



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

PLANNING COMMISSION AGENDA

❧ February 26, 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. Military briefing on organizational changes

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. **120194:** Request by David Grove, for approval of a major plat to subdivide a 9.164-acre tract of land to establish the **Ashton Park Unit 2, Phase 5B (Enclave)** subdivision, generally located south of the intersection of Potranco Road (F.M. 1957) and Holliman Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **130122:** *Request by George “Chip” Field III, for approval of a major plat to replat and subdivide a 10.869-acre tract of land to establish the **10.8 AC District North Tract** subdivision, generally located southeast of the intersection of Interstate Highway 10 West and Presidio Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130585:** Request by Edward P. Dezevallos, for approval of a major plat to replat a 2.879-acre tract of land to establish the **JTM Number 2** subdivision, generally located southwest of the intersection of Interstate Highway 10 East and Foster Road. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
8. **130588:** Request by Richard Mott, for approval of a major plat to subdivide a 12.198-acre tract of land to establish the **Alamo Ranch Unit 53B, Phase 1** subdivision, generally located west of the intersection of Del Webb Boulevard and La Villita Way. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
9. **140032:** Request by Walter G. Busby for approval of major plat to vacate and resubdivide a 10.938-acre tract of land to establish **Monterrey Village Retail MPCD**, generally located southeast of the intersection of Potranco Road and Hunt Lane. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).

Plat Deferrals

10. **140161:** Request by Becky C. Hardee and Belinda C. Gomez, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **St. Jude Estates** Subdivision, an 5.712-acre tract of land, generally located east of the intersection of FM 1937 and Rabel Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
11. **130185:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **H & S** Subdivision, generally located west of the intersection of Waterwood Pass Drive and Silver Chalice Drive. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
12. **130491:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **Tamber L. Byrd** Subdivision, generally located north

of the intersection of Highway 90 East and Chloe Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Land Transactions

- 13. S.P. 1770:** Consideration of a Resolution supporting and **recommending City Council approve** a request to declare as surplus and authorize the sale of a 0.2000 acre unimproved parcel located at 10818 Lima Drive in NCB 11732, Council District 9. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Comprehensive Master Plan Amendments

- 14. PA 13047:** [This item continued from September 11, 2013 and postponed prior to September 25, 2013 public hearing meeting]. A request by City of San Antonio, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 48.842 acres of land out of NCB 34449, located at 6939 Leslie Road, from “Suburban Tier” to “Civic Center”. **Staff recommends Approval.** (John Osten, Senior Planner, (210) 207-2187, john.osten@sanantonio.gov, Development Services Department)
- 15. PA 14024:** A request by KFW Engineers, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 10.88 acres of land out of NCB 16554, a portion of the 6600 Block of North Graytown Road, from “Neighborhood Commercial” to “Low Density Residential”. **Staff recommends Approval.** (Robert Acosta, Planner, (210) 207-0157, robert.acosta@sanantonio.gov, Development Services Department)
- 16. PA 14026:** A request by City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.202 acres of land out of NCB 584, located at 301, 305, 309, 313, 315, 319, 323 and 327 North Olive Street, from “Low Density Residential” to “Low Density Mixed Use”. **Staff recommends Approval.** (John Osten, Senior Planner, (210) 207-2187, john.osten@sanantonio.gov, Development Services Department)
- 17.** Public hearing and consideration of a resolution recommending approval of an Extraterritorial Jurisdiction (ETJ) release of approximately 1.8 square miles (1,170 acres) of land from the City of San Antonio to the City of Somerset. The subject areas are described as follows: (1) land generally located to the north of the City of Somerset and bisected by Loop 1604 and Somerset Road; (2) land generally located to the northeast of the intersection of Briggs Road and Benton City Road; (3) land generally located to the west of the intersection of Senior Road and Loop 1604; and, (4) land generally located one-half mile north of the Somerset city limits. **Staff recommends Approval.** (Jacob Floyd, Senior Planner, (210) 207-8389, jacob.floyd@sanantonio.gov, Department of Planning & Community Development)
- 18.** Public hearing and consideration of a resolution recommending approval of an Extraterritorial Jurisdiction (ETJ) Agreement with the City of Elmendorf for the release of approximately 7.931 acres (0.012 square miles) of land from the City of San Antonio to the City of Elmendorf with certain conditions. The subject area is generally located along State Highway 181 near Kilowatt Road and

Adkins-Elmendorf Road, in southeast Bexar County. **Staff recommends Approval.** (Priscilla Rosales-Piña, Planning Coordinator, (210) 207-7839, priscilla.rosales-pina@sanantonio.gov, (Department of Planning & Community Development))

19. Public hearing and consideration of a resolution recommending approval of an Extraterritorial Jurisdiction (ETJ) Agreement with the City of Fair Oaks for the release of approximately 138.33 acres of land from the City of San Antonio to the City of Fair Oaks Ranch with certain conditions. The subject area is generally located to the southwest of the City of Fair Oaks Ranch, east of IH-10 West, south of Fair Oaks Parkway, and west of Monument Oak Street, in northwest Bexar County. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning & Community Development)
20. Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment with the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 28.27 acres and the City of Shavano Park receiving 5.96 acres, adjacent to Salado Creek. The subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning & Community Development)

Other Items

21. Approval of the minutes for the February 12, 2014 Planning Commission meeting.
22. Director's report - City Council Action Update (Planning Commission items sent to Council).
23. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

Public Hearing:

Planning Commission
February 26, 2014

Application/Case Number:

120194

Project Name:

Ashton Park Unit 2, Phase 5B
(Enclave)

Applicant:

David Grove

Representative:

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

Owners:

Lennar Homes of Texas Land and
Construction, LTD.

Staff Coordinator:

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

Property Address/Location:

Generally located south of the
intersection of Potranco Road
(F.M. 1957) and Holliman
Parkway

MAPSCO Map Grid (Ferguson):

610 B-5

Tract Size:

9.164 acres

Council District:

ETJ

Notification:

Internet Agenda posting February 21,
2014

REQUEST

Approval of a major plat to subdivide a 9.164-acre tract of land
to establish **Ashton Park Unit 2, Phase 5B (Enclave)**
Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 6, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty seven (**37**) single family lots, one (**1**) non-single family lot, and approximately two thousand sixteen (**2,016**) 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 9, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 7, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 030A-06, Potranco Subdivision, accepted on January 15, 2009

II. RECOMMENDATION

Approval of the proposed **Ashton Park Unit 2, Phase 5B (Enclave)** Subdivision.

III. ATTACHMENT

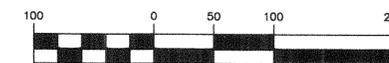
1. Proposed plat

SUBDIVISION PLAT ESTABLISHING ASHTON PARK UNIT 2 PHASE 5B (ENCLAVE)

BEING 9.164 ACRES OF LAND IN THE WILLIAM B. RHODE SURVEY No. 96, ABSTRACT No. 1295, C.B. No. 4373, AND THE M. HERNANDEZ SURVEY NO. 300 1/7, ABSTRACT NO. 1052, C.B. 4372, AND BEING OUT OF A 95.934 ACRE TRACT 2 DESCRIBED IN THE DEED RECORDED IN VOLUME 16159, PAGE 1834 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1015 CENTRAL PARKWAY NORTH, #100 SAN ANTONIO, TX 78232 PHONE (210) 403-6200

Denham-Ramones Engineering and Associates, Inc. 1380 PANTHEON WAY, SUITE 290 SAN ANTONIO, TX 78232 FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. DAVID GROVE, PRESIDENT BY: DAVID GROVE, VICE-PRESIDENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 4th DAY OF February A.D., 2014.

DOROTHY REESE COLLIER NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: MAY 13, 2017

Notary signature: Dorothy Reese Collier, Notary Public, Bexar County, Texas

CERTIFICATE OF APPROVAL

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

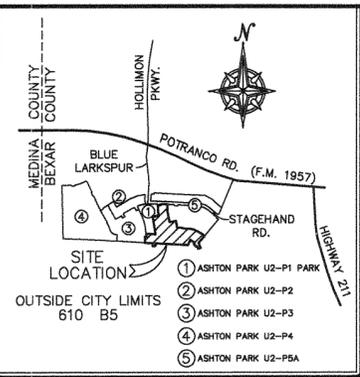
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASHTON PARK UNIT 2 PHASE 5B (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED, DATED THIS DAY OF A.D., 2014.

BY: CHAIRMAN SECRETARY

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

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



LOCATION MAP NOT TO SCALE

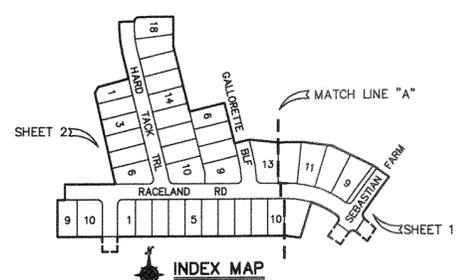
LEGEND & SURVEYOR'S NOTES

- 1.) BUILDING SETBACK LINE B.S.L.
2.) CLEAR VISION EASEMENT C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT T.V.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.T.V.E.
6.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT E.G.T.V.T.V.E.
7.) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS O.P.R.
8.) DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS D.P.R.
9.) PROPOSED FINISHED CONTOUR [Symbol]
10.) THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. SCALE FACTOR IS 0.99982202. ROTATION GRID TO PLAT IS 0°00'00".
11.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE NORTHEAST LINE OF ASHTON PARK UNIT 2, PHASE 1 PARK (ENCLAVE), LOT 901, BLOCK 10, BETWEEN THE TWO FOUND MONUMENTS SHOWN AND CALLED S11°41'29"E ON THE PLAT, RECORDED IN VOL. 9619, PGS. 160, D.P.R.

MONUMENT NOTE:

- = 1/2" I.R.F.
○ = 1/2" I.R.F. W/D-R E CAP
* = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE table with 4 rows listing Ashton Park Unit 1, 2, 3, and 5A with their respective volumes and page numbers.



BUILDING SETBACK NOTE

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

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. Paul W. Denham, 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. Gary B. Neill, Registered Professional Land Surveyor

"C.P.S. NOTES"

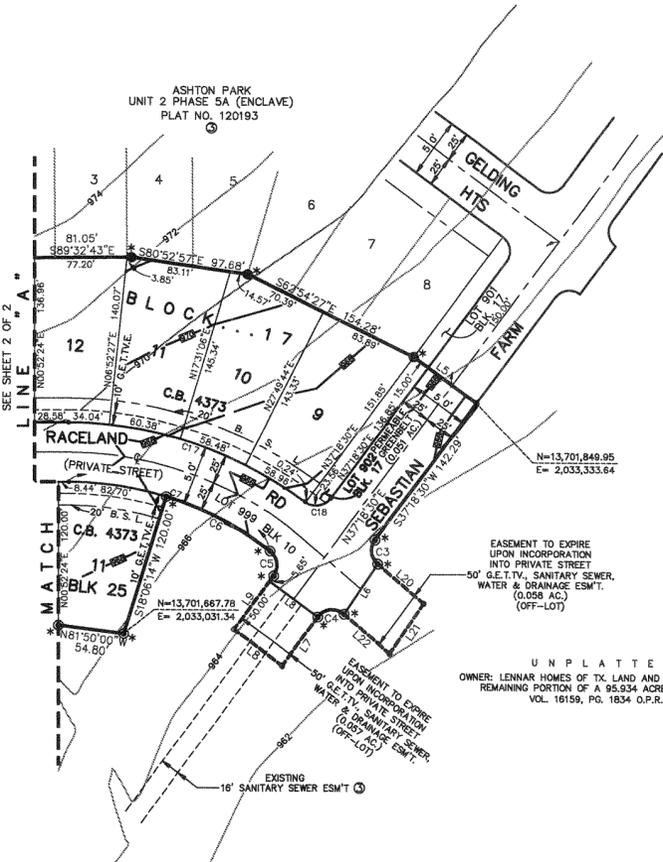
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",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

OTHER NOTES:

- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PRIVATE STREETS (LOT 999) AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) SAWS IMPACT FEE PAYMENT DUE: WATER AND SEWER 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.
3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4.) BUILDER TO INSTALL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER WHERE STATIC PRESSURES EXCEED 80 PSI.
5.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND PRIVATE STREETS (LOT 999) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
6.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
7.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
8.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
9.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.

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.



LINE TABLE with columns for LINE, BEARING, and DISTANCE. Lists lines L1 through L22.

CURVE TABLE with columns for CURVE, DELTA, RADIUS, TANGENT, LENGTH, and CHORD. Lists curves C1 through C18.

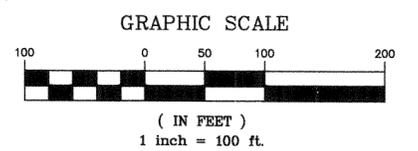


THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

State: Jan 30, 2014, 2:48pm User ID: RAMONES\JESSICA File: H:\Users\Projects\3\JCC - Ashton Park U2-P5B.dwg Ashton Park U2 P5B.dwg

SUBDIVISION PLAT
ESTABLISHING
**ASHTON PARK
UNIT 2 PHASE 5B (ENCLAVE)**

BEING 9.164 ACRES OF LAND IN THE WILLIAM B. RHODE SURVEY No. 96, ABSTRACT No. 1295, C.B. No. 4373, AND THE M. HERNANDEZ SURVEY No. 300 1/7, ABSTRACT No. 1052, C.B. 4372, AND BEING OUT OF A 95.934 ACRE TRACT 2 DESCRIBED IN THE DEED RECORDED IN VOLUME 16159, PAGE 1834 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1015 CENTRAL PARKWAY NORTH, #100
SAN ANTONIO, TX 78232
PHONE (210) 403-6200

Denham-Ramones Engineering and Associates, Inc.
1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX 78232 (210) 495-3122 FAX
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
DAVID GROVE, VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 4th DAY OF February A.D., 2014.

DOROTHY RENESE COLLIER
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MAY 13, 2017

Dorothy Renese Collier
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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 _____ ASHTON PARK UNIT 2 PHASE 5B (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED,

DATED THIS _____ DAY OF _____ A.D., 2014.

BY: _____ CHAIRMAN

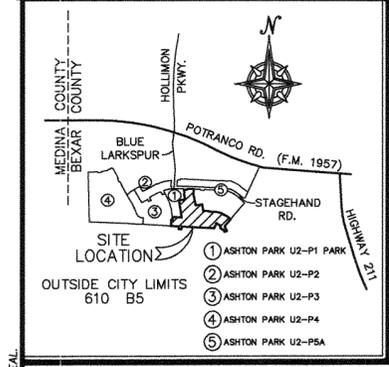
STATE OF TEXAS
COUNTY OF BEXAR

BY: _____ SECRETARY

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

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

BY: _____ DEPUTY



LOCATION MAP
NOT TO SCALE

LEGEND & SURVEYOR'S NOTES

- | | |
|---|--------------|
| 1.) BUILDING SETBACK LINE | B.S.L. |
| 2.) CLEAR VISION EASEMENT | C.V.E. |
| 3.) ELECTRIC & CABLE TELEVISION EASEMENT | E.T.V.E. |
| 4.) TELEPHONE & CABLE TELEVISION EASEMENT | T.V.C.E. |
| 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.C.E. |
| 6.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT | E.G.T.V.C.E. |
| 7.) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS | O.P.R. |
| 8.) DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS | D.P.R. |
| 9.) PROPOSED FINISHED CONTOUR | [910] |
| 10.) THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. SCALE FACTOR IS 0.99982202. ROTATION GRID TO PLAT IS 0°00'00" | |
| 11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION | |
| 12.) BEARING REFERENCE SOURCE IS THE NORTHEAST LINE OF ASHTON PARK UNIT 2, PHASE 1 PARK (ENCLAVE), LOT 901, BLOCK 10, BETWEEN THE TWO FOUND MONUMENTS SHOWN AND CALLED S11°41'29"E ON THE PLAT. RECORDED IN VOL. 9619, PGS. 160, D.P.R. | |

MONUMENT NOTE:

● = 1/2" I.R.F.
* = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE	DESCRIPTION
①	ASHTON PARK UNIT 1 PHASE 2, ROAD (ENCLAVE) VOL. 9612, PG. 148, D.P.R.
②	ASHTON PARK UNIT 1 PHASE 1 PARK (ENCLAVE) VOL. 9619, PGS. 160, D.P.R.
③	ASHTON PARK UNIT 2 PHASE 5A (ENCLAVE) PLAT NO. 120193
④	ASHTON PARK UNIT 2 PHASE 3 (ENCLAVE) C.P. #201202

BUILDING SETBACK NOTE

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

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.

Paul W. Denham
LICENSED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



"C.P.S. NOTES"

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

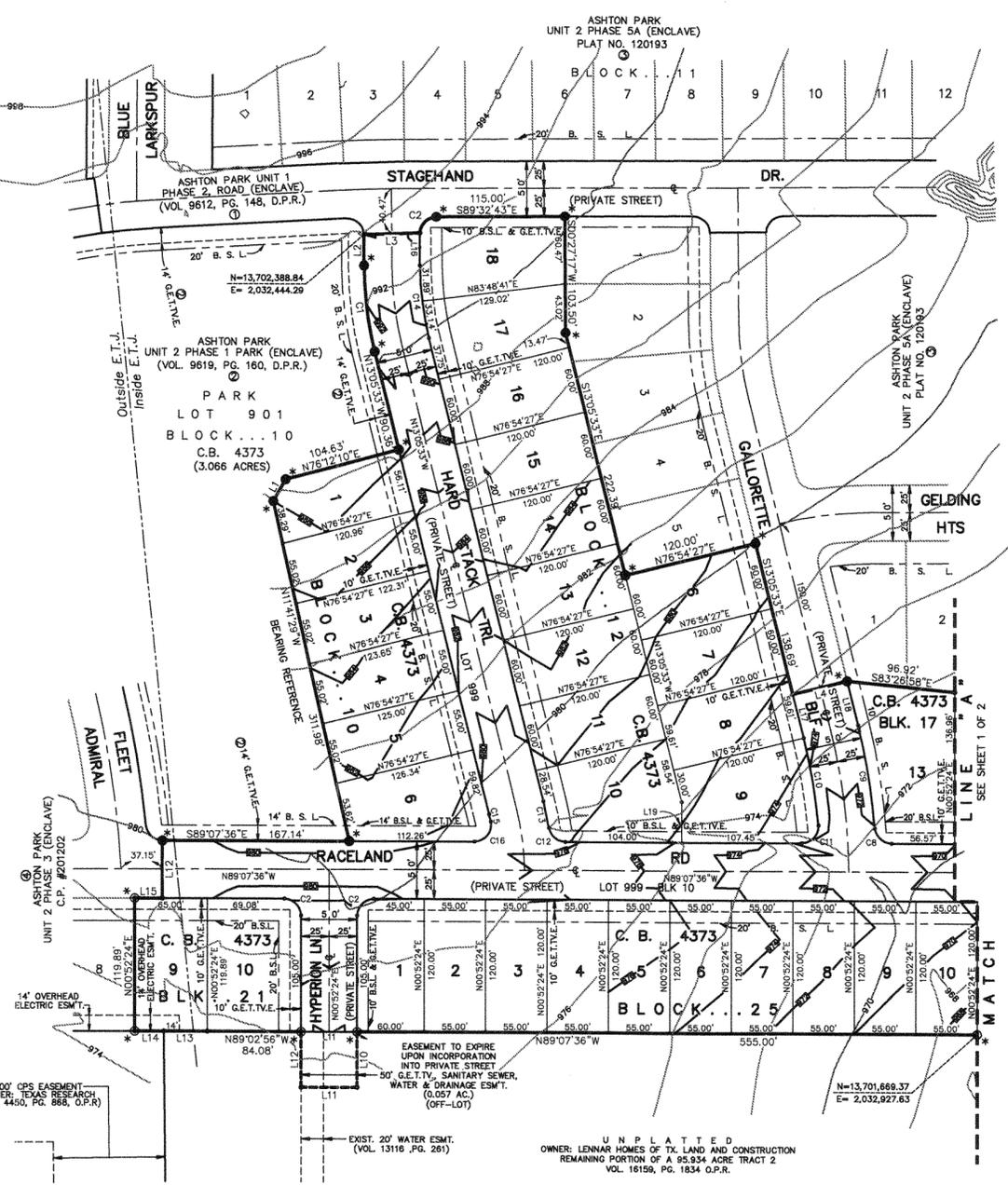
OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PRIVATE STREETS (LOT 999) AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- SAWS IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS" WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- BUILDER TO INSTALL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER WHERE STATIC PRESSURES EXCEED 80 PSI
- THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND PRIVATE STREETS (LOT 999) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU_W) 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.

CURVE AND LINE DATA ON SHEET 1 OF 2



Date: Jan 30, 2014, 2:48pm User ID: RAMONES\YSSA File: H:\Land Projects\3\FCC - Ashton Park U2-5B\Ashton Park U2 P5B.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO: 6

Public Hearing:

Planning Commission
February 26, 2014

Application/Case Number:

130122

Project Name:

10.8 AC District North Tract

Applicant:

George "Chip" Field III

Representative:

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

Owners:

Cumberland Serengeti IH-10, LP

Staff Coordinator:

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

Property Address/Location:

Generally located southeast of the
intersection of Interstate Highway
10 West and Presidio Parkway

MAPSCO Map Grid (Ferguson):

514 D-6

Tract Size:

10.869 acres

Council District:

8

Notification:

Internet Agenda posting February 21,
2014

REQUEST

Approval of a major plat to replat and subdivide a 10.869-acre tract of land to establish **10.8 AC District North Tract** Subdivision

APPLICATION TYPE

Replat and Subdivide

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 29, 2014

CASE HISTORY

Area being replatted was previously platted as Lot 2, Block 1, NCB 14858 of the Fiesta Northwest Crossing Unit 1 and a Variable Width Drainage Easement, both recorded in volume 9552, Page 143, a Variable Width Drainage Easement recorded in Volume 9589, Page 160-165, A Variable Width Drainage Easement and a 16' Sanitary Sewer Easement, both recorded in Volume 9554, Page 147 all of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

C2 CD GC-1 MLOD-1” Commercial District Conditional Use Corridor District Military Lighting Overlay District

C. Major Thoroughfare(s)

Interstate Highway 10 West, Freeway, 250-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 November 22, 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 Camp Bullis Military Installation were notified.

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

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 30, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

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

MPCD 001-12, District North 52.2-Acre Tract, accepted on November 15, 2012

III. RECOMMENDATION

Approval of the proposed **10.8 AC District North Tract** Subdivision.

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 130122

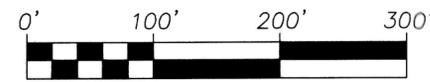
REPLAT & SUBDIVISION PLAT

ESTABLISHING

10.8 AC DISTRICT NORTH TRACT

BEING A 10.869 ACRE TRACT OF LAND, 7.709 ACRES RECORDED IN VOLUME 16409, PAGES 29-37, AND 3.16 ACRES RECORDED IN VOLUME 16409, PAGE 18-23 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574 AND OUT OF THE R.C. HAWKINS SURVEY NUMBER 337, ABSTRACT 329, NOW IN NEW CITY BLOCK (NCB) 14858 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



DATE OF PRINT: December 30, 2013

LEGEND

- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- RB RADIAL BEARING
- ROW RIGHT-OF-WAY
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- - - - - EXISTING CONTOURS
- — — — — ORIGINAL SURVEY/COUNTY LINE
- 1 PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9554, PG 147 DPR)
- 2 PUBLIC VARIABLE WIDTH NON-EXCLUSIVE INTERCEPTOR DRAINAGE EASEMENT (VOL 8928, PG 469-479 OPR)
- 3 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9540, PG 175 DPR)
- 4 PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9589, PG 160-165 DPR)
- 5 16' SANITARY SEWER EASEMENT (VOL 11230, PG 794 OPR)
- 6 VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16094, PG 1893-1898 OPR) CABLE TV (VOL 16122, PG 2074-2080 OPR)
- 7 16' SANITARY SEWER EASEMENT (VOL 9554, PG 147 DPR)
- 8 25' BUILDING SETBACK LINE (VOL 9544, PG 147, DPR)
- 9 1' NON-ACCESS EASEMENT (VOL 9554, PG 147, DPR)
- 10 PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9552, PG 143, DPR)
- 11 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9654, PG 157-158 DPR)
- 12 16' SANITARY SEWER EASEMENT (VOL 9654, PG 157-158 DPR)
- 13 VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16094, PG 1995-2000 OPR) CABLE TV (VOL 16122, PG 2088-2093 OPR)
- 14 PUBLIC 42' DRAINAGE EASEMENT (VOL 9554, PG 147 DPR)
- 15 30' DRAINAGE EASEMENT (VOL 9659, PG 173-175 DPR)
- 16 16' ACCESS EASEMENT (VOL 9659, PG 173-175 DPR)
- 17 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 18 PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
- 19 16' SANITARY SEWER EASEMENT
- 20 25' LANDSCAPE BUFFER

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.

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

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.

TxDOT NOTES:

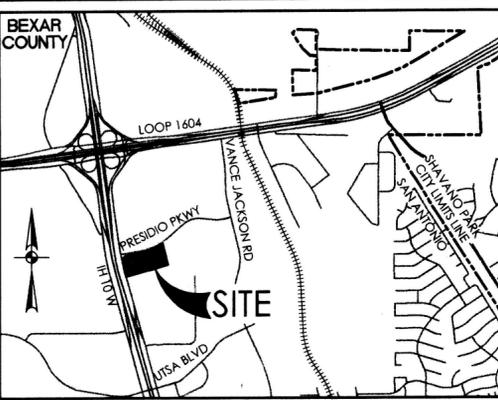
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO ACCESS POINTS ALONG INTERSTATE HIGHWAY 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 439'.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5511.55'	4°30'41"	N13°40'42"W	433.85'	433.96'
C2	1551.00'	21°49'59"	N68°16'13"E	587.45'	591.02'
C3	5511.55'	0°09'59"	S14°06'55"E	16.01'	16.01'

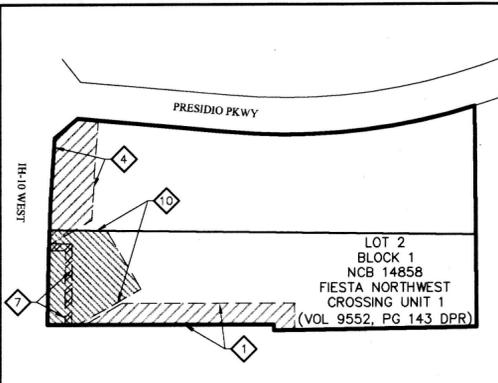
LINE TABLE

LINE #	BEARING	LENGTH
L1	N34°00'34"E	70.65'
L2	N15°55'10"W	13.27'
L3	N15°56'02"W	5.35'
L4	S01°16'41"E	15.80'
L5	S15°41'00"E	74.20'
L6	S15°56'02"E	41.69'
L7	S73°08'55"W	10.70'
L8	S10°03'29"W	12.72'
L9	N10°03'29"E	18.57'
L10	N15°55'10"W	19.88'
L11	S15°41'00"E	23.47'
L12	N74°03'12"E	19.52'
L13	N74°20'45"E	40.28'
L14	S15°56'02"E	29.09'
L15	N15°56'02"W	13.17'
L16	S74°20'45"W	40.78'



LOCATION MAP

MAPSCO MAP GRID: 514D6
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1" = 300'

THE 10.869 ACRES BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOT 2, BLOCK 1, NCB 14858 OF THE FIESTA NORTHWEST CROSSING UNIT 1 AND A VARIABLE WIDTH DRAINAGE EASEMENT, BOTH RECORDED IN VOLUME 9552, PAGE 143, A VARIABLE WIDTH DRAINAGE EASEMENT RECORDED IN VOLUME 9589, PAGE 160-165, A VARIABLE WIDTH DRAINAGE EASEMENT AND A 16' SANITARY SEWER EASEMENT, BOTH RECORDED IN VOLUME 9554, PAGE 147, ALL OF THE DEED AND PLAT RECORDS, OF BEXAR COUNTY, TEXAS.

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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FIESTA NORTHWEST CROSSING UNIT 1, PLAT NUMBER 940765, WHICH IS RECORDED IN VOLUME 9552, PAGE 143, BEXAR COUNTY DEED AND PLAT RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: IRONWOOD PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: PERFORMANCE AUTOMOTIVE GROUP, INC.
A TEXAS CORPORATION, ITS GENERAL PARTNER
JACK GUENTHER, PRESIDENT

COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF January, A.D. 2014.

Judith A. Hunter
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 06/05/16

STATE OF TEXAS
COUNTY OF BEXAR

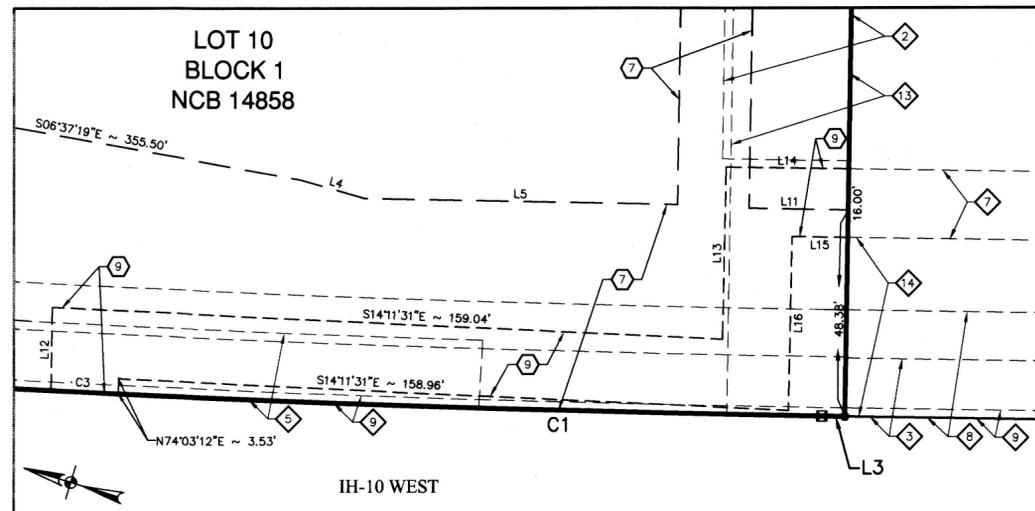
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Carla O. Jackson
LICENSED PROFESSIONAL ENGINEER

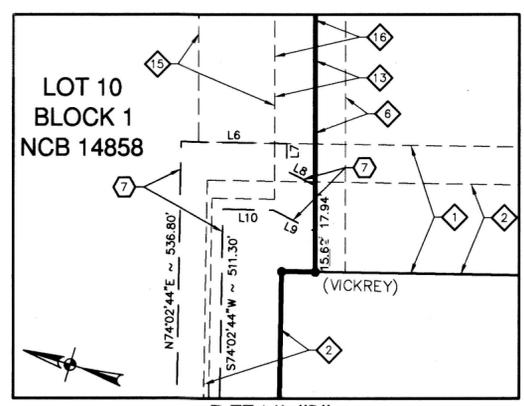
STATE OF TEXAS
COUNTY OF BEXAR

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



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

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.

Jack Guenther
OWNER/DEVELOPER: IRONWOOD PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: PERFORMANCE AUTOMOTIVE GROUP, INC.
A TEXAS CORPORATION, ITS GENERAL PARTNER
JACK GUENTHER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACK GUENTHER 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, A.D. 2014.



Judith A. Hunter
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 10.8 AC DISTRICT NORTH TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

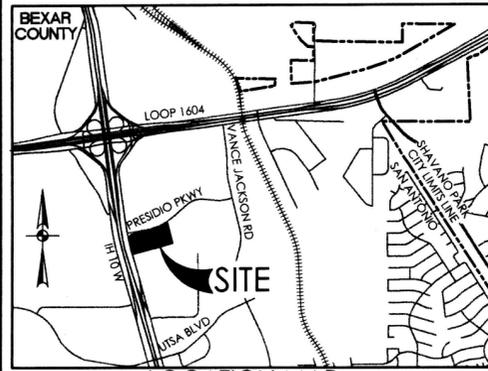
STATE OF TEXAS
COUNTY OF BEXAR

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

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

REPLAT & SUBDIVISION PLAT
ESTABLISHING
10.8 AC DISTRICT NORTH
TRACT

BEING A 10.869 ACRE TRACT OF LAND, 7.709 ACRES RECORDED IN VOLUME 16409, PAGES 29-37, AND 3.16 ACRES RECORDED IN VOLUME 16409, PAGE 18-23 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574 AND OUT OF THE R.C. HAWKINS SURVEY NUMBER 337, ABSTRACT 329, NOW IN NEW CITY BLOCK (NCB) 14858 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

MAPSCO MAP GRID: 514D6
NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
RB RADIAL BEARING
ROW RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)

EXISTING CONTOURS
ORIGINAL SURVEY/COUNTY LINE

- 1 PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9554, PG 147 DPR)
2 PUBLIC VARIABLE WIDTH NON-EXCLUSIVE INTERCEPTOR DRAINAGE EASEMENT (VOL 8928, PG 469-479 OPR)
3 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9540, PG 175 DPR)
4 PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9589, PG 160-165 DPR)
5 16' SANITARY SEWER EASEMENT (VOL 11230, PG 794 OPR)
6 VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16094, PG 1893-1898 OPR)
7 CABLE TV (VOL 16122, PG 2074-2080 OPR)
8 16' SANITARY SEWER EASEMENT (VOL 9554, PG 147 DPR)
9 25' BUILDING SETBACK LINE (VOL 9544, PG 147 DPR)
10 1' NON-ACCESS EASEMENT (VOL 9554, PG 147 DPR)
11 PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9552, PG 143, DPR)
12 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9654, PG 157-158 DPR)
13 16' SANITARY SEWER EASEMENT (VOL 9654, PG 157-158 DPR)
14 VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16094, PG 1995-2000 OPR)
15 CABLE TV (VOL 16122, PG 2088-2093 OPR)
16 PUBLIC 42' DRAINAGE EASEMENT (VOL 9554, PG 147 DPR)
17 30' DRAINAGE EASEMENT (VOL 9659, PG 173-175 DPR)
18 16' ACCESS EASEMENT (VOL 9659, PG 173-175 DPR)
19 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
20 PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
21 16' SANITARY SEWER EASEMENT
22 25' LANDSCAPE BUFFER

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 NAD83 (NA2011) EPOCH 2010.00 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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

Cara C. Tackett
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

EDU NOTE:

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

TXDOT NOTES:

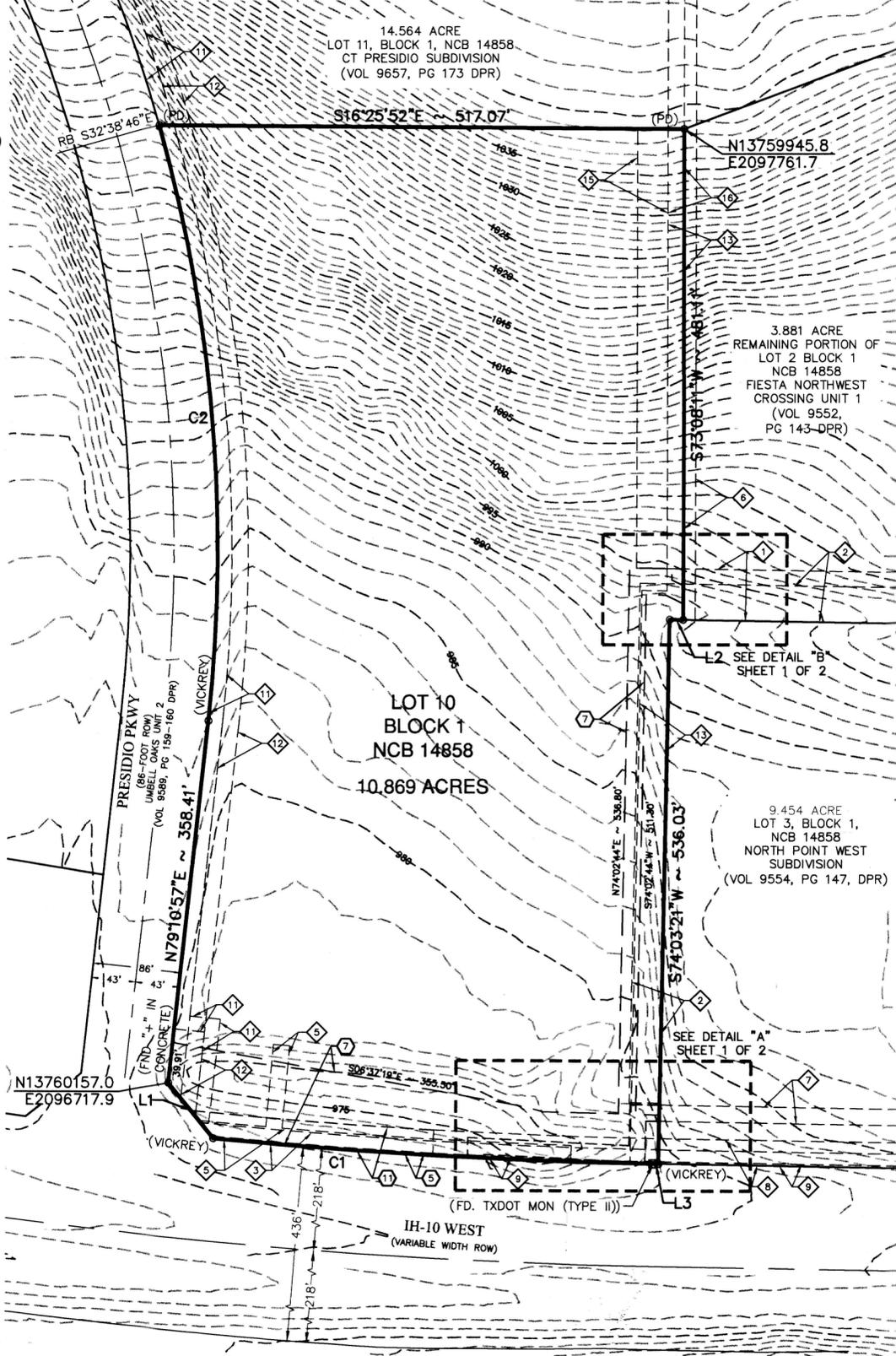
- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO ACCESS POINTS ALONG INTERSTATE HIGHWAY 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 439'.

