMENT



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
February 12, 2014

Application/Case Number:

13-00012

Project Name:

Vickery Grove Subdivision PUD

Applicant:

Vickery Mosaic TBY, LLC

Representative:

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

Owner:

Vickery Mosaic TBY, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of Braefield and South
Hausman Road

Tract Size:

25.80 acres

MAPSCO Map Grid (Ferguson):

547 B2

Council District(s):

8

Notification:

Notices mailed January 31, 2014

- Thirty six (36) to property
owners within 200 feet

Internet Agenda Posting February 7,
2014

REQUEST

Approval of the **Vickery Grove Subdivision PUD**

APPLICATION TYPE

Planned Unit Development

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

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

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

I. ANALYSIS

A. Proposed Uses

The proposed plan will consist of eighty three (83) single-family residential lots, three (3) non-single family residential lots, and approximately two thousand five hundred thirty two (2,532) linear feet of private streets.

B. Zoning

“R5 PUD ERZD” Single-Family Residential District Planned Unit Development Edwards Recharge Zone Overlay District

C. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	R5 ERZD	Single family residential
South	RM4 ERZD	Single family residential
East	R6 PUD ERZD	Single family residential
West	R6	School

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 21, 2013

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 9, 2014

II. SUPPLEMENTAL INFORMATION

A. Evaluation Criteria

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Vickery Grove Subdivision PUD Plan, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

B. Notices

To the present, staff has received one (1) written response in opposition from the surrounding property owners.

III. RECOMMENDATION

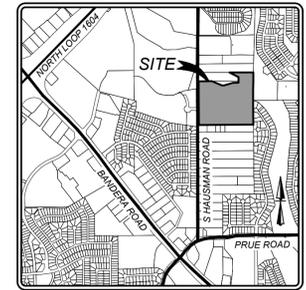
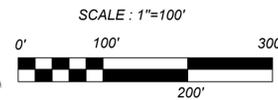
Approval of the proposed **Vickery Grove Subdivision PUD**

IV. ATTACHMENT

- 1. Proposed Plan

LEGEND

- = MDP BOUNDARY
- - - = PHASING LIMITS
- - - - - = 100 YEAR FLOOD PLAIN LIMITS ACCORDING TO FEMA FIRM PANEL 48029 C 0220 G DATED SEPT. 29, 2010
- = P.U.D. BOUNDARY
- - - - - = 2' CONTOURS



LOCATION MAP NOT-TO-SCALE

VICKERY GROVE SUBDIVISION P.U.D (LDS # 13-00012)

LEGAL DESCRIPTION

A 25.80 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18047, OUT OF THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189, BEAR COUNTY, TEXAS AND BEING ALL OF A 9.995 ACRE TRACT OF LAND KNOWN AS TRACTS 9 AND 10, BASSETT SUBDIVISION, AN UNRECORDED SUBDIVISION AND CONVEYED TO VICKERY MOSAIC TBY, LLC, OF RECORD IN VOLUME 16135 PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALL OF A 5.0 ACRE TRACT OF LAND KNOWN AS TRACT 11, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16135 PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALL OF A 5.0 ACRE TRACT OF LAND KNOWN AS TRACT 12, BASSETT SUBDIVISION, AND CONVEYED TO WESLEY R. AND ELANOR J. RICHARDSON OF RECORD IN VOLUME 1730 PAGE 549 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A PORTION OF A 5.0 ACRE TRACT OF LAND KNOWN AS TRACT 13, BASSETT SUBDIVISION, AND CONVEYED TO WESLEY R. AND ELANOR J. RICHARDSON OF RECORD IN VOLUME 2345 PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND A PORTION OF A 4.0 ACRE TRACT OF LAND KNOWN AS TRACT 14, BASSETT SUBDIVISION, AND CONVEYED TO VERNON L. GRIFFITH OF RECORD IN VOLUME 2804 PAGE 937 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

FLOOD PLAIN NOTE:

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

KFW ENGINEERS VICKERY MOSAIC TBY, LLC

P.U.D. NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THIS PROJECT IS LOCATED INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO AND IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. ALL STREETS WITHIN THE PROPOSED PROJECT WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AS PRIVATE.
4. ALL OPEN SPACE AND NON RESIDENTIAL LOTS SHOWN ON THIS PLAN WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR MAINTENANCE.
5. WATER & SEWER SERVICE TO BE PROVIDED BY S.A.W.S. ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
6. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
7. THE FLOOD PLAIN LIMITS ON THIS MASTER PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH THE APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
8. SIDEWALKS WILL BE INSTALLED PER UDC SECTION 35-506.
9. FRONT, SIDE AND REAR SETBACKS FOR INTERIOR LOTS WILL BE AT THE DISCRETION OF THE DEVELOPER.
10. PROPOSED SITE HAS BEEN RE-ZONED AS "PUD R5 ERZD" UNDER ORDINANCE # 2013-12-05-0892.
11. THE CITY OF SAN ANTONIO MASTER BYCYCLE PLAN RECOMMENDS A BIKE LANE ALONG S. HAUSMAN RD. FEASIBILITY AND IMPLEMENTATION OF BIKE LANE SHALL BE DETERMINED AT TIME OF PLATTING.

THIS P.U.D. PLAN IS REFERENCED TO THE APPROVED VICKERY GROVE SUBD. M.D.P.# 13-026

APPROVED PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRPERSON	DATE
SECRETARY	DATE

P.U.D. AMENDMENT HISTORY	
P.U.D. #	ACCEPTED DATE
13-012	

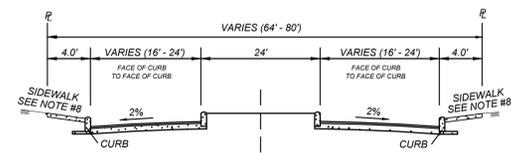
OVERALL LAND USE TABLE

PHASE	AREA (ACRES)	LAND USE	DWELLING UNITS	DRAINAGE/OPEN SPACE (ACRES)	FLOODPLAIN (ACRES)	DENSITY (UNIT/ACRE)
PHASE I	16.75	SINGLE FAMILY RESIDENTIAL	31	11.17	2.82	1.85
PHASE II	4.54	SINGLE FAMILY RESIDENTIAL	26	0	0	5.71
PHASE III	4.51	SINGLE FAMILY RESIDENTIAL	26	0.03	0	5.76
TOTAL	25.80		83	11.20	2.82	3.22

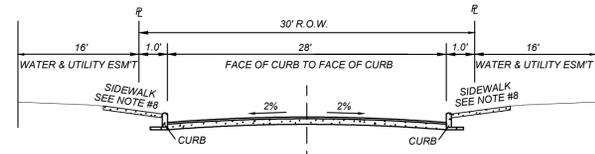
* PARK REQUIREMENTS = 1 ACRE / 70 LOTS
PARK REQUIREMENTS = 83 LOTS x 1 ACRE / 70 LOTS = 1.19 ACRES.

OWNER / DEVELOPER:
VICKERY MOSAIC TBY, LLC
745 EAST MULBERRY, SUITE 550
SAN ANTONIO, TX 78212

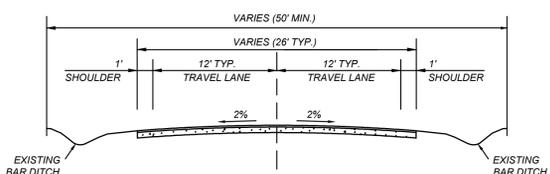
ENGINEER:
KFW ENGINEERS
14603 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



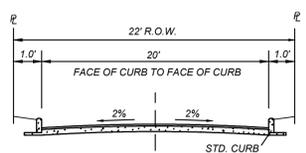
ENTRY STREET SECTION
NOT TO SCALE



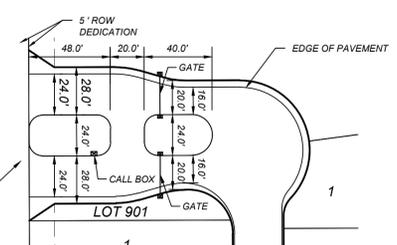
30' R.O.W. STREET SECTION - PRIVATE
NOT TO SCALE



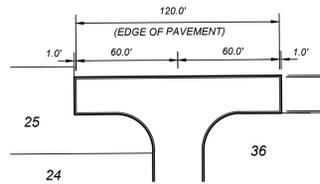
EXISTING STREET SECTION-SOUTH HAUSMAN
NOT TO SCALE