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.

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.



SCALE: 1" = 100'
Pape-Dawson Engineers
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DATE OF PRINT: December 30, 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.

IRONWOOD PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: PERFORMANCE AUTOMOTIVE GROUP, INC.
A TEXAS CORPORATION, ITS GENERAL PARTNER
JACK GUENTHER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACK GUENTHER 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, A.D. 2014.

JUDITH A. HUNTER
Notary Public
State of Texas
My Commission Expires 05-05-2015

Judith A. Hunter
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 10.8 AC DISTRICT NORTH TRACT 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



Civil Job No. 7880-10; Survey Job No. 7880-03



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
February 26, 2014

Application/Case Number:

130585

Project Name:

JTM Number 2

Applicant:

Edward P. Dezevallos

Representative:

Jones and Carter, Inc.
c/o Charles Grady Koehl, P.E.

Owner:

Palmera Properties, Inc.

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of the
intersection of Interstate Highway 10
East and Foster Road

MAPSCO Map Grid (Ferguson):

619 D-2

Tract Size:

2.879-acres

Council District(s):

2

Notification:

Published in Daily Commercial
Recorder February 6, 2014

Internet Agenda Posting February 21,
2014

REQUEST

Approval of a major plat to replat 2.879-acre tract of land to
establish the **JTM Number 2** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 30, 2014

CASE HISTORY

Area being replatted Lot 2, Block 4, NCB 18034 that was
previously platted in the JTM Number 2 Subdivision, recorded in
Volume 9640, Pages 186, of the Deed and Plat Records of Bexar
County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“C3 AHOD” Commercial 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 October 18, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 27, 2014.

II. RECOMMENDATION

Approval of the proposed **JTM Number 2** subdivision Replat.

III. ATTACHMENT

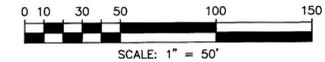
1. Proposed Plat

JTM NUMBER 2 SUBDIVISION

PLAT NUMBER 130585

RE-PLAT ESTABLISHING
JTM NUMBER 2 SUBDIVISION

ESTABLISHING LOTS 3 & 4, BLOCK 4, N.C.B. 18034,
BEING 2.879 ACRES OF LAND
SITUATED IN N.C.B. 10834
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
BEING ALL OF LOT 2, BLOCK 4, OF
JTM NUMBER 2 SUBDIVISION
RECORDED IN VOL.9540, PG.186 OF THE
BEXAR COUNTY DEED AND PLAT RECORDS



JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232
(210) 494-5511

DATE OF PRINT: January 23, 2014

STATE OF TEXAS
COUNTY OF Harris

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, INDICATES 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: Edward P. Dezevallos
EDWARD P. DEZEVALLOS
PRESIDENT OF PALMERA PROPERTIES, INC.,
AS G.P. OF JEFFERSON TRANGLE MARINE, L.P.
9219 KATY FREEMAN BLVD.
HOUSTON, TEXAS 77024
(713) 974-1488

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Edward P. Dezevallos, 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 24 DAY OF January, A.D. 20 14.

NOTARY PUBLIC, Harris COUNTY, TEXAS
MY COMMISSION EXPIRES: July 23, 2014

LEGEND

BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
E,G,T,CTV	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

THIS PLAT OF JTM NUMBER 2 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

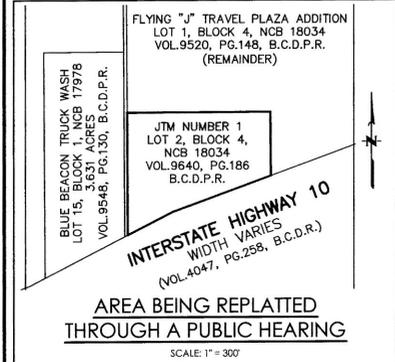
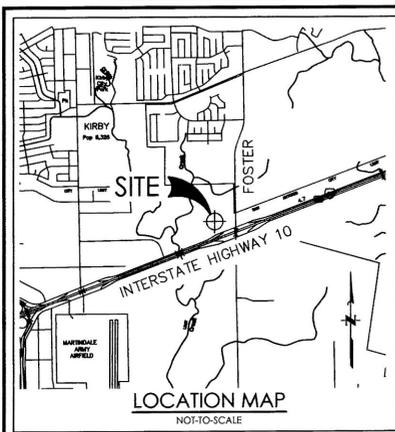
DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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



STATE OF TEXAS
COUNTY OF Harris

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4, NCB 18034, JTM NUMBER 1 SUBDIVISION, PLAT NUMBER 120067, RECORDED IN VOL.9640, PG.186 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: Edward P. Dezevallos
EDWARD P. DEZEVALLOS
PRESIDENT OF PALMERA PROPERTIES, INC.,
AS G.P. OF JEFFERSON TRANGLE MARINE, L.P.
9219 KATY FREEMAN, SUITE 120
HOUSTON, TEXAS 77024
(713) 974-1488

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Edward P. Dezevallos, 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 24 DAY OF January, A.D. 20 14.

NOTARY PUBLIC, Harris COUNTY, TEXAS
MY COMMISSION EXPIRES: July 23, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

Charles Grady Koehl 1-23-14
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:

Macina Rose Copeland 1-23-14
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERLAP EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS; AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH HINDER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:

GENERAL NOTES

- ALL EXTERIOR BOUNDARY CORNERS OF THIS SUBDIVISION ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS OR EQUIVALENT STABLE MONUMENTATION. ALL INTERIOR CORNERS OF THIS SUBDIVISION WILL BE MONUMENTED UPON COMPLETION OF STREET CONSTRUCTION AND UTILITY INSTALLATION AND PRIOR TO LOT SALES.
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48020202AS, DATED SEPTEMBER 29, 2010, INDICATES THAT THE SUBDIVISION IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
- THE BEARINGS, DISTANCES AND COORDINATE POINTS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) (NAD83). THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00012609. PLEASE APPLY THE SAID SCALE FACTOR TO DISTANCES SHOWN HEREON FOR SURFACE DISTANCES.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE NOTES:

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

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPROVED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

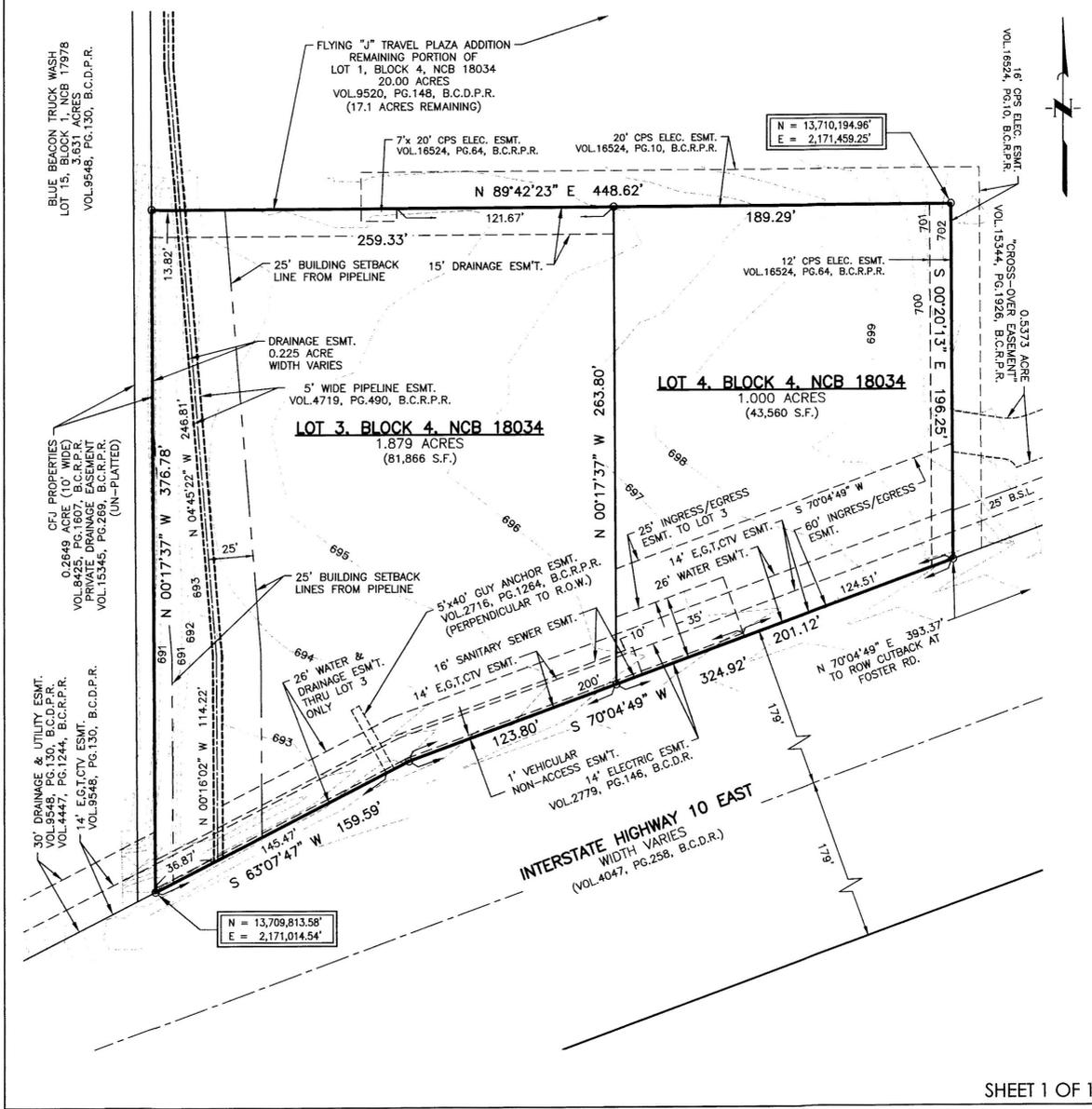
ALL RIL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

TxDOT NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ONE ACCESS POINT ALONG 30' TO BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 484.51'.

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.

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



JULIE HEINE
My Commission Expires
July 29, 2014

CHARLES GRADY KOEHL
83945
LICENSED PROFESSIONAL ENGINEER

THE EDWARD HIGLEY
REGISTERED PROFESSIONAL LAND SURVEYOR

CVI JOB NO. SC0817-001



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
February 26, 2014

Application/Case Number:

130588

Project Name:

Alamo Ranch Unit 53B, Phase 1

Applicant:

Richard Mott

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 west of the
intersection of Del Webb Boulevard
and La Villita Way

MAPSCO Map Grid (Ferguson):

577 C-7

Tract Size:

12.198-acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting February 21,
2014

REQUEST

Approval of a major plat to subdivide a 12.198-acre tract of land
to establish the **Alamo Ranch Unit 53B, Phase 1** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 19, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty-five (35) single-family residential lots, one (1) non-single family residential lot and approximately six hundred eighty-four (684) 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 February 18, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 11, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

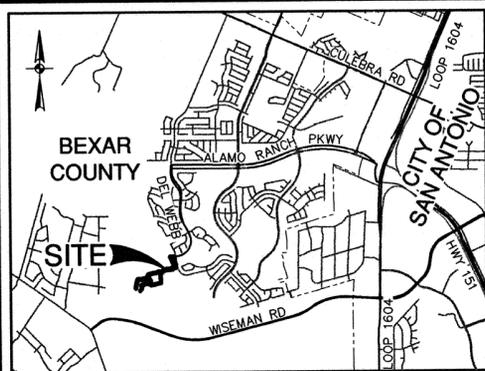
MDP 808D, Alamo Ranch, accepted on May 25, 2006

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 53B, Phase 1** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



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

LEGEND

AC	ACRE(S)	NCB	NEW CITY BLOCK
BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BSL	BUILDING SETBACK LINE		
CATV	CABLE TELEVISION		
CB	COUNTY BLOCK		
CV	CLEAR VISION		
DOC	DOCUMENT NUMBER	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
DER	DEED RECORDS OF BEXAR COUNTY, TEXAS	RB	RADIAL BEARING
ELC	ELECTRIC	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	VAR	VARIABLE WIDTH
FFE	FINISHED FLOOR ELEVATION	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	●	SET 1/2" IRON ROD (PD)
		⊗	FOUND TxDOT MONUMENTATION
		⊠	FOUND MONUMENTATION
---	EXISTING CONTOURS	134	DENOTES ADDRESS OF LOT
- - -	PROPOSED CONTOURS	1234.56	FINISHED FLOOR ELEVATION
---	ULTIMATE DEVELOPMENT (100-YR) FLOODPLAIN		
---	ORIGINAL SURVEY/COUNTY LINE		
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	30' GAS EASEMENT
⑪	20' BUILDING SETBACK	⑤	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9633, PG. 98-104, DPR)
⑫	10' BUILDING SETBACK	⑥	14' SANITARY SEWER EASEMENT (VOL. 9652, PG. 168, DPR)
⑬	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16048, PG. 1373-1386, OPR)
⑭	14' SANITARY SEWER EASEMENT (0.837 OF AN ACRE OFF-LOT)	⑧	SANITARY SEWER LIFT STATION ESM (VOL. 16048, PG. 1373-1386, OPR)
⑮	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑨	14' SANITARY SEWER EASEMENT (VOL. 9633, PG. 98-99, DPR)
⑯	DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ("OFF-LOT" - 0.651 OF AN ACRE)		

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:
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IMPACT FEE PAYMENT 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 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. IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
4.1. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY 64-48 INCH 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.

John Noel Nicholls
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 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.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINAGE, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

GREY FOREST NOTE:
GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS 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 AREA.

OPEN SPACE NOTE:
LOT 901, BLOCK 138, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

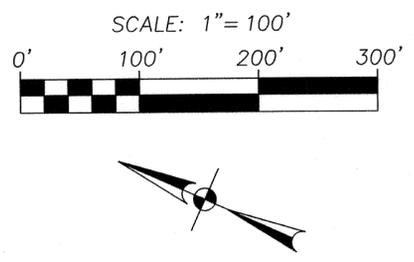
SAWS NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR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

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

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.

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.

STORM WATER DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A PRIVATE DRAINAGE EASEMENT TO BE RECORDED WITH ALAMO RANCH UNIT 50C PHASE 1 PLAT NO. 140128



PLAT NUMBER 130588
SUBDIVISION PLAT OF
ALAMO RANCH
UNIT 53B PHASE 1

A 12.513 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 369-381 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE 1,000 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11777, PAGES 312 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 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, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: 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 *Stephanie L. Cavillo* 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____.

Stephanie L. Cavillo
Notary Public, State of Texas
My Commission Expires June 14, 2017
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 53B PHASE 1 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

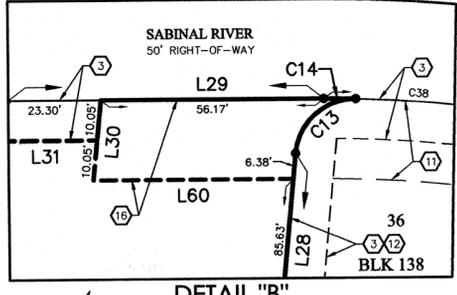
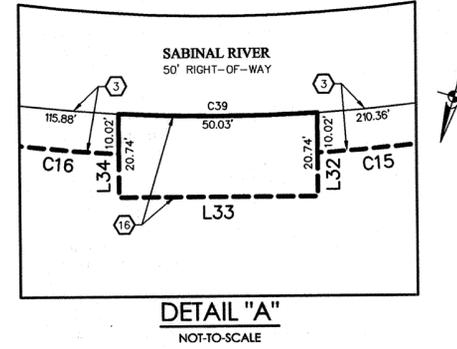
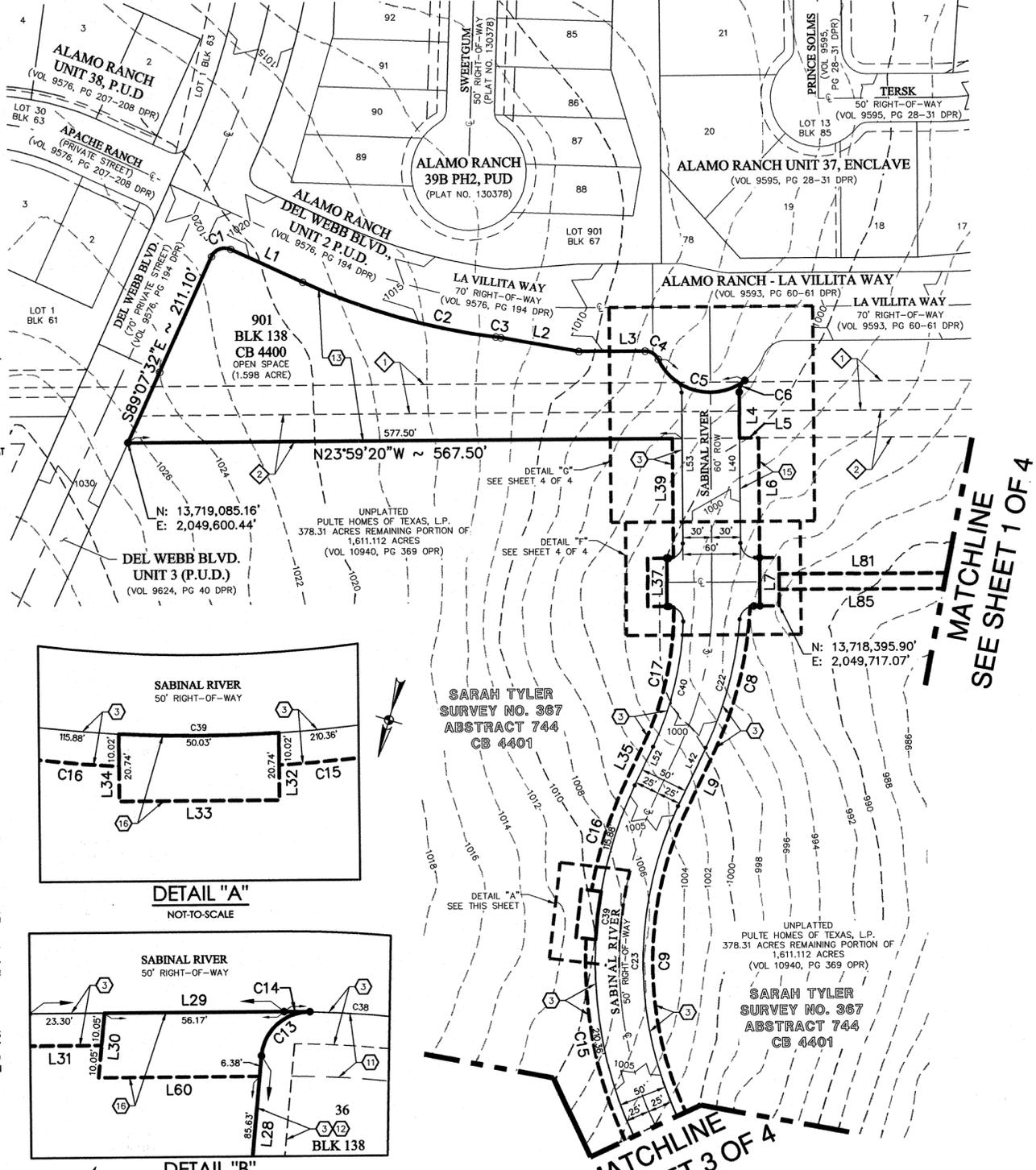
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



SEE SHEET 1 OF 4
FOR LINE & CURVE TABLES

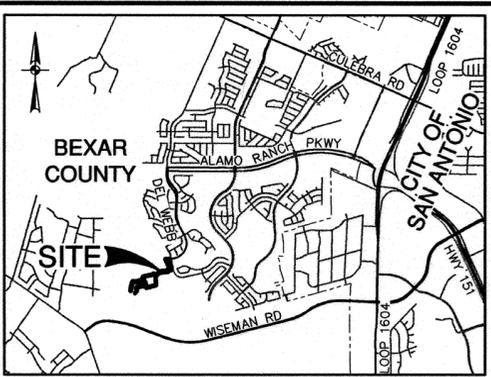
MATCHLINE
SEE SHEET 3 OF 4

MATCHLINE
SEE SHEET 1 OF 4



ALAMO RANCH UNIT 53B PHASE 1
Civil Job No. 6782-89; Survey Job No. 9130-04

Date: Feb 17, 2014, 1:31pm User: ID: S:\pape User: C:\Users\Sauna\Documents\Local Temp\Arch\1178\9130-04.dwg



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

LEGEND

AC	ACRE(S)	NCB	NEW CITY BLOCK
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CATV	CABLE TELEVISION	RB	RADIAL BEARING
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
CV	CLEAR VISION	VAR WID	VARIABLE WIDTH (SURVEYOR)
DOC	DOCUMENT NUMBER	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	SET 1/2" IRON ROD (PD)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	⊠	FOUND X.DOT MONUMENTATION
ELEC	ELECTRIC	⊠	FOUND MONUMENTATION
ESMT	EASEMENT		
FFE	FINISHED FLOOR ELEVATION	(TYPE I, II OR III)	
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		
-1140-	EXISTING CONTOURS	134	DENOTES ADDRESS OF LOT
-1140-	PROPOSED CONTOURS	1234.56	FINISHED FLOOR ELEVATION
-	ULTIMATE DEVELOPMENT (100-YR) FLOODPLAIN		
-	ORIGINAL SURVEY/COUNTY LINE		

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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, RECONSTRUCTING, MAINTAINING, 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.
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 IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
 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 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

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John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINAGE, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

GREY FOREST NOTE:

GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, 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 AREA.

OPEN SPACE NOTE:

LOT 901, BLOCK 138, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

SAWS NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND 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 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.

FIRE FLOW NOTE:

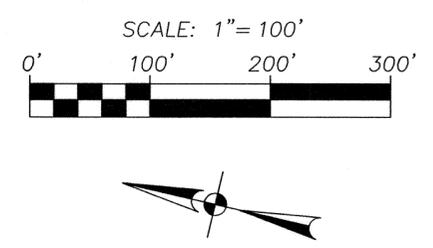
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

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.

STORM WATER DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A PRIVATE DRAINAGE EASEMENT TO BE RECORDED WITH ALAMO RANCH UNIT 50C PHASE 1 PLAT NO. 140128



PLAT NUMBER 130588
SUBDIVISION PLAT OF
ALAMO RANCH
UNIT 53B PHASE 1

A 12.513 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 369-381 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE 1.000 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11777, PAGES 312 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, OF BEXAR COUNTY, TEXAS.



DATE OF PRINT: February 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, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
 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 *Laura 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 February, A.D. 2014.

STEPHANIE L. GASTILLO
 Notary Public, State of Texas
 My Commission Expires
 June 14, 2017
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 53B PHASE 1 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____

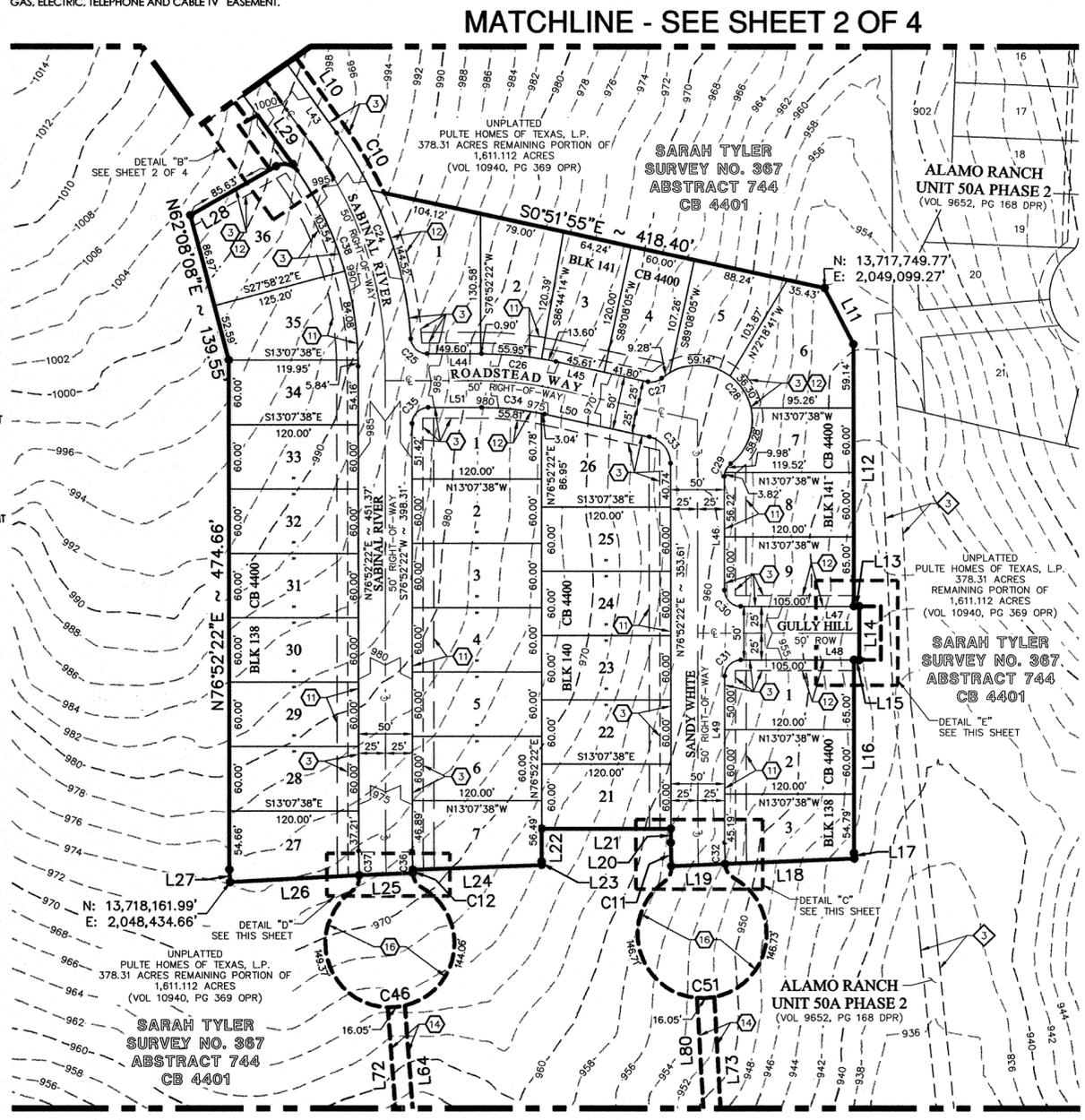
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

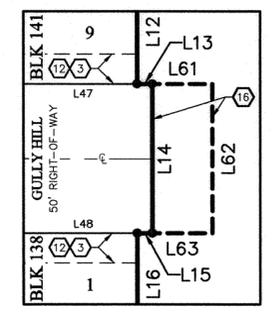
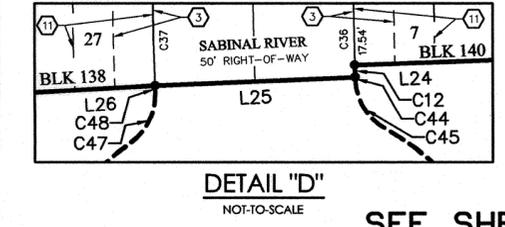
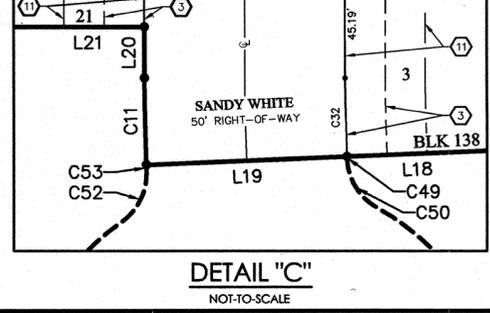
STATE OF TEXAS
 COUNTY OF BEXAR

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

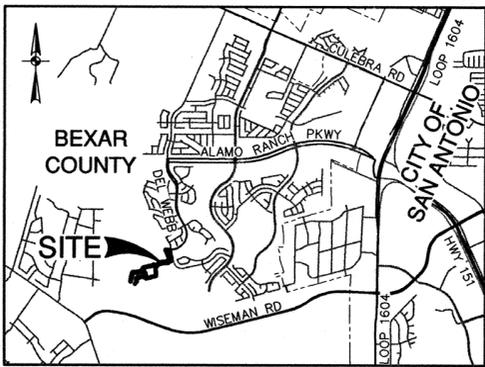


MATCHLINE - SEE SHEET 4 OF 4



SEE SHEET 1 OF 4
 FOR LINE & CURVE TABLES

ALAMO RANCH UNIT 53B PHASE 1
 Civil Job No. 6782-89; Survey Job No. 9130-04



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

LEGEND

AC ACRE(S)	NCB NEW CITY BLOCK
BLK BLOCK	OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BSL BUILDING SETBACK LINE	
CATV CABLE TELEVISION	
CB COUNTY BLOCK	
CV CLEAR VISION	VOL VOLUME
DOC DOCUMENT NUMBER	PC PAGE(S)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	RB RADIAL BEARING
DR DEED RECORDS OF BEXAR COUNTY, TEXAS	ROW RIGHT-OF-WAY
ELEC ELECTRIC	VAR WD VARIABLE WIDTH (SURVEYOR)
ESMT EASEMENT	○ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
FFE FINISHED FLOOR ELEVATION	● SET 1/2" IRON ROD (PD)
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(TYPE I, II OR III) FOUND TxDOT MONUMENTATION
---	134 DENOTES ADDRESS OF LOT
---	1234.56 FINISHED FLOOR ELEVATION
---	ORIGINAL SURVEY/COUNTY LINE

⑤ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦ 30' GAS EASEMENT (VOL 4375, PG 445-448, OPR)
⑥ 20' BUILDING SETBACK	⑧ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL 9633, PG 98-104, DPR)
⑩ 10' BUILDING SETBACK	⑨ 16' SANITARY SEWER EASEMENT (VOL 9652, PG 168, DPR)
⑬ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑩ VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 16048, PG 1373-1386, OPR)
⑭ 16' SANITARY SEWER EASEMENT (0.837 OF AN ACRE OFF-LOT)	⑪ SANITARY SEWER LIFT STATION ESMT (VOL 16048, PG 1373-1386, OPR)
⑮ 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑫ 16' SANITARY SEWER EASEMENT (VOL 9633, PG 98-99, DPR)
⑯ DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (OFF-LOT - 0.651 OF AN ACRE)	

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 NAD 83 COOPERATIVE CORS 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:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENT AND RIGHT-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, 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 AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- IF YOU HAVE RESIDENTIAL USE, ADD THE FOLLOWING NOTES:
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 THE 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
LICENSSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

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

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

GREY FOREST NOTE:
RIGHT OF WAY AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS 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.

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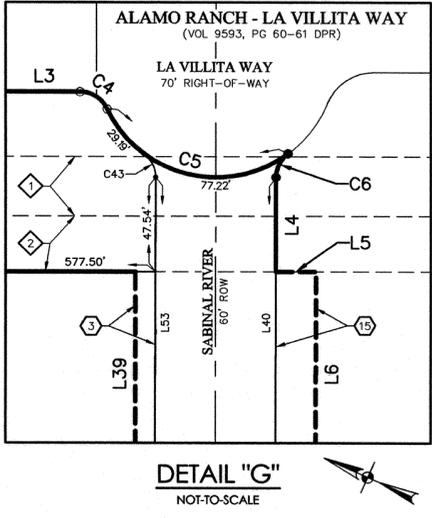
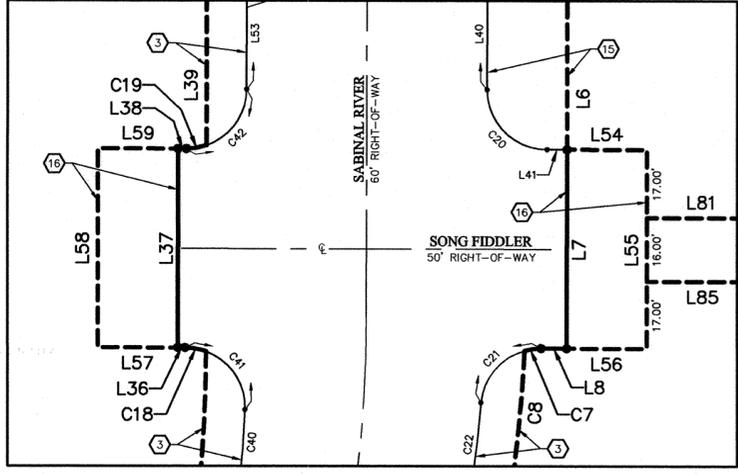
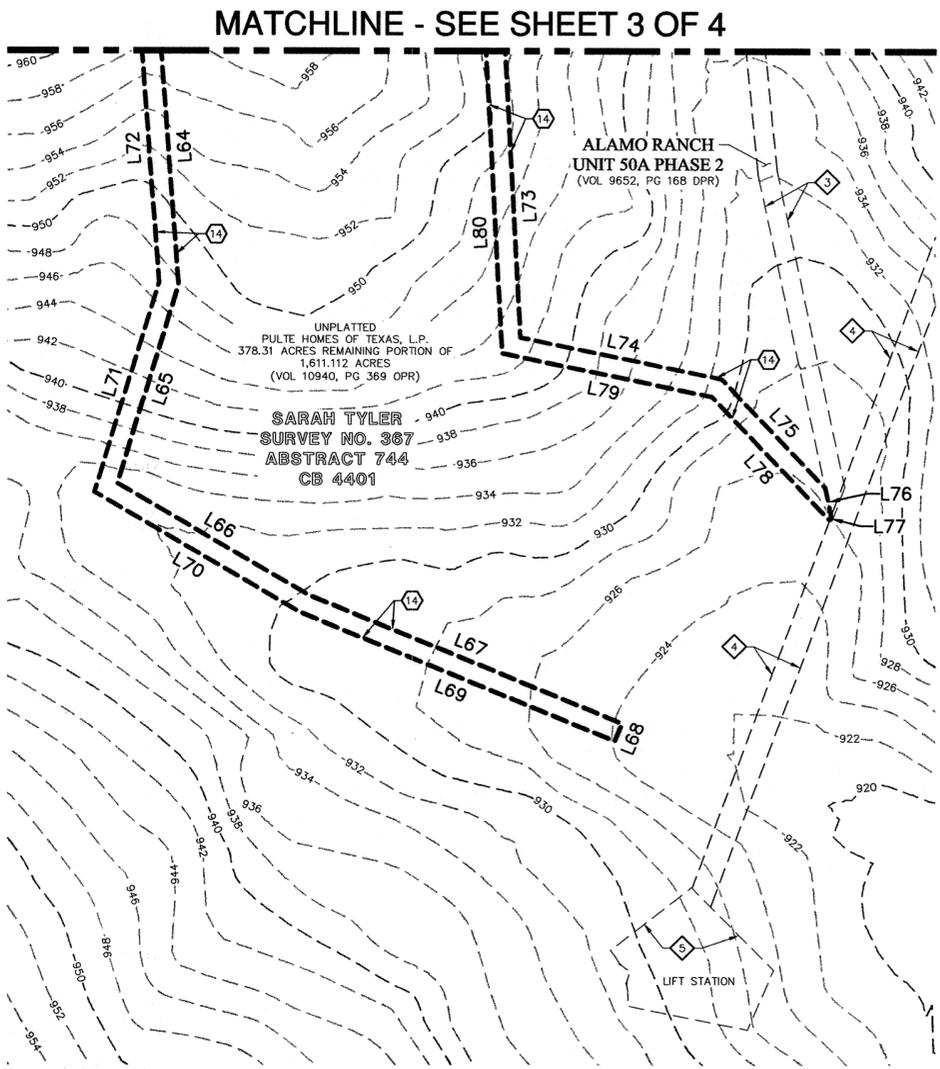
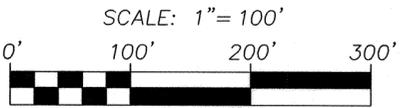
FINISHED FLOOR NOTE:
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FIRE FLOW NOTE:
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SETBACK NOTE:
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OPEN SPACE NOTE:
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STORM WATER DETENTION NOTE:
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SEE SHEET
1 OF 4
FOR LINE &
CURVE TABLES

SHEET 4 OF 4

PLAT NUMBER 130588
SUBDIVISION PLAT OF
ALAMO RANCH
UNIT 53B PHASE 1

A 12.513 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 369-381 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE 1,000 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11777, PAGES 312 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 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: 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 *Shauna L. Weaver* 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



Shauna L. Weaver
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 53B PHASE 1 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 UNIT 53B PHASE 1
Civil Job No. 6782-89; Survey Job No. 9130-04



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO: 9

Public Hearing:

Planning Commission
February 26, 2014

Application/Case Number:

140032

Project Name:

Monterrey Village Retail MPCD

Applicant:

Walter G. Busby

Representative:

Pape-Dawson Engineers, Inc. c/o
Matt Johnson, P.E.

Owners:

MVSATX Holdings, LLC.

Staff Coordinator:

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

Property Address/Location:

Generally located southeast of the
intersection of Potranco Road and
Hunt Lane.

MAPSCO Map Grid (Ferguson):

613 A-3

Tract Size:

10.938 acres

Council District:

6

Notification:

Internet Agenda posting February 21,
2014

REQUEST

Approval of a major plat to vacate and re-subdivide a 10.938-
acre tract of land to establish **Monterrey Village Retail MPCD**
Subdivision

APPLICATION TYPE

Vacate and Resubdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 11, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of four (4) non-single family lots.

B. Zoning

“MPCD” Master Planned Community District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 5, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 30, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP/MPCD 07-08-001A, Monterrey Village, approved on May 19, 2010

III. RECOMMENDATION

Approval of the proposed **Monterrey Village Retail MPCD** Subdivision.

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 140032

VACATE & RESUBDIVISION PLAT ESTABLISHING MONTERREY VILLAGE RETAIL MPCD

BEING A 10.938 ACRE TRACT OF LAND, ESTABLISHING LOTS 3, 4, 5 AND 6; BLOCK 23, NCB 15849, AN OFF-LOT 16' SANITARY SEWER EASEMENT AND 15' OFF-LOT OF A 30' INGRESS/EGRESS EASEMENT, ALL OUT OF A 78.00 ACRE TRACT OF LAND CONVEYED TO MVSATX HOLDINGS, LLC IN DEED RECORDED IN VOLUME 15500, PAGES 1958-1975 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NO. 70, ABSTRACT 470, COUNTY BLOCK 4329, IN NEW CITY BLOCK 15329, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 5, 2014

STATE OF TEXAS
COUNTY OF BEXAR

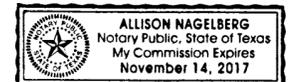
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKWAYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

Walter G. Busby
OWNER/DEVELOPER: WALTER G. BUSBY, VICE PRESIDENT
MVSATX HOLDINGS, LLC
10327 DEMOCRACY LANE, SUITE B
FAIRFAX, VIRGINIA 22030
(703) 282-4010

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WALTER G. BUSBY 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 February 5, A.D. 2014.

Allison Nagelberg
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

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

BY: _____ CHAIRMAN

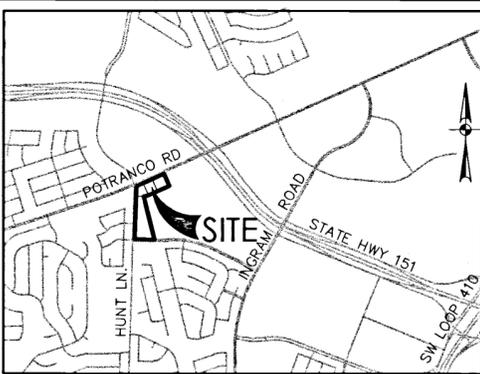
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

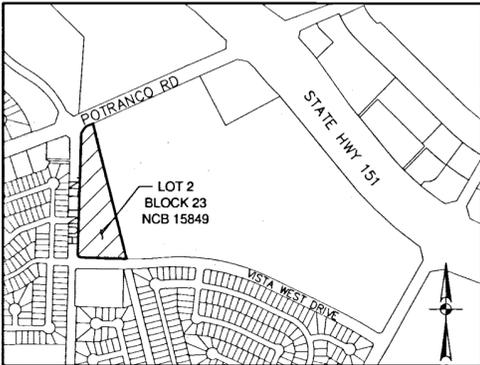
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 613A3
NOT-TO-SCALE



AREA BEING VACATED THROUGH VACATING DECLARATION
SCALE: 1"= 1,000

THE 6.281 ACRES BEING VACATED IS LOT 2, BLOCK 23, NEW CITY BLOCK 15849 OF THE MONTERREY STORAGE SUBDIVISION PLAT RECORDED IN VOLUME 9575, PAGE 35 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT.

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Matt Johnson 2/5/14
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.

Al D. ...
REGISTERED PROFESSIONAL LAND SURVEYOR

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, PIPES 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 C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.

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.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG SH 1957, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 610.06'.

SAWS INGRESS/EGRESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

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.

MAINTENANCE NOTE:

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

IMPACT FEE PAYMENT NOTE:

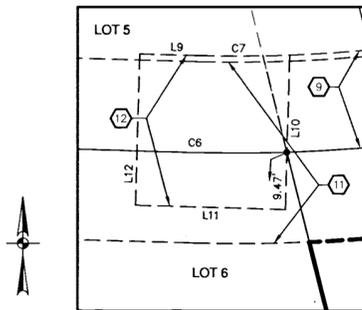
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND

- | | |
|---|---|
| AC ACRE(S) | VOL VOLUME |
| BLK BLOCK | PG PAGE(S) |
| CB COUNTY BLOCK | ROW RIGHT-OF-WAY |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | WNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) |
| NCB NEW CITY BLOCK | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | FOUND 1/2" IRON ROD (PD) |
| (SURVEYOR) | FOUND TxDOT MONUMENTATION |
| (TYPE I, II OR III) | FOUND MONUMENTATION |
-
- | | |
|---|--|
| --- 1140 --- EXISTING CONTOURS | ◇ 40' ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT (VOL. 4225, PG. 182-185, OPR) |
| --- 1140 --- PROPOSED CONTOURS | ◇ 14' GAS AND ELECTRIC EASEMENT (VOL. 9575, PAGE 225 DPR) |
| ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ◇ 10' DRAINAGE EASEMENT (VOL. 9575, PAGE 225 DPR) |
| ② 15' PRIVATE DRAINAGE EASEMENT | ◇ 10' PERMANENT SEWER EASEMENT (VOL. 13673, PAGE 1585 OPR) |
| ③ 14' SANITARY SEWER EASEMENT (0.854 AC OFF LOT) | ◇ 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9595, PAGE 35 DPR) |
| ④ 30' INGRESS/EGRESS EASEMENT (0.299 AC OFF LOT) | ◇ PERMANENT SEWER TURNAROUND EASEMENT (VOL. 13673, PG. 1599-1607 RPR) |
| ⑤ VARIABLE WIDTH SANITARY SEWER TURNAROUND EASEMENT | ◇ 30' INGRESS/EGRESS EASEMENT (VOL. 15669, PG. 600-611 RPR) |
| ⑥ 17.5' AERIAL ELECTRIC EASEMENT COMMENCING AT A HEIGHT OF 25' ABOVE PRESENT GROUND ELEVATION | ◇ 28' ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (VOL. 13673, PG. 1608-1618 OPR) |
| | ◇ 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9575, PAGE 225 DPR) |

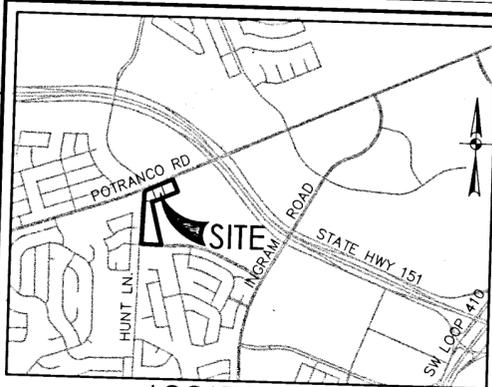
CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	11519.13'	0°42'44"	N66°27'36"E	143.20'	143.20'	
C2	265.00'	21°17'47"	S76°45'07"W	97.93'	98.50'	
C3	250.00'	21°59'37"	N77°06'02"E	95.38'	95.97'	
C4	25.00'	89°53'09"	N43°22'48"W	35.32'	39.22'	
C5	2457.00'	0°26'24"	N88°32'35"W	18.87'	18.87'	
C6	250.00'	3°31'06"	N89°51'24"E	15.35'	15.35'	
C7	234.00'	3°45'33"	N89°44'10"E	15.35'	15.35'	

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N66°06'14"E	15.00'
L2	S27°44'59"E	201.96'
L3	S44°06'33"E	145.25'
L4	S45°53'27"W	16.00'
L5	N44°06'33"W	145.91'
L6	N27°44'59"W	203.00'
L7	S23°53'46"E	15.00'
L8	N34°33'37"E	65.23'
L9	S88°23'03"E	9.66'
L10	S1°36'57"W	25.50'
L11	N88°23'03"W	25.00'
L12	N1°36'57"E	25.00'



DETAIL "A"
SCALE: 1" = 20'



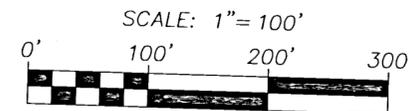


LOCATION MAP
MAPSCO MAP GRID: 613A3
NOT-TO SCALE

PLAT NUMBER 140032

**VACATE & RESUBDIVISION PLAT
ESTABLISHING
MONTERREY VILLAGE
RETAIL MPCD**

BEING A 10.938 ACRE TRACT OF LAND, ESTABLISHING LOTS 3, 4, 5 AND 6; BLOCK 23, NCB 15849, AN OFF-LOT 16' SANITARY SEWER EASEMENT AND 15' OFF-LOT OF A 30' INGRESS/EGRESS EASEMENT. ALL OUT OF A 78.00 ACRE TRACT OF LAND CONVEYED TO MVSATX HOLDINGS, LLC IN DEED RECORDED IN VOLUME 15500, PAGES 1958-1975 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NO. 70, ABSTRACT 470, COUNTY BLOCK 4329, IN NEW CITY BLOCK 15329, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: February 5, 2014

STATE OF TEXAS
COUNTY OF BEXAR

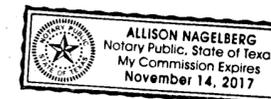
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: *Walter G. Busby*
WALTER G. BUSBY, VICE PRESIDENT
MVSATX HOLDINGS, LLC
10327 DEMOCRACY LANE, SUITE B
FAIRFAX, VIRGINIA 22030
(703) 282-4010

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WALTER G. BUSBY 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 February 5, A.D. 2014.

Allison Nagelberg
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

BY: _____ CHAIRMAN

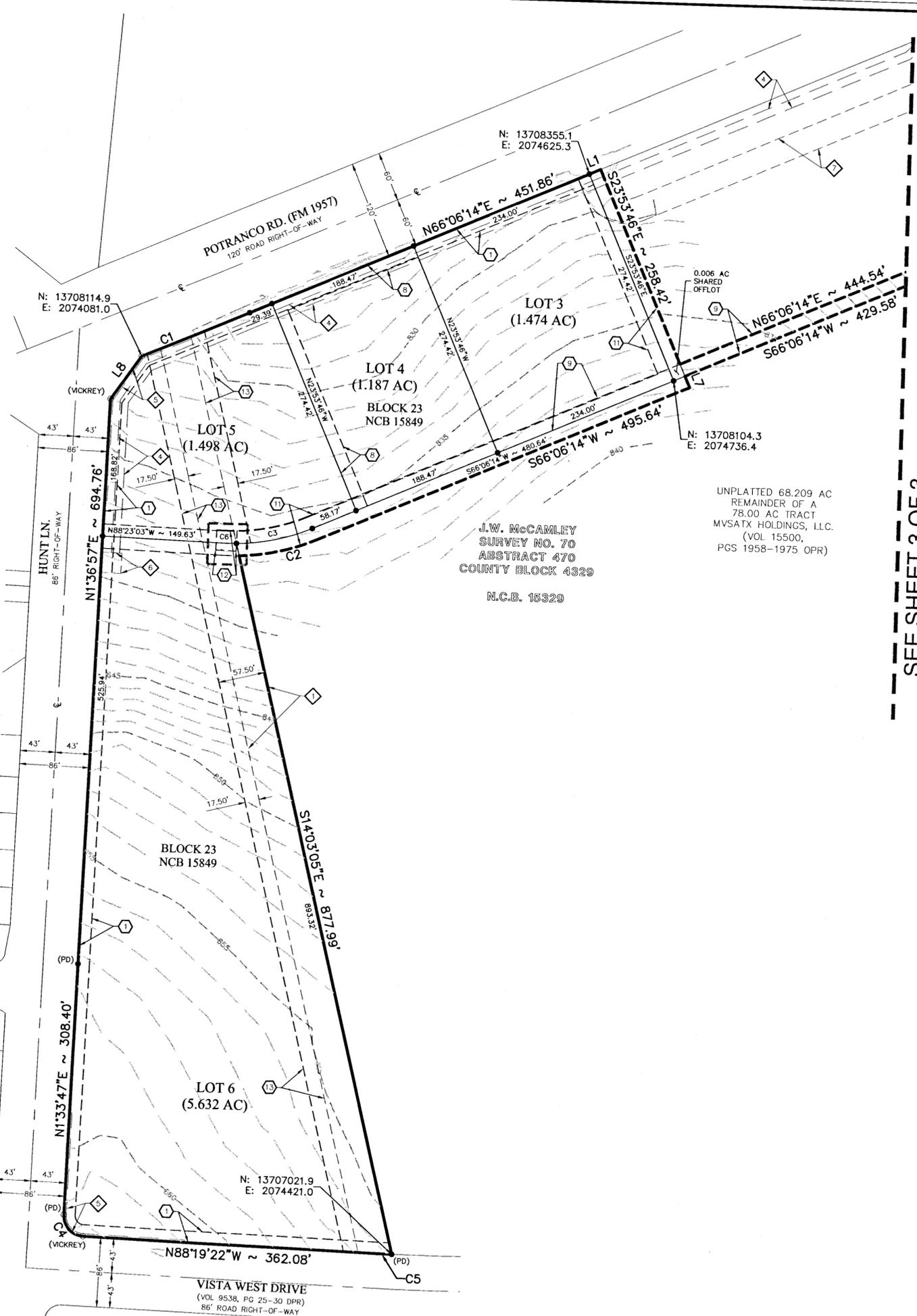
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



UNPLATTED 68.209 AC
REMAINDER OF A
78.00 AC TRACT
MVSATX HOLDINGS, LLC
(VOL 15500,
PGS 1958-1975 OPR)

J.W. MCCAMLEY
SURVEY NO. 70
ABSTRACT 470
COUNTY BLOCK 4329

N.C.B. 15329

BLOCK 23
NCB 15849

LOT 6
(5.632 AC)

N: 13707021.9
E: 2074421.0

VISTA WEST DRIVE
(VOL 9538, PG 25-30 DPR)
86' ROAD RIGHT-OF-WAY

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IMPACT FEE PAYMENT NOTE:

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SURVEYOR'S NOTES:

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3. DIMENSIONS SHOWN ARE SURFACE.

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

STATE OF TEXAS
COUNTY OF BEXAR

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Matt Johnson
MATT JOHNSON
2/5/14
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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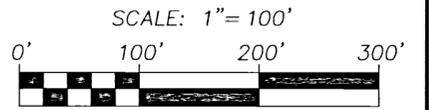
Al A. Curran
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NUMBER 140032

VACATE & RESUBDIVISION PLAT
ESTABLISHING
**MONTERREY VILLAGE
RETAIL MPCD**

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555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
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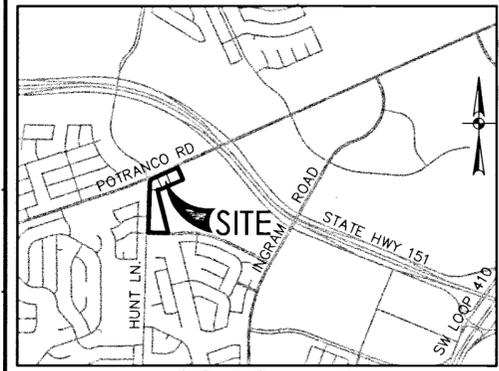
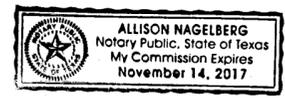
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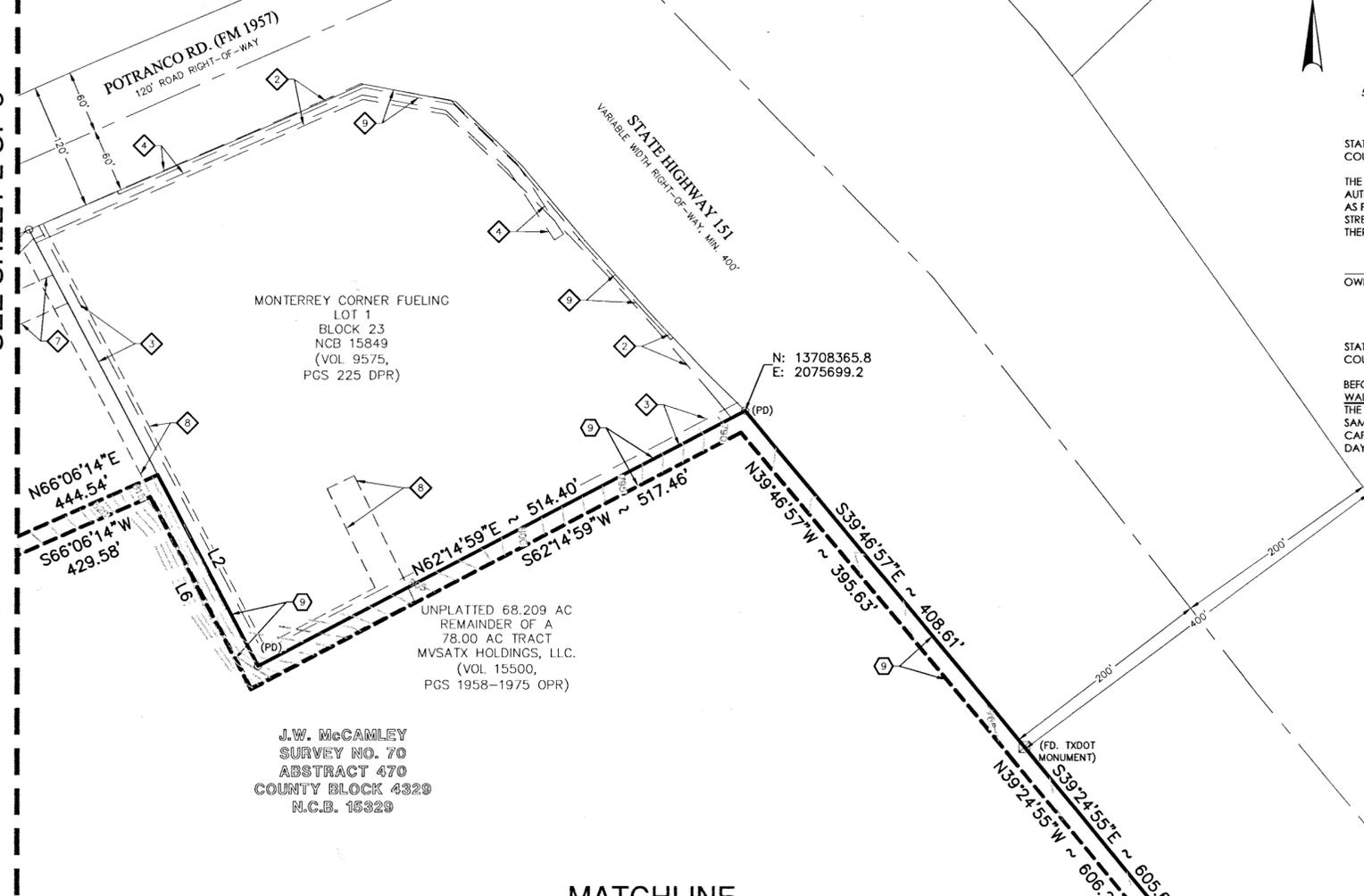
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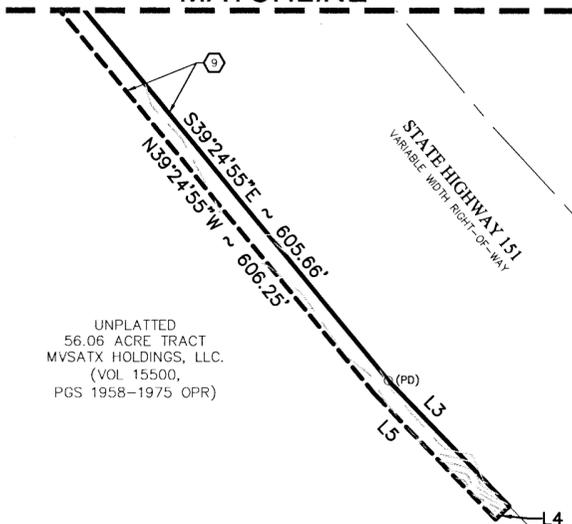
SEE SHEET 2 OF 3



MONTERREY CORNER FUELING
LOT 1
BLOCK 23
NCB 15849
(VOL 9575,
PGS 225 DPR)

UNPLATTED 68.209 AC
REMAINDER OF A
78.00 AC TRACT
MVSATX HOLDINGS, LLC.
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J.W. McCAMLEY
SURVEY NO. 70
ABSTRACT 470
COUNTY BLOCK 4329
N.C.B. 15329



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 PURPOSES 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 GRADIENT 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 SO AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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. THE PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG SH 1957, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 610.06'.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Matt Johnson 2/5/14
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. ...
REGISTERED PROFESSIONAL LAND SURVEYOR



MONTERREY VILLAGE RETAIL MPCD
Civil Job No. 6969-79; Survey Job No. 9315-11 & 9290-13



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
February 26, 2014

Application/Case Number:

140161

Project Name:

St. Jude Estates

Applicant:

Becky C. Hardee & Belinda C.
Gomez

Representative:

Plat Processing Services
c/o Edward Campos

Owner:

Becky C. Hardee & Belinda C.
Gomez

Staff Coordinator:

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

Property Address/Location:

Generally located east of intersection
of FM 1937 and Rabel Road.

MAPSCO Map Grid (Ferguson):

717 E-6

Tract Size:

5.712 acres

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting February
21, 2014

REQUEST

The applicant is requesting a plat deferral for temporary utility service and/or building permits prior to plat approval and recordation of the **St. Jude Estates** Subdivision, for two (2) single family lot consisting of 5.712-acres.

APPLICATION TYPE

Subdivision plat deferral

RECOMMENDATION

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

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

ATTACHMENTS

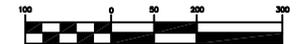
1. Proposed Plat.
2. Request Letter

PLAT ID# 140161

**REPLAT
ESTABLISHING
ST. JUDE ESTATES SUBDIVISION**

BEING LOT 18, (2.827 ACRES) AND LOT 19 (2.885 ACRES)
BLOCK 4, C.B. 4006A, ST. JUDE ESTATES SUBDIVISION, PLAT
RECORDS, BEXAR COUNTY, TEXAS. BEING A TOTAL OF
5.712 ACRES OUT OF LOT 10, C.B. 4006A, THE GRAHAM B. LADD
SUBDIVISION, RECORDED IN VOL. 3377, PG. (S) 199-200, OF THE PLAT
RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF THE JOSE ANTONIO
DE LA CRUZ GRANT, ABSTRACT 3, C.B. 4006, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TEXAS 78228
Phone: (210) 735-8514 Fax (210) 738-2835
Email: ruizandassociates@bcglobal.net
Web: www.ruizandassociatesurveying.com
Firm Registration Number: 100297-00

OWNER/DEVELOPER

BECKY C. HARDEE & BELINDA C. GOMEZ
3396 RABEL ROAD
SAN ANTONIO, TX 78221
OFFICE: 210-528-0469

DATE: 1/30/14 RAS JOB NO. 2014-003

STATE OF TEXAS COUNTY OF BEXAR ST. JUDE ESTATES SUBDIVISION

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, WINDCORRIDORS, PARKS, FACILITIES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
BECKY C. HARDEE
(LOT 19, BLOCK 4, C.B. 4006A)

OWNER
BELINDA C. GOMEZ
(LOT 18, BLOCK 4, C.B. 4006A)

STATE OF TEXAS COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BECKY C. HARDEE & BELINDA C. GOMEZ** JOINING 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
STATE OF TEXAS
ST. JUDE ESTATES SUBDIVISION

This Plat of _____ has been submitted to the city of San Antonio, Texas, and having been reviewed by the Director of Development Services, is hereby approved in accordance with state or local laws and regulations; and/or where administrative exception(s) have been granted.

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

BY: _____
Director of Development Services

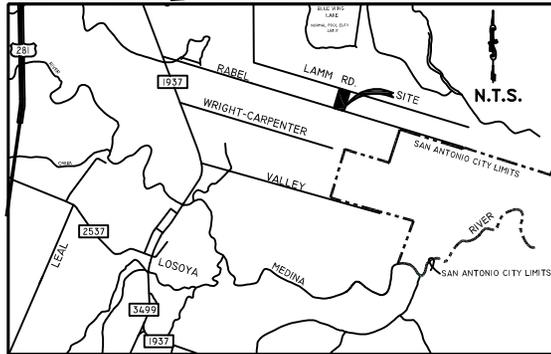
STATE OF TEXAS COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF BEXAR COUNTY, IN BOOK VOLUME _____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

IMPACT FEE PAYMENT DUE:

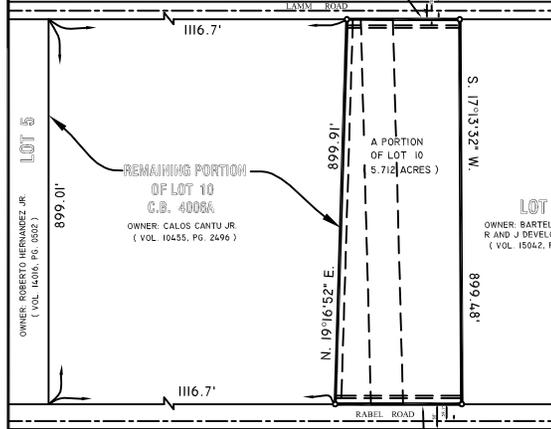
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

- The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, replacing, poleing, 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 therein. It is agreed and understood that no buildings, concrete slabs, or walls be placed within said areas.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
- This Plat does not amend, alter, release or otherwise affect any existing Electric, Gas, Water, Sewer, Drainage, Telephone, Cable Easements or any other Easements for Utilities unless the changes to such Easements are described below.



**LOCATION MAP
MAPGRID:717E6**

S. 72°27'23" E.
263.88'



AREA BEING REPLATTED

BEING 5.712 ACRES OUT OF LOT 10, C.B. 4006A, THE GRAHAM B. LADD SUBDIVISION, RECORDED IN VOL. 3377, PG. (S) 199-200, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF THE JOSE ANTONIO DE LA CRUZ GRANT, ABSTRACT 3, C.B. 4006, BEXAR COUNTY, TEXAS.

SCALE: 1" = 200'

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:
RAMON M. RUIZ, R.P.L.S. NO. 3978

REGISTERED PROFESSIONAL LAND SURVEYOR
RAMON M. RUIZ
4414 CENTERVIEW, SUITE 211
SAN ANTONIO, TX 78228
OFFICE: 210-735-8514

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
PAUL B. HARTNETT, P.E., NO. 70996
23022 SHELBY LN.
SAN ANTONIO, TX 78228
OFFICE: 210-528-8489

LEGEND

- F.I.P. FOUND I. PIN
- S.I.P. SET 1/2" IRON ROD WITH YELLOW CAP
- STAMPED: RAS# 3976

NOTE:

I. BEARINGS ARE BASED ON DEED AND PLAT RECORDS

**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.

PLAT PROCESSING SERVICES
1603 MIDNIGHT DR.
SAN ANTONIO, TX. 78260
CELL -210-279-7920
FAX- 210-764-7734

FEB.. 10,2014

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPT.
1901 S. ALAMO ST.
SAN ANTONIO, TX. 78204

ATTN: MS. ELIZABETH CAROL

DEAR MS. CAROL

RE:ST.JUDE ESTATES I.D. # 140161

A PLAT DEFERRAL IS HEREBY BEING REQUESTED FOR THE ABOVE REFERENCED PLAT TO START CONSTRUCTION IN ORDER TO MEET THE WORK SCHEDULE . ALL THE APPROPRIATE CONSTRUCTION CONTRACTORS ARE COMMITTED TO START AS SOON AS THIS DEFERRAL IS APPROVED.

IN ADDITION THE BANK FINANCING IS ALSO IN PLACE. THE APPROVAL OF THIS PLAT DEFERRAL WILL ENABLE THE PROJECT TO PROCEED AS SCHEDULED.

THANK YOU IN ADVANCE,



EDWARD R. CAMPOS
OWNER/ PLAT PROCEESING SERVICES

ERC:jec

DEVELOPMENT SERVICES
RECEIVED
2014 FEB 10 PM 3:57



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

Public Hearing:

Planning Commission
February 26, 2014

Application/Case Number:

130185

Project Name:

H & S

Applicant:

Hector Guajardo

Representative:

Brown Surveying Company,
by Kerry J. Brown, R.P.L.S.

Owner:

Waterwood Development Company

Staff Coordinator:

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

Property Address/Location:

Generally located west of the
intersection of Waterwood Pass Drive
and Silver Chalice Drive

MAPSCO Map Grid (Ferguson):

752 B-8

Tract Size:

1.01 Acres

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting February
21, 2014

REQUEST

To authorize the termination of electric service and revoking building permits pending plat approval and recording of **H & S** Subdivision in connection with a previously approved deferral on August 28, 2013.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Commercial

B. Zoning

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

C. Services Available

SAWS Water and Onsite sewer system

RECOMMENDATION

The Director of Development Services recommends **termination** of the plat deferral:

1. No plat was formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.

ATTACHMENTS

1. Proposed Plat.
2. Resolution

PLAT NUMBER: 130185

**SUBDIVISION PLAT ESTABLISHING
H & S SUBDIVISION**
ESTABLISHING LOT 3, BLOCK 1, H&S SUBDIVISION,
BEING 1.01 ACRES OUT OF SURVEY NUMBER 3, BEATY SEAL & FORWOOD,
ABSTRACT NUMBER 107, COUNTY BLOCK 4131, AND 0.01 ACRE OUT OF
SURVEY NO. 4, J.W. ROUNTT, ABSTRACT 1221, COUNTY BLOCK 4126, IN
BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 1389.508 ACRE
TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 3899,
PAGE 1269-1273 OF THE OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, TEXAS.

0 50 100
(SCALE IN FEET)
SCALE: 1" = 100'

BROWN SURVEYING COMPANY
6601 TIERRA BONITA
SAN ANTONIO, TEXAS
(210) 648-3897

DATE: 01/25/2013 JOB NO. 13001

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER:
WATERWOOD DEVELOPMENT CO.
15315 SAN PEDRO AVE
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT, AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., 2013 AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D., 2013 AT _____ M., IN THE RECORDS OF _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

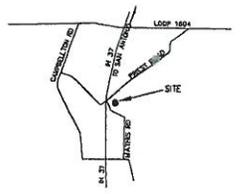
BY: _____ DEPUTY

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MIGHT 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 WITH SAID EASEMENT AREAS.

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

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

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



LOCATION MAP (NOT TO SCALE)
MAPSCO MAP GRID: 752-BB

LEGEND:
1/4" = 1/2" IRON ROD FOUND AT CORNER
B.S.L. = BUILDING SETBACK LINE
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
EASMT = EASEMENT

SURVEYOR'S NOTES:
BASES OF BEARINGS IS WEST LINE OF WATERWOOD SUBDIVISION, UNIT-1, LOT 1, BLOCK 1, ACCORDING TO PLAT RECORDED IN VOLUME 1841, PAGE 20-22.
BEARINGS MUST BE ROTATED 00°16'50" COUNTERCLOCKWISE TO MATCH NAD 83.
1/2" IRON RODS FOUND AT ALL CORNERS OF THIS TRACT.

STATE OF TEXAS
COUNTY OF BEXAR

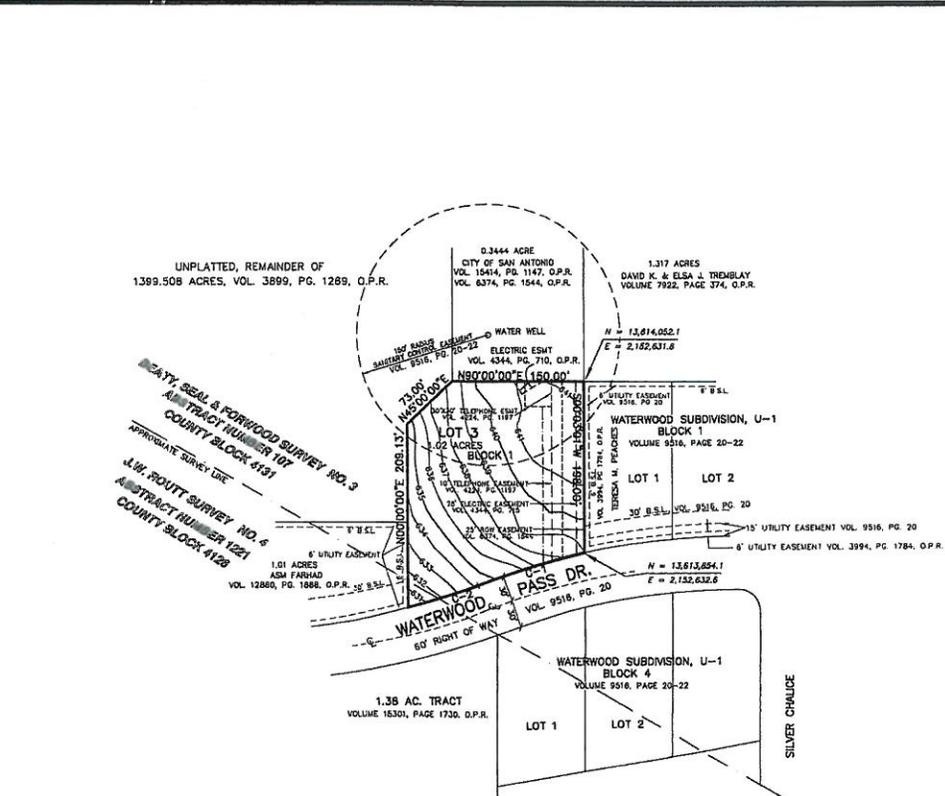
I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

FRANK L. GRANT
REGISTERED 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 UNDER MY SUPERVISION.

KERRY J. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4916



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13 AUG - 8 PM 3: 26

CURVE TABLE

CURVE	Δ	RADIUS	LENGTH	TAN.	CHORD
C1	06° 46' 02"	827.44'	126.61'	63.43'	S 73° 11' 40" W, 126.49'
C2	06° 17' 30"	770.00'	84.55'	42.32'	S 71° 57' 24" W, 84.51'

ATTACHMENT NO 1

RESOLUTION NO. _____

Authorizing the termination of electric service and revoking building permits pending plat approval and recording of H & S Subdivision Plat #130185 in connection with a previously approved deferral.

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

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

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

Whereas, the Commission approved a deferral for the H & S Subdivision Plat #130185 on August 28, 2013; and

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

Whereas, the City of San Antonio has given the required 45 day advance notice to Kerry J. Brown the project surveyor , via email that the time in which to file the require plat would expire on February 24, 2014 and failure to comply could result in termination of service and revocation of building permits; and

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

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

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

Passed and approved this ____ day of _____, 2014.

ATTEST:

APPROVED:

Executive Secretary

Roberto R. Rodriguez, Chairman
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
February 26, 2014

Application/Case Number:

130491

Project Name:

Tamber L. Byrd

Applicant:

Tamber L. Byrd

Representative:

Raymundo Villarreal, R.P.L.S.

Owner:

Tamber L. Byrd

Staff Coordinator:

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

Property Address/Location:

Generally located north of the intersection of Highway 90 East and Chloe Drive.