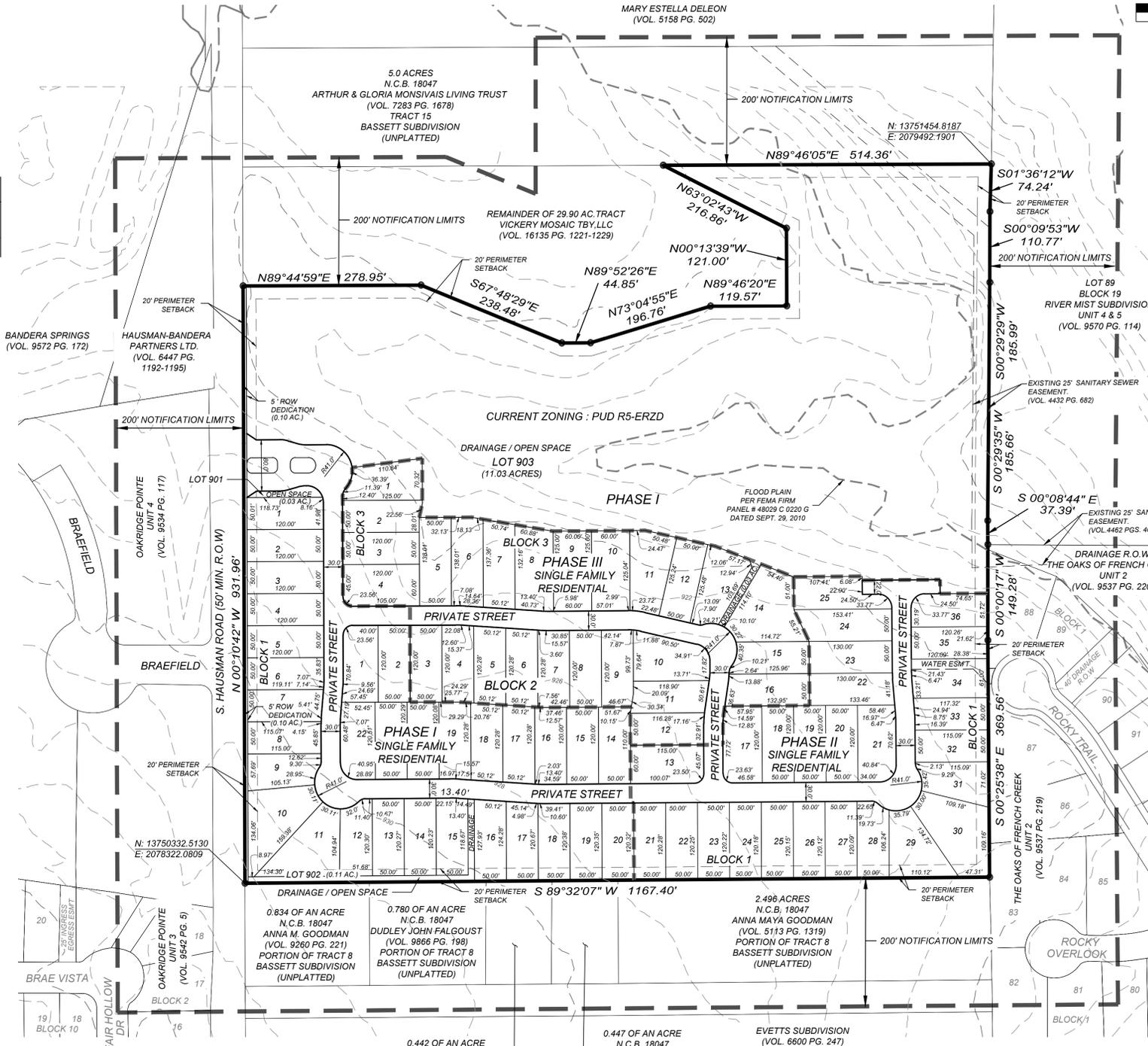
HAMMERHEAD DETAIL
NOT TO SCALE



ENTRY STREET PLAN
SCALE: 1"=50'



HAMMERHEAD PLAN
SCALE: 1"=50'





CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO 16

Public Hearing:

Planning Commission
February 12, 2014

Case Number:

PA 14022

Applicant:

Ben Scott, Director of Real Estate,
HEB Grocery Company

Representative:

Ben Scott, Director of Real Estate,
HEB Grocery Company

Owner:

HEB Grocery Company, LP

Staff Coordinator:

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

Property Address/Location:

Lot 35, Block 33, NCB 6276
consisting of approximately 2.493
acres located at 1601 Nogalitos
Street and 127 Roslyn Avenue

Legal Description/Location:

Lot 35, Block 33, NCB 6276
consisting of approximately 2.493
acres located at 1601 Nogalitos
Street and 127 Roslyn Avenue

Tract Size:

2.493 acres

Council District(s):

District 5

Notification:

Published in Daily Commercial
Recorder 1/24/2014
Notices Mailed 1/30/2014

- 42 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to Applicant
- 34 to planning team members

Internet Agenda Posting 2/7/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Nogalitos/South Zarzamora Community Plan future land use classification for the property from Mixed Use to Regional Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Nogalitos/South Zarzamora Community Plan to change the future land use classification of the subject property from Mixed Use to Regional Commercial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Nogalitos/ South Zarzamora Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The Regional Commercial land use classification would support the goals of the Nogalitos/S. Zarzamora Community Plan of protecting and preserving the character of the neighborhoods and commercial corridors by improving their physical appearance and attracting a variety of businesses in a walkable mixed use environment. The proposed use will have minimal impact on adjacent properties.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities:

The existing community facilities could support any additional demand generated by the requested land use change.

CASE HISTORY

This is the first public hearing.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan	
Plan Adoption Date: September 30, 2004	Update History: June 18, 2009
Objective 2.1: Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance	
Objective 3.1: Attract and support a variety of businesses in a walkable, mixed-use environment	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Mixed Use: Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.</p>	<p>NC, C-1 C-2 P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, , MXD, TOD, IDZ</p>
<p>Regional Commercial; Regional Commercial development includes land uses that are automobile related or draw their customer base from a larger region, thus bringing more traffic and parking needs. The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, and limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use. Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials, and are typically 20 acres or greater in size.</p>	<p>NC, C-1, C-2P, C-2, C-3, O-1,O-2</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use	Grocery
North	Parks Open Space	Public Library and City Park
East	Mixed Use	Commercial uses and Single-Family Homes
South	Mixed Use and Low Density Residential	Commercial uses and Single-Family Homes
West	Low Density Residential	Single-Family Homes

Land Use: The subject property is located along the west side of Nogalitos Street between South Park Boulevard and Roslyn Avenue within the Nogalitos/South Zarzamora Community Plan. The subject property consists of an existing grocery store and has a public library and City park to the north, commercial uses and single-family homes to the east and south, and single-family homes to the west. The Nogalitos/South Zarzamora Community Plan classifies the subject property and the area to the east as Mixed Use, the area to the north as Parks Open Space, the area to west as Low Density Residential and the area to the south as Mixed Use and Low Density Residential. The applicant requests to change the future land use from Mixed Use to Regional Commercial.

The applicant requests this plan amendment and associated zoning change in order carryout a major reconstruction and renovation of the existing grocery store building and parking area. The Mixed Use land use classification allows moderately intense commercial uses by right; however, the associated zoning district required to implement the proposed restoration on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan.

The subject property's historic use as a grocery store and its location on an arterial roadway, along with the general surrounding conditions, which include community scale commercial uses to the south and east and its close proximity to IH-35 and State Highway 90 make it appropriate for the Regional Commercial land use classification. The Regional Commercial land use classification would support the goals of the Nogalitos/S. Zarzamora Community Plan of protecting and preserving the character of the neighborhoods and commercial corridors by improving their physical appearance and attracting a variety of businesses in a walkable mixed use environment. The proposed use will have minimal impact on adjacent properties.

Transportation: The City's Major Thoroughfare Plan identified Nogalitos Street as a Secondary Arterial Type B. IH-35 and State Highway 90 are classified as expressways. Roslyn Avenue, South Park Boulevard and North Park Boulevard are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is a bus stop along the side of the subject property at the corner South Park Boulevard and Nogalitos Street. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities: Collins Garden Elementary School, Collins Garden Library and Collins Garden Park and the San Antonio Police Department Substation are within walking distance. Storm Elementary and Fire Station 16 are also nearby. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-1 S, O-2, and C-3R