MAPSCO Map Grid (Ferguson):

586 A-8

Tract Size:

0.53 Acres

Council District/ETJ:

2

Notification:

Internet Agenda posting February 21, 2014

REQUEST

To authorize the termination of electric service and revoking building permits pending plat approval and recording of **Tamber L. Byrd Subdivision** in connection with a previously approved deferral on June 12, 2013.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Residential

B. Zoning

MH AHOD, Manufactured Housing Airport Hazard Overlay District

C. Services Available

SAWS Water and Onsite sewer facility

RECOMMENDATION

The Director of Development Services recommends **termination** of the plat deferral:

1. No plat was formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.

ATTACHMENTS

1. Proposed Plat.
2. Resolution

PLAT NO. 130491

TAMBER L. BYRD SUBDIVISION

BEING 0.53 ACRES, OUT OF DEED TO TAMBER L. BYRD RECORDED IN VOLUME 15937 AT PAGE 1530 OF THE DEED (OFFICIAL PUBLIC RECORDS) RECORDS OF BEXAR COUNTY, TEXAS, TO CREATE LOT 30, N.C.B. 17984

PREPARED BY: RAYMUNDO VILLARREAL REGISTERED PROFESSIONAL LAND SURVEYOR P.O. BOX 5110, SAN ANTONIO, TEXAS 78201-0110 (210) 344-8748

STATE OF TEXAS COUNTY OF BEXAR

I, THE ENGINEER, HEREBY CERTIFY THAT THIS PLAN, IN FULL OR THROUGH A DEPUTY APPOINTED AGENT, COMPLIES WITH THE REQUIREMENTS OF THE PUBLIC HEALTH AND SAFETY ACT, AND THAT THE PLANNED AREAS DESIGNATED AS PRIVATE USE ARE OF AN EXTENT OF PLANNED AND DEVELOPMENT, FORECAST, AND PUBLIC PLACES THEREIN SHOWN FOR THE PUBLIC USE AND INTEREST OF THE PEOPLE OF THIS STATE.

DATE: TAMBER L. BYRD, 2007 CHARLES CORRAL SAN ANTONIO, TX 78210

STATE OF TEXAS COUNTY OF BEXAR

I, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE NOTARY PUBLIC, AND ACKNOWLEDGED TO ME THAT HE HAD SIGNED THE SAID PLAN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

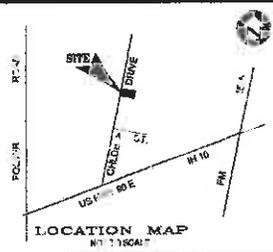
THIS PLAN OF TAMBER L. BYRD SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IN ACCORDANCE WITH THE CITY CHARTER AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS, AND FOR THESE REASONS THE CITY ENGINEER HAS REVIEWED AND APPROVED THE PLAN AND HAS PLACED HIS SEAL AND SIGNATURE THEREON.

DATE: ... DAY OF ... A.D., 2007

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE, ON THE ... DAY OF ... A.D., ... M. AND DAILY RECEIVED THE ... DAY OF ... A.D., ... M. OF THE RECORDS OF ... OF BEXAR COUNTY, IN BOOK VOLUME ...

OS PAGE ... IN TESTIMONY WHEREOF, WITHIN MY HAND AND OFFICIAL SEAL OF OFFICE THIS ... DAY OF ... COUNTY CLERK, BEXAR COUNTY, TEXAS



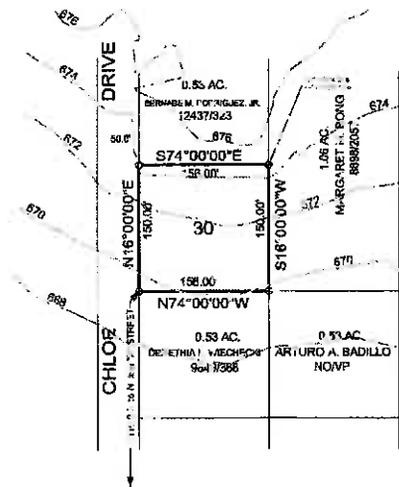
GENERAL NOTES

- 1. 1/4" IRON PINS FOUND ON ALL CORNERS.
2. TOP FOUR LINES AT TWO FOOT INTERVALS
3. BASE BEARING = N. 16°00' 00" E. - FROM 2800 5/2

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.



SCALE: 1"=100.0'



STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER RECORDS CONSIDERATIONS HAS BEEN MADE FROM THIS PLAN TO THE MATTERS OF UTILITIES, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO ALL REQUIREMENTS OF THE UNITED STATES AND TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

FELIX I. BERNAL LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE KNOWLEDGE AND BELIEF OF THE ENGINEER TO THE BEST OF HIS KNOWLEDGE AND BELIEF, SUBJECT TO ALL REQUIREMENTS OF THE UNITED STATES AND TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 180



DRWG. NO. 12610-A-04-13

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS REGULAR AND ONE PERSON CITY PUBLIC SERVICE BUREAU TO BE THE ENGINEER AND ARCHITECT...
2. THE CITY ENGINEER HAS REVIEWED AND APPROVED THE PLAN AND HAS PLACED HIS SEAL AND SIGNATURE THEREON...
3. THE CITY ENGINEER HAS REVIEWED AND APPROVED THE PLAN AND HAS PLACED HIS SEAL AND SIGNATURE THEREON...
4. THE CITY ENGINEER HAS REVIEWED AND APPROVED THE PLAN AND HAS PLACED HIS SEAL AND SIGNATURE THEREON...
5. THE CITY ENGINEER HAS REVIEWED AND APPROVED THE PLAN AND HAS PLACED HIS SEAL AND SIGNATURE THEREON...

REGISTERED SERVICES RECEIVED

RESOLUTION NO. _____

Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Tamber L. Byrd Subdivision Plat #130491 in connection with a previously approved deferral.

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

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

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

Whereas, the Commission approved a deferral for the Tamber L. Byrd Subdivision Plat #130491 on June 12, 2013; and

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

Whereas, the City of San Antonio has given the required 45 day advance notice to Raymundo Villarreal the project surveyor , via email that the time in which to file the require plat would expire on February 24, 2014 and failure to comply could result in termination of service and revocation of building permits; and

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

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

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

Passed and approved this ____ day of _____, 2014.

ATTEST:

APPROVED:

Executive Secretary

Roberto R. Rodriguez, Chairman
San Antonio Planning Commission



CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
February 26, 2014

Special Project Number:

1770

Representative:

Trey Jacobson, Golden Steves Cohen
& Gordon LLP on behalf of
LDK Realty Investments LLC

Staff Coordinator:

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

Property Address/Location:

10818 Lima Drive

Tract Size:

A 0.2000 acre unimproved parcel
located at 10818 Lima Drive in NCB
11732

Council District(s):

9

Advertisement:

October 25 and 27, 2014
Express News

REQUEST

S.P. 1770 – Consideration of a Resolution supporting and recommending City Council approve a request to declare as surplus and authorize the sale of a 0.2000 acre unimproved parcel located at 10818 Lima Drive in NCB 11732, Council District 9. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office.

RECOMMENDED ACTION

Staff recommends **approval**.

SYNOPSIS OF ANALYSIS

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

ANALYSIS

LDK requests the city declare as surplus and authorize the sale of a 0.2000 acre parcel located at 10818 Lima Drive. LDK intends to develop the site for residential use.

ATTACHMENTS

- Map of the subject property
- Resolution



**S.P. 1770 LDK Realty Request for city to declare as surplus and sell property located at
10818 Lima Drive**

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND AUTHORIZING THE SALE OF A 0.2000 ACRE UNIMPROVED PARCEL LOCATED AT 10818 LIMA DRIVE IN NCB 11732

* * * * *

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

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

WHEREAS, LDK Realty Investments LLC filed an application requesting the city declare as surplus and sell property located at 10818 Lima Drive; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking the declaration as surplus and sale of property located at 10818 Lima Drive.

SIGNED this 26th day of February, 2014

Roberto R. Rodriguez, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
February 26, 2014

Case Number:

PA 13047

Applicant:

City of San Antonio

Representative:

TCI Department

Owner:

City of San Antonio

Staff Coordinator:

John Osten, Senior Planner

(210) 207-2187

john.osten@sanantonio.gov

Property Address/Location:

6939 Leslie Road

Legal Description:

Lot 10, Block 4449, NCB 34449

Tract Size:

48.842 acres

Council District(s):

District 6

Notification:

Published in Daily Commercial

Recorder 2/6/2014

Notices Mailed 2/13/2014

- 26 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 32 to planning team members

Internet Agenda Posting 2/21/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification from Suburban Tier to Civic Center.

RECOMMENDED ACTION

Approval of the proposed amendment to the West/Southwest Sector Plan to change the future land use classification of the subject property from Suburban Tier to Civic Center.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The amendment will not significantly alter existing land use patterns. This location is suitable for Civic Center land use as recommended by the West/Southwest Sector Land Use Plan, as it results in a pattern that emphasizes compatibility and appropriateness between uses.

Transportation:

Leslie Road, located just outside of the Loop 1604 to the west, is a two-way local street which is functioning as an access road of the freeway. The amendment is not anticipated to significantly affect the transportation infrastructure.

Community Facilities:

Nearby community facilities include Culebra Creek Park and Taft High School. The amendment is not anticipated to significantly affect nearby community facilities.

CASE HISTORY

This is the second public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: West/Southwest Sector Plan	
Plan Adoption Date: April 21, 2011	Update History: None
Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses	
Civic Center land use at this location, where it is close to the freeway and has its own driveway, will be compatible with the surrounding uses since it will not have any adverse impact.	
Objective LU-1.3: Ensure that high intensity land uses are buffered and screened	
The subject property will provide appropriate and sufficient buffers and screening to the adjacent residential uses.	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Suburban Tier: RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</p>	<p>R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>
<p>Civic Center: RESIDENTIAL: Generally: Dormitories and/or student housing NON-RESIDENTIAL: Office, Educational, Governmental, Religious Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations</p>	<p>Varies</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier	Vacant
North	Suburban Tier	Vacant and Single-Family Homes
East	Regional Center	Vacant and Concrete/Stone Plant
South	Suburban Tier	Vacant and Multi-Family Apartments
West	Natural Tier and Suburban Tier	Drainage Channel and Single-Family Homes

Background: The subject property was a wastewater treatment facility. The site is currently vacant as SAWS has relocated this activity to another location. The City of San Antonio is requesting this plan amendment to allow for a service center to be built to provide maintenance, repair, fueling and storage of vehicles and materials required for collection of trash, recycling, brush and bulk items for approximately 320,000 households, street rehabilitation and repair, channel restoration, natural creek maintenance and flood management, vegetation control, high water detection system installation and response teams for emergency and on-demand customer service requests. Service centers house staff, vehicles and equipment from the following departments: Building & Equipment Services, Solid Waste Management, Transportation and Capital Improvements (formerly Public Works) Street and Storm Divisions.

Land Use:

SECTOR PLAN CRITERIA FOR REVIEW:

According to the West/Southwest Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides a pppropriate optional sites for the land use ch ange proposed in th e amendment.

The West/Southwest Sector Land Use Plan does not speculatively provide the Civic Center future land use category. Rather, it is provided to existing Civic Center uses (office, educational, governmental, and religious) and evaluated for appropriateness upon request for an amendment to the land use plan. The subject property is a vacant former wastewater treatment plant site, a governmental use, which is designated as Suburban Tier in the adopted land use pattern in the West/Southwest Sector Land Use Plan.

The amendment must constitute an overall improve ment to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The proposed amendment will improve City's capacity to serve its residents in the area. The services it provides benefit the entire community and region. Consequently, the requested amendment constitutes an overall improvement to the West/Southwest Sector Plan.

The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The West/Southwest Sector plan calls for sustainable growth which respects and preserves the diverse resources (agricultural, military, historic, natural, recreational, and economic) for current and future residents. The subject property's location of a vacant parcel in a developed area will serve to preserve the natural resources found in less developed portions of the planning area.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable e xisting land use patterns, especial ly in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The amendment will not significantly alter existing land use patterns. The proposed Service Center use as a City of San Antonio facility is inline with Civic Center land use definition. It has been stated that the site will not create nuisance as there will be on-site landscape improvements, and adequate amount of buffers and screening. Adoptive reuse of a decommissioned and vacant wastewater treatment plant site as a service center is considered as a sound planning practice.

Transportation: Leslie Road, located just outside of the Loop 1604 to the west, is a two-way local street which is functioning as an access road of the freeway and it connects to the Loop 1604 via Culebra Road to the southwest and a short connector to the northeast. Having two alternatives to be able to connect to the Loop 1604 will ease the traffic load on the transportation infrastructure. There are VIA bus stops located nearby on Westwood Loop. Bus routes 606 and 660 serve this area. The amendment is not anticipated to have a significant effect on the transportation infrastructure.

Community Facilities: Nearby community facilities include Culebra Creek Park which is partially adjacent to the subject property to the west. Taft High School is 0.75 miles west of the subject property, on the other side of Culebra Road. The amendment is not anticipated to have a significant effect on the nearby community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: DR

Proposed Zoning: I-1

Corresponding Zoning Case: Z2013195

Zoning Commission Public Hearing Date: February 26, 2014

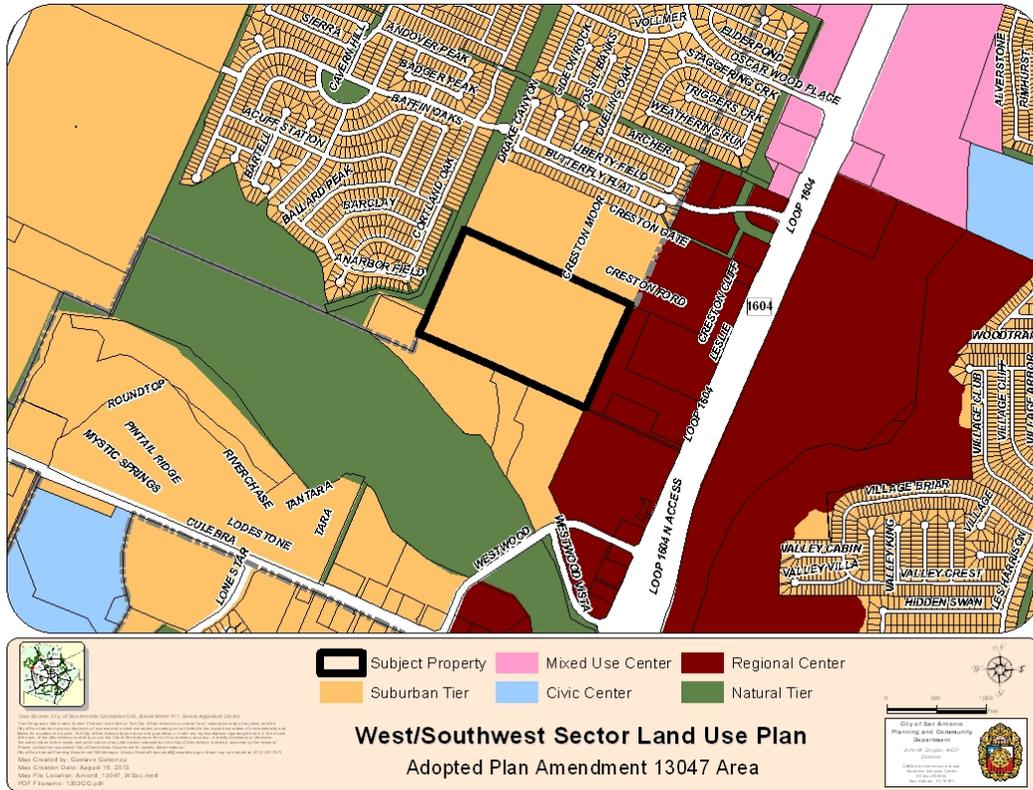
III. RECOMMENDATION

The amendment will not significantly alter existing land use patterns. This location is suitable for Civic Center land use as recommended by the West/Southwest Sector Land Use Plan, as it results in a pattern that emphasizes compatibility and appropriateness between uses. Further, adoptive reuse of a decommissioned and vacant wastewater treatment plant site as a service center is considered as a sound planning practice.

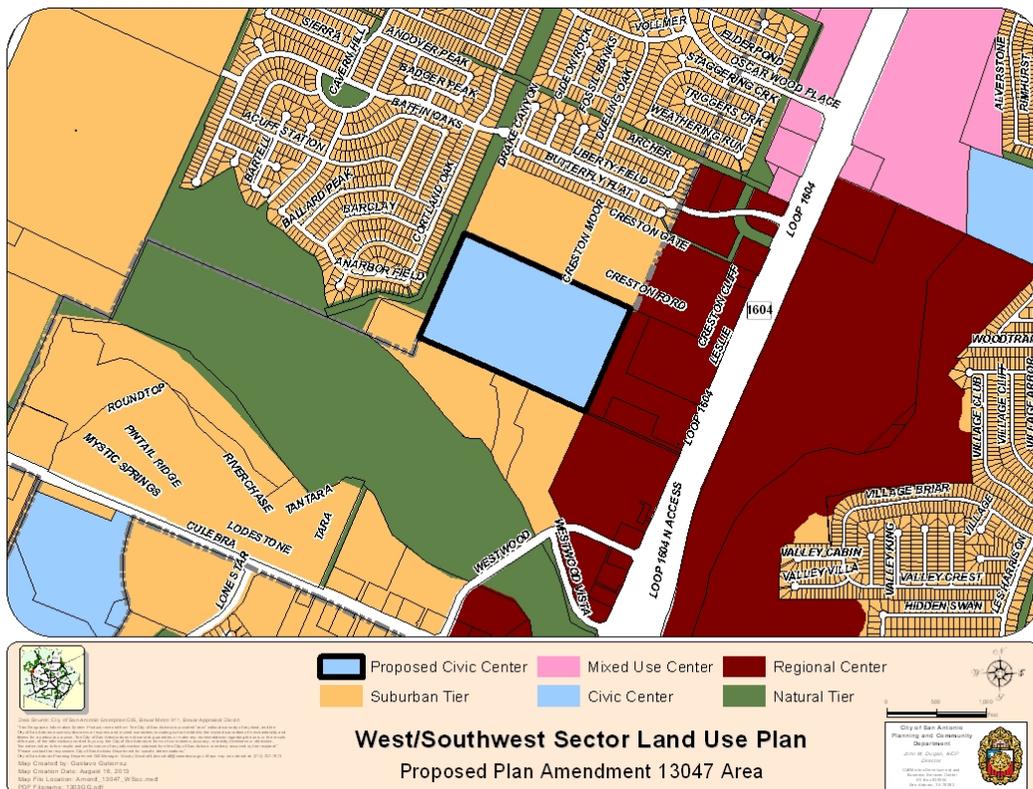
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

Subject Property VIA Bus Stops VIA Bus Routes

City of San Antonio
Planning and Community
Department
John M. Dugan, AICP
Director

West/Southwest Sector Land Use Plan

Proposed Plan Amendment 13047 Area

Data Source: City of San Antonio Geographic GIS, Aerial Photo 011, Aerial Appraisal District
 This map was prepared by the City of San Antonio Planning and Community Department. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map.

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/ SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO CIVIC CENTER FOR AN AREA OF APPROXIMATELY 48.842 -ACRES LOCATED AT 6939 LESLIE ROAD, MORE SPECIFICALLY DESCRIBED AS LOT 10, BLOCK 4449, NCB 34449.

WHEREAS, City Council approved the West/ Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on September 11, 2013 and **APPROVED** the amendment on September 11, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 26th 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. 15

Public Hearing:

Planning Commission
February 26, 2014

Case Number:

PA 14024

Applicant:

KFW Engineers

Representative:

George Weron, PE

Owner:

Velma Development, LLC

Staff Coordinator:

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

Property Address/Location:

Approximately 10.88 acres of land out of NCB 16554, and a portion of the 6600 Block of North Graytown Road

Legal Description/Location:

Approximately 10.88 acres of land out of NCB 16554, and a portion of the 6600 Block of North Graytown Road

Tract Size:

10.88 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial Recorder 2/7/2014

Notices Mailed 2/13/2014

- 6 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet
- 29 to planning team members

Internet Agenda Posting 2/21/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the IH-10 East Corridor Perimeter Plan future land use classification from Neighborhood Commercial to Low Density Residential.

RECOMMENDED ACTION

Approval of the proposed amendment to the IH-10 East Corridor Perimeter Plan to change the future land use classification of the subject property from Neighborhood Commercial to Low Density Residential.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the IH-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed amendment to the Low Density Residential land use classification will provide consistency with the adjacent Low Density Residential land use classification to the north, east and south. The Low Density Residential classification supports the IH-10 East Corridor Perimeter Plan goals of improving the quality, appearance, and variety of existing and new housing while addressing incompatible land uses and increasing investment in the area.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan	
Plan Adoption Date: February 22, 2001	Update History: March 20, 2008
<p>PG. 13: IH 10 East Corridor Overlay Summary: The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric. As a management tool for new growth, the overlay can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.</p> <p>Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Neighborhood Commercial: Neighborhood Commercial includes less intense commercial uses with low impact convenience, retail, or service functions. Examples of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>	NC, O-1, C-1
<p>Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>	R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, & RE

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Neighborhood Commercial	Vacant land
North	Neighborhood Commercial and Low Density Residential	Vacant land
East	Parks/Open Space and Low Density Residential	Vacant land and Single-Family Homes
South	Parks/Open Space and Low Density Residential	Vacant land
West	Neighborhood Commercial and Low Density Residential	Vacant land and Right-of-way

Land Use: The subject property is located along the south side of Graytown Road between Loop 1604 and Boenig Drive within the IH-10 East Corridor Perimeter Plan. The subject property consists of vacant land and has vacant land to the north, and south and vacant land and single-family homes to the east and

vacant land and Right-of-way to the west. The IH-10 East Corridor Perimeter Plan classifies the subject property as Neighborhood Commercial. The area to the north and west as Neighborhood Commercial and Low Density Residential, and the area to the east and south as Parks/Open Space and Low Density Residential. The applicant requests to change the future land use from Neighborhood Commercial to Low Density Residential.

The applicant requests this plan amendment and associated zoning change in order to allow the development of single-family homes on the subject property. The subject property is vacant land and part of an 80 acre tract of vacant land that has been selected as a site for a residential subdivision for approximately 300 homes. The subject property is located on a local street in an area that has existing single-family homes to east, and vacant land to the north, south and west. Overall the extended area surrounding the subject property is consistent and compatible with the proposed land use. The proposed amendment to the Low Density Residential land use classification will provide consistency with the adjacent Low Density Residential land use classification to the north, east and south. The Low Density Residential classification supports the IH-10 East Corridor Perimeter Plan goals of improving the quality, appearance, and variety of existing and new housing while addressing incompatible land uses and increasing investment in the area.

Transportation: The City's Major Thoroughfare Plan classifies Graytown Road and Boenig Lane as local streets. Loop 1604 is classified as a freeway. The neighboring area has no sidewalks or mass transit service. The requested land use change will generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities: Elolf Elementary School, Judson Middle School and Judson High School are in close proximity. The requested land use change could create an additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Mini-warehouse and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Corresponding Zoning Case: Z2014076

Zoning Commission Public Hearing Date: March 4, 2014

III. RECOMMENDATION

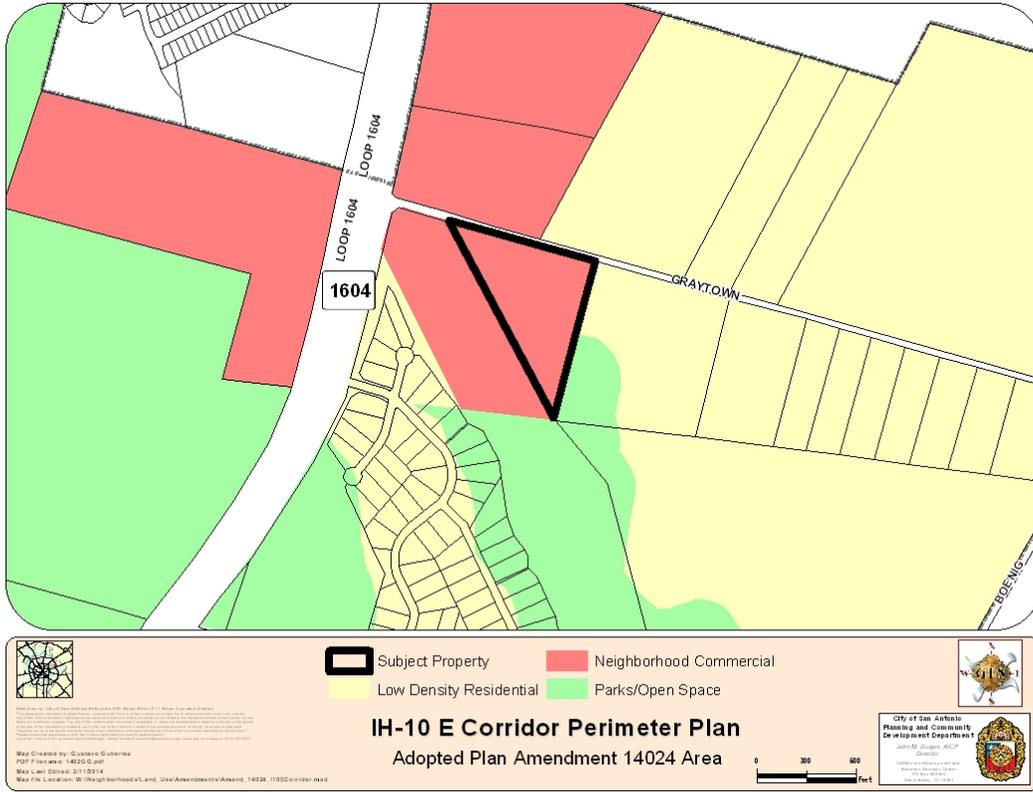
Overall the extended area surrounding the subject property is consistent and compatible with the proposed land use. The proposed amendment to the Low Density Residential land use classification will provide consistency with the adjacent Low Density Residential land use classification to the north, east and south. The Low Density Residential classification supports the IH-10 East Corridor Perimeter Plan goals of improving the quality, appearance, and variety of existing and new housing while addressing incompatible land uses and increasing investment in the area.

IV. ATTACHMENTS

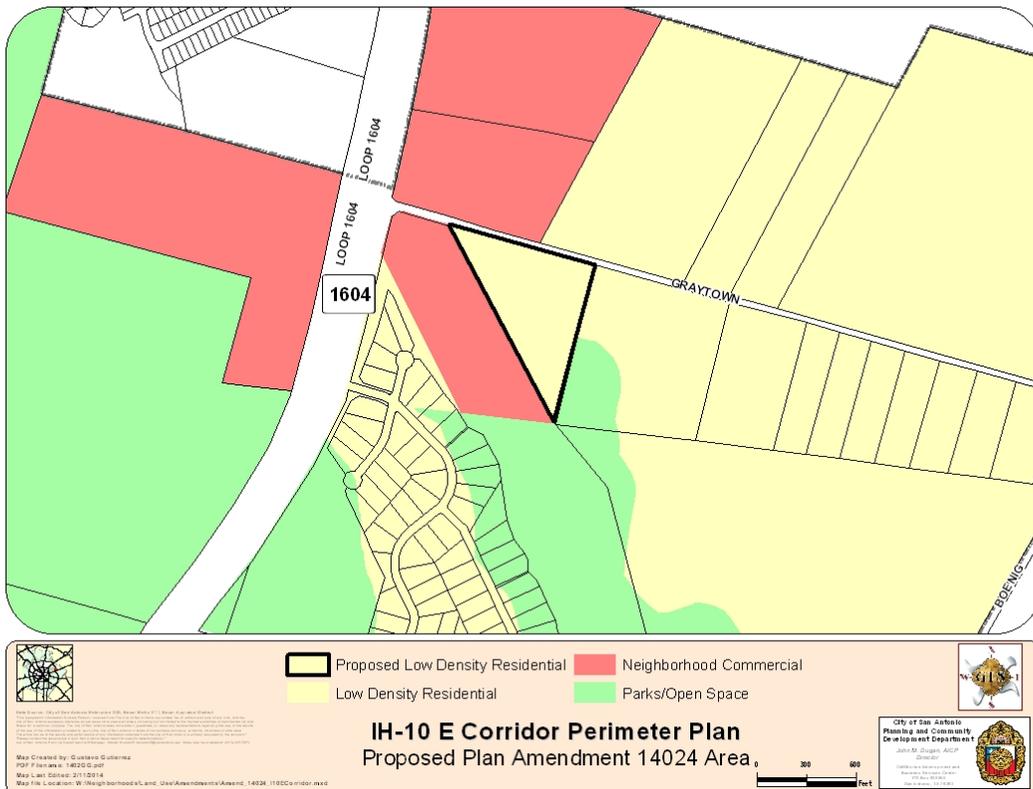
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2012 Aerial

 Subject Property



Data Source: City of San Antonio Enterprise GIS, Base Map: S11, Base Aerial Dataset
 This document is intended to provide general information and is not to be used for legal purposes. It is intended for informational use only and does not constitute a contract. The City of San Antonio does not warrant, represent, or make any representation, guarantee, or claim of any kind, in whole or in part, for the accuracy, completeness, or reliability of the information contained herein. The City of San Antonio is not responsible for any errors or omissions in this document. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this document. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this document.

Map Created by: Gustavo Gutierrez
 PDF Filename: 14024G.pdf
 Map Last Edited: 2/11/2014
 Map File Location: W:\Neighborhoods\Land_Use\Amendments\Amend_14024_110ECorridor.mxd

IH-10 E Corridor Perimeter Plan
 Proposed Plan Amendment 14024 Area



City of San Antonio
 Planning and Community
 Development Department

John M. Dugan, AICP
 Director

City of San Antonio
 Planning and Community
 Development Department
 170 West 15th Street
 San Antonio, TX 78205



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL TO LOW DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 10.88 ACRES OF LAND OUT OF NCB 165 54, AND A PORTION OF THE 6600 BLOCK OF NORTH GRAYTOWN ROAD.

WHEREAS, City Council approved the IH-10 East Corridor Perimeter Plan as an addendum to the Comprehensive Master Plan on February 22, 2001, and updated on March 20, 2008; 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 26, 2014 and **APPROVED** the amendment on February 26, 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 IH-10 East Corridor Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 26th 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. 16

Public Hearing:

Planning Commission
March 4, 2014

Case Number:

PA 14026

Applicant:

City of San Antonio, Texas

Representative:

Development Services Department

Owner:

City of San Antonio and IDEA Public
Schools

Staff Coordinator:

John Osten, Senior Planner
(210) 207-2187
john.osten@sanantonio.gov

Property Address/Location:

301, 305, 309, 313, 315, 319, 323,
and 327 North Olive Street

Legal Description:

Lots 2, 3, 4, 5, 6, 7, and the east
72.33 feet of Lots 8 and 9, the east
1/2 of Block 7, NCB 584

Tract Size:

1.2020

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder 2/7/2014
Notices Mailed 2/13/2014

- 32 to property owners within 200 feet
 - Dignowity Hill Neighborhood Association
 - 23 to planning team members
- Internet Agenda Posting 2/21/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Dignowity Hill Neighborhood Plan future land use classification from Low Density Residential to Low Density Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the Dignowity Hill Neighborhood Plan to change the future land use classification of the subject property from Low Density Residential to Low Density Mixed Use.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The Low Density Mixed Use land use classification supports the goals of Dignowity Hill Neighborhood Plan of providing parking at community centers in order to ensure the centers are utilized by neighborhood residents and visitors.

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 of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Dignowity Hill Neighborhood Plan	
Plan Adoption Date: December 3, 2009	Update History: N/A
Goal 1, Objective 1.2: Expand safety measures and parking at community centers in order to ensure the centers are utilized by neighborhood residents and visitors.	
Goal 15: Create pedestrian safe and friendly environment.	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots. The Dignowity Hill Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock whenever possible. It is recommended that all infill housing match existing housing in character, lot layout, and size. This form of development should be located away from major arterials, and may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>	<p>R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6</p>
<p>Low Density Mixed Use: Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.</p>	<p>R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, MF-25, C-1, C-2P, IDZ, TOD, MXD, FBZD, O-1</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Mostly vacant, partially developed with two single-family homes
North	Low Density Residential	Vacant land
East	Low Density Residential	Single-Family Homes
South	Public/Institutional	Carver Community Cultural Center and Carver Academy
West	Low Density Mixed Use	Single-Family Homes and a Non-Profit Community Organization

Land Use: The subject property is located between Center and Crockett Streets along Olive Street, immediately north of the Carver Community Cultural Center and the Carver Academy. The subject property consists of eight abutting lots of which two of them are developed with single-family structures on their individual lots. The area is mostly developed with single-family homes with the exception of Carver campus to the south and various non-residential uses to the west along North Hackberry Street. The Dignowity Hill Neighborhood Plan classifies the parcels along North Hackberry Street as Low Density Mixed Use. Remaining surrounding properties to the east and north are classified as Low Density Residential. However, the Carver Cultural Center and the Carver Academy is classified as Public/Institutional.

The Carver Community Cultural Center was established in 1930 with a mission for education and community outreach for the City's east side and broader San Antonio. The Center was placed on the National Register for Historic Places in 2007. Today, the Center provides educational, social, and cultural services on the east side and the San Antonio metropolitan area. In 2009, the planning team of the Dignowity Hill Neighborhood Plan recognized the need for parking space for the Center and drafted the Objective 1.2: *Expand safety measures and parking at community centers in order to ensure the centers are utilized by neighborhood residents and visitors.* The Center was awarded \$1 million dollars in funding under the 2012-2017 Bond Program for improvements to include, but not limited to, a parking lot expansion to accommodate patrons, staff members, visitors, artists and entertainers of the Center. The proposed project will increase the parking capacity of the Center significantly.

The applicant requests this plan amendment and associated zoning change in order to achieve the aforementioned objective of the Neighborhood Plan. The Low Density Residential land use classification does not allow any non-residential zoning district which is required by the Unified Development Code (UDC) for developing a noncommercial parking lot. The associated zoning district required to implement the proposed noncommercial parking lot on the subject property requires a higher intensity land use classification.

Abutting the subject property to the west, YMCA family services center and a mortuary are classified as Low Density Mixed Use. Expanding the Low Density Mixed Use land use classification to further east, where the subject property is located, is consistent with the overall character of this small mixed-use block. This location has high-degree of accessibility due to the established grid street pattern in the area. The proposed Low Density Mixed Use will be consistent with the established Public/Institutional center occupied by the Carver Community Cultural Center and is not anticipated to negatively affect the abutting low density residential lots. Further, providing parking spaces for the Center is consistent with Objective 1.2 of the Dignowity Hill Neighborhood Plan, which states the community's desire to provide parking at community centers.

Transportation: North Hackberry Street, located one block west of the subject property, is a Secondary Arterial Type B roadway. East Commerce Street, a Primary Arterial Type B roadway, is two blocks south of the subject property. Similarly, East Houston Street, a Secondary Arterial Type B roadway, is one block north of the subject property. North Olive, Center and Crockett are local streets. Several VIA bus stops are located nearby on North Hackberry, East Commerce and East Houston streets. North Hackberry is served by route 516. East Commerce is served by route 25. East Houston is served by route 24. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property will be accessible from North Olive Street.

Community Facilities: The subject property is part of a community facility, the Carver Community Cultural Center. Other nearby facilities include Fairchild Park, Historic Cemeteries, Dignowity and Lockwood Parks, Ella Austin Community Center and several neighborhood-scale churches. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: RM-4 H AHOD, RM-4 H CD AHOD (Conditional Use for a Triplex)

Proposed Zoning: C-1 H S AHOD (Specific Use Authorization for a noncommercial parking lot)

Corresponding Zoning Case: Z2014094 S

Zoning Commission Public Hearing Date: March 4, 2014

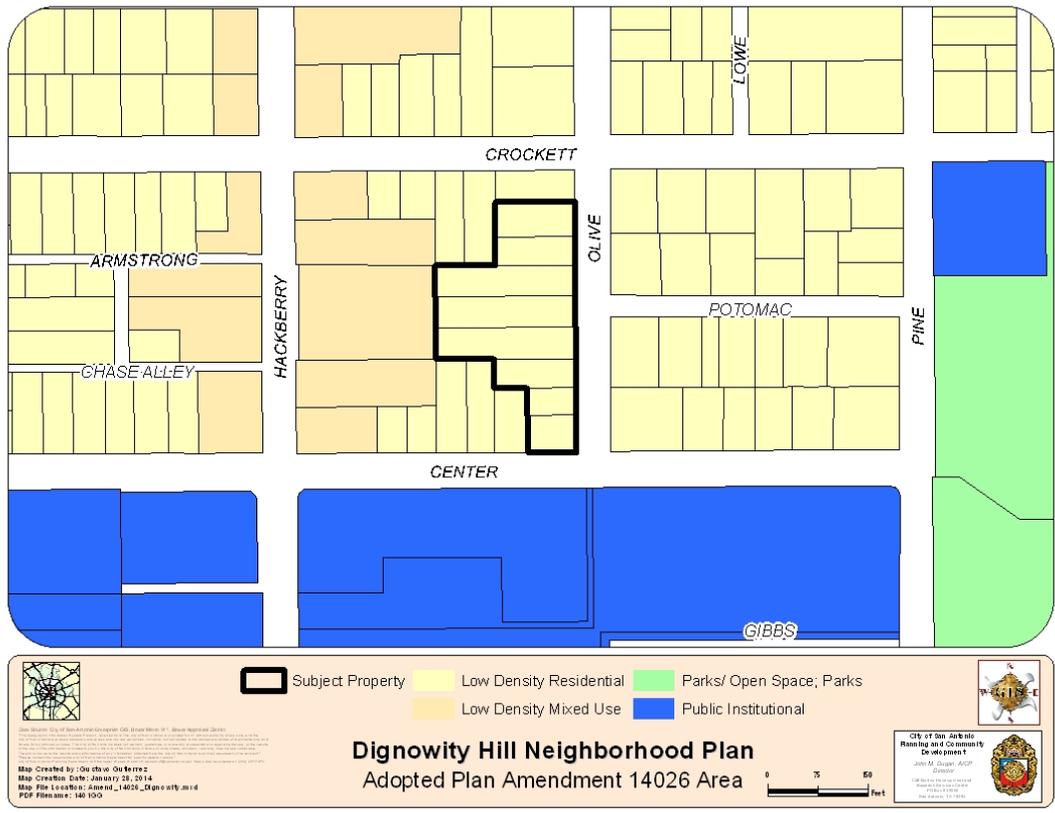
III. RECOMMENDATION

Low Density Mixed Use is consistent with the established pattern of uses in the area. Expanding the Low Density Mixed Use land use classification to further east, where the subject property is located, is consistent with the overall character of this small mixed-use block. This location has high-degree of accessibility due to the established grid street pattern in the area. Further, providing parking spaces for the Center is consistent with Objective 1.2 of the Dignowity Hill Neighborhood Plan, which states the community's desire to provide parking at community centers.

IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

 Subject Property

Map Source: City of San Antonio Geographic GIS, Google Maps (© 2014, Google Applicable Licenses)
This map was created using data provided by the City of San Antonio. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map.

Map Created by: Guillaume Quiñones
Map Creation Date: January 28, 2014
Map File Location: Amend_14026_Dignowity.mxd
PDF Filename: 140109

Dignowity Hill Neighborhood Plan

Proposed Plan Amendment 14026 Area



City of San Antonio
Planning and Community
Development
John M. Dugan, AICP
Director
Call 512-471-3000
500 West Commerce Street
San Antonio, TX 78205



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE DIGNOWITY HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO LOW DENSITY MIXED USE FOR AN AREA OF APPROXIMATELY 1.2020 -ACRES LOCATED AT 301, 305, 309, 313, 315, 319, 323, & 327 NORTH OLIVE STREET.

WHEREAS, City Council approved the Dignowity Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on December 3, 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 Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on February 26, 2014 and **APPROVED** the amendment on February 26, 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 Dignowity Hill Neighborhood 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 26th DAY OF FEBRUARY 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM: 17

Public Hearing:

Planning Commission
February 26, 2014

Applicant/Representative:

Miguel Cantu, City Administrator
City of Somerset

Staff Coordinator:

Jacob T. Floyd
Senior Planner
(210) 207-8318
Jacob.Floyd@sanantonio.gov

Property Address/Location:

ETJ areas adjacent to the City of Somerset municipal limits in south west Bexar County

Tract Size:

Approximately 1.8 square miles

Council District(s):

Subject Property is located in CoSA ETJ

Notification:

- Notice mailed to affected property owners February 11, 2014
- Internet Agenda Posting February 21, 2014

Attachments:

- A. Map
- B. Resolution

SUMMARY

A request by the City of Somerset for the release of approximately 1.8 square miles (1,163 acres) of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Somerset. The subject areas are described as follows: (1) land generally located to the north of the City of Somerset and bisected by Loop 1604 and Somerset Road; (2) land generally located to the northeast of the intersection of Briggs Road and Benton City Road; (3) land generally located to the west of the intersection of Senior Road and Loop 1604; and, (4) land generally located one-half mile north of the Somerset city limits. *(Please see attached map).* Staff recommends **approval**.

ALTERNATIVE ACTIONS

Denial of the request or an alternative exchange of ETJ or municipal territory with the City of Somerset. *(Currently, there is not an area within Somerset's jurisdiction recommended by staff to be sought for an equivalent exchange.)*

SYNOPSIS OF ANALYSIS

The request was evaluated based on the City's adopted Annexation Policies and criteria provided in the Texas Local Government Code, with feedback incorporated from other City Departments and agencies.

I. BACKGROUND

State law allows cities with fewer than 5,000 inhabitants, such as Somerset, to have a one-half mile ETJ (Somerset has approximately 752 residents.) Texas cities may expand their ETJ via population growth or by expanding their corporate limits and hence extending their ETJ area outward. Cities also may expand their ETJ to area contiguous to their existing ETJ beyond the distance allowed by state law, if the property owner requests to be added into their ETJ. State law also permits cities to seek the release of another city's existing ETJ area with the written consent from the releasing city's governing body. The City Council of the City of Somerset approved a resolution in April 2012 authorizing the request to the City of San Antonio for the release of ETJ to extend the City of

Somerset ETJ one-half mile north of its present city limits. By doing so, the City of Somerset would possess a full one-half ETJ around its entire perimeter. A similar request from the City of Von Ormy was approved by City Council on September 1, 2011. ETJ was also released to the community of Sandy Oaks on November 21, 2013 to support a request for incorporation.

II. ISSUES AND ANALYSIS

The City of San Antonio's Annexation Policies provide guidance and rationale for consideration of areas for annexation and issues within the ETJ. The subject request was evaluated based on criteria provided in the policies and on the feedback received from other city departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Capital Improvement Management Systems (CIMS), the City Attorney's Office, CPS Energy, Bexar County, SAWS, CPS Energy, and Public Works.

Land use

The City of San Antonio does not provide municipal services to unincorporated areas within its ETJ. Presently, San Antonio enforces subdivision platting, tree preservation, sign/billboard, historic preservation, nuisance ordinances and some water quality regulations within its ETJ. If the subject area is released from San Antonio's ETJ, all of San Antonio's above-mentioned ordinances would no longer apply. If it were subsequently annexed by the City of Somerset, they would be responsible for full municipal services including police and fire protection, emergency medical services, code enforcement, and could extend their city codes and regulations to the area.

Existing land use for the area is 12% single family residential, 87% agriculture, and 1% commercial. The subject area falls within the Heritage South Sector Plan area, the land use plan for which classifies the area as Country Tier, Rural Estate Tier, and Suburban Tier.

Subdivision Development

Through the City's regulatory authority in the ETJ, San Antonio strives to maintain infrastructure and development standards compatible with our City standards in the event the areas were to be annexed. The area consists primarily of very low density rural residential, agricultural, and undeveloped land uses. The remaining area is comprised by mobile homes and few commercial land uses. There are no Master Development Plans (MDPs) approved within the subject area.

There is limited potential for growth in the subject area based on the current layout and road network. Growth would most likely be residential in nature; though it is likely some limited commercial growth would take place along Somerset Road and Loop 1604, where the existing commercial land uses are located.

Water/Waste Water

The majority of the subject area is located within an area governed by the Atascosa Rural Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN) for water services, though an area of approximately 408 acres is in the former Bexar Met service area, which is now served by the San Antonio Water System. The City of Somerset is currently served by the San Antonio Water System.

Economic Development

San Antonio currently does not hold any non-annexation agreements in the subject area; nor are there any pending economic development projects or project discussions underway for the area.

Other Services

Animal Care Services is currently developing an inter-local agreement with Bexar County; there would be minimal impact to its projected costs and number of calls analysis. CPS Energy provides electrical utility services in the subject area. The Somerset Police Department provides police protection/law enforcement. The Somerset Volunteer Fire Department, Jarrett Volunteer Fire Department, and Emergency Services District (ESD) 5 provide fire suppression services while Acadian Ambulance Services, a Bexar County contractor, provides emergency medical services (EMS). The Somerset Volunteer Fire Department is located at 7905 4th Street, Somerset, Texas.

Clear and Logical Planning Boundaries

The Annexation Policies recommend logical boundaries in order to prevent confusion between jurisdictions and provide efficient service delivery. The proposed release provides a logical planning boundary as it is concentrated around the existing city limits of Somerset and is more closely identified with Somerset than with San Antonio. Additionally, the subject area is on the edge of San Antonio's ETJ and is unlikely to become part of the City of San Antonio.

Fiscal Impact

The subject property is currently located within the San Antonio ETJ, where neither City property nor sales taxes are collected. Bexar Appraisal District's valuation of land and improvements of the subject area is approximately \$14,535,760.00. If the City of San Antonio were to annex this area, \$82,227.34 would be added to the City's ad valorem tax base. However, due to the subject area being 2.1 miles from the current San Antonio city limits, annexation of this area in the foreseeable future is unlikely.

Currently, San Antonio's Development Services Department collects fees for plats, MDPs and rights determinations processed for properties in the ETJ. If released to Somerset, Development Services would no longer receive those fees, but would also relieve the department of these additional applications to process. CPS Energy fees would continue to apply to the subject property.

Protection of environmental resources

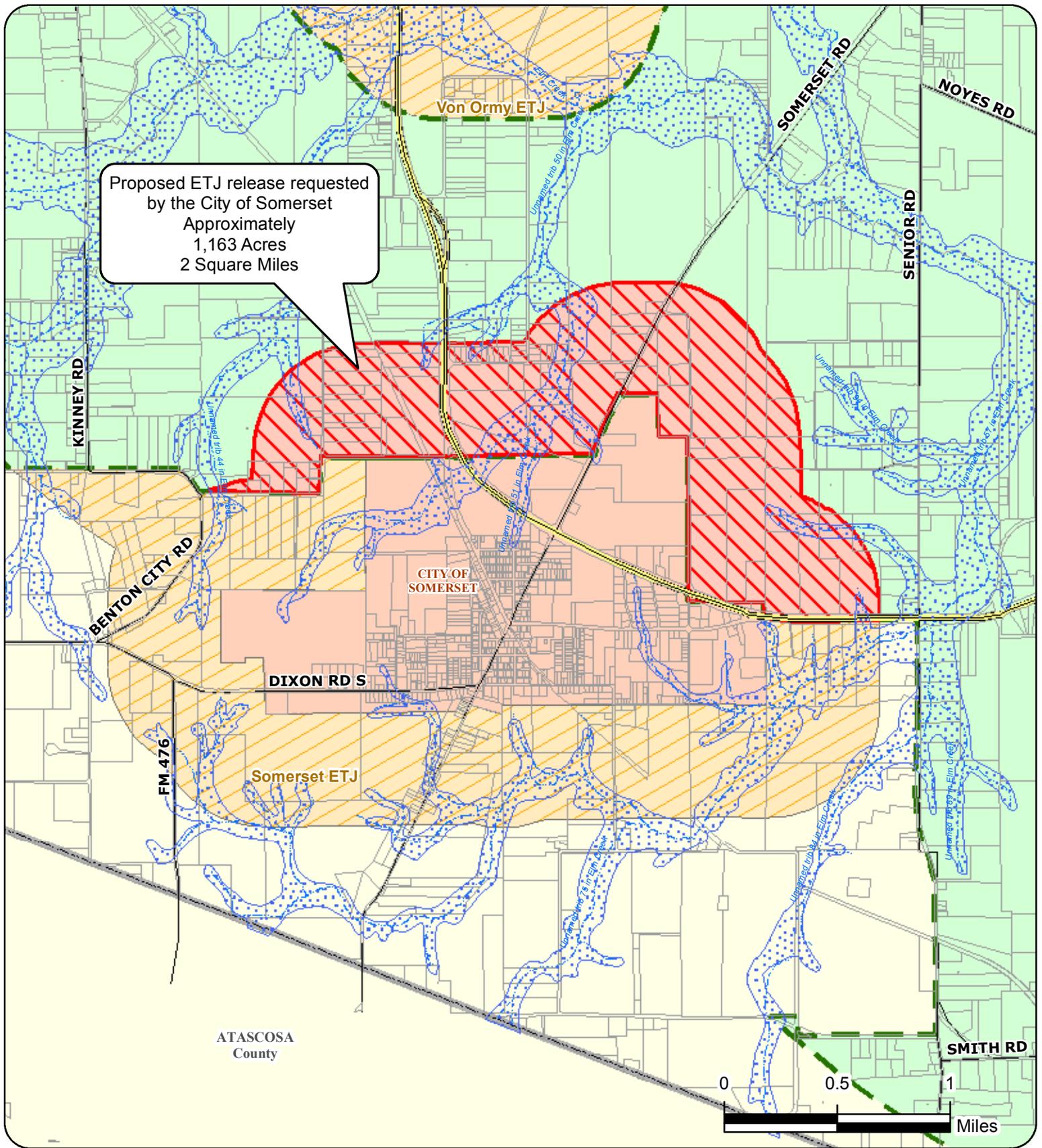
The subject area is not located in or near any environmentally sensitive areas. The floodplains of two minor tributaries of Elm Creek, itself a tributary of the Medina River, fall within the subject area.

Effects of cumulative ETJ releases

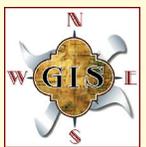
San Antonio recognizes the need for its regional partner cities to remain economically viable in support of the overall economic health of the region. San Antonio's city limit is approximately 3 miles from the subject area, though the San Antonio ETJ extends to the west, north, and east of the City of Somerset. Release of the subject area to the City of Somerset would not preclude San Antonio's further strategic growth to south and west, as may be deemed necessary in the future.

III. RECOMMENDATION

The Department of Planning and Community Development recommends **Approval** of a release of ETJ to the City of Somerset as depicted on the attached map to the north of Somerset as request.



- Proposed ETJ Release
- Extraterritorial Jurisdiction Line
- Cities and Towns
- Cities and Towns ETJ
- Adjacent Counties
- Flood Plain FEMA 100
- Creeks
- Major Roads
- Expressways



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of use, of the information provided by the City of San Antonio in terms of completeness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is hereby assumed by the recipient.
Please contact the responsible City of San Antonio Department for specific determinations.
City of San Antonio Planning and Development Services Department GIS Manager: D.L. (Denny) Woodruff, dwoodruff@santoniogov
 Maps may be emailed at: (210) 207-7970
Map Created by: Guadalupe Gutierrez
 Map file location: \\C:\Comprehensive\Annexation\City of Somerset.mxd
 Map Last Edited: 2/19/2014
 PDF Filename: 1402GG42.pdf

City of San Antonio

City of Somerset

City of San Antonio

City of San Antonio
 City of Somerset Development and
 Business Services Center
 1901 South Alamo
 San Antonio, TX 78204

RESOLUTION NO.

RECOMMENDING THE RELEASE OF APPROXIMATELY 1.8 SQUARE MILES (1,163 ACRES) GENERALLY LOCATED TO THE NORTH OF THE CITY OF SOMERSET AND BISECTED BY LOOP 1604 AND SOMERSET ROAD; TO THE NORTHEAST OF THE INTERSECTION OF BRIGGS ROAD AND BENLTON CITY ROAD; TO THE WEST OF THE INTERSECTION OF SENIOR ROAD AND LOOP 1604; AND, ONE-HALF MILE NORTH OF THE SOMERSET CITY LIMITS FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO AS PETITIONED BY THE CITY OF SOMERSET

WHEREAS, the City of Somerset has requested the release of approximately 1.8 square miles (1,163 acres) from the extraterritorial jurisdiction (ETJ) of the City of San Antonio; and,

WHEREAS, the Texas Local Government Code allows cities to seek the release of a neighboring municipality's existing ETJ with the written consent of the releasing municipality's governing body; and,

WHEREAS, the release of some of the subject territory does not conflict with the City of San Antonio's Annexation Policy, adopted on February 14, 2013, by not prohibiting strategic growth to the south west, as may be deemed necessary in the future; and,

WHEREAS, Annexation is not a viable option in the near future based on the location of subject area and the difficulty to currently provide municipal services; and,

WHEREAS, if subject area is placed in Somerset's ETJ, the City of Somerset would consider incorporating the area into their city limits and providing future municipal services to residents who are incorporated into the City of Somerset; and,

WHEREAS, the City of San Antonio recognizes the need for its regional partner cities to remain economically viable, in support of the overall economic health of the region; and,

WHEREAS, the Planning Commission has considered the request from the City of Somerset to release approximately 1.8 square miles from the City of San Antonio's ETJ; and,

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

SECTION 1: The Planning Commission recommends approval of the release of approximately 1.8 square miles (1,163 acres) of land from the Extraterritorial Jurisdiction of the City of San Antonio, as illustrated in Attachments A and B, to the City Council for adoption.

PASSED AND APPROVED ON THIS 26th DAY OF FEBRUARY 2014.

Attest:

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

RESOLUTION NO 2012-007-R

RESOLUTION OF THE CITY OF SOMERSET AUTHORIZING THE FILING OF AN EXTRA TERRITORY JURISDICTION APPLICATION WITH THE CITY OF SAN ANTONIO AND AUTHORIZING THE MAYOR TO ACT ON BEHALF OF THE CITY OF SOMERSET IN ALL MATTERS RELATED TO THE APPLICATION.

WHEREAS, the City of Somerset would like to extend its city limits half mile north of its city limits; and

WHEREAS, the City of Somerset wants to ensure all municipal codes and ordinances will be congruent in the surround ½ mile ETJ; and

WHEREAS, the City of Somerset must make a formal annexation request to the City of San Antonio ; and

WHEREAS, the City of Somerset intends to comply with all agreed upon requirements of City of San Antonio and other federal and state law:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VON ORMY, TEXAS, THAT:

1. That the Mayor of the City of Somerset, Texas is authorized to pursue all ETJ activities.
2. The City of Somerset will continue its commitment to provide excellent public services for the citizens of Von Ormy and all of Texas.

PASSED and APPROVED this 10th day of April, 2012.

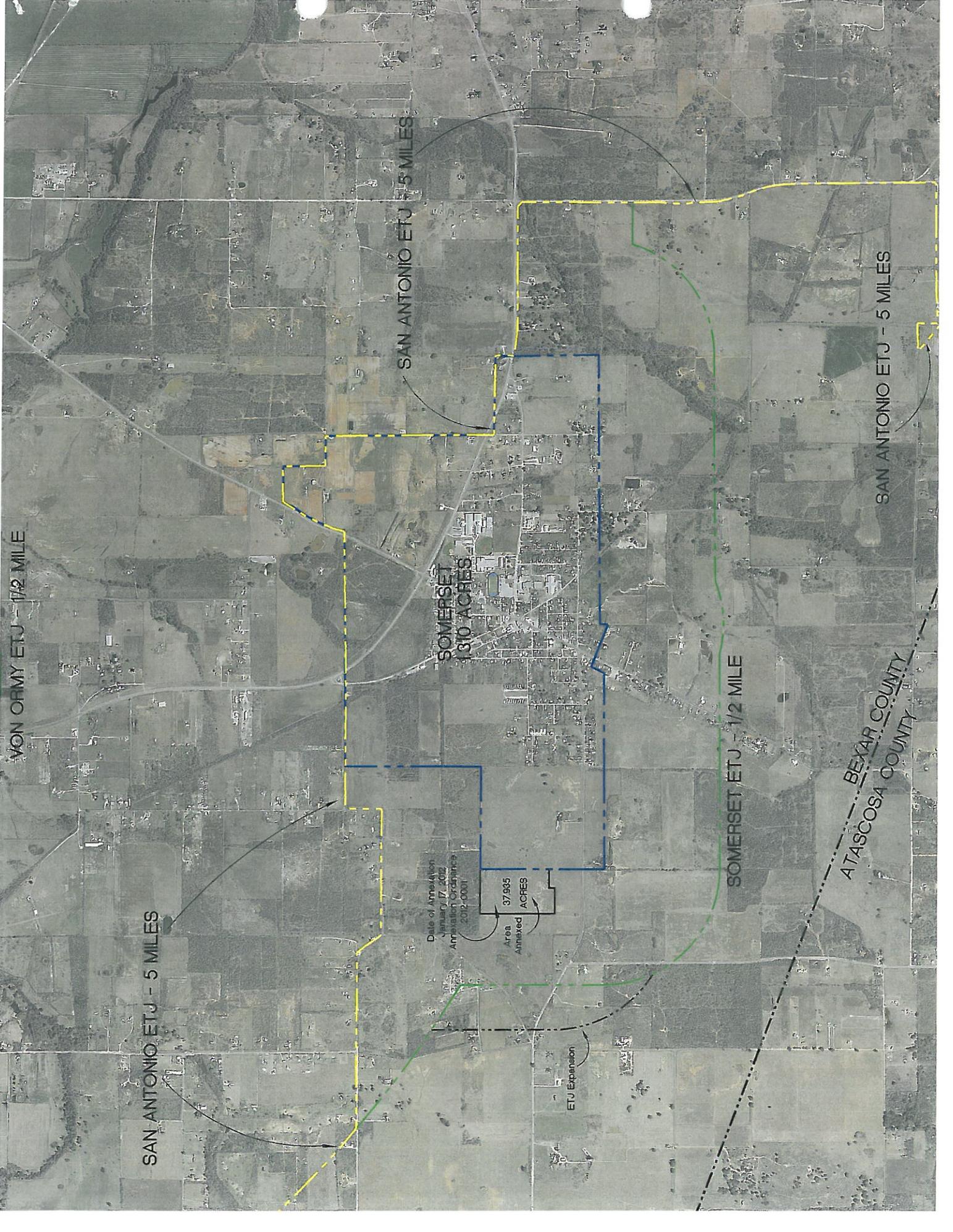


Paul G. Cuellar
Mayor, City of Somerset

ATTEST:



Amanda Weckbacher
City Clerk, City of Somerset



VON ORMY ETJ - 1/2 MILE

SAN ANTONIO ETJ - 5 MILES

SAN ANTONIO ETJ - 5 MILES

SAN ANTONIO ETJ - 5 MILES

SOMERSET
1,310 ACRES

Date of Annexation
January 17, 2012
Annexation Ordinance
2012-0001

37,935
Area
Annexed
ACRES

ETJ Expansion

SOMERSET ETJ - 1/2 MILE

ATASCOSA COUNTY
BEXAR COUNTY



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM: 18

Public Hearing:

Planning Commission
February 26, 2014

Applicant:

Cody Daily, City Administrator
City of Elmendorf

Representative:

Mike Guevara
Shotts, Trevino & Guevara, LLP

Staff Coordinator:

Priscilla Rosales-Piña, Planning
Coordinator
(210) 207-7839
Priscilla.Rosales-Pina@sanantonio.gov

Property Address/Location:

Along State Highway 181 near
Kilowatt Road and Adkins-Elmendorf
Road, in southeast Bexar County

Tract Size:

7.3 acres

Council District(s):

City of San Antonio ETJ, nearest San
Antonio City Council District is 3.

Notification:

Notices Mailed 02/12/2014

- 6 to property owners of proposed transfer land
- Internet Planning Commission Agenda Posting

Attachments:

- I. ETJ Agreement
 - A. Field Notes
 - B. Exhibit of 7.9 acres
 - C. Exhibit of 1.9 acres
- II. Elmendorf's Request

REQUEST

Release of approximately 7.93 acres of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Elmendorf.

RECOMMENDED ACTION

Approval the request by the City of Elmendorf with conditions outlined in the ETJ agreement with the City of Elmendorf. (Attachment I)

ALTERNATIVE ACTIONS

An alternative is an exchange of ETJ or municipal territory with the City of Elmendorf. However, Elmendorf's city limits and their ETJ area are not contiguous to the current City of San Antonio municipal limits. (*Presently, there is not an area within Elmendorf's jurisdictional boundaries recommended by staff to be sought for an equivalent exchange.*)

SYNOPSIS OF ANALYSIS

The request was evaluated based on the City's adopted Annexation Policies and criteria found in the Texas Local Government Code, with input from other City Departments and agencies.

I. BACKGROUND INFORMATION:

In August 11, 2011 the City of Elmendorf Council, by resolution, requested that the City of San Antonio release approximately 1.9 acres from its ETJ. Upon release from the San Antonio ETJ, Elmendorf is proposing to add subject property to their ETJ and provide voluntary annexation opportunities to the affected property owners. The property owner of a Dollar General Store, addressed at 14863 Adkins-Elmendorf Road, has requested annexation by Elmendorf upon release of his property from San Antonio's ETJ. See Attachments II.

Statutory Requirements – State law allows cities with population less than 5,000, such as Elmendorf, to have up to a half-mile ETJ. (*Elmendorf's 2010 census population was 1,488.*) The subject area is adjacent to Elmendorf's

city limits and within the half-mile of their city boundaries. Texas cities may expand their ETJ through population growth or by expanding their corporate limits, hence extending their ETJ area outward. Cities also may expand their ETJ to area contiguous to their existing ETJ beyond the distance allowed by state law, if the property owner requests to be added into their ETJ and provided the subject area is not within the ETJ of another municipality. However, state law also permits cities to seek the release of another city's existing ETJ area with the written consent from the releasing city's governing body. Additionally general law cities, such as Elmendorf, may incorporate properties into their city limits by request from the property owners.

As permitted by state law, since 1987, San Antonio and Elmendorf have agreed to several ETJ exchanges (1987, 2000, 2004, and 2005). As a result, Elmendorf gained approximately 2.6 square miles (1,663 acres) of land. Their existing city limits consist of approximately 3.7 square miles (2,407 acres) and their ETJ consists of approximately 3.02 square miles (1,933 acres). The released 6.8 acres would increase their ETJ to approximately 3.03 square miles (1,940.9 acres).

II. ANALYSIS

The City of San Antonio's Annexation Policies provide guidance and rationale for consideration of areas for annexation and issues within the ETJ. The request was evaluated based on criteria provided in the policies and on input from other city departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, the City Attorney's Office, CPS Energy, and SAWS.

Exchange of areas of equivalent value

For boundary adjustments with other municipalities, the Annexation Policy recommends an exchange of areas of equivalent value or an exchange for other considerations of equivalent value between the cities. The subject area is contiguous to the Elmendorf city limits and located approximately 6 miles from SE Loop 410, San Antonio's main body of City limits. Annexation of this area by San Antonio in the near future is not a viable option based on the location of the area and the difficulty of providing municipal services. Staff concurs that the subject area can best be serviced by the City of Elmendorf.

In lieu of an exchange of land with Elmendorf, the City of San Antonio is requesting a five-year revenue sharing agreement (Attachment I). Elmendorf has committed to contribute 25 percent of property taxes from the subject property and 25 percent of the sales tax generated by the Dollar General Store or any other business located within the subject area to San Antonio for five years following annexation.

Adequate land controls

The Annexation Policy considers that the requesting municipality should have adequate land use controls to maintain development standards equivalent to those of the City of San Antonio. Through our regulatory authority in the ETJ, San Antonio strives to maintain infrastructure and development standards compatible with our City standards in the event the areas were to be annexed. Presently, San Antonio enforces subdivision platting, tree preservation, sign/billboard, historic preservation, nuisance ordinances and some water quality regulations within its ETJ. If the subject area is released from San Antonio's ETJ, all of San Antonio's above-mentioned ordinances would no longer apply. Then, Elmendorf could extend their subdivision, and off-premise signs regulations in the ETJ. If afterwards, the area was annexed by Elmendorf, they could extend their building codes and code enforcement to the area.

Land Use – The subject area is located within the San Antonio Heritage South Sector Plan. The adopted future land use plan designated the subject property as Rural Estate Tier uses generally consisting of low-density residential estates and neighborhood commercial uses. The subject area consists of a recently opened, Dollar General Store, located on a 1.9 acre tract addressed at 14863 Adkins-Elmendorf Road, a large single-family residential tract, located north of Elmendorf’s city limits, and several small cemeteries located to the east of the subject area where Adkins-Elmendorf Road intersects Highway 181. The existing land use is compatible with the San Antonio future land use plan.

Community Services - The City of San Antonio does not provide municipal services to unincorporated areas within its ETJ. If the subject area would to be transferred to Elmendorf’s ETJ, there would be no changes in services. Presently, the Bexar County Sheriff Department provides police protection and law enforcement services. The Harmony Volunteer Fire Department provides fire suppression services while Acadian Ambulance Services, a Bexar County contractor, provides emergency medical services. CPS Energy provides electrical utility services to the subject area. The subject area is located within an area governed by the City of Elmendorf’s Certificate of Convenience and Necessity (CCN) for water services. Currently, there is no CCN for wastewater services.

If the area was subsequently annexed by Elmendorf, they would be responsible for full municipal services including police and fire protection, emergency medical services, code enforcement, and could extend their city codes and regulations to the area.

Clear and Logical Planning Boundaries

The Annexation Policy recommends logical boundaries in order to prevent confusion between jurisdictions and service delivery. The tracts are bounded by State Highway 181, and the property lines along Kilowatt Road and Adkins-Elmendorf Roads. The subject area will be contiguous to Elmendorf’s existing municipal boundaries and ETJ.

Fiscal impact

There is no general fund revenue loss for the City of San Antonio associated with this release. The subject property is currently located within the San Antonio ETJ where neither City property nor sales taxes are collected. CPS Energy fees will continue to apply on the subject property. Currently, San Antonio’s Development Services Department collects fees for plats, MDPs and rights determinations processed for properties in the ETJ.

The Annexation Policy recommends that revenue sharing be considered. The analysis of this proposed 25 percent revenue sharing agreement from Elmendorf’s property and sales taxes is projected to be approximately \$4,178 annually or \$20,888 for a five-year period.

Protection of Environmental and Cultural Resources

The development plan for the Dollar General Store was submitted to the San Antonio Development Services Department for technical review and approval. Their plan was approved by appropriate reviewing agencies and was found to exceed San Antonio’s Tree Canopy Preservation requirement of forty percent (40%).

There are several family cemeteries dating from the late nineteen century and early twenty century, located to the east of Adkins-Elmendorf Road. Currently, Elmendorf does not have Historic Preservation regulations within their ETJ. However, both local and state historical organizations have identified or designated these cemeteries with historic significance.

Cemeteries are protected by Chapter 711 of the Texas Health and Safe Code and the Antiquities Code of Texas.

Effect of cumulative ETJ release

The Annexation Policy considers the need to alleviate jurisdictional conflicts with abutting municipal and county governments, and for coordinating service delivery arrangements with emergency response providers. San Antonio recognizes the need for its regional partner cities to remain economically viable in support of the overall economic health of the region. Considering San Antonio's city limits and ETJ extension in the southeast part of Bexar County, as well as Elmendorf's city limits, the release of the subject territory would not preclude San Antonio's further strategic growth as may be deemed necessary in the future.

III. RECOMMENDATION

The Department of Planning & Community Development recommends **Approval** of the release of 7.931 acres of ETJ, as described in Attachment A (field notes) and depicted on Attachment B and C (exhibits), and the associated ETJ agreement (Attachment I) with the City of Elmendorf.

ATTACHMENT I
CITY OF SAN ANTONIO -- CITY OF ELMENDORF

DRAFT MEMORANDUM OF AGREEMENT

This Agreement is entered into by and between the City of San Antonio, a Texas Municipal Corporation, acting by and through its City Manager pursuant to Ordinance No._____, and the City of Elmendorf, a Texas Municipal Corporation, acting by and through its Mayor pursuant to Ordinance No. _____, Witnesseth:

WHEREAS, the City of Elmendorf has requested that San Antonio release from its extraterritorial jurisdiction an area of approximately 7.931 acres so that it may incorporate the area into the extraterritorial jurisdiction of the City of Elmendorf; and

WHEREAS, incorporation of this area would allow the City of Elmendorf to exercise jurisdiction over the tract of land; and

WHEREAS, both municipalities are desirous of entering into an agreement to permit this situation;

THE PARTIES AGREE AS FOLLOWS:

1. General Terms and Conditions

- A. City of San Antonio agrees to release from its extraterritorial jurisdiction and to relinquish control over an area containing approximately 7.93 acres of land generally located along State Highway 181 near Kilowatt Road and Adkins-Elmendorf Road, in southeast Bexar County and more particularly described by metes and bounds and map attached hereto as Exhibits A and B, and incorporated herein for all purposes.
- B. City of Elmendorf agrees to incorporate into its extraterritorial jurisdiction the area described in Section A above.
- C. City of Elmendorf agrees to the following:
 1. Prohibit new billboards based on the City of Elmendorf's Off Premise Signs Ordinance;
 2. Extend subdivision regulations in accordance with the City of Elmendorf Subdivision Rules;
 3. Provide voluntary annexation opportunity to the Subject Property described on Exhibit B;
 4. Contribute 25% of property and sales tax revenue collected in the subject area to San Antonio beginning the date of the annexation and continuing for a period of five (5) years.

City of Elmendorf will calculate the city portion of sales taxes and pay such amounts to the City of San Antonio within 60 days of receipt by the City of Elmendorf. Such payments shall be accompanied by all original information received by the City of Elmendorf with the collection of the taxes and a calculation of how the city's portion was split and shall be submitted to the San Antonio Finance Department with a copy to the Director of the Department of Planning and Community Development. The City of San Antonio shall have the right to audit or to cause its outside auditors to audit, at the City of San Antonio's expense,

the books and records of the City of Elmendorf to determine the City of Elmendorf's taxes from the Annexed Area.

- D. City of Elmendorf agrees to file for record a copy of this agreement for 14863 Adkins Elmendorf Road, more particularly described as CB 4008B BLK 7 LOT 1 (RSBR KILOWATT SUBD) and depicted on Attachment C (exhibit) in the Real Property Records of Bexar County, Texas.
- E. The Subject Property shall revert back to San Antonio's extraterritorial jurisdiction automatically, if the City of Elmendorf fails to take action to annex 14863 Adkins Elmendorf Road, more particularly described as CB 4008B BLK 7 LOT 1 (RSBR KILOWATT SUBD) and depicted on Attachment C (exhibit) into its city limits within one year of the effective date of this Agreement.
- F. This Agreement is effective immediately after the later of the Ordinance of the City of San Antonio and the Resolution of the City of Elmendorf authorizing this Agreement, in each case as indicated by the date following the signature of the City Manager or Authorized Representative below.

2. Severability

If for any reason, any one or more paragraphs of this agreement is held invalid, such judgment shall not affect, impair or invalidate the remaining paragraphs of the agreement but shall be confined in its operation to the specific sections sentences clauses or parts of this agreement held invalid and invalidity of any section, sentence, clause or parts shall not affect, impair or prejudice in any way the validity of this agreement in any instances.

3. Applicable Law

This agreement shall be construed in accordance with the laws of the State of Texas.

4. Notices

Any notice, request, demand, report, certificate or other instrument which may be required or permitted to be furnished to or served upon the parties shall be deemed sufficiently given or furnished or served if in writing and deposited in the United States mail, registered or certified, return receipt required, addressed to such party at the address set forth below or such other address as may be hereafter designated by either party by written notice to the other party.

IF TO THE CITY OF SAN ANTONIO:

City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
Attn: _____
City Clerk

IF TO THE CITY OF ELMENDORF:

City of Elmendorf
P.O. Box 24
Elmendorf, Texas 78112
Attn: _____
City Secretary

ACKNOWLEDGEMENTS

In witness of which this agreement has been executed in duplicate.

CITY OF ELMENDORF

By: _____

Attest: _____

Title: City Administrator

Title: _____

Date: _____

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on _____ by _____, City Manager of the City of Elmendorf, a Texas Municipal Corporation, on behalf of said corporation.

Notary Public, State of Texas

My Commission expires: _____

CITY OF SAN ANTONIO

By: _____

Attest: _____

Title: _____

Title: _____

Date: _____

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on _____ by _____, City Manager of the City of San Antonio, a Texas Municipal Corporation, on behalf of said corporation.