Proposed Zoning: C-3R S

Corresponding Zoning Case: Z201437 S

Zoning Commission Public Hearing Date: February 18, 2014

III. RECOMMENDATION

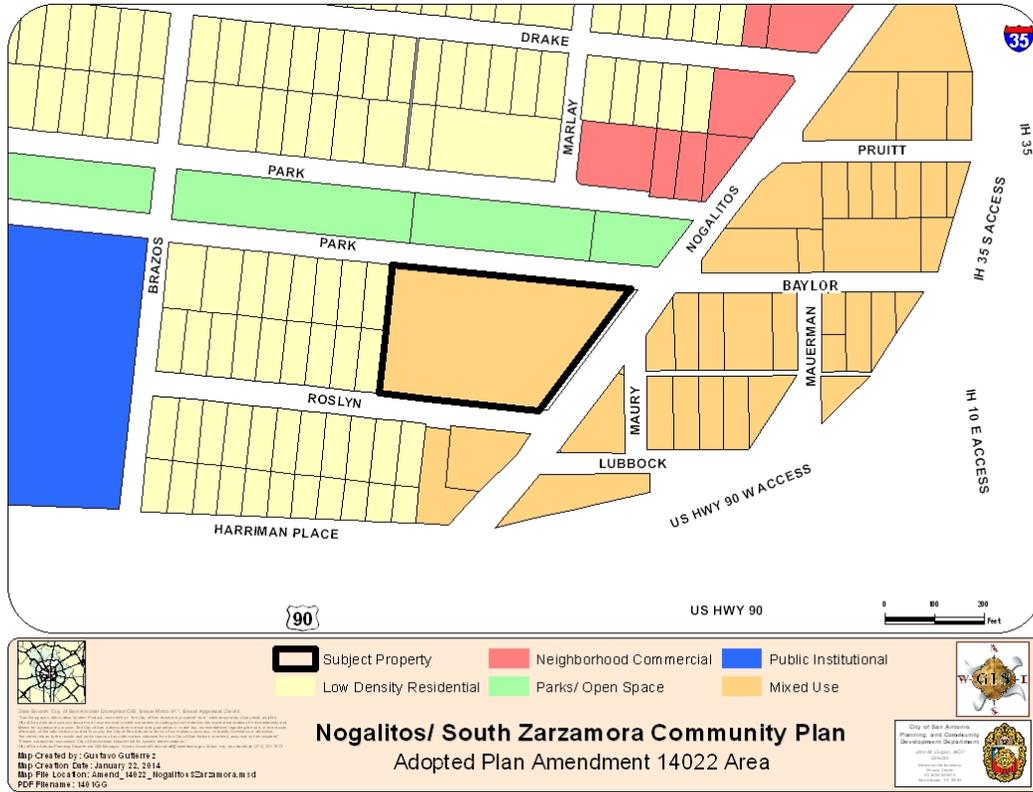
The subject property's historic use as a grocery store and its location on an arterial roadway, along with the general surrounding conditions, which include community scale commercial uses to the south and east and its close proximity to IH-35 and State Highway 90 make it appropriate for the Regional Commercial land use classification. The Regional Commercial land use classification would support the goals of the Nogalitos/S. Zarzamora Community Plan of protecting and preserving the character of the neighborhoods and commercial corridors by improving their physical appearance and attracting a variety of businesses in a walkable mixed use environment. The proposed use will have minimal impact on adjacent properties.

IV. ATTACHMENTS

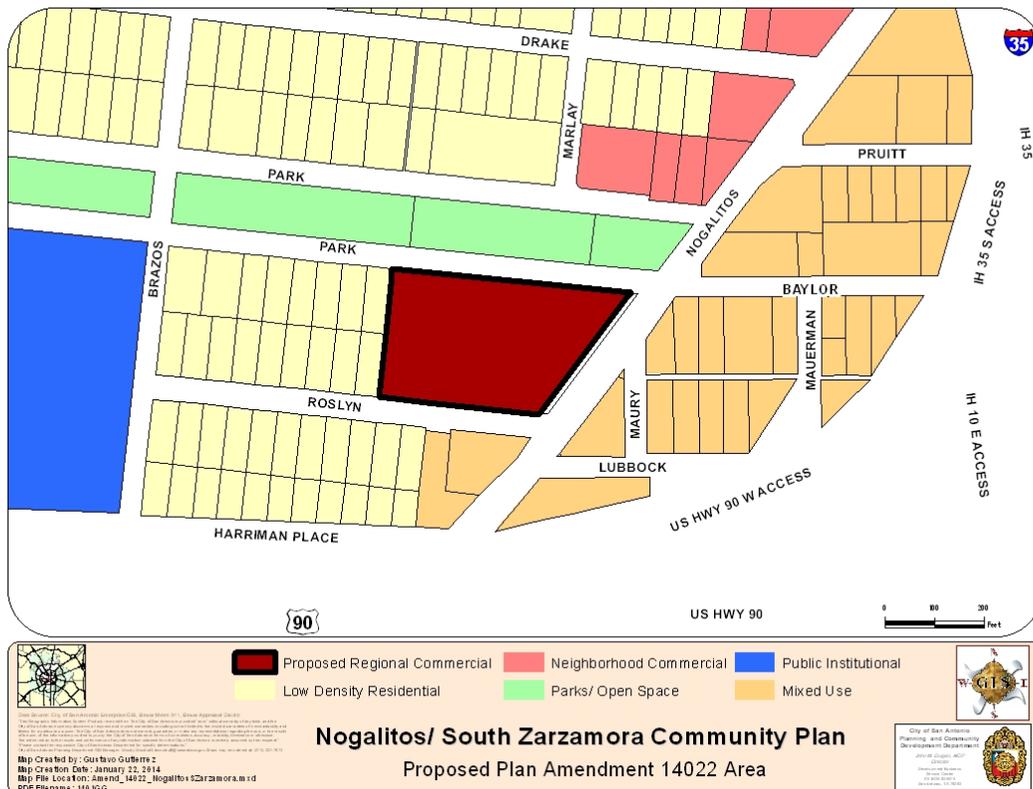
- A. Plan Amendment Maps
- B. Aerial Map
- C. Resolution

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 2.493 ACRES OF LAND OUT OF NCB 6276 LOCATED AT 1601 NOGALITOS STREET AND 127 ROSLYN AVENUE.

WHEREAS, City Council approved the Nogalitos/South Zarzamora Community Plan as an addendum to the Comprehensive Master Plan on September 30, 2004 and updated on June 18, 2009; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on February 12, 2014 and **APPROVED** the amendment on February 12, 2014; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the Nogalitos/South Zarzamora Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 12th DAY OF FEBRUARY 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO 17

Public Hearing:

Planning Commission
February 12, 2014

Case Number:

PA 14023

Applicant:

Kaufman & Killen, Inc.

Representative:

Kaufman & Killen, Inc.

Owner:

Mission Trails SA MHC, LLC

Staff Coordinator:

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

Property Address/Location:

Approximately 20.763 acres of land out of Lots 20, 22D and 37, NCB 20 (also known as NCB A-20) and out of Parcel 100A, NCB 24 located at 1515 Mission Road

Legal Description:

Approximately 20.763 acres of land out of Lots 20, 22D and 37, NCB 20 (also known as NCB A-20) and out of Parcel 100A, NCB 24 located at 1515 Mission Road

Tract Size:

20.763 acres

Council District(s):

District 3

Notification:

Published in Daily Commercial Recorder 1/23/2014
Notices Mailed 1/30/2014

- 7 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 16 to planning team members

Internet Agenda Posting 2/7/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the South Central San Antonio Community Plan future land use classification for the property from Low Density Residential to Mixed Use and to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification.

RECOMMENDED ACTION

Approval of the proposed amendment to the South Central San Antonio Community Plan to change the future land use classification of the subject property from Low Density Residential to Mixed Use and to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The Mixed Use classification supports the South Central San Antonio Community Plan objectives of promoting economic growth in the area along its corridors and in established commercial areas.

Transportation:

The requested land use change will generate more traffic and impact the existing transportation infrastructure; the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities:

The existing community facilities could support any additional demand generated by the requested land use change.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: South Central San Antonio Community Plan	
Plan Adoption Date: August 19, 1999	Update History: November 10, 2005 and December 6, 2007
<p>Goal 1 Objective 1.0: Improve the quality of commercial corridors including South Flores Street, South Presa Street and Roosevelt Avenue.</p> <p>Objective 1, Strategy 1.2 -Economic Development: Attract investors for vacant land and building sites available for development.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Low Density Residential: Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex are not permitted in low density residential use.</p>	Residential Single-Family Districts, Neighborhood Preservation Districts
<p>Mixed Use: Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.</p>	Mixed Use District, Urban Development Flex District, Transit Oriented Development district, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts, IDZ (Proposed)

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Manufactured Home Park
North	Mixed Use and Public Institutional	School, Church, and Orphanage
East	Parks Open Space	Golf Course
South	Parks Open Space and Low Density Residential	San Antonio River and Single-family homes
West	Parks Open Space and Low Density Residential	Sports Complex

Land Use: The subject property is located along the west side of Mission Road just north of the San Antonio River between Hansford Street and Mary Street, within the South Central San Antonio

community Plan. The subject property consists of a manufactured home park and has a school, church and orphanage to the north, a golf course to the east, the San Antonio River and single-family homes to the south, and a sports complex to the west. The South Central San Antonio Community Plan classifies the subject property as Low Density Residential. The area to the north is Mixed Use and Public Institutional, the area to the east is Parks Open Space, and the area to the south and west is Parks Open Space and Low Density Residential. The applicant requests to change the future land use from Low Density Residential to Mixed Use and to include "IDZ", Infill Development Zone, as a related zoning district to the Mixed Use land use classification.