Notary Public, State of Texas

My Commission expires: _____

EXHIBIT A

Subject Property

Field Notes for the Transfer of ETJ from the City of San Antonio to the City of Elmendorf in
Bexar County

Draft

Northstar Land Surveying, Inc.
9033 Aero Street, Suite 105
San Antonio, Texas 78217
(210) 826-6228

**FIELD NOTES FOR
ETJ RELEASE**

A 7.931 ACRE TRACT OF LAND, BEING LOT 1, BLOCK 7, COUNTY BLOCK 4008, RSBR KILOWATT SUBDIVISION, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9642, PAGE 63, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; A 3.133 ACRE TRACT OF LAND AS RECORDED IN VOLUME 8002, PAGE 1760, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; A PORTION OF A TRACT OF LAND AS RECORDED IN VOLUME 1561, PAGE 407, DEED RECORDS OF BEXAR COUNTY, TEXAS; A 0.16 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1808, PAGE 880, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; A 0.562 ACRE TRACT OF LAND AS RECORDED IN VOLUME 7449, PAGE 1829, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND BEING A PORTION OF THE ATKINS-ELMENDORF ROAD; BEING ALSO OUT OF THE JOSE DE LA GARZA SURVEY NUMBER 6, ABSTRACT NUMBER 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a found TXDOT Type I right-of-way monument on the southwest right-of-way line of U.S. Highway 181 at the east cut-back corner joining the southwest right-of-way line of U.S. Highway 181 and the southeast right-of-way line of Kilowatt Road, the north corner of the above referenced Lot 1, Block 7, County Block 4008, RSBR Kilowatt Subdivision, the north corner of the herein described tract;

THENCE: South 61 degrees 52 minutes 03 seconds East (Bearings are based on the Texas State Plane Coordinate System Grid) coincident with southwest right-of-way line of U.S. Highway 181, the northeast line of Lot 1, Block 7, County Block 4008, RSBR Kilowatt Subdivision, at 97.04 feet, pass a found TXDOT Type I right-of-way monument, and continuing a total distance of 156.79 feet to the north corner of the cut-back right-of-way line joining the southwest right-of-way line of U.S. Highway 181 and the northwest right-of-way line of Adkins-Elmendorf Road, the northeast corner of Lot 1, Block 7, County Block 4008, RSBR Kilowatt Subdivision, an angle point of the herein described tract;

Continued

- THENCE:** South 62 degrees 33 minutes 04 seconds East, 232.25 feet, coincident with the southwest right-of-way line of U.S. Highway 181, to a set ½ inch iron rod, the north corner of the cemetery and a portion of the above referenced tract recorded in Volume 1561, Page 407, Deed Records of Bexar County, Texas, an angle point of the herein described tract;
- THENCE:** South 62 degrees 30 minutes 46 seconds East, 161.87 feet, coincident with the southwest right-of-way line of U.S. Highway 181, the northeast line of the cemetery and a portion of the tract recorded in Volume 1561, Page 407, Deed Records of Bexar County, Texas, , at 15.93 feet pass a found TXDOT Type I right-of-way monument, and continuing a total distance of 161.87 feet to a found TXDOT Type I right-of-way monument, the east corner of the cemetery and a portion of the tract recorded in Volume 1561, Page 407, Deed Records of Bexar County, Texas, the north corner of Lot 14, Calaveras Acres Subdivision as recorded in Volume 9519, Page 50, Deed and Plat Records of Bexar County, Texas, the east corner of the herein described tract;
- THENCE:** South 65 degrees 21 minutes 04 seconds West, 532.42 feet, coincident with northwest line of the above referenced Lot 14, Calaveras Acres Subdivision, to a set 1/ inch iron rod on the southeast right-of-way line of Adkins-Elmendorf Road, the northwest corner of Lot 14, Calaveras Acres Subdivision, an angle point of the herein described tract;
- THENCE:** South 37 degrees 00 minutes 58 seconds West, 101.54 feet, coincident with the southeast right-of-way line of Adkins-Elmendorf Road, the northwest line of Lots 14 and 13, Calaveras Acres Subdivision, to a set ½ inch iron rod, the west corner of Lot 13, the north corner of Lot 12, Calaveras Acres Subdivision, an angle point of the herein described tract;
- THENCE:** South 65 degrees 57 minutes 30 seconds West, 500.55 feet coincident with the southeast right-of-way line of Adkins-Elmendorf Road, the northwest lines of Lots 12, 11, 10, 9, 8, 7 and 6, Calaveras Acres Subdivision, to a set ½ inch iron rod, an angle point of the herein described tract;
- THENCE:** South 54 degrees 57 minutes 42 seconds West, 254.29 feet, coincident with the southeast right-of-way line of Adkins-Elmendorf Road, the northwest lines of Lots 6, 5, 4, 3 and 2, Calaveras Acres Subdivision to a set ½ inch iron rod on the southeast right-of-way line of Kilowatt Road, the north corner of Lot 2, Calaveras Acres Subdivision, the southwest corner of the herein described tract;
- THENCE:** North 33 degrees 31 minutes 39 seconds East, 320.85 feet, coincident with southeast right-of-way line of Kilowatt Road, to a found TXDOT Type I right-of-way monument, the west corner of the above referenced 3.133 acre tract, an angle point of the herein described tract;

Continued

THENCE: North 33 degrees 45 minutes 10 seconds East, 725.34 feet, coincident with the southeast right-of-way line of Kilowatt Road, the northwest line of the 3.133 acre tract, to a found TXDOT Type I right-of-way monument at the west corner of the cut-back right-of-way line joining the southeast right-of-way line of Kilowatt Road and the southwest right-of-way line of U.S. Highway 181, the northwest corner of the 3.133 acre tract, the northwest corner of the herein described tract;

THENCE: North 75 degrees 12 minutes 14 seconds East, 42.53 feet coincident with said cut-back right-of-way line joining the southeast right-of-way line of Kilowatt Road and the southwest right-of-way line of U.S. Highway 181, the north line of the 3.133 acre tract, to a found ½ inch iron rod, the north corner of the 3.133 acre tract, the northwest corner of Lot 1, Block 7, County Block 4008, RSBR Kilowatt Subdivision, an angle point of the herein described tract;

THENCE: North 74 degrees 52 minutes 00 seconds East, 104.70 feet, coincident with said cut-back right-of-way line joining the southeast right-of-way line of Kilowatt Road and the southwest right-of-way line of U.S. Highway 181, the north line of Lot 1, Block 7, County Block 4008, RSBR Kilowatt Subdivision, to the **POINT OF BEGINNING**, containing 7.931 acres.

These Field Notes are based on a survey made on the ground by employees of Northstar Land Surveying, Inc. who were working under my supervision.



Thomas C. Haberer
Registered Professional Land Surveyor #4350
April 11, 2013
Job No. 3-13-0013 (ETJ Release)



Exhibit B

Transferred Property: Provide voluntary annexation opportunity to the property owners of the subject property as shown in the map below, after the release of the subject property from the San Antonio ETJ and incorporated into the Elmendorf ETJ.

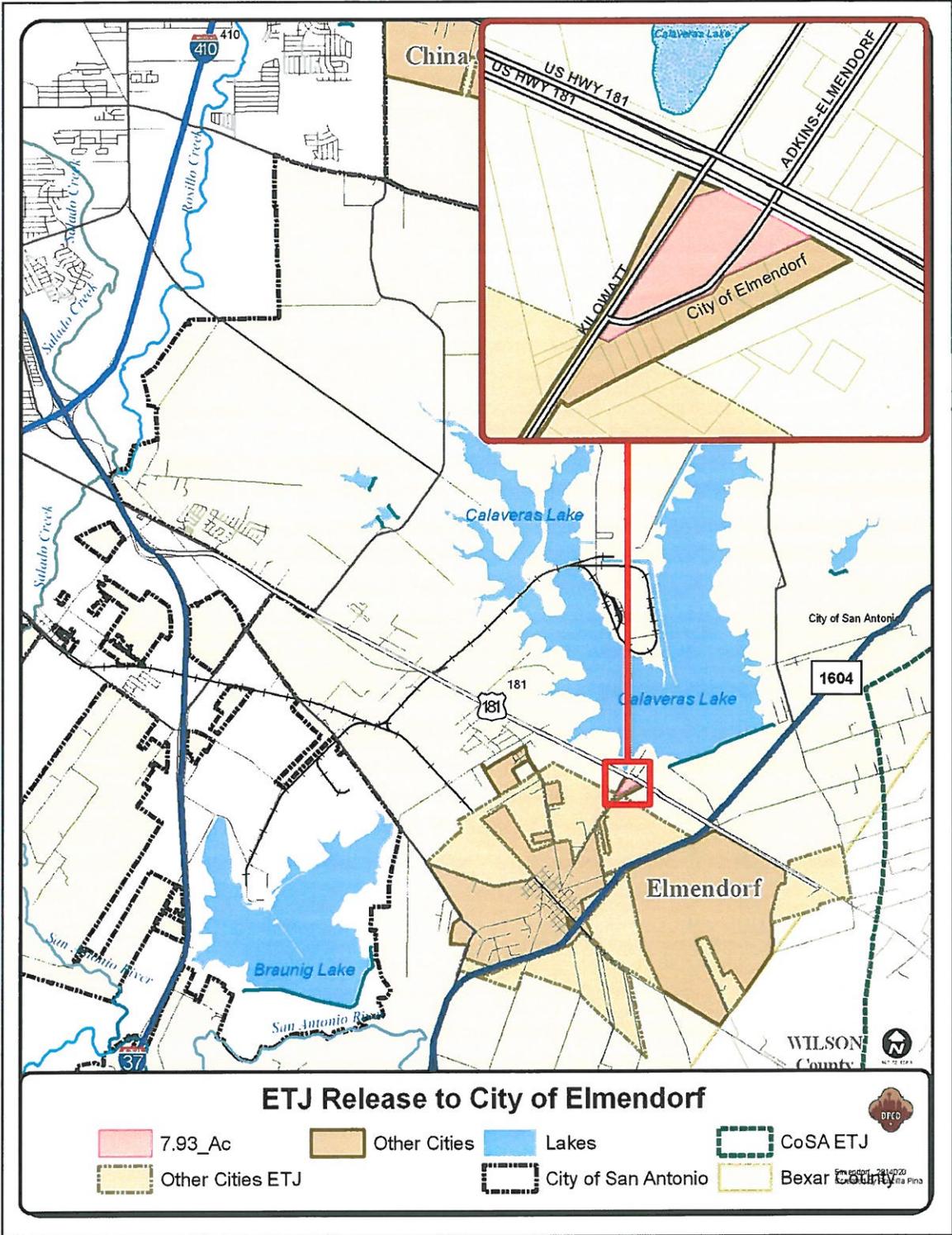
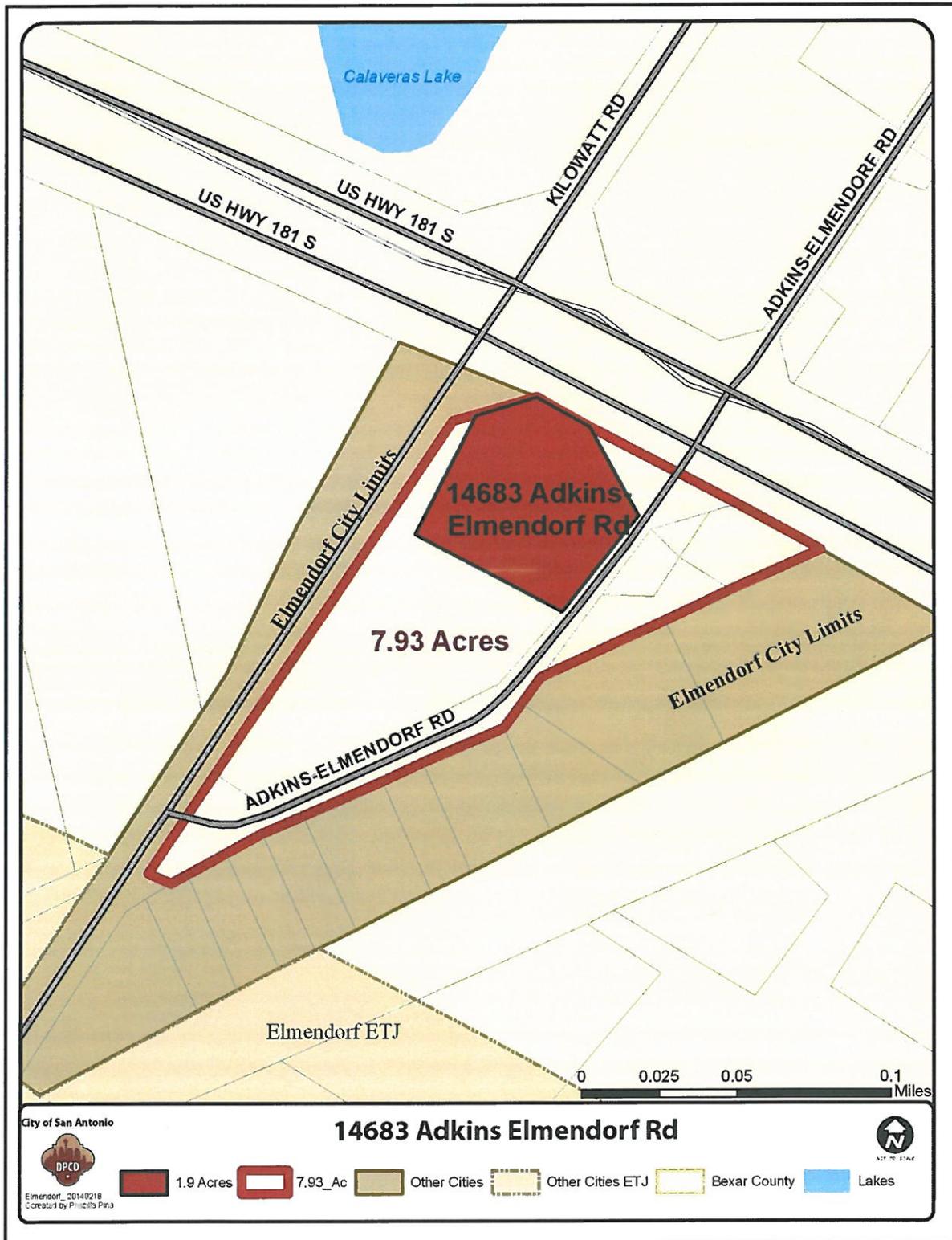


Exhibit C

14863 Adkins Elmendorf Road, Legal description CB 4008B BLK 7 LOT 1 (RSBR KILOWATT SUBD)



ATTACHMENT II

 ORIGINAL

RESOLUTION NO. 08-11-2011-1R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELMENDORF,
TEXAS ACKNOWLEDGING THE INTENT TO ANNEX PROPERTY

WHEREAS, the City of Elmendorf has received a letter from the owner of property adjacent to the City requesting annexation of the Property by the City of Elmendorf, a copy of the letter is attached hereto as Exhibit "A"; and

WHEREAS, the Property is currently within the extraterritorial jurisdiction of the City of San Antonio; and

WHEREAS, the Property represents approximately 1.913 acres and is described as CB 4008-2 ABS 4 P-93 in Bexar County, Texas, the map is attached as Exhibit "B"; and

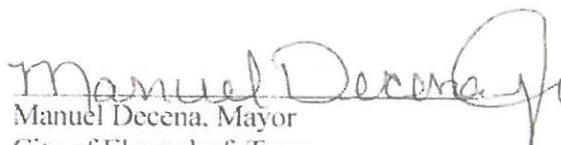
WHEREAS, the City of Elmendorf desires to annex this Property; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Elmendorf to expand its city limits and annex the Property; NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELMENDORF:

SECTION 1. THAT the City of Elmendorf requests that the City of San Antonio release the Property from its extraterritorial jurisdiction. Once the Property is released by the City of San Antonio, the City of Elmendorf will move forward with annexation of the Property.

Passed by the City Council this 11th day of August, 2011.


Manuel Decena, Mayor
City of Elmendorf, Texas

ATTEST:


Cody Dailey, City Administrator

Overland Properties, LLC

August 8, 2011

Cody D. Dailey
City Administrator
City of Elmendorf
P.O. Box 247
Elmendorf, TX 78112

Mr. Dailey,

As you know, we are very interested in developing a Dollar General store on the property located at Highway 181 and Kilowatt Road near Elmendorf. We understand that this property is not currently within the Elmendorf city limits and would like to express our desire to be annexed into the City.

It is our belief that we can best serve the community of Elmendorf and be a good corporate citizen through annexation into the city.

Sincerely,



Rod Hamby, Manager
Overland Properties, LLC
1598 Imperial Center, Suite 2001
PO Box 885
West Plains, MO 65775
P: 417.256.3420
F: 417.256.5422

Bexar CAD

Property Search Results > Property ID 158974 PEREZ MIKE & ADELINA for Year 2011

Property Details

Account
 Property ID: 158974
 Geo ID: 04006
 D02-0930
 Type: Real
 Legal: CB 4008-2
 Description: ABS 4 P-03

Location
 Address: 14899 KILCOWATT RD TX
 Neighborhood: SOUTH EAST CENTRAL (EC)
 Mapco: 720C3
 Jurisdictions: 00 00 00
 ID 11 51
 CAD

Owner
 Name: PEREZ MIKE & ADELINA
 Address: 550 W COUNTY ROAD 678 NATALIA TX 78059-2204

Property
 Appraised Value: \$70,180

Map Layers
 Radius Search

Website version: 1.2.2.0

Database last updated on: 8/1/2011 1:47 AM
This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+

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Exhibit "B"

RESOLUTION NO.

RECOMMENDING APPROVAL OF EXTRATERRITORIAL JURISDICTION (ETJ) AGREEMENT WITH THE CITY OF ELMENDORF FOR THE RELEASE OF APPROXIMATELY 7.931 ACRES (0.012 SQUARE MILES) OF LAND FROM THE CITY OF SAN ANTONIO TO THE CITY OF ELMENDORF WITH CERTAIN CONDITIONS. THE SUBJECT AREA IS GENERALLY LOCATED ALONG STATE HIGHWAY 181, KILOWATT ROAD AND ATKINS-ELMENDORF ROAD; IN SOUTHEAST BEXAR COUNTY.

WHEREAS, the City of Elmendorf has requested the release of approximately 7.9 acres from the extraterritorial jurisdiction (ETJ) of the City of San Antonio; and,

WHEREAS, the Texas Local Government Code allows cities to seek the release of a neighboring municipality's existing ETJ with the written consent of the releasing municipality's governing body; and,

WHEREAS, the release of some of the subject territory does not conflict with the City of San Antonio's Annexation Policy, adopted on February 14, 2013, by not prohibiting strategic southeastern growth, as may be deemed necessary in the future; and,

WHEREAS, if subject area is placed in Elmendorf's ETJ, the City of Elmendorf would provide a voluntary annexation option and future municipal services to residents whom incorporate into the City of Elmendorf and

WHEREAS, The City of Elmendorf currently provides water services to the subject area, and

WHEREAS, the City of San Antonio recognizes the need for its regional partner cities to remain economically viable, in support of the overall economic health of the region; and,

WHEREAS, the Planning Commission has considered the request from the City of Elmendorf to release approximately 7.9 acres from San Antonio's ETJ as particularly described in Attachment I, and as depicted on the map in Attachment III, to the City Council for adoption.

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

SECTION 1: The Planning Commission recommends approval of an ETJ agreement (Attachment I), with the City of Elmendorf for the release of approximately 7.9 acres from the City of San Antonio to Elmendorf as particularly described in Attachment A, and depicted on the map in Attachments B, to the City Council for adoption.

PASSED AND APPROVED ON THIS 26th DAY OF FEBRUARY 2014.

Attest:

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM: 19

Public Hearing:

Planning Commission
February 26, 2014

Applicant/Representative:

Cheryl Landman, Mayor
City of Fair Oaks Ranch

Staff Coordinator:

Sidra Maldonado
Senior Planner
(210) 207-8187
Sidra.Maldonado@sanantonio.gov

Property Address/Location:

ETJ areas adjacent to the City of Fair Oaks Ranch municipal limits in northwest Bexar County

Tract Size:

Approximately 138.33 acres

Council District(s):

Subject Property is located in CoSA ETJ

Attachments:

- A. Map
- B. Fair Oaks Ranch Resolution
- C. Memorandum of Agreement

SUMMARY

A request by the City of Fair Oaks Ranch on behalf of the Woods of Fair Oaks Neighborhood Association for the release of approximately 138.33 acres (0.216 square miles) of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Fair Oaks Ranch. The subject area is generally located to the southwest of the City of Fair Oaks Ranch, east of IH-10 West, south of Fair Oaks Parkway, and west of Monument Oak Street, in northwest Bexar County. (*Please see attached map*). Staff recommends **approval**.

I. BACKGROUND

State law allows cities with populations from 5,000 to 24,999, such as Fair Oaks Ranch, to have a one-mile ETJ (Fair Oaks Ranch has approximately 6,100 residents.) Texas cities may expand their ETJ via population growth or by expanding their corporate limits and hence extending their ETJ area outward. Cities also may expand their ETJ to area contiguous to their existing ETJ beyond the distance allowed by state law, if the subject property owner requests to be added into their ETJ. State law also permits cities to seek the release of another city's existing ETJ area with the written consent from the releasing city's governing body.

II. ISSUES AND ANALYSIS

The City of San Antonio's Annexation Policies provide guidance and rationale for consideration of areas for annexation and issues within the ETJ. The subject request was evaluated based on criteria provided in the policies and on the feedback received from other CoSA departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Capital Improvement Management Systems (CIMS), the City Attorney's Office, CPS Energy, Bexar County, SAWS, etc.

Land use

The City of San Antonio does not provide municipal services to unincorporated areas within its ETJ. Presently, San Antonio enforces subdivision platting, tree

preservation, sign/billboard, historic preservation, nuisance ordinances and some water quality regulations within its ETJ. If the subject area is released from San Antonio's ETJ, all of San Antonio's above-mentioned ordinances would no longer apply. If the area were subsequently annexed by Fair Oaks Ranch they could provide municipal services including police, fire protection, emergency medical services, code enforcement, and could extend their city codes and regulations to the area.

The North Sector Plan designates this area for Rural Estate Lots. There is one Master Development Plan (MDP) approved within the subject area. The MDP for this area is the Woods of Fair Oaks Ranch and it is a low-density single-family residential neighborhood on large lots. This subdivision is a gated residential community, platted, 98% built-out, and includes private streets. Developers of the remaining 2% of tracts are currently proceeding according to San Antonio's rules for building regulations and/or have had rights recognized (vested rights) and may need to make adjustments if the area is released to Fair Oaks Ranch.

The only potential growth for this area is when the remaining approximately four vacant lots in the Woods of Fair Oaks subdivision are built out. There is not room for continued growth in the subject area based on current layout, roadway network and the existing MDP plat. The entire subject area is platted for residential, therefore there is no opportunity for commercial growth.

The subject area is located within an area governed by SAWS' Certificate of Convenience and Necessity (CCN) for water and waste water (sewer) services. If the subject area is released, it is recommended that Fair Oaks Ranch work closely with SAWS.

CPS Energy provides electrical utility services in the subject area. Bexar County provides police protection/law enforcement. The Emergency Services District (ESD) 4 provides fire suppression services while Acadian Ambulance Services, a Bexar County contractor, provides emergency medical services (EMS).

- *Clear and Logical Planning Boundaries*

The Annexation Policies recommend logical boundaries in order to prevent confusion between jurisdictions and provide efficient service delivery. The proposed release is part a logical planning boundary as it includes an extension of an existing neighborhood already in the city limits of Fair Oaks Ranch. Staff concurs that the subject area to the south is more closely identified with Fair Oaks Ranch than San Antonio and can best be serviced by the City of Fair Oaks Ranch.

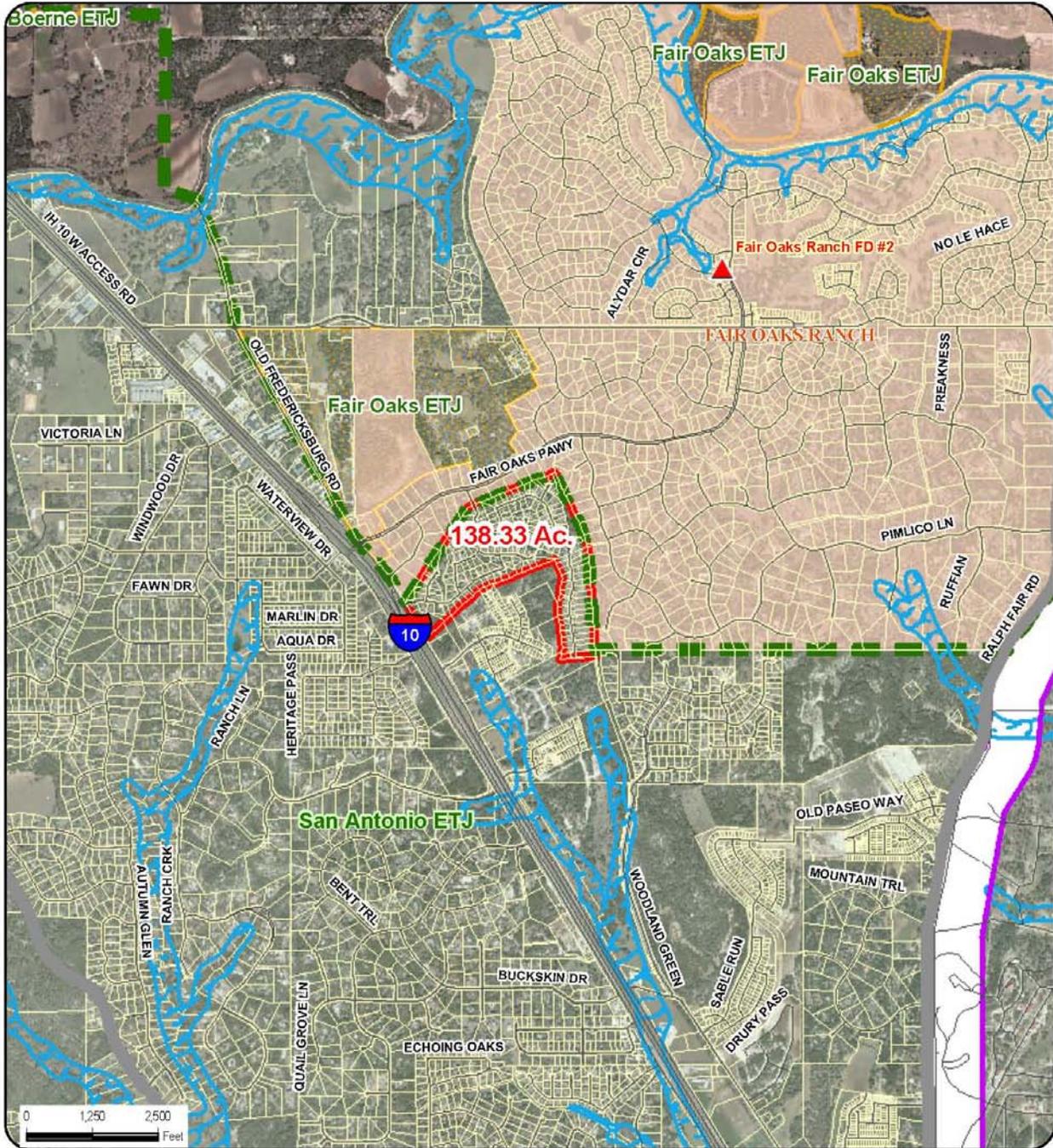
The subject area is contiguous to the Fair Oaks Ranch city limits and located approximately 3.47 miles from San Antonio's main body of City limits along IH-10 West. The main access point to the neighborhood of Woods of Fair Oaks Ranch is located off of Fair Oaks Parkway which is located in the City of Fair Oaks Ranch. Annexation of this area by San Antonio in the near future is not a viable option based on the location of the area and the difficulty of providing municipal services. This area is not designated as a major growth center. San Antonio still has the potential to expand and serve the areas to the north, south and east of the subject area.

- *Fiscal Impact*
The subject property is currently located within the San Antonio ETJ, where neither City property nor sales taxes are collected. The City of San Antonio adopted annexation policy recommends exchanges with equivalent value of land. The City of Fair Oaks Ranch is not offering an exchange; therefore, the City of San Antonio recommends a 25 percent (25%) revenue sharing of ad valorem taxes for five years following annexation. (See Attachment III.)
- *Community of Interest*
The existing residential subdivision of the Woods of Fair Oaks Ranch has requested the City of Fair Oaks Ranch to petition the City of San Antonio to be released from the City's Extraterritorial Jurisdiction so that Fair Oaks Ranch can annex the neighborhood. The neighborhood identifies with the City of Fair Oaks Ranch and would like their services to be extended to their neighborhood.
- *Protection of environmental resources*
The existing residential subdivision of the Woods of Fair Oaks Ranch is 98% built-out or under development. If released to Fair Oaks Ranch, this subdivision would proceed with development pursuant to the City of Fair Oaks Ranch tree preservation and subdivision standards.
- *Effects of cumulative ETJ releases*
San Antonio recognizes the need for its regional partner cities to remain economically viable in support of the overall economic health of the region. The release of this area does not preclude growth northward due to the extent of the City of San Antonio Extraterritorial Jurisdiction beyond the City of Fair Oaks Ranch including areas to the east and west of IH-10 and areas currently being developed.

III. RECOMMENDATION

The Department of Planning and Community Development recommends **Approval** of a release of ETJ to the City of Fair Oaks Ranch as depicted on the attached map.

Attachment A:



Release to City of Fair Oaks Ranch	Other Cities ETJ	Fire Station
San Antonio Extraterritorial Jurisdiction Line	City of San Antonio	Secondary Arterial Type A 86'
Cities and Towns	Bexar County	Flood Plains
Military Lighting Overlay District		

City of San Antonio
City of Fair Oaks Ranch

City of San Antonio
Civil Motion Development and
Business Services Center
P.O. Box 839966
San Antonio, TX 78283-3966

Attachment B:

**RESOLUTION 2012-04
ESTABLISHING THE POSITION OF THE FAIR OAKS RANCH CITY COUNCIL
REGARDING RELEASE OF EXTRATERRITORIAL JURISDICTION BY THE CITY OF
SAN ANTONIO AND ACCEPTANCE OF THE RELEASED EXTRATERRITORIAL
JURISDICTION BY THE CITY OF FAIR OAKS RANCH INTO ITS EXTRATERRITORIAL
JURISDICTION**

WHEREAS, the Woods at Fair Oaks Neighborhood Association has informally petitioned the City of San Antonio for its release from the City of San Antonio Extraterritorial Jurisdiction ("ETJ") described in Attachment "A" so that the released ETJ may then be accepted by the City of Fair Oaks Ranch; and,

WHEREAS, it is in the City's interest to include the Woods at Fair Oaks within its jurisdiction; and,

WHEREAS, the City does not foresee that the release of the property described in Attachment A will cause harm to the City of San Antonio; and,

WHEREAS, the Woods at Fair Oaks Ranch is contiguous to Fair Oaks Ranch and has expressed interest in acquiring municipal services and becoming a part of Fair Oaks Ranch.

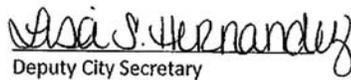
THEREFORE, be it resolved by the City Council of Fair Oaks Ranch that:

1. The Fair Oaks Ranch City Council supports the release of the Woods at Fair Oaks from the City of San Antonio ETJ.
2. The Fair Oaks Ranch City Council agrees to accept the property described in Attachment "A" into its ETJ upon release by the City of San Antonio from its ETJ.
3. The Fair Oaks Ranch City Council authorizes the Mayor to formally support the City of San Antonio release of San Antonio's Extraterritorial Jurisdiction described in Attachment A.

Passed and Approved this 21st day of June, 2012.


Mayor Cheryl Landman

Attest:


Deputy City Secretary



Attachment "A"



990299

THE WOODS SUBDIVISION UNIT 1, P.U.D.

65.14 ACRES OF LAND OUT OF THE MORIA F. HERMANEY SURVEY NO. 490, BEARING NO. 314, COUNTY OF BEAR, TEXAS, BEING A PORTION OF THAT CERTAIN PLAT RECORDED IN PLAT BOOK PAGE 699 OF THE BEAR COUNTY DEED RECORDS.

STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
M. A. Skill
with the _____ day of _____, 19____

STATE OF TEXAS
COUNTY OF BEAR
Plinai Apair
BEAR COUNTY, TEXAS

D. GREEN LAND COMPANY
PRESIDENT/OWNER

DAILY AUTHORIZED AGENT
BEAR COUNTY, TEXAS

BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal of office this _____ day of _____, A.D. 19____

BY: _____
Notary Public
BEAR COUNTY, TEXAS

BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal of office this _____ day of _____, A.D. 19____

BY: _____
Notary Public
BEAR COUNTY, TEXAS

BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal of office this _____ day of _____, A.D. 19____

BY: _____
Notary Public
BEAR COUNTY, TEXAS

990299

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STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
M. A. Skill
with the _____ day of _____, 19____

STATE OF TEXAS
COUNTY OF BEAR
Plinai Apair
BEAR COUNTY, TEXAS

D. GREEN LAND COMPANY
PRESIDENT/OWNER

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BEAR COUNTY, TEXAS

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Witness my hand and seal of office this _____ day of _____, A.D. 19____

BY: _____
Notary Public
BEAR COUNTY, TEXAS

BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal of office this _____ day of _____, A.D. 19____

BY: _____
Notary Public
BEAR COUNTY, TEXAS

BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal of office this _____ day of _____, A.D. 19____

BY: _____
Notary Public
BEAR COUNTY, TEXAS

SCALE 1" = 200'

INDEX MAP

SHEET 2 OF 4

SHEET 3 OF 4

SHEET 4 OF 4

DEFINITIONS OF ABBREVIATIONS

LEGEND

NOTES

LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
1	0.10	6,900
2	0.10	6,900
3	0.10	6,900
4	0.10	6,900
5	0.10	6,900
6	0.10	6,900
7	0.10	6,900
8	0.10	6,900
9	0.10	6,900
10	0.10	6,900
11	0.10	6,900
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15	0.10	6,900
16	0.10	6,900
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19	0.10	6,900
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95	0.10	6,900
96	0.10	6,900
97	0.10	6,900
98	0.10	6,900
99	0.10	6,900
100	0.10	6,900



990299
 SUBDIVISION PLAT ESTABLISHING
THE WOODS SUBDIVISION UNIT 1, P.U.D.
 AND OUT OF THE **WILSON** SURVEY NO. 470
 AS TO 116 ACRES OF LAND AND OUT OF THE **WILSON** SURVEY NO. 470
 PART OF CERTAIN 101.9 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6281
 PAGE 899 OF THE BEAR COUNTY DEED RECORDS
 BEAR COUNTY, TEXAS

I hereby certify that the plat is a true and correct copy of the original as shown to me by the registered professional engineer and registered professional land surveyor whose names and addresses are given below, and that the same has been approved by me for the purpose and for the reasons stated herein.

REGISTERED PROFESSIONAL ENGINEER
 Name: **Charles A. Johnson**
 Address: **10000 N. Loop West, Suite 1000, Houston, Texas 77040**
 Date: **10/22/20**

REGISTERED PROFESSIONAL LAND SURVEYOR
 Name: **Michael J. Perrow**
 Address: **10000 N. Loop West, Suite 1000, Houston, Texas 77040**
 Date: **10/22/20**

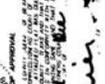
BEAR COUNTY, TEXAS
 DAILY AUTHORIZED AGENT
 Name: **D. Green Land Company**
 Address: **10000 N. Loop West, Suite 1000, Houston, Texas 77040**
 Date: **10/22/20**

BEAR COUNTY, TEXAS
 COUNTY CLERK
 Name: **Michael J. Perrow**
 Address: **10000 N. Loop West, Suite 1000, Houston, Texas 77040**
 Date: **10/22/20**

BEAR COUNTY, TEXAS
 COUNTY CLERK
 Name: **Michael J. Perrow**
 Address: **10000 N. Loop West, Suite 1000, Houston, Texas 77040**
 Date: **10/22/20**

BEAR COUNTY, TEXAS
 COUNTY CLERK
 Name: **Michael J. Perrow**
 Address: **10000 N. Loop West, Suite 1000, Houston, Texas 77040**
 Date: **10/22/20**

BEAR COUNTY, TEXAS
 COUNTY CLERK
 Name: **Michael J. Perrow**
 Address: **10000 N. Loop West, Suite 1000, Houston, Texas 77040**
 Date: **10/22/20**



Attachment "A"

9902399

SUBDIVISION PLAT ESTABLISHING
THE WOODS SUBDIVISION UNIT 1, P.U.D.

THIS PLAT OF 40 LOTS OUT OF THE WOODS SUBDIVISION UNIT 1, P.U.D., AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12823 OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BEING PAGE 889 OF SAID RECORDS, BEING THE SUBDIVISION OF 40 LOTS FROM THE WOODS SUBDIVISION UNIT 1, P.U.D., AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12823 OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BEING PAGE 889 OF SAID RECORDS, BEING THE SUBDIVISION OF 40 LOTS FROM THE WOODS SUBDIVISION UNIT 1, P.U.D., AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12823 OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BEING PAGE 889 OF SAID RECORDS.

W. Green Land Company
REGISTERED PROFESSIONAL ENGINEER
No. 11233-001-00, Exp. 10-22-2009

| CURVE DATA |
|------------|------------|------------|------------|------------|------------|
| 1 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 2 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 3 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 4 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 5 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 6 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 7 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 8 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 9 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 10 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 11 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 12 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 13 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 14 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 15 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 16 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 17 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 18 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 19 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 20 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 21 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 22 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 23 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 24 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 25 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 26 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 27 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 28 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 29 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 30 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 31 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 32 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 33 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 34 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 35 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 36 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 37 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 38 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 39 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |
| 40 | 15.00 | 120.00 | 15.00 | 120.00 | 15.00 |

BEAR COUNTY, TEXAS
PLAT NO. 100-001-00
100-001-00

MAY 10 2009
REGISTERED PROFESSIONAL LAND SURVEYOR
M.A. REMMERS 10-28-99
BY: **W. Green Land Company**

SHEET 3 OF 4

STATE OF TEXAS
COUNTY OF BEAR
I, **W. Green Land Company**, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in my office, and that the same conforms to the original as recorded in my office.