The applicant requests this plan amendment and zoning change in order to allow for the development of a high density multi-family residential use and an array of community-scaled commercial uses that are compatible with the already-existing surrounding area. In order to accommodate this development the applicant requires the IDZ zoning district which provides some design flexibility, to include setback and parking requirements. The proposed development meets the intent of the IDZ which is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures within existing built-up areas.

The subject property's location on a collector street, coupled with the mix of multi-family and commercial uses to the north, a major public sports complex to the west and its close proximity to the varied commercial uses along Roosevelt Avenue, a major arterial, make it appropriate for the Mixed Use classification. The Mixed Use classification would allow for a concentrated blend of residential, commercial and other related uses at increased densities to create a pedestrian-oriented environment. The inclusion of IDZ will contribute not only to this development but will be available to assist in similar infill developments described in the Mixed Use land use classification of the South Central San Antonio Community Plan. The Mixed Use classification supports the South Central San Antonio Community Plan objectives of promoting economic growth in the area along its corridors and in established commercial areas.

Transportation: Mission Road is a collector street. Weaver Street, Hansford Street, Mary and Edmonds are local streets. Roosevelt Avenue is a Primary Arterial Type B. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop in front of the subject property on the corner of Palo Blanco and Mission Road. The requested land use change will generate more traffic and impact the existing transportation infrastructure; the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities: Seton Home, St. Peter and St. Joseph Orphanage, Mission Concepcion, Mission Concepcion Sports Complex and Concepcion Park are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: MH H RIO-4 AHOD

Proposed Zoning: IDZ with Multi-Family uses not to exceed 33 units/acre and C-2 uses (13.1 acres) and "IDZ" with Multi-Family uses not to exceed 50 units/acre and "C-2" use (7.67 acres) H RIO-4 AHOD

Corresponding Zoning Case: Z2014085

Zoning Commission Public Hearing Date: February 18, 2014

III. RECOMMENDATION

The subject property's location on a collector street, coupled with the mix of multi-family and commercial uses to the north, a major public sports complex to the west and its close proximity to the

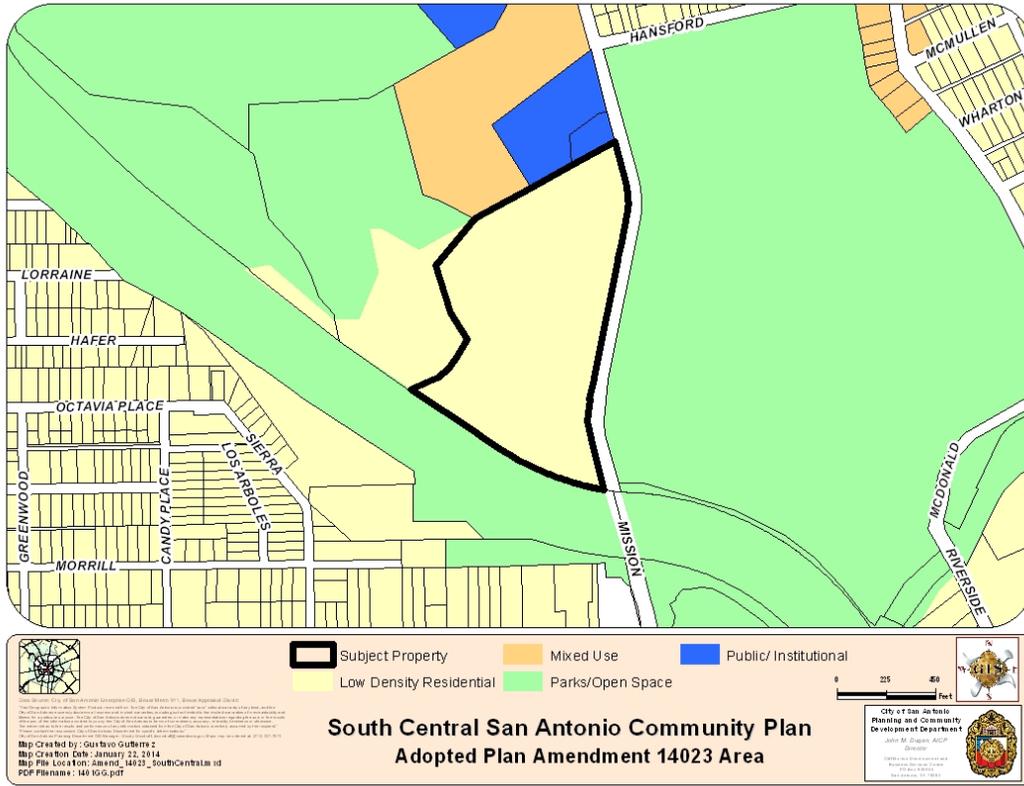
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IV. ATTACHMENTS