W. Green Land Company
President/Owner

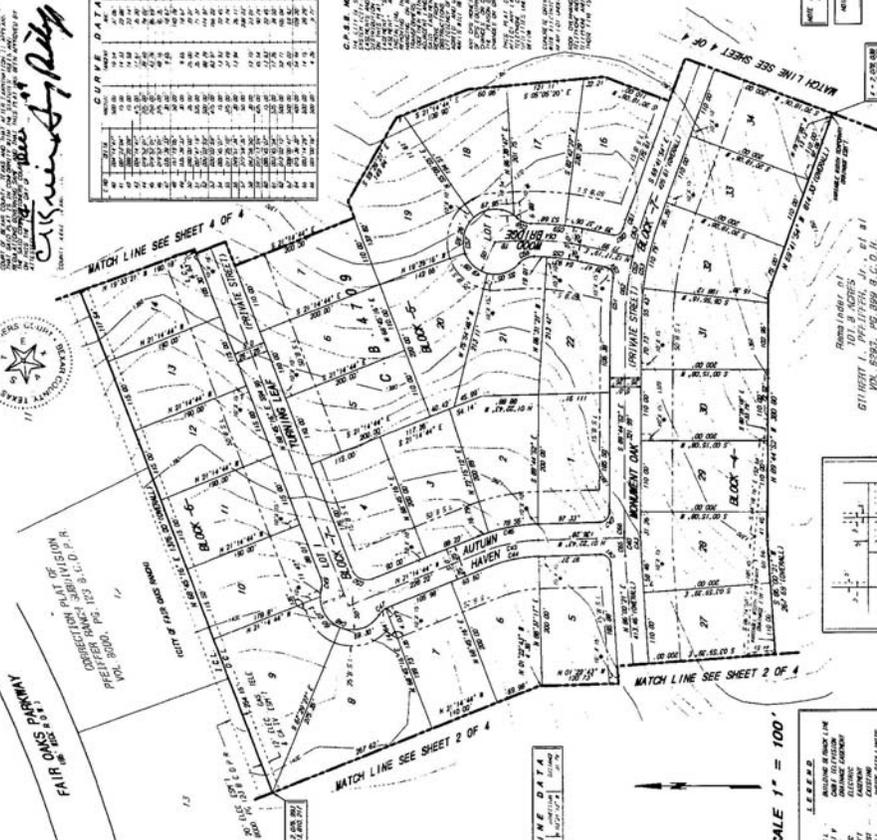
BY: **W. Green Land Company**

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: **W. Green Land Company**

BROWN ENGINEERING CO.
1000 CANTON, TEXAS 75103
PHONE 214-711-2828

CERTIFICATE OF APPROVAL
I have examined the subdivision plat and find that it complies with the requirements of the Subdivision Act of 1967, Chapter 208, Texas Property Code, and the rules and regulations of the Texas Board of Professional Engineers, and I approve the same for recording in the Public Records of Bear County, Texas.

W. Green Land Company
REGISTERED PROFESSIONAL ENGINEER
No. 11233-001-00, Exp. 10-22-2009



MAY 10 2009
REGISTERED PROFESSIONAL LAND SURVEYOR
M.A. REMMERS 10-28-99

197 X 15' SIDE LOT AT CORNER TO S.E.

PROJECT SITE

LOCATION MAP

THE MOODS SUBDIVISION UNIT 2, P.U.D.
 40.350 ACRES OF LAND OUT OF THE MARSHALL HERMANDEZ SURVEY NO. 490,
 PART OF THE 101ST COUNTY ROAD AND 47TH COUNTY ROADS, IN THE 4TH SECTION
 OF TARRANT TOWNSHIP, TARRANT COUNTY, TEXAS, BEING A PORTION
 OF TRACT SHOWN ON A CERTAIN INSTRUMENT RECORDED IN VOLUME 655,
 PAGE 659 OF THE BEAUFORT COUNTY DEED RECORDS.

BEAUFORT COUNTY, TEXAS

BY: *[Signature]*
 NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*
 D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

BEAUFORT COUNTY, TEXAS

BY: *[Signature]*
 NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*
 D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

BEAUFORT COUNTY, TEXAS

BY: *[Signature]*
 NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*
 D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

BEAUFORT COUNTY, TEXAS

BY: *[Signature]*
 NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*
 D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

9903300

197 X 15' SIDE LOT AT CORNER TO S.E.

PROJECT SITE

LOCATION MAP

INDEX MAP

BEAUFORT COUNTY, TEXAS

NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*

D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

BEAUFORT COUNTY, TEXAS

NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*

D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

BEAUFORT COUNTY, TEXAS

NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*

D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

THE MOODS SUBDIVISION UNIT 1, P.U.D.
 VOL. 8545, PAGES 167-170 B.C.D.P.R.

SCALE 1" = 200'

SHEET 4 OF 4

SHEET 3 OF 4

SHEET 2 OF 4

INDEX MAP

BEAUFORT COUNTY, TEXAS

NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*

D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

BEAUFORT COUNTY, TEXAS

NOTARY PUBLIC, TEXAS

DATE: *[Date]*

BY: *[Signature]*

D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

BEAUFORT COUNTY, TEXAS

NOTARY PUBLIC, TEXAS

DATE: *[Date]*

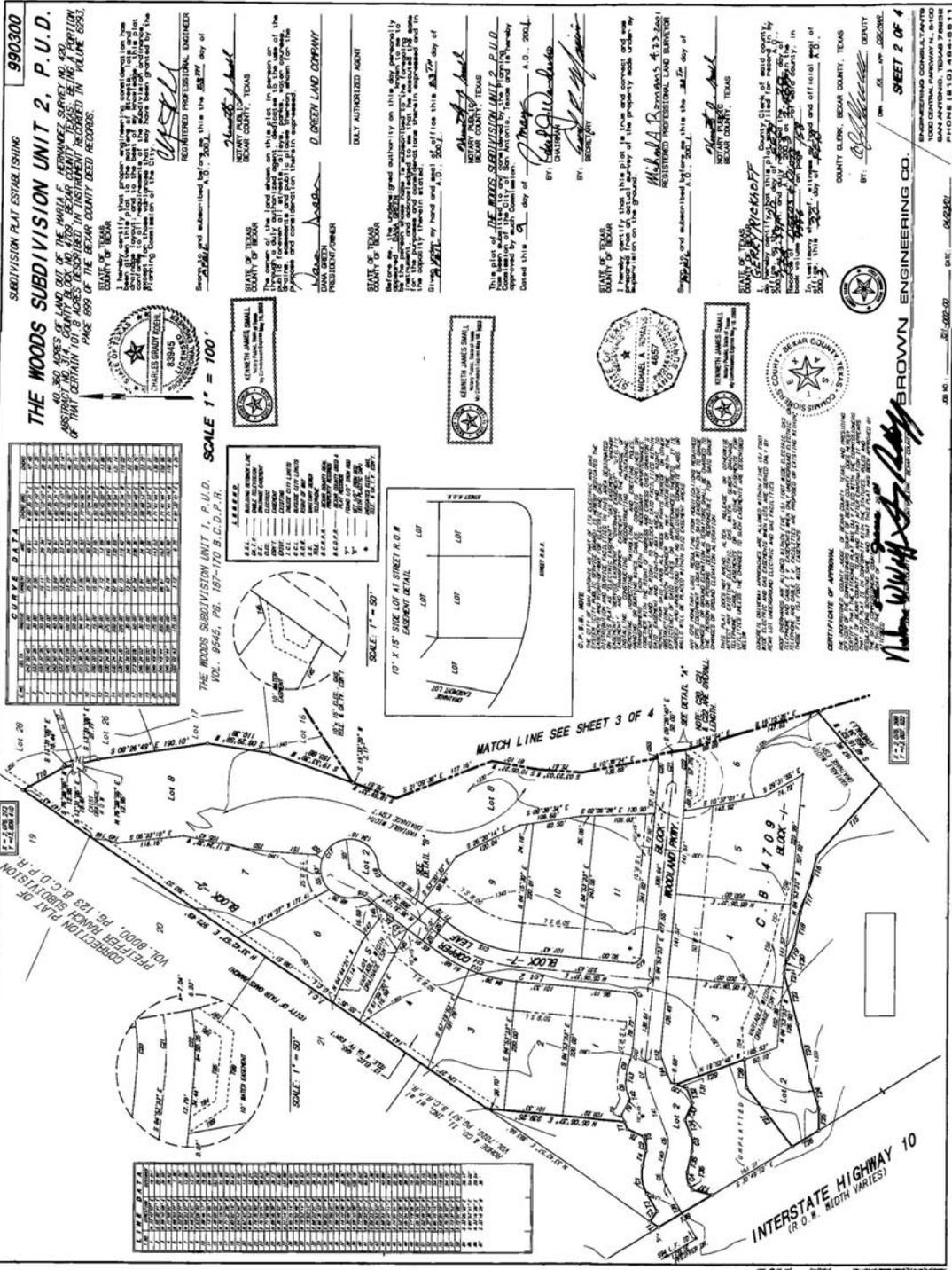
BY: *[Signature]*

D. GREEN LAND COMPANY
 PRESIDENT/OWNER

DAILY AUTHORIZED AGENT

GENERAL NOTES:

- ALL LOT BOUNDARIES AND LINES OF THIS SUBDIVISION WHICH ARE SHOWN ON THIS MAP SHALL BE CONSIDERED AS THE TRUE AND CORRECT BOUNDARIES AND LINES OF THIS SUBDIVISION UNLESS OTHERWISE SPECIFIED HEREON.
- THE BOUNDARIES AND LINES OF THIS SUBDIVISION WHICH ARE SHOWN ON THIS MAP SHALL BE CONSIDERED AS THE TRUE AND CORRECT BOUNDARIES AND LINES OF THIS SUBDIVISION UNLESS OTHERWISE SPECIFIED HEREON.
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- THE BOUNDARIES AND LINES OF THIS SUBDIVISION WHICH ARE SHOWN ON THIS MAP SHALL BE CONSIDERED AS THE TRUE AND CORRECT BOUNDARIES AND LINES OF THIS SUBDIVISION UNLESS OTHERWISE SPECIFIED HEREON.



**SUBDIVISION PLAT ESTABLISHING 990300
THE WOODS SUBDIVISION UNIT 2, P.U.D.**
NO. 1000000000
ASSISTED BY THE PUBLIC ASSISTANCE SURVEY NO. 400
OF THE TEXAS A&M UNIVERSITY SURVEYING DEPARTMENT
PHASE 899 OF THE BEXAR COUNTY DEED RECORDS
BEXAR COUNTY, TEXAS
I hereby certify that proper arrangements have been made for the location and marking of the lines of the subdivision and that the same are in compliance with the provisions of the act in that behalf enacted, and that the plat has been approved by the Board of Commissioners of the County of Bexar, Texas.

THE WOODS SUBDIVISION UNIT 1, P.U.D.
VOL. 9545, PGS. 187-170 B.C.D.P.R.
SCALE 1" = 100'
I hereby certify that proper arrangements have been made for the location and marking of the lines of the subdivision and that the same are in compliance with the provisions of the act in that behalf enacted, and that the plat has been approved by the Board of Commissioners of the County of Bexar, Texas.

D. GREEN LAND COMPANY
PRESIDENT/OFFICER
BEXAR COUNTY, TEXAS
Dated this 1st day of August, A.D. 2001.

REGISTERED PROFESSIONAL ENGINEER
BEXAR COUNTY, TEXAS
Dated this 1st day of August, A.D. 2001.

REGISTERED PROFESSIONAL LAND SURVEYOR
BEXAR COUNTY, TEXAS
Dated this 1st day of August, A.D. 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS
Dated this 1st day of August, A.D. 2001.

COMMISSIONERS OF BEXAR COUNTY, TEXAS
Dated this 1st day of August, A.D. 2001.

CURVE DATA

STATION	PC	PT	PI	TS	LC	SC	EC	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE	PERCENT CURVE
0+00	0+00	0+20	0+10	0+20	10.00	10.00	0+20	N 89° 59' 57" E	14.14	15.71	11.25	20.00
0+20	0+20	0+40	0+30	0+40	10.00	10.00	0+40	S 0° 00' 00" E	14.14	15.71	11.25	20.00
0+40	0+40	0+60	0+50	0+60	10.00	10.00	0+60	S 89° 59' 57" W	14.14	15.71	11.25	20.00
0+60	0+60	0+80	0+70	0+80	10.00	10.00	0+80	N 0° 00' 00" W	14.14	15.71	11.25	20.00
0+80	0+80	1+00	0+90	1+00	10.00	10.00	1+00	N 89° 59' 57" E	14.14	15.71	11.25	20.00



FILE 20030803939
PRINT FILED
RECORD SECTION
RECORD BOOK
COUNTY CLERK
BEXAR COUNTY, TEXAS
RECORD NUMBER
RECORD DATE

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
2800 W. WILSON AVE. SUITE 100
SAN ANTONIO, TEXAS 78202
PHONE (512) 454-8811

010518

SUBDIVISION PLAT ESTABLISHING

GREENWOOD SUBDIVISION, P. U. D.

26.422 ACRES OF LAND SIT OF THE WISHA F. KEMMERER SURVEY NO. 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

STATE OF TEXAS
COUNTY OF BEAUMONT
I, Mark D. Beane,
REGISTERED PROFESSIONAL ENGINEER
do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and registered professional engineer in the State of Texas.

STATE OF TEXAS
COUNTY OF BEAUMONT
I, Shelley A. Spaulley,
REGISTERED PROFESSIONAL LAND SURVEYOR
do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and registered professional land surveyor in the State of Texas.

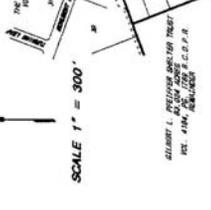
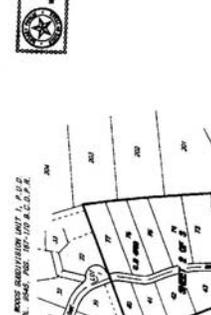
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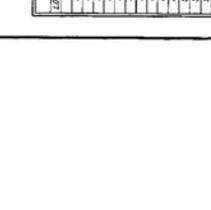
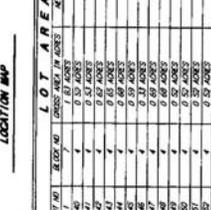
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INDEX MAP



LEGBL

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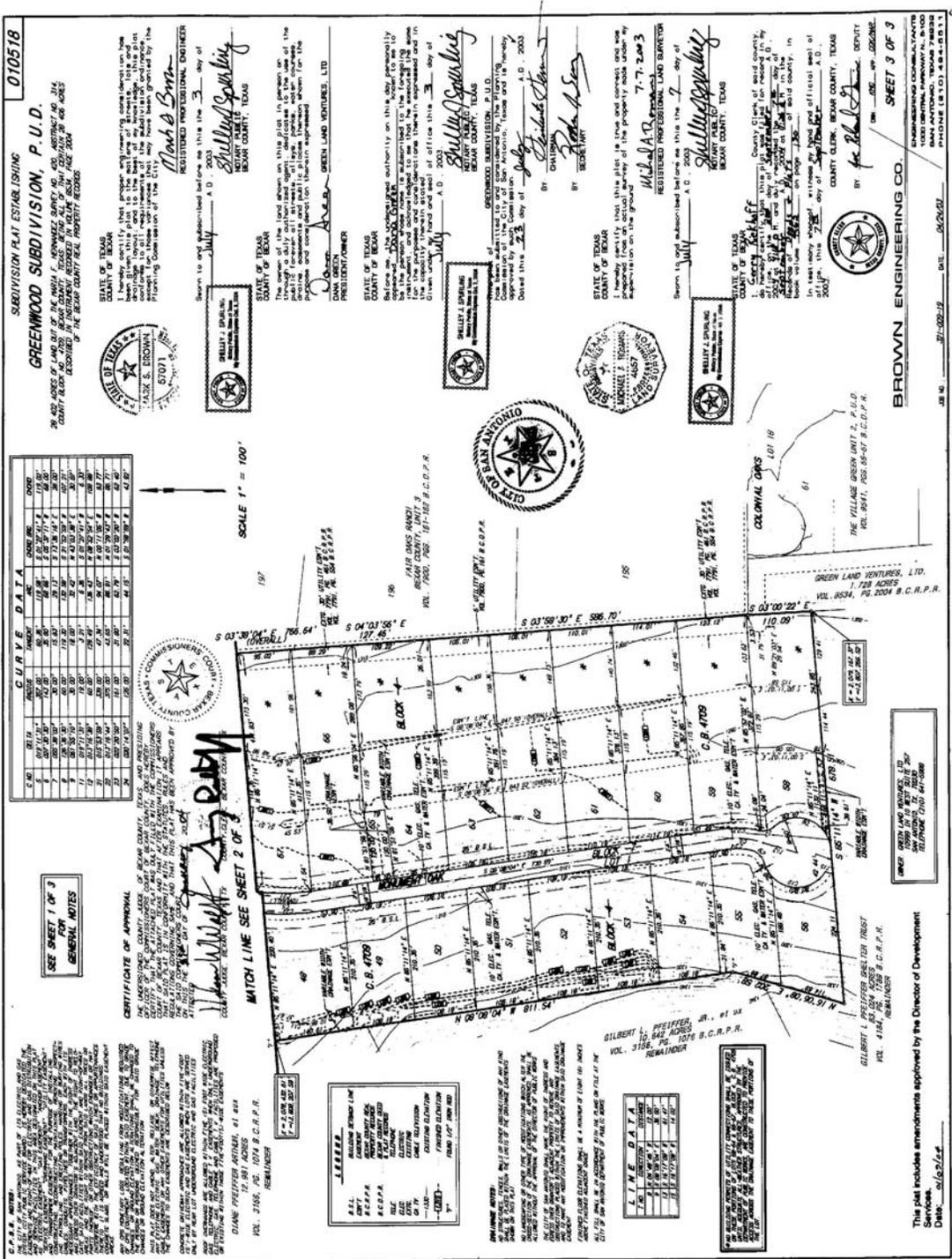
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ATTACHMENT C
CITY OF SAN ANTONIO -- CITY OF FAIR OAKS RANCH

DRAFT MEMORANDUM OF AGREEMENT

This Agreement is entered into by and between the City of San Antonio, a Texas Municipal Corporation, acting by and through its City Manager pursuant to Ordinance No._____, and the City of Fair Oaks Ranch, a Texas Municipal Corporation, acting by and through its Mayor pursuant to Ordinance No. _____, Witnesseth:

WHEREAS, the City of Fair Oaks Ranch has requested on behalf of the Woods of Fair Oaks Neighborhood Association that San Antonio release from its extraterritorial jurisdiction an area of approximately 138.33 acres so that it may incorporate the area into the extraterritorial jurisdiction of the City of Fair Oaks Ranch; and

A request by the City of Fair Oaks Ranch on behalf of the Woods of Fair Oaks Neighborhood Association for the release of approximately 138.33 acres (0.216 square miles) of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Fair Oaks Ranch. The subject area is generally located to the southwest of the City of Fair Oaks Ranch, east of IH-10 West, south of Fair Oaks Parkway, and west of Monument Oak Street, in northwest Bexar County. *(Please see attached map)*. Staff recommends **approval**.

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WHEREAS, incorporation of this area would allow the City of Fair Oaks Ranch to exercise jurisdiction over the tract of land; and

WHEREAS, both municipalities are desirous of entering into an agreement to permit this situation;

THE PARTIES AGREE AS FOLLOWS:

1. General Terms and Conditions

- A. City of San Antonio agrees to release from its extraterritorial jurisdiction and to relinquish control over an area containing approximately 138.33 acres of land generally located southwest of the City of Fair Oaks Ranch, east of IH-10 West, south of Fair Oaks Parkway, and west of Monument Oak Street, in northwest Bexar County and more particularly described by metes and bounds and map attached hereto as Exhibits A and B, and incorporated herein for all purposes.
- B. City of Fair Oaks Ranch agrees to incorporate into its extraterritorial jurisdiction the area described in Section A above.
- C. City of Fair Oaks Ranch agrees to the following:
 - 1. Extend subdivision regulations in accordance with the City of Fair Oaks Ranch Subdivision Rules;
 - 2. Provide voluntary annexation opportunity to the Subject Property described on Exhibit B;
 - 3. Contribute 25% of property tax revenue collected in the subject area to San Antonio beginning the date of the annexation and continuing for a period of five (5) years.

City of Fair Oaks Ranch will calculate the city portion of property taxes and pay such amounts to the City of San Antonio within 60 days of receipt by the City of Fair Oaks Ranch. Such payments shall be accompanied by all original information received by the City of Fair Oaks Ranch with the collection of the taxes and a calculation of how the city's portion was split and shall be submitted to the San Antonio Finance Department with a copy to the Director of the Department of Planning and Community Development. The City of San Antonio shall have the right to audit or to cause its outside auditors to audit, at the City of San Antonio's expense, the books and records of the City of Fair Oaks Ranch to determine the City of Fair Oaks Ranch's taxes from the Annexed Area.

- D. City of Fair Oaks Ranch agrees to file for record a copy of this agreement for each tract of land affected by this agreement in the Real Property Records of Bexar County, Texas.
- E. This Agreement is void if the City of Fair Oaks Ranch fails to take action to annex the subject area into its city limits within one year of the effective date of this Agreement.
- F. This Agreement is effective immediately after the later of the Ordinance of the City of San Antonio and the Resolution of the City of Fair Oaks Ranch authorizing this Agreement, in each case as indicated by the date following the signature of the City Manager or Authorized Representative below.

2. Severability

If for any reason, any one or more paragraphs of this agreement is held invalid, such judgment shall not affect, impair or invalidate the remaining paragraphs of the agreement but shall be confined in its operation to the specific sections sentences clauses or parts of this agreement held invalid and invalidity of any section, sentence, clause or parts shall not affect, impair or prejudice in any way the validity of this agreement in any instances.

3. Applicable Law

This agreement shall be construed in accordance with the laws of the State of Texas.

4. Notices

Any notice, request, demand, report, certificate or other instrument which may be required or permitted to be furnished to or served upon the parties shall be deemed sufficiently given or furnished or served if in writing and deposited in the United States mail, registered or certified, return receipt required, addressed to such party at the address set forth below or such other address as may be hereafter designated by either party by written notice to the other party.

IF TO THE CITY OF SAN ANTONIO:

City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
Attn: _____
City Clerk

IF TO THE CITY OF FAIR OAKS RANCH:

City of Elmendorf
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015
Attn: _____
City Secretary

ACKNOWLEDGEMENTS

In witness of which this agreement has been executed in duplicate.

CITY OF FAIR OAKS RANCH

By: _____

Attest: _____

Title: City Administrator

Title: _____

Date: _____

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on _____ by _____, City Manager of the City of Fair Oaks Ranch, a Texas Municipal Corporation, on behalf of said corporation.

Notary Public, State of Texas

My Commission expires: _____

CITY OF SAN ANTONIO

By: _____

Attest: _____

Title: _____

Title: _____

Date: _____

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on _____ by _____, City Manager of the City of San Antonio, a Texas Municipal Corporation, on behalf of said corporation.

Notary Public, State of Texas

My Commission expires: _____

EXHIBIT A

Subject Property

Field Notes for the Transfer of ETJ from the City of San Antonio to the City of Fair Oaks Ranch
in Bexar County

**FIELD NOTES
134.060 ACRE TRACT
BEXAR COUNTY, TEXAS**

Being a 134.060 acre tract of land, situated in NW. Bexar County and comprised of The Woods Subdivision Unit 1, P.U.D., as recorded in Vol. 9545, Pgs. 167-170, The Woods Subdivision Unit 2, P.U.D., as recorded in Vol. 9556, Pgs. 157-160 and Greenwood Subdivision, P.U.D., as recorded in Vol. 9562, Pgs. 128-130, Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

Beginning at the North corner of the intersection of Interstate Highway 10 and Woodland Parkway and said corner being on the East right of way line of I.H. 10.

Thence, departing said East right of way line of I.H. 10 and along the North right of way line of Woodland Parkway, the following courses and distances:

- N 33° 42' 57" E, a distance of 18.01 feet to a point for a corner;
- S 55° 32' 41" E, a distance of 20.90 feet to a point for a corner;
- N 59° 10' 08" E, a distance of 34.50 feet to a point of curvature for a corner;
- Along a curve to the right having a radius of 65.00 feet, a central angle of 42° 50' 45", an arc length of 48.61 feet and a chord bearing and distance of N 80° 35' 30" E, 47.48 feet to a point of tangent for a corner;
- S 77° 59' 07" E, a distance of 26.62 feet to a point of curvature for a corner;
- Along a curve to the left having a radius of 30.00 feet, a central angle of 33° 37' 26", an arc length of 17.61 feet and a chord bearing and distance of N 85° 12' 10" E, 17.35 feet to a point of tangent for a corner;
- N 68° 23' 27" E, a distance of 7.38 feet to a point for a corner;
- N 23° 23' 27" E, a distance of 31.70 feet to a point for a corner;
- N 68° 23' 27" E, a distance of 12.89 feet to a point for a corner;

Thence, departing the NW right of way of Woodland Pathway, N 05° 06' 37" E, a distance of 239.25 feet to a point for a corner on the NW boundary line of the herein described tract;

Thence, along the said NW boundary line, N 33° 42' 57" E, a distance of 1828.36 feet to a point for a corner;

Thence, along the North boundary line of the herein described tract of land, N 68° 45' 16" E, a distance of 1376.00 feet to a point for a corner;

Thence, N 68° 39' 32" E, a distance of 392.96 feet to a point for the most Northern corner of the herein described tract of land;



FN - 134.060 acre tract - 06.25.12 (con't):

Thence, along the east boundary line of the herein described tract, the following courses and distances:

- S 19° 46' 53" E, a distance of 135.22 feet to a point for a corner;
- S 23° 22' 53" E, a distance of 134.42 feet to a point for a corner;
- S 26° 50' 09" E, a distance of 408.45 feet to a point for a corner;
- S 27° 18' 28" E, a distance of 120.73 feet to a point for a corner;
- S 27° 13' 18" E, a distance of 228.22 feet to a point for a corner;
- S 26° 33' 20" E, a distance of 39.75 feet to a point for a corner;
- S 24° 35' 56" E, a distance of 115.70 feet to a point for a corner;
- S 16° 51' 20" E, a distance of 367.08 feet to a point for a corner;
- S 22° 56' 55" E, a distance of 4.81 feet to a point for a corner;
- S 07° 54' 42" E, a distance of 120.90 feet to a point for a corner;
- S 05° 46' 44" E, a distance of 165.44 feet to a point for a corner;
- S 04° 26' 34" E, a distance of 204.08 feet to a point for a corner;
- S 03° 38' 04" E, a distance of 766.64 feet to a point for a corner;
- S 04° 03' 56" E, a distance of 127.46 feet to a point for a corner;
- S 03° 58' 30" E, a distance of 586.70 feet to a point for a corner;
- S 03° 00' 22" E, a distance of 110.09 feet to a point for the southeast corner of the herein described tract of land;

Thence, along the most southern boundary line of the herein described tract of land, S 85° 11' 14" W, a distance of 678.51 feet to a point for a corner;

Thence, in a northerly direction along the west boundary line of said Greenwood Subdivision, the following courses and distances:

- N 16° 06' 08" E, a distance of 202.58 feet to a point or a corner;
- N 08° 08' 04" W, a distance of 811.54 feet to a point for a corner;
- N 11° 03' 27" E, a distance of 543.88 feet to a point for a corner;
- N 21° 22' 49" W, a distance of 389.86 feet to a point for a corner, and being on the south boundary line of said The Woods Subdivision Unit 2, P.U.D.;

Thence, along said south boundary line of The Woods Subdivision, Unit 2, P.U.D., the following courses and distances:

- S 68° 36' 55" W, a distance of 1,494.70 feet to a point for a corner;
- S 48° 16' 52" W, a distance of 958.34 feet to a point for a corner;
- N 48° 00' 22" W, a distance of 163.59 feet to a point for a corner;
- N 75° 19' 54" W, a distance of 51.98 feet to a point for a corner;
- N 71° 37' 08" W, a distance of 49.93 feet to a point for a corner;
- N 80° 07' 19" W, a distance of 54.62 feet to a point for a corner;



FN - 134.060 acre tract - 06.25.12 (con't):

- N 64° 13' 50" W, a distance of 27.02 feet to a point for a corner;
- N 67° 47' 45" W, a distance of 13.37 feet to a point for a corner;
- N 84° 53' 23" W, a distance of 12.21 feet to a point for a corner;
- S 74° 35' 00" W, a distance of 89.23 feet to a point for a corner;
- S 76° 29' 01" W, a distance of 98.63 feet to a point for a corner;
- S 71° 48' 59" W, a distance of 50.78 feet to a point for a corner;
- N 89° 46' 28" W, a distance of 36.73 feet to a point for a corner on the North right of way line of I.H. 10;

Thence, along said North right of way of I.H. 10, N 30° 49' 52" W, a distance of 53.82 feet to a point for a corner;

Thence, departing said North right of way of I.H. 10, N 51° 14' 38" E, a distance of 127.98 feet to a point for a corner;

Thence, N 85° 15' 14" E, a distance of 48.01 feet to a point for a corner;

Thence, N 19° 52' 48" W, a distance of 125.42 feet to a point for a corner;

Thence, S 19° 53' 14" W, a distance of 20.25 feet to a point for a corner;

Thence, S 68° 23' 27" W, a distance of 26.15 feet to a point for a corner;

Thence, N 66° 36' 33" W, a distance of 31.70 feet to a point for a corner;

Thence, S 68° 23' 27" W, a distance of 26.56 feet to a point for a point of curvature for a corner;

Thence, along a curve to the right having a radius of 50.00 feet, a central angle of 33° 37' 26", an arc length of 29.34 feet, and a chord bearing and distance of S 85° 12' 10" W, 28.92 feet to a point of tangent for a corner;

Thence, N 77° 59' 07" W, a distance of 35.72 feet to a point of curvature for a corner;

Thence, along a curve to the left having a radius of 30.00 feet, a central angle of 42° 50' 45", an arc length of 22.43 feet, and a chord bearing and distance of S 80° 35' 30" W, 21.19 feet to a point of tangent for a corner;

Thence, S 59° 10' 08" W, a distance of 9.89 feet to a point for a corner;

Thence, S 14° 10' 08" W, a distance of 35.56 feet to a point on the East right of way of I.H. 10 for a corner;



June 26, 2012

BRIONES
CONSULTING & ENGINEERING LTD

FN - 134.060 acre tract - 06.25.12 (con't):

Thence, along said East right of way line of Interstate Highway 10, N 30° 49' 52" W, a distance of 107.75 feet to the point of beginning and containing 134.060 acres of land.

6/27/12

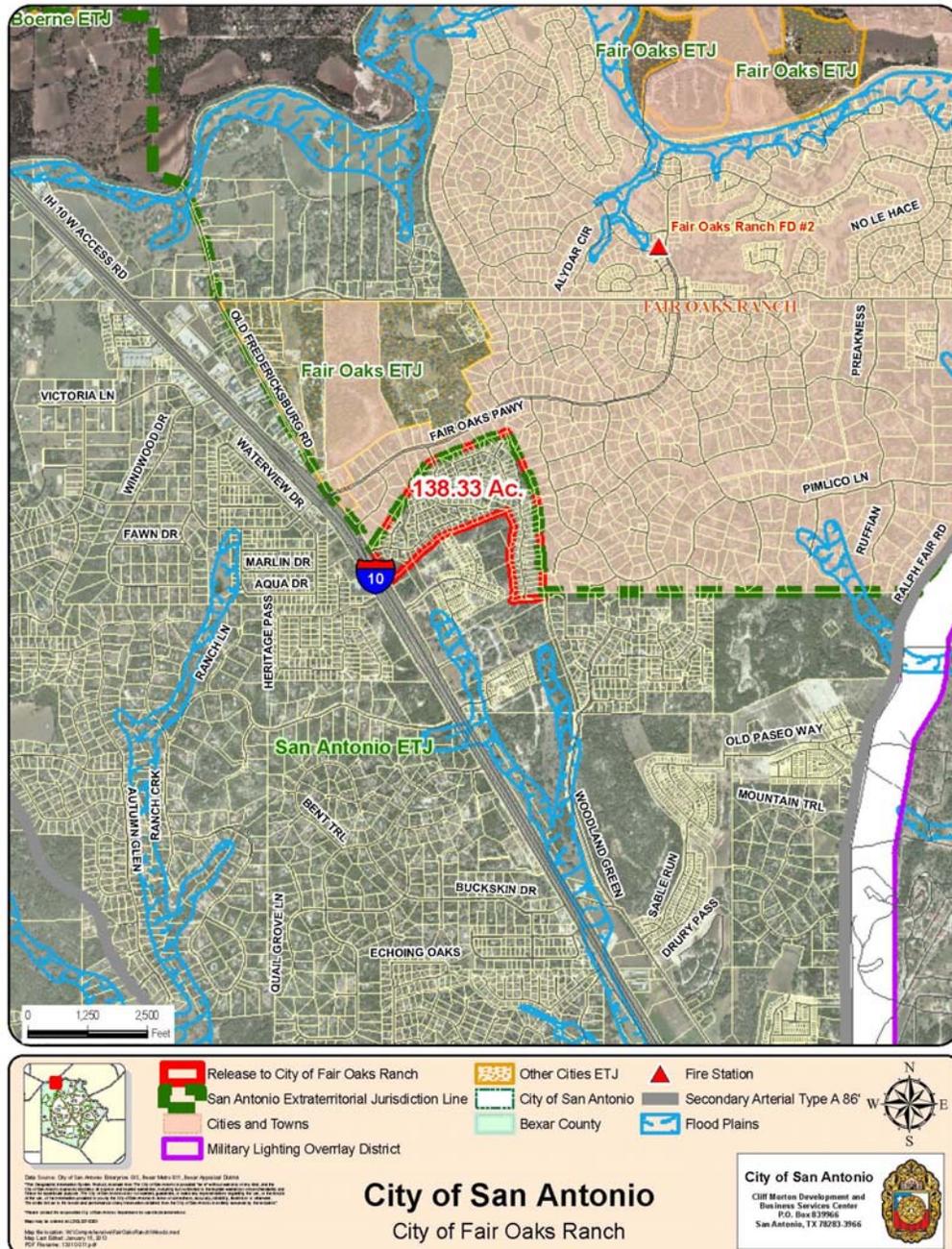


George Ozuna, Jr.
George Ozuna, Jr., R.P.L.S.
Registered Public Land Surveyor



Exhibit B

Transferred Property: Provide voluntary annexation opportunity to the property owners of the subject property as shown in the map below, after the release of the subject property from the San Antonio ETJ and incorporated into the Fair Oaks Ranch ETJ.





CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM: 20

Public Hearing:

Planning Commission
February 26, 2014

Applicant/Representative:

Mary M. Dennis, Mayor
City of Shavano Park

Staff Coordinator:

Sidra Maldonado
Senior Planner
(210) 207-8187
Sidra.Maldonado@sanantonio.gov

Property Address/Location:

subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio

Tract Size:

City of San Antonio receiving 31.81 acres

City of Shavano Park receiving 1.88 acres and 4.36 acres

Council District(s):

A portion is within the City of San Antonio Council District 9 and the other portion is within the City of Shavano Park.

Attachments:

- A. Map
- B. City of Shavano Park Resolution

SUMMARY

The City of Shavano Park requests a Municipal Boundary Adjustment with the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving 6.24 acres, adjacent to Salado Creek. The subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio (*Please see attached map*). Staff recommends **approval**.

RECOMMENDED ACTION

Approval of the request by the City of Shavano Park.

ALTERNATIVE ACTIONS

Denial of the request or an alternative with the City of Shavano Park.

SYNOPSIS OF ANALYSIS

The request was evaluated based on the City's adopted Annexation Policy and criteria found in the Texas Local Government Code, with input from other City Departments and agencies.

I. BACKGROUND

On July 22, 2013 the City of Shavano Park Council, by resolution, requested a municipal boundary adjustment along a portion of the Salado Creek. The City of Shavano Park ceding 31.81 acres of floodplain located along Salado Creek to the City of San Antonio for the purpose of continuing and building the Salado Creek Greenway trail project. The City of San Antonio will adjust its city limits by transferring 1.88 acres and 4.36 acres to the City of Shavano Park for a trail head and garden office lots.

Under State law, Sec.43.031 of the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

The request was evaluated based on the City's adopted Annexation Policies and criteria provided in the Texas Local Government Code, with feedback incorporated from other City Departments and agencies.

II. ISSUES AND ANALYSIS

The City of San Antonio's Annexation Policies provide guidance and rationale for consideration of areas for annexation and issues within the ETJ. The subject request was evaluated based on criteria provided in the policies and on the feedback received from other CoSA departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Capital Improvement Management Systems (CIMS), the City Attorney's Office, CPS Energy, Bexar County, SAWS, etc.

Land use

The 31.81 acres will be donated to the City of San Antonio by the LEE-1604 NO ONE LTD and the City of Shavano Park will cede its territory to the City of San Antonio. The 1.88 acres the City of San Antonio will cede to the City of Shavano Park is planned for Parks/Open Space. The City of Shavano Park plans to create a trailhead on this parcel with access to the creek way. The 4.36 acres the City of San Antonio will cede to the City of Shavano Park is zoned C-2 ERZD and garden offices are planned for this property.

Loop 1604 North is located to the north of the subject properties and two single family residential neighborhoods are located to the east and west of Salado Creek.

CPS Energy provides electrical utility services in the subject area. The City of San Antonio provides police protection/law enforcement to the areas within the city limits and the City of Shavano Park provides police protection/law enforcement to the areas within the City of Shavano Park. The City of San Antonio Park Police will provide services along the Salado Creek Greenway trail project.

- *Clear and Logical Planning Boundaries*
The area is contiguous to the City of San Antonio city limits. The land exchange will consolidate the trail ways ownership and allow for emergency services to efficiently serve the area. The greenway construction permitting process will be expedited with all of the trail area being located in the City of San Antonio.

- *Fiscal Impact*
The City of San Antonio will not monetarily profit from the boundary exchange due to the 31.81 acres being in the floodplain, however, the City is gaining the 31.81 acres through donation by LEE-1604 NO ONE LTD and will be able to expand its hike and bike trails.

- *Protection of environmental resources*
The City of San Antonio will be in charge of maintaining the sensitive Salado Creek greenway trail and will protect the sensitive riparian environment along the trail.

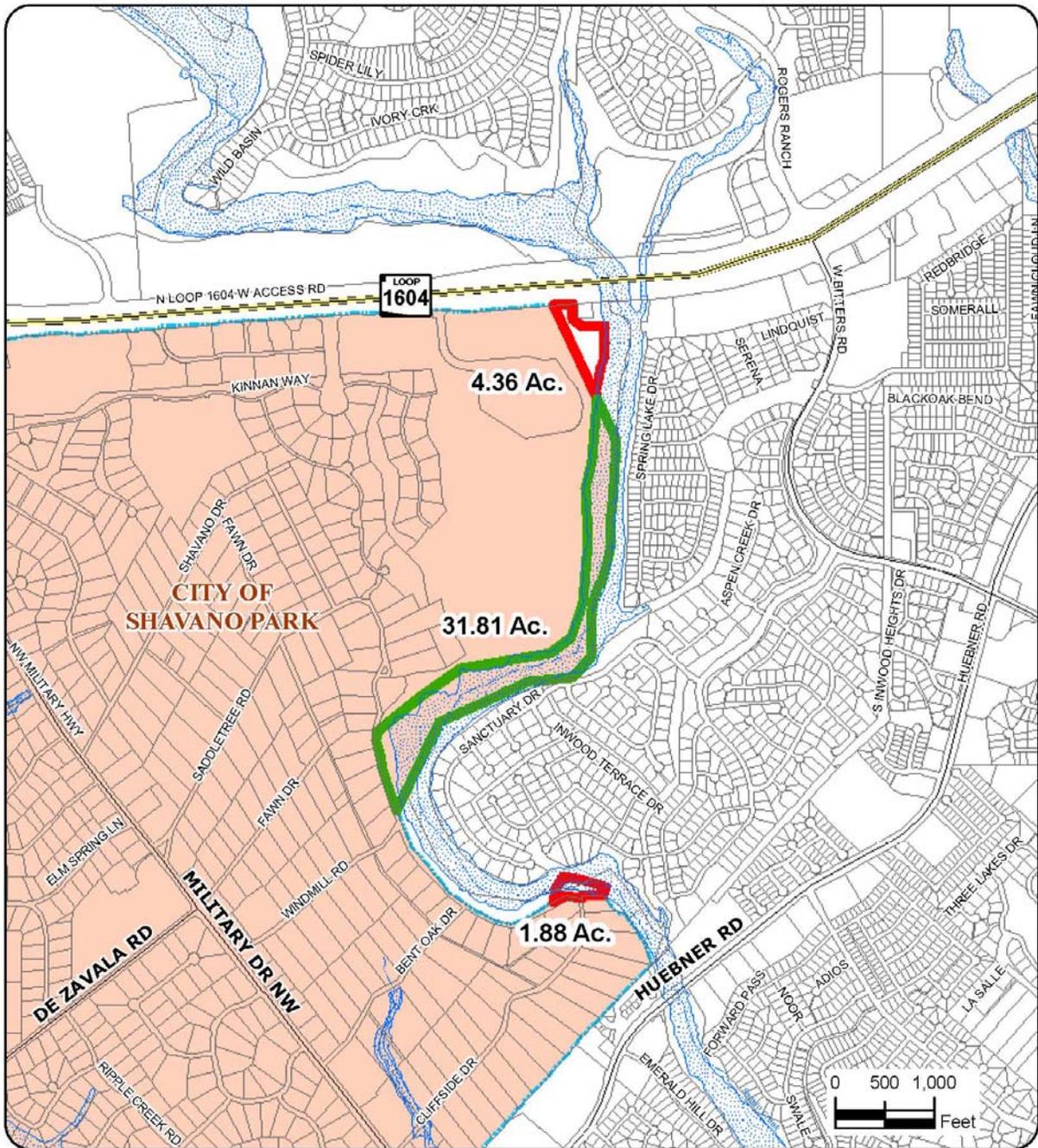
- *Community of Interest*

The community close to the greenway trail and citizens who commute to the trail will experience the most benefits. The trail way will allow for connectivity to the City's other hike and bike trails and will promote increased activity and a healthy lifestyle. There will be two trail heads for easy access located along Loop 1604 and Cliffside Drive.

III. RECOMMENDATION

The Department of Planning and Community Development recommends **Approval** of the City of Shavano Park request for a Municipal Boundary Adjustment of approximately 31.81 acres to be ceded to the City of San Antonio for the City of San Antonio to cede 1.88 acres and 4.36 acres to the City of Shavano Park as depicted on the attached map.

Attachment A:



■ Release to City of Shavano Park
■ Release to City of San Antonio
 City of San Antonio
 Cities and Towns
 Expressways
— Creeks

City of San Antonio
City of Shavano Park Municipal Boundary

City of San Antonio
 Urban Development and
 Planning Services Center
 P.O. Box 925868
 San Antonio, TX 78208-5868

Attachment B:

RESOLUTION NO. R-2013-013

A RESOLUTION REQUESTING THE SWAP OF MUNICIPAL BOUNDARIES BY AND BETWEEN THE CITY OF SAN ANTONIO, TEXAS AND THE CITY OF SHAVANO PARK, TEXAS.

WHEREAS, the City of San Antonio's municipal boundaries extends and is contiguous to the municipal boundaries of the City of Shavano Park in certain areas; and

WHEREAS, by this Resolution the Shavano Park City Council is requesting that San Antonio City Council swap the municipal boundaries as generally shown in **Exhibit A**, and

WHEREAS, by this Resolution the Shavano Park City Council is requesting that San Antonio City Council swap certain municipal boundaries along the city's shared boundary lines as generally shown in **Exhibit B**, and

WHEREAS, the Shavano Park City Council respectfully requests the swap of municipal boundaries so that the City of Shavano Park can eventually serve these area's as a single subdivision and area; and

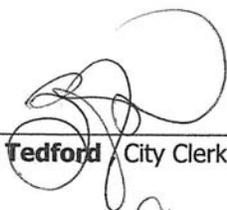
WHEREAS, the Shavano Park City Council recognizes the municipal boundaries that San Antonio is releasing and gratefully acknowledges the cooperation and "good neighbor" efforts the San Antonio City Council will be extending to our City in this cooperative effort.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS:

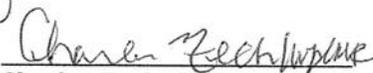
The Shavano Park City Council hereby respectfully requests that the City of San Antonio City Council swap municipal boundaries with the City of Shavano Park as described and set out in **Exhibit's A and B**, as amended, as if fully copied and incorporated in this Resolution.

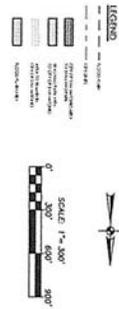
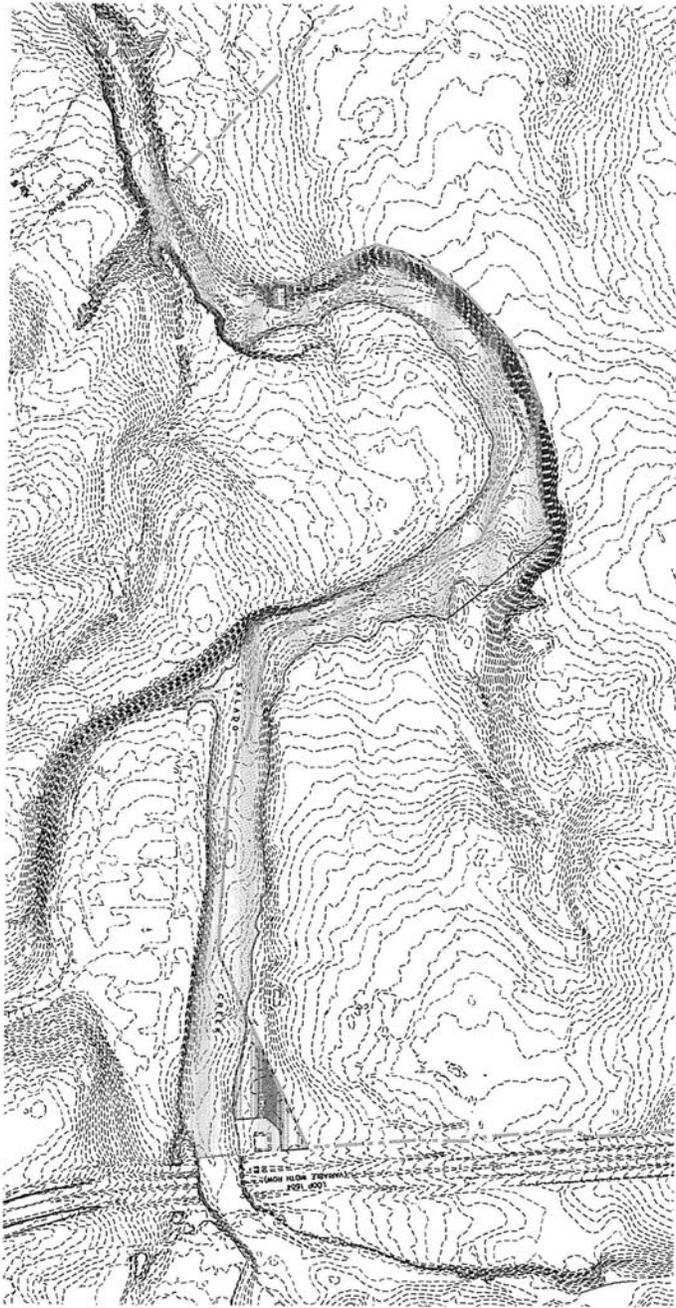
The City Council of the City of Shavano Park wishes to express its gratitude to the City Council of the City San Antonio for this municipal boundary swap so that the City of Shavano Park can efficiently serve these areas as a single subdivision and area.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Shavano Park at its Regular meeting held on this the 16th day of December, 2013.

Attest: 
Zina Tedford City Clerk


A. DAVID MARNE
MAYOR

Approved as to Form: 
Charles Zech, City Attorney



DATE	1/10/13
DRAWN	
CHECKED	
DATE PLOTTED	
PROJECT	

**SHAVANO PARK &
CITY OF SAN ANTONIO**
LAND SWAP EXHIBIT

**Pape-Dawson
ENGINEERS**
303 EAST RANGELY | SAN ANTONIO, TEXAS 78219 | PHONE: 214.342.8000
FAX: 214.342.8001
BOARD NUMBER OF PROFESSIONAL ENGINEERS: 19684 (REGISTERED IN TEXAS)

REVISION	
----------	--

RESOLUTION NO.

RECOMMENDING APPROVAL OF A MUNICIPAL BOUNDARY ADJUSTMENT BETWEEN THE CITY OF SAN ANTONIO AND THE CITY OF SHAVANO PARK FOR AN EXCHANGE OF TERRITORY, WITH THE CITY OF SAN ANTONIO RECEIVING APPROXIMATELY 31.81 ACRES OF LAND FROM THE CITY OF SHAVANO PARK AND THE CITY OF SHAVANO PARK RECEIVING 1.88 ACRES AND 4.36 ACRES FROM THE CITY OF SAN ANTONIO. THE SUBJECT AREA BEING GENERALLY LOCATED TO THE SOUTH OF NORTH LOOP 1604, TO THE EAST OF THE CITY OF SHAVANO PARK, AND TO THE WEST OF BITTERS ROAD IN NORTH SAN ANTONIO.

WHEREAS, the City of Shavano Park has requested a municipal boundary adjustment ceding 31.81 acres to the City of San Antonio and the City of San Antonio ceding 1.88 acres and 4.36 acres to the City of Shavano Park; and,

WHEREAS, the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width; and,

WHEREAS, the transfer of territory to the City of San Antonio does not conflict with the City of San Antonio's Annexation Policy, adopted on February 14, 2013; and,

WHEREAS, if subject area is released into the City of San Antonio, the City of San Antonio Parks Department will continue the connectivity and construction of the Salado Creek Greenway Trail; and,

WHEREAS, the City of San Antonio recognizes the need for increased greenway connectivity; and,

WHEREAS, the Planning Commission has considered the request from the City of Shavano Park to allow approximately 1.88 and 4.36 acres currently within the City of San Antonio city limits to lie within the municipal boundaries of the City of Shavano Park; and to allow approximately 31.81 acres to be adjusted from the City of Shavano Park city limits to lie within the City of San Antonio city limits as Attachment I, and as depicted on the map in Attachment II, to the City Council for adoption

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

SECTION 1: The Planning Commission recommends approval of a Municipal Boundary Adjustment of approximately of 31.81 acres of land from the City of Shavano Park to the City of San Antonio and 1.33 and 4.36 acres from the City of San Antonio to the City of Shavano Park as particularly described in Attachment I, and depicted on the map in Attachment II, to the City Council for adoption.

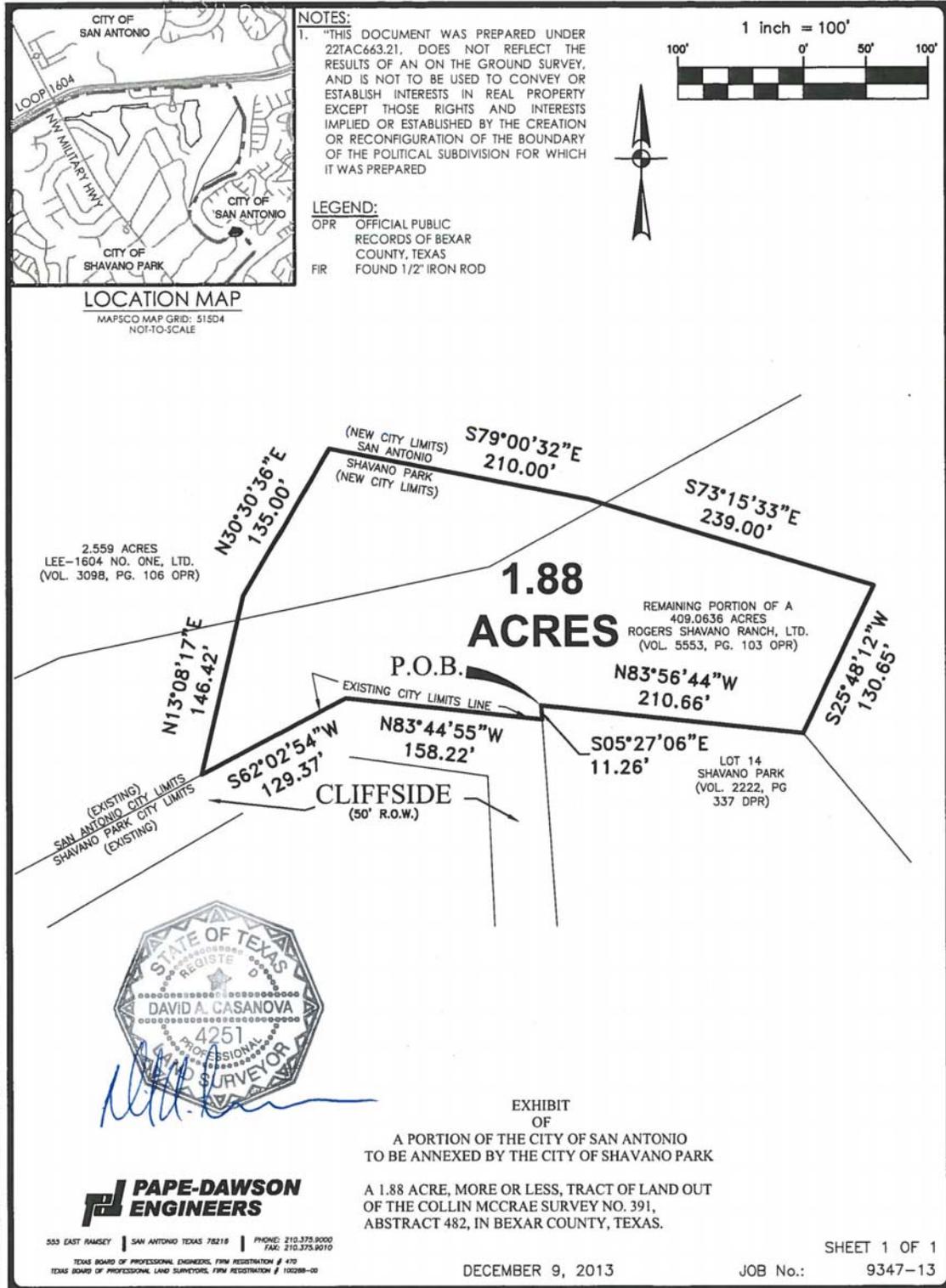
PASSED AND APPROVED ON THIS 26th DAY OF FEBRUARY 2014.

Attest:

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

Attachment I:





METES AND BOUNDS DESCRIPTION
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

A 1.88 acre, more or less, tract of land out of a 409.0636 acre tract recorded in Volume 5553, Page 103 of the Official Public Records of Bexar County, Texas and out of a 2.559 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas, out of the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 1.88 acre tract being more fully described as follows:

- BEGINNING: At a northwest corner of Lot 14 of Shavano Park Subdivision recorded in Volume 2222, Page 337 of the Deed and Plat Records of Bexar County, Texas, also being on the existing city limits line between the City of San Antonio and the city of Shavano Park;
- THENCE: S 05°27'06" E, along and with the west line of said Lot 14 and the existing City Limits line between San Antonio and Shavano Park, a distance of 11.26 feet to a corner of Cliffside, a 50-foot right-of-way dedicated on said Shavano Park;
- THENCE: N 83°44'55" W, along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 158.22 feet to an angle point;
- THENCE: S 62°02'54" W, continuing along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 129.37 feet to a point;
- THENCE: Departing the northerly line of said Cliffside and the existing City Limits line, over and across said 409.0636 acre tract and said 2.559 acre tract within the existing City Limits of San Antonio the following bearings and distances:
- N 13°08'17" E, a distance of 146.42 feet to a point;
 - N 30°30'36" E, a distance of 135.00 feet to a point;
 - S 79°00'32" E, a distance of 210.00 feet to a point;
 - S 73°15'33" E, a distance of 239.00 feet to a point;
 - S 25°48'12" W, a distance of 130.65 feet to the northeast corner of said Lot 14;

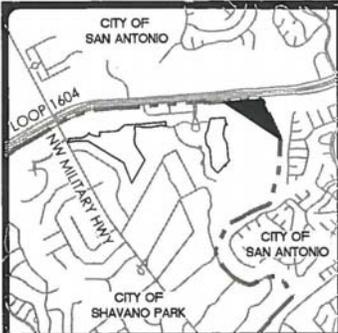
1.88 Acre
Job No. 9347-13
Page 2 of 2

THENCE: S 83°56'44" W, along and with the north line of said Lot 14 and the existing City Limits line, a distance of 210.66 feet to the POINT OF BEGINNING, and containing 1.88 acres in Bexar County, Texas.

“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 9, 2013
JOB NO. 9347-13
DOC. ID. N:\Survey 13\13-9300\9347-13\Word\9347-13 FN-1.71 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



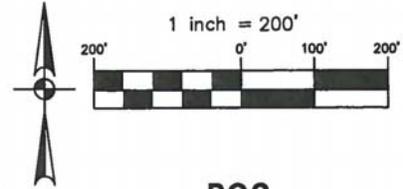


LOCATION MAP

MAPSCO MAP GRID: S15D4
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD



NOTES:

1. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°58'19"E	143.30'
L2	S48°58'19"E	130.11'
L3	N86°01'41"E	217.61'
L4	S02°46'36"W	22.59'
L5	S02°54'17"E	108.73'
L6	S04°35'58"W	217.89'
L7	S23°10'19"W	65.11'
L8	S09°26'33"W	258.28'
L9	S05°07'00"E	71.84'

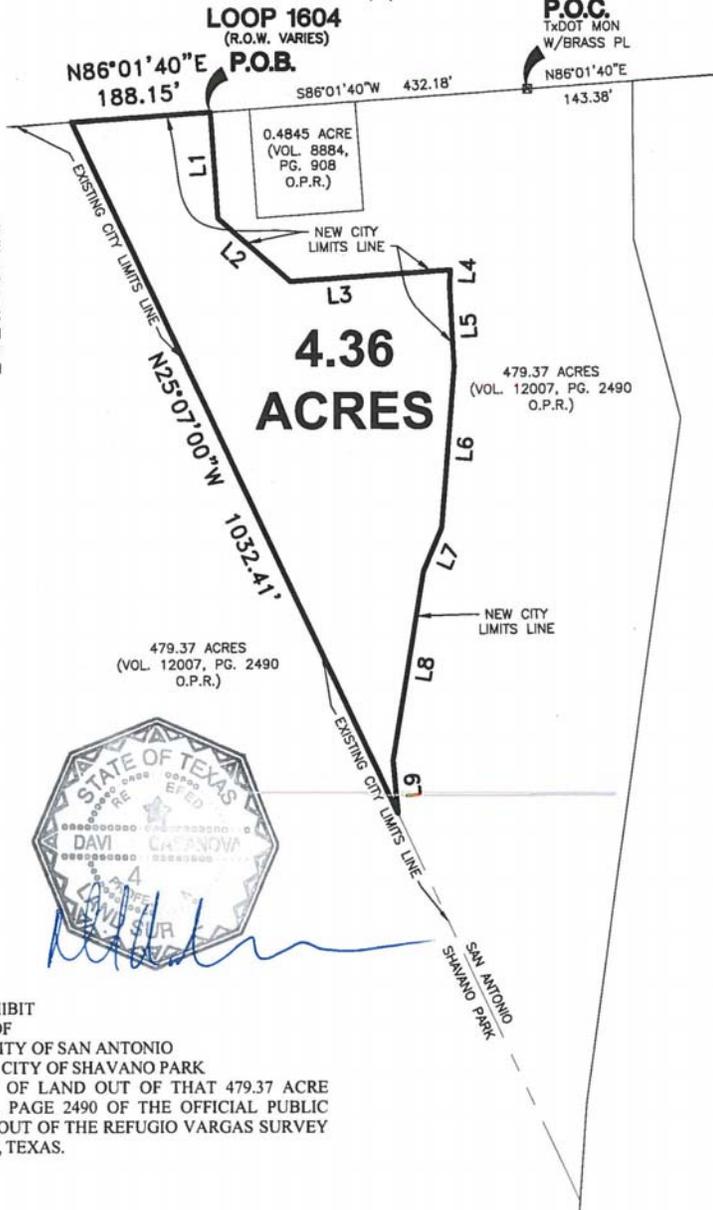


EXHIBIT OF

A PORTION OF THE CITY OF SAN ANTONIO TO BE ANNEXED BY THE CITY OF SHAVANO PARK. A 4.36 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, BEXAR COUNTY, TEXAS.



553 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

NOVEMBER 27, 2013

JOB No.:

9347-13

SHEET 1 OF 1

Date: Nov 27, 2013, 2:10pm User: M:McInnes File: N:\Survey\5113-9308\9347-13\9347-13 EX-4.36 AC.dwg



METES AND BOUNDS DESCRIPTION
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

Being 4.36 acres, more or less, out of the 521 acres annexed by the City of San Antonio by Ordinance No. 7904. Said 4.36 acres also being out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, Bexar County, Texas. Said 4.36 acres being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract, from which the northeast corner of said 479.37 acre tract bears N 86°01'40" E, 143.38 feet;

THENCE: S 86°01'40" W, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 432.18 feet to the POINT OF BEGINNING;

THENCE: Departing the south right-of-way line of said Loop 1604, over and across said 479.37 acre tract, along and with the new City Limits line between the City of San Antonio and the City of Shavano Park, the following bearings and distances:

S 03°58'19" E, a distance of 143.30 feet to a point;

S 48°58'19" E, a distance of 130.11 feet to a point;

N 86°01'41" E, a distance of 217.61 feet to a point;

S 02°46'36" W, a distance of 22.59 feet to a point;

S 02°54'17" E, a distance of 108.73 feet to a point;

S 04°35'58" W, a distance of 217.89 feet to a point;

S 23°10'19" W, a distance of 65.11 feet to a point;

S 09°26'33" W, a distance of 258.28 feet to a point;

S 05°07'00" E, a distance of 71.84 feet to a point on the existing City Limits line of the City of Shavano Park and the City of San Antonio;

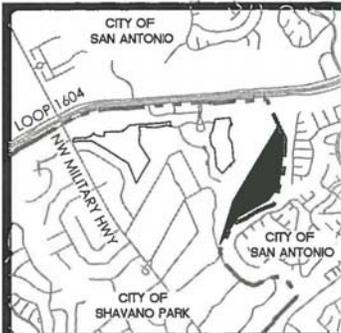
THENCE: N 25°07'00" W, along and with the existing City Limits line, continuing over and across said 479.37 acre tract, a distance of 1032.41 feet to a point on the south right-of-way line of said Loop 1604;

THENCE: N 86°01'40" E, along the new City Limits line between the City of San Antonio and the City of Shavano Park, the south right-of-way line of said Loop 1604, a distance of 471.56 feet to the POINT OF BEGINNING.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 27, 2013
JOB NO. 9347-13
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-4.363 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



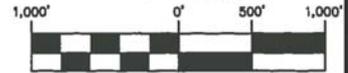


LOCATION MAP
MAPSCO MAP GRID: 515D4
NOT-TO-SCALE

NOTES:

1. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED"

1 inch = 1,000'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°01'40"E	143.38'
L2	S00°08'11"E	212.82'
L3	S14°28'24"E	249.81'
L4	S08°04'49"W	936.72'
L5	S04°07'07"W	129.82'
L6	S04°07'07"W	492.49'
L7	S06°34'01"W	581.08'
L8	S25°20'01"W	501.07'
L9	S01°03'05"W	608.50'
L10	S42°26'22"W	240.00'
L11	S86°19'52"W	448.30'
L12	S66°10'21"W	1011.55'
L13	S25°06'56"W	961.63'
L14	N21°10'29"W	281.94'
L15	N13°53'17"W	376.28'
L16	N01°06'42"E	142.47'
L17	N51°01'33"E	580.67'
L18	N55°21'33"E	469.77'
L19	N80°34'35"E	927.55'
L20	N49°43'13"E	256.93'
L21	N19°49'39"E	380.68'
L22	N04°42'19"E	614.97'
L23	N03°41'18"W	535.82'
L24	N13°12'24"E	285.36'
L25	N04°55'59"E	636.81'
L26	S25°07'00"E	578.62'

LEGEND:

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

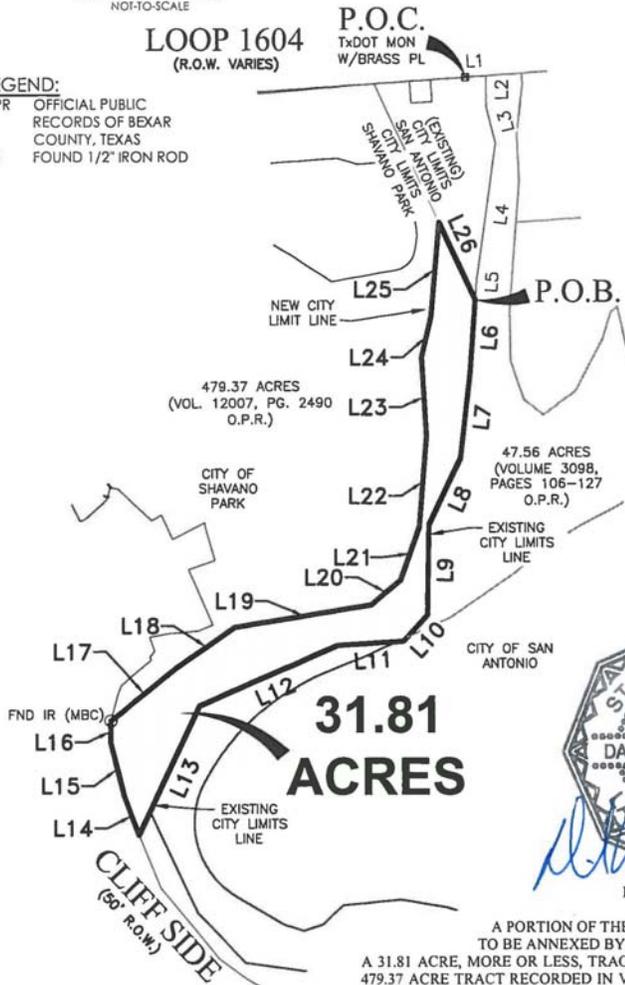


EXHIBIT OF

A PORTION OF THE CITY OF SHAVANO PARK TO BE ANNEXED BY THE CITY OF SAN ANTONIO

A 31.81 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400, THE CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279 AND THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

DECEMBER 19, 2013

JOB No.:

SHEET 1 OF 1

9347-13

Date: Dec 19, 2013, 10:58am User ID: Mikesmes
File: N:\Survey\13-9300\9347-13\9347-13 EX-34-277 AC.dwg



FIELD NOTES
FOR

A portion of the City of Shavano Park to be Annexed by the City of San Antonio

A 31.81 acre, more or less, tract of land tract of land out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, out of the Jacob Klaus Survey No. 78, Abstract 400, the Carlos Gonzales Survey No. 79, Abstract 279 and the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 31.81 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract;

THENCE: N 86°01'40" E, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 143.38 feet to the northeast corner of said 479.37 acre tract, the northwest corner of a 47.56 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Loop 1604, along and with the east line of said 479.37 acre tract, the west line of said 47.56 acre tract the following bearings and distances:

S 00°08'11" E, a distance of 212.82 feet to a point;

S 14°28'24" E, a distance of 249.81 feet to a point;

S 08°04'49" W, a distance of 936.72 feet to a point;

S 04°07'07" W, a distance of 129.82 feet to a point on the existing City Limits Line between the City of San Antonio and the City of Shavano Park for the POINT OF BEGINNING;

THENCE: Continuing along and with the east line of said 479.37 acre tract, and said existing City Limits Line the following bearings and distances:

S 04°07'07" W, a distance of 492.49 feet to a point;

S 06°34'01" W, a distance of 581.08 feet to a point;

S 25°20'01" W, a distance of 501.07 feet to a point;

S 01°03'05" W, a distance of 608.50 feet to a point;

S 42°26'22" W, a distance of 240.00 feet to a point;

S 86°19'52" W, a distance of 448.30 feet to a point;

S 66°10'21" W, a distance of 1011.55 feet to a point;

S 25°06'56" W, a distance of 961.63 feet to a point on the east right-of-way line of Cliff Side Drive, a 50-foot right-of-way, dedicated on Shavano Park, recorded in Volume 2222, Page 337 of the Deed Records of Bexar County, Texas;

THENCE: Departing said existing City limits line, along the new City Limits line between the City of San Antonio and the City of Shavano Park, along and with the east right-of-way line of said Cliff Side Drive, the southwest line of said 479.37 acre tract the following bearings and distances:

N 21°10'29" W, a distance of 281.94 feet to a point;

N 13°53'17" W, a distance of 376.28 feet to a point;

N 01°06'42" E, a distance of 142.47 feet to a found iron rod with cap stamped "MBC" for a corner of said 479.37 acre tract;

THENCE: Departing the east right-of-way line of said Cliff Side Drive, continuing along the new City Limits line between the City of San Antonio and the City of Shavano park, over and across said 479.37 acre tract the following bearings and distances:

N 51°01'33" E, a distance of 580.67 feet to a point;

N 55°21'33" E, a distance of 469.77 feet to a point;

N 80°34'35" E, a distance of 927.55 feet to a point;

N 49°43'13" E, a distance of 256.93 feet to a point;

31.81 Acres
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N 19°49'39" E, a distance of 380.68 feet to a point;

N 04°42'19" E, a distance of 614.97 feet to a point;

N 03°41'18" W, a distance of 535.82 feet to a point;

N 13°12'24" E, a distance of 285.36 feet to a point;

N 04°55'59" E, a distance of 636.81 feet to a point on the existing City Limits Line between said San Antonio and Shavano Park;

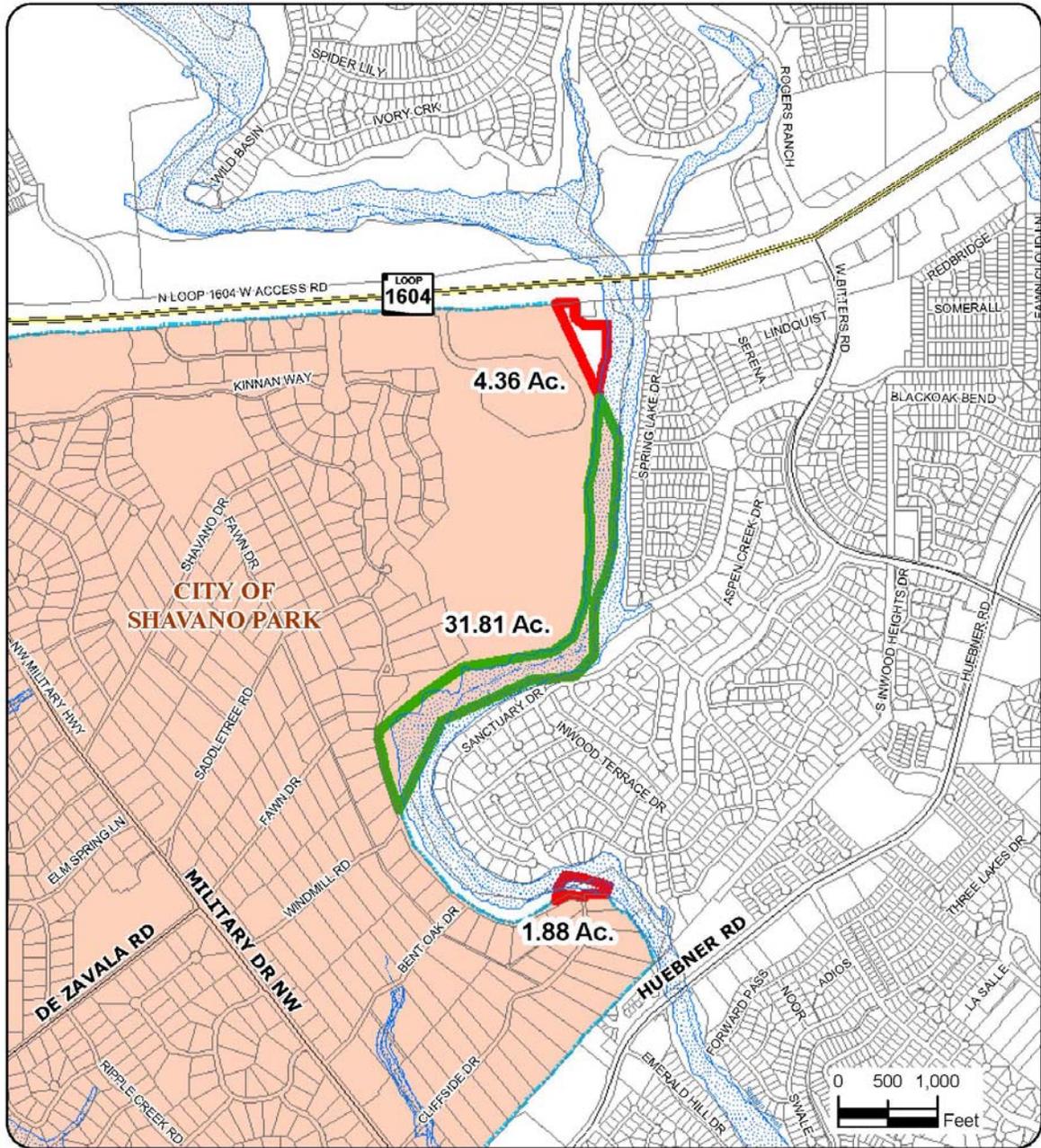
THENCE: S 25°07'00" E, along and with the existing City Limits Line, over and across said 479.37 acre tract, a distance of 578.62 feet to the POINT OF BEGINNING, and containing 31.81 acres in Bexar County, Texas.

“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 13, 2013
JOB NO. 9347-13
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TBPLS Firm Registration #100288-00



Attachment II:



	Release to City of Shavano Park		City of San Antonio		Expressways
	Release to City of San Antonio		Cities and Towns		Creeks

City of San Antonio

City of Shavano Park Municipal Boundary

Data Source: City of San Antonio, Esri/ArcGIS, Esri/ArcMap 10.1, Esri/ArcGIS Online

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