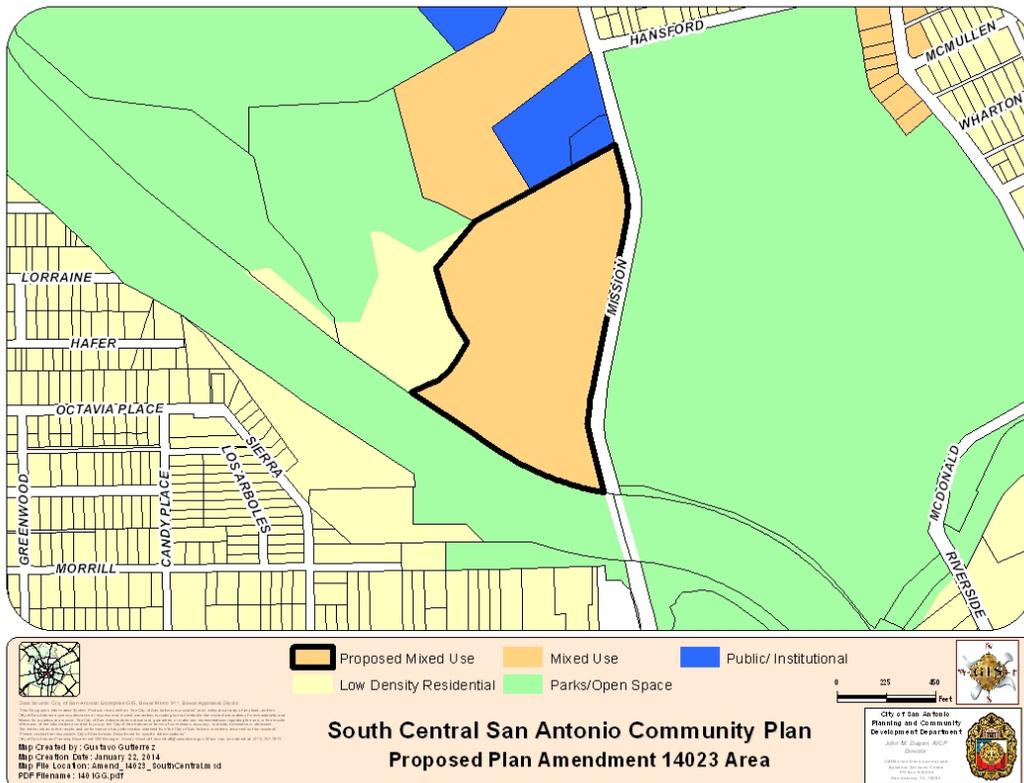
- A. Plan Amendment Maps
- B. Aerial Map
- C. Resolution

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO MIXED USE AND TO INCLUDE “IDZ” INFILL DEVELOPMENT ZONE AS A RELATED ZONING DISTRICT FOR THE MIXED USE LAND USE CLASSIFICATION FOR APPROXIMATELY 20.763 ACRES OF LAND OUT OF LOTS 20, 22D AND 37, NCB 20 (ALSO KNOWN AS NCB A-20) AND OUT OF PARACEL 100A, NCB 24 LOCATED AT 1515 MISSION ROAD

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Comprehensive Master Plan on August 19, 1999 and updated on November 10, 2005 and December 6, 2007; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on February 12, 2014 and **APPROVED** the amendment on February 12, 2014; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT with** City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation for **APPROVAL** as an amendment to the City’s Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 12th DAY OF FEBRUARY 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission