

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, February 25, 2015

2:00 PM

1901 S. Alamo

Planning Commission Members

Marcello Diego Martinez, Chair |
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |
Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |
George McNair | Aaron Seaman | Bradley Carson |

Ex-Officio Members

Orlando Salazar, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

A majority of appointive members, other than ex officio, shall constitute a quorum.

1:30 P.M. - Work Session, Tobin Room

A. Briefing on the status of the City's Comprehensive Plan update, the Annexation 360 program, and the requested incorporation of Savannah Heights. (Department of Planning & Community Development)

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

- Roll Call

- 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.

Plat(s)

1. **15-1591** 130403: Request by Charles Marsh, Centex Homes, for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 2A & 2B Subdivision, generally located north of the intersection of Old Paseo Way and Paraiso Gate. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

2. **15-1673** 140379: Request by Shannon Livingston, WS-SAS Development, LLC., for approval to replat and subdivide a tract of land to establish Stillwater Ranch Unit 16 & 19 Subdivision, generally located northwest of the intersection of Silver Pointe and Stillwater Parkway. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

3. **15-1546** 140381: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 14A Subdivision, generally located west of the intersection of Red Maple Way and Culberson Mill. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

4. **15-1470** 150164: Request by Jeremy Flach, Meritage Homes of Texas, L.L.C, for approval to replat a tract of land to establish Castle Hills U1, Enclave BSL Replat Subdivision, generally located southeast of the intersection of Amhurst Drive and Silver Oaks Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Time Extension(s)

5. **15-1687** 110099: Request by Jason Gale, Waterwood Office, LLC. for approval of a two (2) year time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development code (UDC), for the Waterwood Office Subdivision, generally located on the north side of F.M. Loop 1604 and west of IH-37. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Land Transaction(s)

6. **15-1676** Consideration of a Resolution supporting and recommending City Council approve a request by the City of San Antonio Transportation & Capital Improvement Department, Traffic Engineering Division requesting to close the railroad crossing on Hoefgen at Essex through the placement of guardrails. Staff recommends Approval. (Bianca Thorpe, Sr. Transportation Engineer (210) 207-1484, bianca.thorpe@sanantonio.gov, Transportation & Capital Improvement Department)

Comprehensive Master Plan Amendment(s)

7. **15-1728** A request by P. W. Christensen, P.C., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.999 acres of land out of Lots 11 and 16 in NCB 13663, located at 7401 Wurzbach Road, from "Regional Center" to "Mixed Use Center". Staff recommends Approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

8. **15-1729** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 15.531 acres of land out of NCB 14945 generally located at the southwest corner of the intersection of Thousand Oaks Drive and Wurzbach Parkway, from “Mixed Use” to “High Density Residential” on 13.007 acres and from “Mixed Use” to “Regional Commercial” on 2.524 acres. Staff recommends Approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
9. **15-1366** Public hearing and consideration of a resolution to allow the Community of North Savannah Heights to incorporate as a General Law Type A city within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). The subject area is generally located to the west of State HWY 16 S. and south Loop 1604 in southwest Bexar County. Staff recommends Denial. (Sidra Maldonado, Senior Planner, (210) 207-8187, Sidra.Maldonado@sanantonio.gov, Department of Planning & Community Development)

Approval of Minutes

Director's Report

Adjournment

At any time during the meeting, the Planning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7268 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).



City of San Antonio

Agenda Memorandum

File Number: 15-1591

Agenda Item Number: 1.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Reserve of Lost Creek, Unit 2A& 2B 130403

SUMMARY:

Request by Charles Marsh, Centex Homes, for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 2A & 2B Subdivision, generally located north of the intersection of Old Paseo Way and Paraiso Gate. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: February 11, 2015
Owner: Charles Marsh, Centex Homes
Engineer/Surveyor: M.W. Cude Engineers, LLC
Staff Coordinator: Larry Odis, Planner, (210) 207-0210

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 828-D, Lost Creek III, accepted on December 14, 2011

Notices:

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

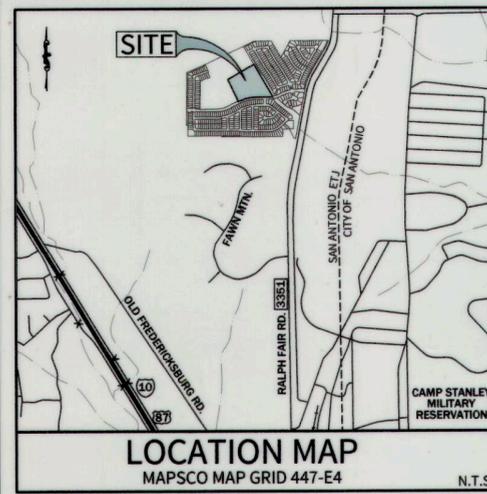
ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(d) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of a 9.906 acre tract of land, which proposes fifty two (52) single-family residential lots, three (3) non-single-family residential lots, and approximately one

thousand nine hundred forty-four (1,944) linear feet of public streets.



STATE OF TEXAS
COUNTY OF BEJAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF THE BLUFFS OF LOST CREEK, UNIT 5A WHICH IS RECORDED IN VOLUME 9595, PAGES 172-176, BEJAR COUNTY DEED AND PLAT RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

Charles Marsh
OWNER

Charles Marsh
DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 2 DAY OF February 2015

Stephanie L. Castillo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 06-14-17

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

STATE OF TEXAS
COUNTY OF BEJAR

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

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

OWNER/DEVELOPER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: CHARLES MARSH

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER

BY: *Charles Marsh*
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Charles Marsh* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 2nd DAY OF February A.D. 2015

Stephanie L. Castillo
IN AND FOR THE STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF BEJAR

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

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

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

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

M.W. CUDE ENGINEERS, L.L.C.
GREGORIO LOPEZ, JR., R.P.L.S.

Gregorio Lopez, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

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

MISCELLANEOUS NOTES:

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

LEGEND

Ac. = ACRES
B.S.L. = BUILDING SETBACK LINE
Cl = CURVE NUMBER
C.B. = COUNTY BLOCK
CPS = CITY PUBLIC SERVICE
D.P.R. = DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T.C.A. ESM.T. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
ETJ = EXTRATERRITORIAL JURISDICTION
EX. = EXISTING
G.P.M. = GALLONS PER MINUTE
LI = LINE NUMBER
L.S. = LANDSCAPE
MTN. = MOUNTAIN
NAD = NORTH AMERICAN DATUM
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS
Pg. = PAGE
PAGES = PAGES
P.S.I. = POUNDS PER SQUARE INCH
RD. = ROAD
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
S.A.W.S. = SAN ANTONIO WATER SYSTEM
VAR. = VARIABLE
V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
ELEV. = PROPOSED CONTOUR
---ELEV.--- = STREET CENTERLINE
---ELEV.--- = EXISTING GROUND MAJOR CONTOUR
---ELEV.--- = EXISTING GROUND MINOR CONTOUR
---ELEV.--- = EXISTING PROPERTY LINE
---ELEV.--- = APPROXIMATE LOCATION OF SURVEY LINE
---ELEV.--- = RECORD INFORMATION

S.A.W.S. NOTES:

- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SETBACK NOTE:

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

DRAINAGE NOTE:

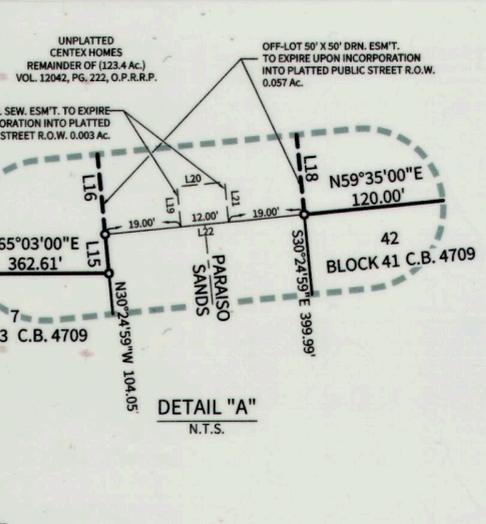
- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEJAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
- THE MAINTENANCE OF THE DETENTION POND OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEJAR COUNTY.

SURVEYOR'S NOTES:

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

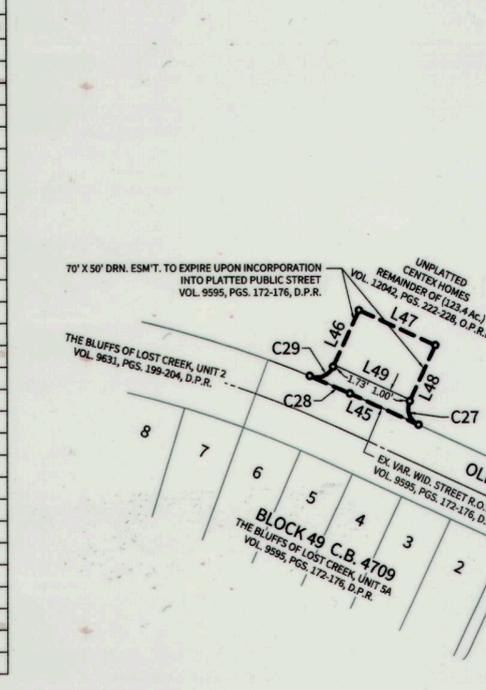
MAINTENANCE NOTE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE RESERVE OF LOST CREEK, UNIT 2A & 2B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 26-42 & 901-902, BLOCK 41; LOTS 1-14, BLOCK 42; LOTS 1-7, BLOCK 43; AND LOTS 21-34 & 901, BLOCK 46.



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S64°51'04"W	30.32'	L26	N38°28'20"W	42.91'
L2	S65°03'00"W	10.06'	L27	N51°31'40"E	50.00'
L3	N38°28'20"W	66.39'	L28	S38°28'20"E	42.91'
L4	N65°02'42"E	113.13'	L29	S24°58'41"E	41.43'
L5	N38°28'20"W	47.60'	L30	S00°08'56"E	17.65'
L6	N51°31'40"E	50.00'	L31	S89°51'04"W	32.30'
L7	N38°28'20"W	28.26'	L32	N65°03'00"E	20.00'
L8	S65°03'00"W	3.08'	L33	N51°31'40"E	10.00'
L9	S65°20'52"W	116.57'	L34	S38°28'20"E	50.00'
L10	N24°22'09"W	28.00'	L35	N38°28'20"W	50.00'
L11	N65°20'52"E	116.36'	L36	N85°05'29"E	15.76'
L12	S30°24'59"E	28.13'	L37	S63°11'04"E	16.66'
L13	S65°03'00"W	4.92'	L38	N89°51'04"E	27.08'
L14	S38°28'20"E	87.00'	L39	N35°21'22"E	7.72'
L15	N30°24'59"W	9.81'	L40	S06°25'33"E	108.36'
L16	N30°24'59"W	50.00'	L41	S48°16'11"E	14.91'
L17	N59°35'00"E	50.00'	L42	N35°25'49"E	14.91'
L18	S30°24'59"E	50.00'	L43	N06°25'33"W	108.36'
L19	N30°24'59"W	10.00'	L44	S24°57'00"E	25.00'
L20	N59°35'00"E	12.00'	L45	N89°51'04"E	62.90'
L21	S30°24'59"E	10.00'	L46	N00°08'56"W	51.73'
L22	N59°35'00"E	50.00'	L47	N89°51'04"E	70.00'
L23	S89°51'04"W	51.07'	L48	S00°08'56"E	51.00'
L24	S06°25'33"E	90.08'	L49	S89°51'04"W	70.00'
L25	N06°25'33"W	90.08'			

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	420.00'	07°05'03"	26.00'	51.93'	51.90'	S86°18'32"W
C2	930.00'	25°00'00"	206.18'	405.79'	402.58'	S77°21'04"W
C3	125.00'	27°33'56"	30.66'	60.14'	59.56'	S16°38'01"E
C4	15.00'	78°35'13"	12.27'	20.57'	19.00'	S42°08'39"E
C5	50.00'	223°18'33"	-----	194.87'	92.94'	S30°13'01"W
C6	15.00'	52°01'12"	7.32'	13.62'	13.16'	N64°08'19"W
C7	1050.00'	04°02'34"	37.06'	74.09'	74.08'	S87°49'47"W
C8	15.00'	92°14'03"	15.60'	24.15'	21.62'	S39°41'29"W
C9	15.00'	87°35'14"	14.37'	22.92'	20.76'	S50°12'10"E
C10	930.00'	04°51'07"	39.40'	78.75'	78.73'	S83°35'40"W
C11	15.00'	87°35'39"	14.38'	22.93'	20.76'	N37°22'17"E
C12	15.00'	92°11'45"	15.59'	24.14'	21.62'	N52°31'25"W
C13	1050.00'	08°12'31"	75.34'	150.43'	150.30'	S77°16'28"W
C14	15.00'	39°15'22"	5.35'	10.28'	10.08'	S53°32'31"W
C15	50.00'	159°13'58"	272.87'	138.96'	98.36'	N66°28'10"W
C16	15.00'	38°07'29"	5.18'	9.98'	9.80'	N05°54'56"W
C17	75.00'	13°29'39"	8.87'	17.66'	17.62'	N31°43'30"W
C18	125.00'	13°29'39"	14.79'	29.44'	29.37'	S31°43'30"E
C19	15.00'	89°58'19"	14.99'	23.55'	21.21'	S69°57'50"E
C20	15.00'	95°27'59"	16.50'	24.99'	22.20'	N17°19'01"E
C21	15.00'	84°32'01"	13.63'	22.13'	20.18'	S72°40'59"E
C22	75.00'	30°16'03"	20.28'	39.62'	39.16'	S15°16'57"E
C23	15.00'	90°00'00"	15.00'	23.56'	21.21'	S44°51'04"W
C24	1100.00'	17°30'49"	169.44'	336.24'	334.93'	S81°05'40"W
C25	15.00'	82°41'04"	13.20'	21.65'	19.82'	N66°19'13"W
C26	15.00'	90°01'41"	15.01'	23.57'	21.22'	N20°02'10"E
C27	15.00'	90°00'00"	15.00'	23.56'	21.21'	S45°08'56"E
C28	930.00'	02°14'59"	18.26'	36.52'	36.52'	N88°43'35"E
C29	15.00'	87°45'00"	14.42'	22.97'	20.79'	N43°43'35"E



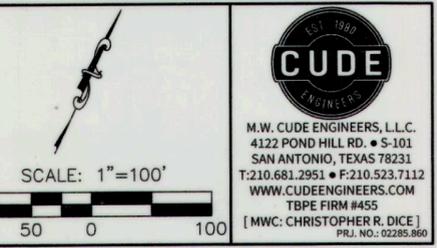
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS 0.108 ACRES OF A 70' X 50' DRAINAGE EASEMENT AND PUBLIC STREET RIGHT OF WAY IN VOLUME 9595, PAGES 172-176, DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.

PLAT NUMBER: 130403

REPLAT & SUBDIVISION PLAT ESTABLISHING RESERVE OF LOST CREEK, UNIT 2A & 2B

BEING 9.906 ACRES OF LAND OUT OF THE JOHN J. WELLS SURVEY NO. 64, ABSTRACT NO. 805, COUNTY BLOCK 4737, AND THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, BEJAR COUNTY, TEXAS, ALSO BEING OUT OF A 123.4 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 4, 2006 TO CENTEX HOMES, RECORDED IN VOLUME 12042, PAGE 22, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS.



CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEJAR

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

COUNTY CLERK, BEJAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEJAR

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

M.W. CUDE ENGINEERS, L.L.C.
GREGORIO LOPEZ, JR., R.P.L.S.

Gregorio Lopez, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEJAR

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LICENSED PROFESSIONAL ENGINEER

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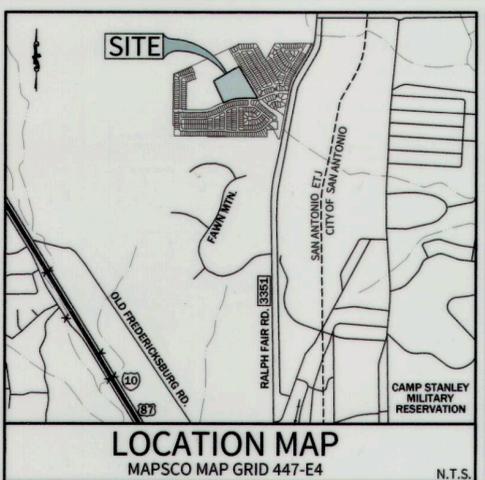
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LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C.I.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
ETJ	= EXTRATERRITORIAL JURISDICTION
EX.	= EXISTING
G.P.M.	= GALLONS PER MINUTE
LL	= LINE NUMBER
L.S.	= LANDSCAPE
MTN.	= MOUNTAIN
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.R.P.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
PG.	= PAGE
P.S.	= PAGES
P.S.I.	= POUNDS PER SQUARE INCH
RD.	= ROAD
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
S.A.W.S.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= APPROXIMATE LOCATION OF SURVEY LINE
---	= RECORD INFORMATION

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A PRIVATE 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.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

OWNER/DEVELOPER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: CHARLES MARSH

BY: *Charles Marsh*
CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
MANAGING GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Charles Marsh* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 *1st* DAY OF *February*, A.D. 2015

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: *Christopher R. Dice*
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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CHRISTOPHER R. DICE, P.E.

BY: *Gregorio Lopez, Jr.*
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

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

MISCELLANEOUS NOTES:

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

S.A.W.S. NOTES:

- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLACING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SETBACK NOTES:

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

DRAINAGE NOTE:

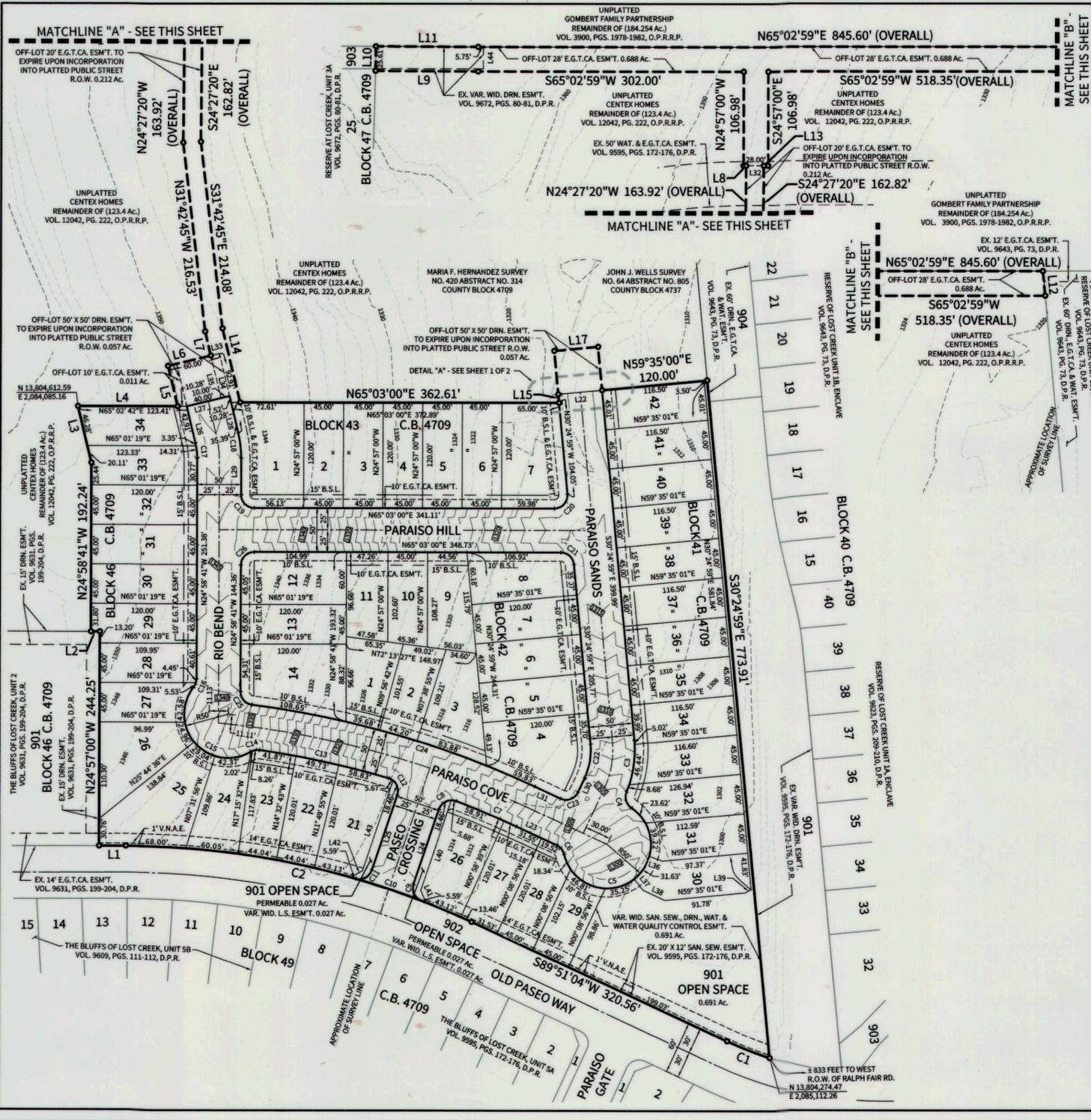
- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
- THE MAINTENANCE OF THE DETENTION POND OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

SURVEYOR'S NOTES:

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

MAINTENANCE NOTE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE RESERVE OF LOST CREEK, UNIT 2A & 2B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 26-42 & 901-902, BLOCK 41; LOTS 1-14, BLOCK 42; LOTS 1-7, BLOCK 43; AND LOTS 21-34 & 901, BLOCK 46.



PLAT NUMBER: 130403

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
RESERVE OF LOST CREEK, UNIT 2A & 2B**

BEING 9.906 ACRES OF LAND OUT OF THE JOHN J. WELLS SURVEY NO. 64, ABSTRACT NO. 805, COUNTY BLOCK 4737, AND THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 123.4 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 4, 2006 TO CENTEX HOMES, RECORDED IN VOLUME 12042, PAGE 222, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 02285.960

SCALE: 1"=100'

CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ RESERVE OF LOST CREEK, UNIT 2A & 2B _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

FEBRUARY 2015 SHEET 2 OF 2



City of San Antonio

Agenda Memorandum

File Number: 15-1673

Agenda Item Number: 2.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Stillwater Ranch Unit 16 & 19 140379

SUMMARY:

Request by Shannon Livingston, WS-SAS Development, LLC., for approval to replat and subdivide a tract of land to establish Stillwater Ranch Unit 16 & 19 Subdivision, generally located northwest of the intersection of Silver Pointe and Stillwater Parkway. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: February 11, 2015
Owner: Shannon Livingston, WS-SAS Development, LLC.
Engineer/Surveyor: Pape-Dawson Engineers, Inc.
Staff Coordinator: Larry Odis, Planner, (210) 207-0210

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 14-00039, Culebra Valley Ranch, accepted on November 13, 2014

Access:

Plat 140378, Stillwater Ranch Unit 18, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 140379 may not be recorded until Plat 140378 is recorded with Bexar County.

Notices:

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

FEMA Study:

It is noted that no building permits will be issued until a FEMA CLOMR flood plain study is prepared

and approved by FEMA. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lots 22 thru 26, Block 184, CB 4450. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(d) the Planning Commission must approve Plats that conform to the Code.

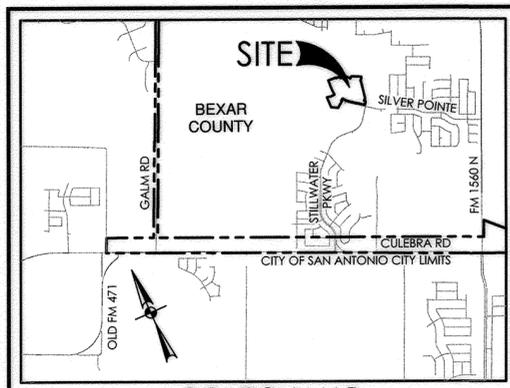
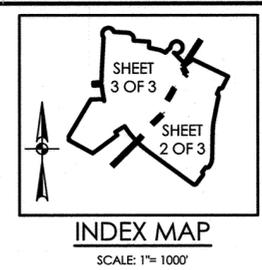
RECOMMENDATION:

Approval of a Subdivision Plat that consists of a 21.34 acre tract of land, which proposes eighty-two (82) single-family residential lots, one (1) non-single-family residential lot, and approximately three thousand six hundred twenty seven (3,627) linear feet of public streets.

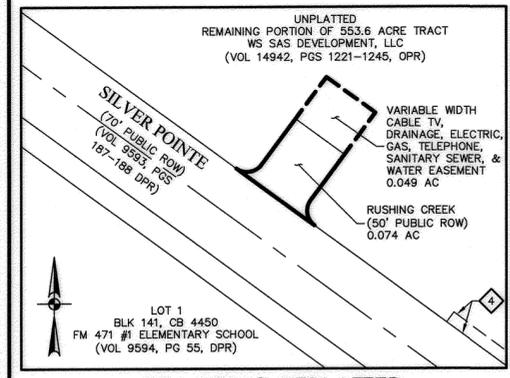
PLAT NUMBER 140379

REPLAT & SUBDIVISION PLAT ESTABLISHING STILLWATER RANCH UNIT 16 & 19

BEING A 21.34 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSGIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.



LOCATION MAP NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"=100'

0.123 OF AN ACRE BEING REPLATTED BEING REPLATTED WAS PREVIOUSLY PLATTED AS RUSHING CREEK (50' PUBLIC ROW) AND AS A VARIABLE WIDTH CABLE TV, DRAINAGE, ELECTRIC, GAS, TELEPHONE, SANITARY SEWER, & WATER EASEMENT OF THE STILLWATER RANCH SUBDIVISION UNIT 15 RECORDED IN VOLUME 9593, PAGES 187-188 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT STILLWATER RANCH SUBDIVISION UNIT 15, PLAT NO. 070285 WHICH IS RECORDED IN VOLUME 9593, PAGES 187-188, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: SHANNON LIVINGSTON JSI DEVELOPMENT CORPORATION 13300 OLD BLANCO ROAD SUITE 325 SAN ANTONIO, TEXAS 78216 (210) 479-3300

STATE OF TEXAS COUNTY OF BEXAR SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF February, A.D. 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 11/14/17

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

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.

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

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

EDU 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

BEXAR COUNTY MAINTENANCE NOTE: BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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

FLOODPLAIN FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

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.

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

CLEAR VISION NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

OPEN SPACE NOTE: LOT 901, BLOCK 141, CB 4450 IS DESIGNATED AS A PEDESTRIAN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 184, CB 4450 IS DESIGNATED AS A WATER AND DRAINAGE EASEMENT. LOT 901, BLOCK 186, CB 4450 IS DESIGNATED AS A DRAINAGE EASEMENT.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1372620) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-47(71).

CLOMR STUDY NOTE: THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON JULY 17, 2014 CASE NO. 14-06-05258. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL A LOMR IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

FEMA NOTE: A PORTION OF LOTS 22, 23, 24, 25 & 26, BLOCK 184, CB 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE LOMR CASE NO. 12-06-1791P, DATED MAY 28, 2013. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY AND FEMA. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

LEGEND table with symbols for AC (ACRE(S)), BLK (BLOCK), CB (COUNTY BLOCK), DPR (DEED AND PLAT RECORDS), INT (INTERSECTION), OPR (OFFICIAL PUBLIC RECORDS), VOL (VOLUME), PG (PAGE(S)), ROW (RIGHT-OF-WAY), SURV (SURVEYOR), and MINIMUM FINISHED FLOOR ELEVATION.

Table with symbols for EXISTING CONTOURS, PROPOSED CONTOURS, EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, and PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN & 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN.

- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
6 VARIABLE WIDTH CLEAR VISION EASEMENT
9 16' SANITARY SEWER EASEMENT
12 3' CLEAR VISION EASEMENT
13 7' CLEAR VISION EASEMENT
1 10' WATER EASEMENT (VOL 13303, PG 1267, OPR)
2 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9594, PG 55, DPR)
3 20' BUILDING SETBACK LINE (VOL 9594, PG 55, DPR)
4 VARIABLE WIDTH WATER AND SEWER EASEMENT (VOL 9661, PGS 190-192, DPR)
5 60' DRAINAGE, SEWER, & WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (STILLWATER RANCH UNIT 18 PLAT NO. 140378)

LINE TABLE

Table with columns: LINE #, BEARING, LENGTH. Lists line segments L1 through L48 with their respective bearings and lengths.

ALLISON NAGELBERG Notary Public, State of Texas My Commission Expires November 14, 2017

PAPE-DAWSON ENGINEERS TPE, FIRM REGISTRATION # 470 2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: February 2, 2015

STATE OF TEXAS COUNTY OF BEXAR

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: SHANNON LIVINGSTON WS-SAS DEVELOPMENT, LLC

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON LIVINGSTON 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 2nd DAY OF February, A.D. 2015.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 16 & 19 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

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C24 with their respective parameters.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C25 through C45 with their respective parameters.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

ALLISON NAGELBERG Notary Public, State of Texas My Commission Expires November 14, 2017

STATE OF TEXAS PROFESSIONAL ENGINEER JON D. ADAME 82567

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR JOHN NOEL NICHOLS 4402

PLAT NUMBER 140379

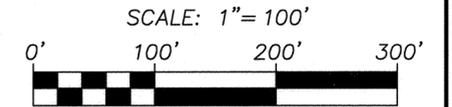
REPLAT & SUBDIVISION PLAT ESTABLISHING

STILLWATER RANCH UNIT 16 & 19

BEING A 21.34 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.

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

NOTE:
SEE SHEET 1 OF 3 FOR
ENGINEER, SURVEYOR
AND EXTRA NOTES.



PAPE-DAWSON ENGINEERS
TPE, FIRM REGISTRATION # 470
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: February 2, 2015

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 HEREIN EXPRESSED.

OWNER/DEVELOPER: SHANNON LIVINGSTON
WS-SAS DEVELOPMENT, LLC
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON LIVINGSTON 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 2nd DAY OF February, A.D. 2015.

Allison Nagelberg
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 16 & 19 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

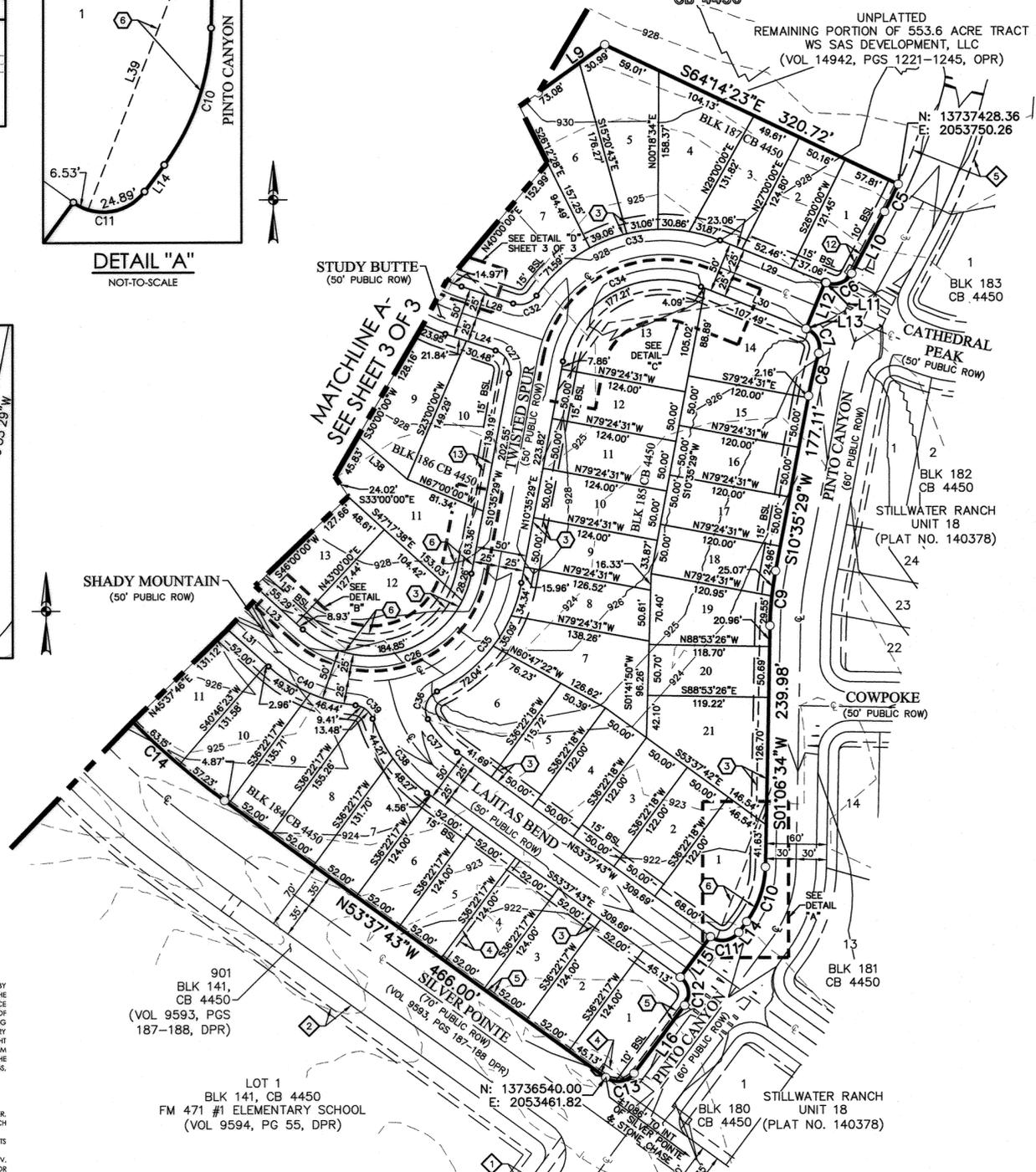
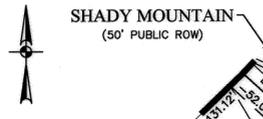
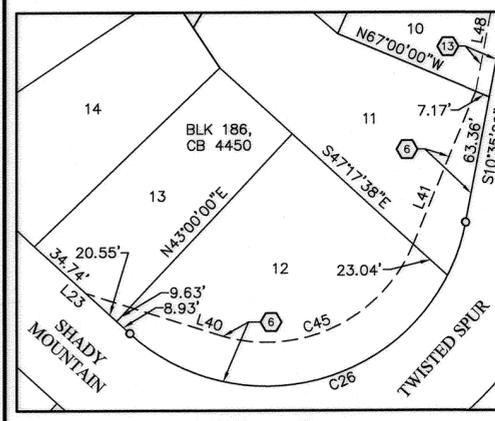
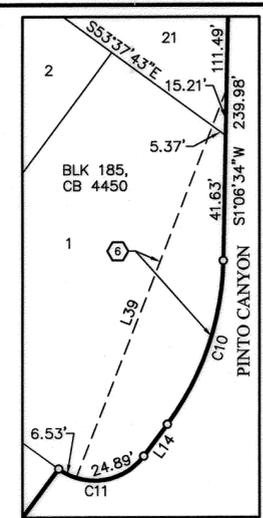
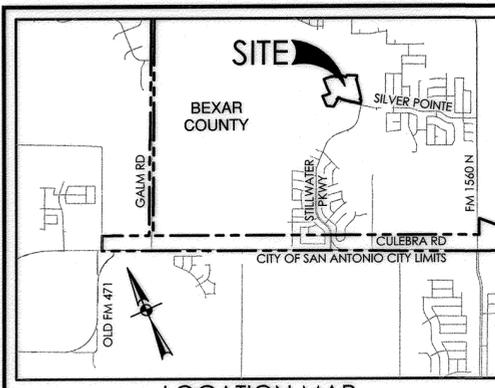
BY: _____ SECRETARY

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



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



OWNER/DEVELOPER:
SHANNON LIVINGSTON
WS-SAS DEVELOPMENT, LLC
13300 OLD BLANCO ROAD, SUITE 325
SAN ANTONIO, TEXAS 78216
(210) 479-3300

PLAT NUMBER 140379

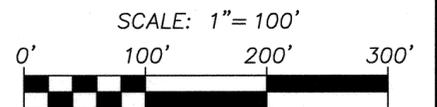
REPLAT & SUBDIVISION PLAT ESTABLISHING

STILLWATER RANCH UNIT 16 & 19

BEING A 21.34 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.

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

NOTE: SEE SHEET 1 OF 3 FOR ENGINEER, SURVEYOR AND EXTRA NOTES.



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

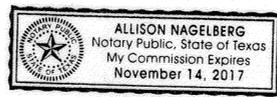
DATE OF PRINT: February 2, 2015

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, A 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: SHANNON LIVINGSTON WS-SAS DEVELOPMENT, LLC STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON LIVINGSTON 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 2nd DAY OF February, A.D. 2015.



Allison Nagelberg NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 16 & 19 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

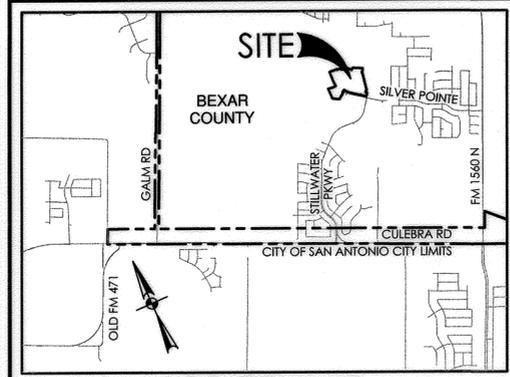
BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

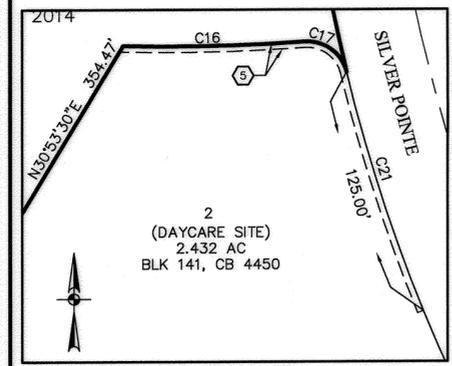
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___, A.D. 20__ AT ___ M. AND DULY RECORDED THE ___ DAY OF ___, A.D. 20__ AT ___ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ___ ON PAGE ___ IN TESTIMONY WHEREOF,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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP NOT-TO-SCALE



DETAIL "E" NOT-TO-SCALE

UNPLATTED REMAINING PORTION OF 553.6 ACRE TRACT WS SAS DEVELOPMENT, LLC (VOL 14942, PGS 1221-1245, OPR)

M.M. MUSQUIZ SURVEY NO. 80 ABSTRACT 467 CB 4450

1% A.C. (100-YR) FEMA FLOODPLAIN & 1% A.C. (100-YR) FUTURE CONDITIONS FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. (CASE #14-06-0525R) APPROVED JULY 17, 2014

N: 13736796.11 E: 2052636.13

LOT 1 BLK 141, CB 4450 FM 471 #1 ELEMENTARY SCHOOL (VOL 9594, PG 55, DPR)

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

STATE OF TEXAS COUNTY OF BEXAR

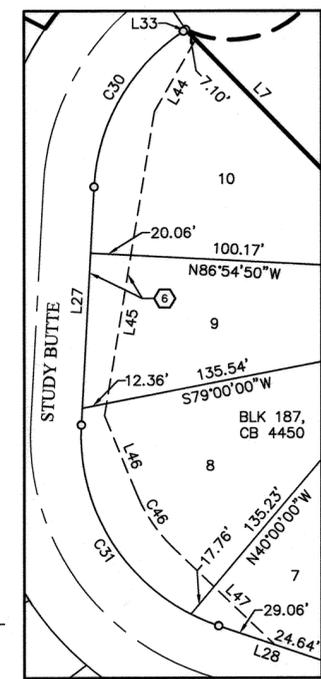
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Jon Adame 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 "D" NOT-TO-SCALE

OWNER/DEVELOPER: SHANNON LIVINGSTON WS-SAS DEVELOPMENT, LLC 13300 OLD BLANCO ROAD, SUITE 325 SAN ANTONIO, TEXAS 78216 (210) 479-3300



City of San Antonio

Agenda Memorandum

File Number: 15-1546

Agenda Item Number: 3.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Alamo Ranch Unit 14A 140381

SUMMARY:

Request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 14A Subdivision, generally located west of the intersection of Red Maple Way and Culberson Mill. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: February 17, 2015
Owner: Ian Cude, Continental Homes of Texas, L.P.
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:

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

Master Development Plans:

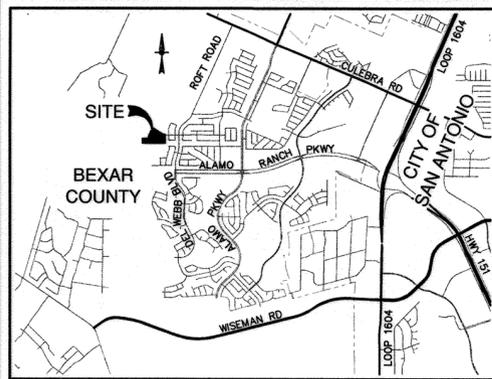
MDP 808G, Alamo Ranch, accepted on July 12, 2010

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(d) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of a 15.960 acre tract of land, which proposes seventy one (71) single-family residential lots, one (1) non-single family lot, and approximately three thousand two hundred ten (3,210) linear feet of public streets.



LOCATION MAP

NOT-TO-SCALE

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	"	REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW

—1140— EXISTING CONTOURS
 - - - - - 1140 - - - - - PROPOSED CONTOURS

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 8 16' DRAINAGE EASEMENT
- 10 15' BUILDING SETBACK LINE
- 11 10' BUILDING SETBACK LINE
- 12 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 13 VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (0.097 TOTAL ACRES - "OFF-LOT")
- 14 15' DRAINAGE EASEMENT
- 15 16' WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OR LOT (0.069 TOTAL ACRES - "OFF-LOT")
- 16 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 27-31 DPR)
- 17 10' BUILDING SETBACK LINE (VOL 9571, PG 27-31 DPR)
- 18 20' BUILDING SETBACK LINE (VOL 9571, PG 27-31 DPR)
- 19 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 27-31 DPR)
- 20 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 27-31 DPR)

CONT. - LEGEND

- 12 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9660, PG 109-112 DPR)
- 13 16' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 14 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9660, PG 113-114 DPR)
- 15 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9660, PG 113-114 DPR)
- 16 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 17 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 18 1' VEHICULAR NON-ACCESS & WALL EASEMENT (VOL 9667, PG 91-92 DPR)
- 19 100' DIAMETER DRAINAGE, CONSTRUCTION, SAN, SEWER & TURNAROUND EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC STREET (0.170 ACRES) (VOL 9667, PG 91-92 DPR)
- 20 WESTWINDS WEST UNIT-4A (ENCLAVE) (VOL 9660, PG 113-114, DPR)
- 21 OPEN SPACE PERMEABLE (0.415 ACRES)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	220.00'	32'02'47"	S73°56'57"E	121.45'	123.05'
C2	280.00'	32'02'47"	N73°56'57"W	154.58'	156.61'
C3	15.00'	90°13'14"	S76°57'50"W	21.25'	23.62'
C4	200.00'	9°44'33"	S26°58'57"W	33.97'	34.01'
C5	125.00'	22°05'00"	S11°04'10"W	47.88'	48.18'
C6	15.00'	90°00'00"	S44°58'20"E	21.21'	23.56'
C7	25.00'	90°00'00"	N45°01'40"E	35.36'	39.27'
C8	175.00'	22°05'00"	N11°04'10"E	67.03'	67.45'
C9	60.00'	266°10'39"	S24°48'00"E	87.64'	278.74'
C10	15.00'	86°10'39"	S65°12'00"W	20.49'	22.56'
C11	125.00'	22°05'00"	S11°04'10"W	47.88'	48.18'
C12	15.00'	39°42'54"	S19°49'47"E	10.19'	10.40'
C13	50.00'	169°25'49"	S45°01'40"W	99.57'	147.86'
C14	15.00'	39°42'54"	N70°06'53"W	10.19'	10.40'
C15	15.00'	39°42'54"	S70°10'13"W	10.19'	10.40'
C16	50.00'	169°25'49"	S44°58'20"E	99.57'	147.86'
C17	15.00'	39°42'54"	N19°53'07"E	10.19'	10.40'
C18	25.00'	90°00'00"	S44°58'20"E	35.36'	39.27'
C19	15.00'	90°00'00"	N45°01'40"E	21.21'	23.56'
C20	250.00'	22°05'00"	N11°04'10"E	95.76'	96.36'
C21	15.00'	80°02'13"	N17°54'26"W	19.29'	20.95'
C22	15.00'	95°15'11"	N74°26'52"E	22.16'	24.94'
C23	250.00'	5°01'57"	N29°20'15"E	21.95'	21.96'
C24	15.00'	89°46'46"	N13°02'10"W	21.17'	23.50'
C25	15.00'	89°46'46"	N13°02'10"W	21.17'	23.50'
C26	250.00'	9°44'33"	N26°58'57"E	42.46'	42.51'
C27	175.00'	22°05'00"	N11°04'10"E	67.03'	67.45'
C28	15.00'	90°00'00"	N45°01'40"E	21.21'	23.56'
C29	15.00'	90°00'00"	S44°58'20"E	21.21'	23.56'
C30	200.00'	22°05'00"	S11°04'10"W	76.61'	77.09'
C31	200.00'	9°44'33"	S26°58'57"W	33.97'	34.01'
C32	15.00'	90°13'14"	S76°57'50"W	21.25'	23.62'
C33	39.00'	35°45'53"	S72°08'47"W	23.95'	24.34'
C34	81.00'	35°45'53"	N72°08'47"E	49.74'	50.56'
C35	85.00'	90°00'13"	S45°01'33"W	120.21'	133.52'
C36	115.00'	90°00'13"	N45°01'33"E	162.64'	180.65'

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. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

DRAINAGE EASEMENT NOTE:
 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

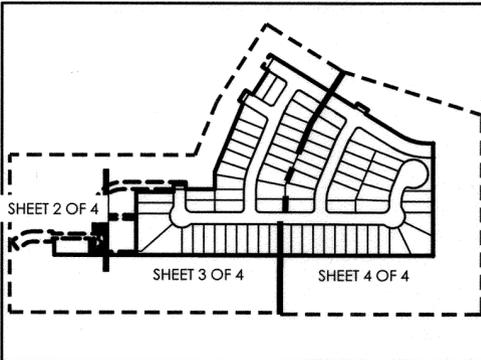
BEXAR COUNTY MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 14A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901, BLOCK 38.

SETBACK NOTE:
 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.

OPEN SPACE NOTE:
 LOT 901, BLOCK 38, CB 4400 SHALL BE CONSIDERED AS OPEN SPACE AND AS A PRIVATE DRAINAGE EASEMENT.

EDU 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

DETENTION POND NOTE:
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN ALAMO RANCH UNIT 15A (COSA PLAT # 150064).



INDEX MAP

SCALE: 1"=500'

PLAT NUMBER 140381

SUBDIVISION PLAT OF ALAMO RANCH UNIT 14A

BEING 15,960 ACRE TRACT OF LAND ESTABLISHING LOTS 14-41, 58-59, BLOCK 34 & LOTS 1-11 & 901, BLOCK 38, LOTS 1-19, BLOCK 39 AND LOTS 1-11, BLOCK 40, CB 4411 OUT OF A 377.273 ACRE TRACT OF LAND RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B & C.R.R. CO SURVEY NUMBER 385, ABSTRACT 98, COUNTY BLOCK 4410, THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 AND THE B.B.B & C.R.R. CO SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411 IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 FAX: 210.375.9010

DATE OF PRINT: February 16, 2015

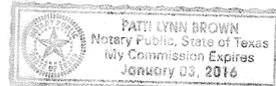
STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
 A TEXAS LIMITED PARTNERSHIP
 BY CHEX OF TEXAS INC.
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
 211 N. LOOP 1604 EAST, SUITE 130
 SAN ANTONIO, TEXAS 78232
 (210) 496-2886

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CLUDE, 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 16, 2015, A.D. 2015.



Patti Lynn Brown
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 14A 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



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.

Paul T. Ross
 REGISTERED PROFESSIONAL LAND SURVEYOR

ALAMO RANCH UNIT 14A Civil Job No. 7529-19; Survey Job No. 9034-14 DATE: 2/16/2015 9:49 AM USER: ID: baudo FILE: V:\50519\Design\Civil\Plat\Plat752919.dwg

SUBDIVISION PLAT OF ALAMO RANCH UNIT 14A

BEING 15.960 ACRE TRACT OF LAND ESTABLISHING LOTS 14-41, 58-59, BLOCK 34 & LOTS 1-11 & 901, BLOCK 38, LOTS 1-19, BLOCK 39 AND LOTS 1-11, BLOCK 40, CB 4411 OUT OF A 377.273 ACRE TRACT OF LAND RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B & C.R.R. CO SURVEY NUMBER 385, ABSTRACT 98, COUNTY BLOCK 4410, THE SARAH TYLEY SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 AND THE B.B.B & C.R.R. CO SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411 IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: February 16, 2015

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY CHEX OF TEXAS INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER 211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 (210) 496-2886

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 16, A.D. 2015



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

DATED THIS DAY OF A.D. 20

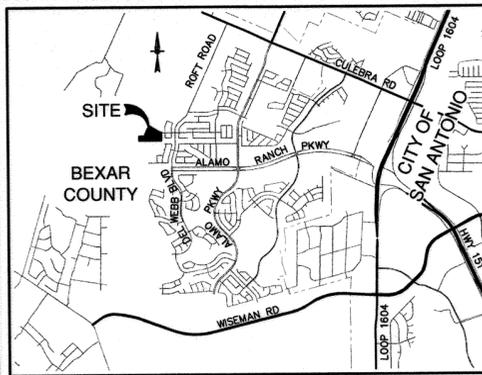
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP NOT-TO-SCALE

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 REPETITIVE BEARING AND/OR DISTANCE
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

- 1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
6 VARIABLE WIDTH CLEAR VISION EASEMENT
9 16' DRAINAGE EASEMENT
10 15' BUILDING SETBACK LINE
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12 VARIABLE WIDTH SANITARY SEWER EASEMENT
13 VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (0.097 TOTAL ACRE - "OFF-LOT")
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17 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OR LOT (0.064 TOTAL ACRES - "OFF-LOT")
18 VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OR LOT (0.331 TOTAL ACRES - "OFF-LOT")
19 30' TEMPORARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OR LOT (0.398 TOTAL ACRES - "OFF-LOT")
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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 CORN 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.

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.

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "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, HANGERS OR BURYING 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 ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV 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

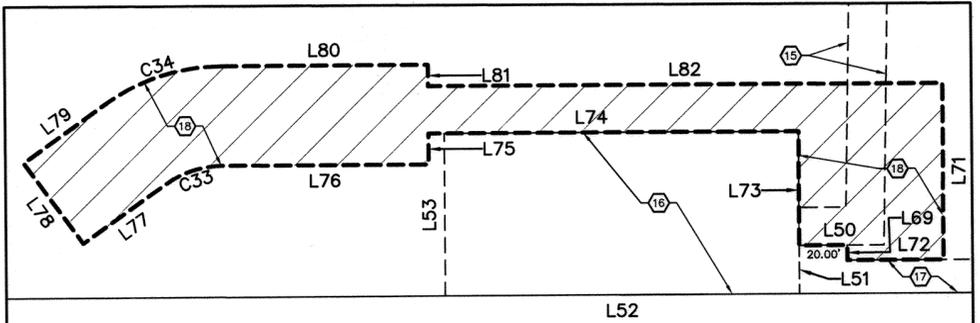
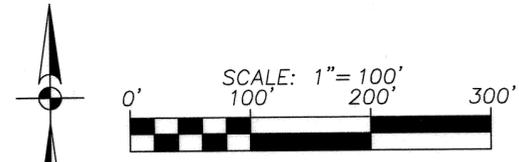
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Paul J. Dawson

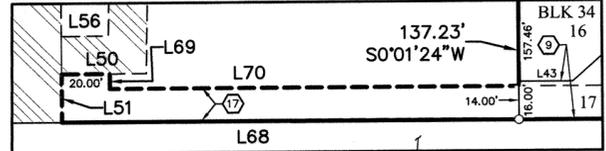
REGISTERED PROFESSIONAL LAND SURVEYOR

CONT. - LEGEND

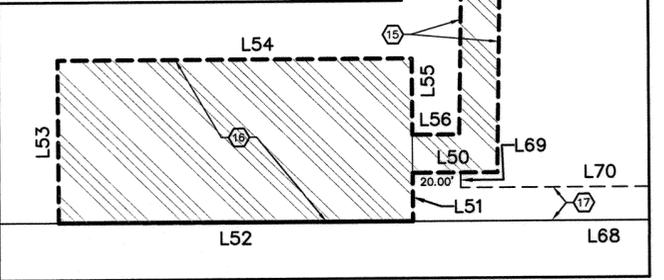
- 6 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9660, PG 109-112 DPR)
7 14' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9667, PG 91-92 DPR)
8 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9660, PG 113-114 DPR)
9 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9660, PG 113-114 DPR)
10 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9667, PG 91-92 DPR)
11 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9667, PG 91-92 DPR)
12 1' VEHICULAR NON-ACCESS & WALL EASEMENT (VOL. 9667, PG 91-92 DPR)
13 100' DIAMETER DRAINAGE, CONSTRUCTION, SAN, SEWER & TURNAROUND EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC STREET (0.170 ACRES) (VOL. 9667, PG 91-92 DPR)
14 WESTWINDS WEST, UNIT-4A (ENCLAVE) (VOL. 9660, PG 113-114, DPR)
15 LOT 901, BLOCK 38, OPEN SPACE PERMEABLE (0.415 ACRES)



DETAIL "A" - VARIABLE WIDTH DRAINAGE EASEMENT NOT-TO-SCALE



DETAIL "C" - KEYNOTE 17 NOT-TO-SCALE



DETAIL "B" - LIFT STATION EASEMENT NOT-TO-SCALE

SEE SHEET 1 OF 4 FOR LINE & CURVE TABLES

MATCHLINE SEE SHEET 3 OF 4



ALAMO RANCH UNIT 14A Civil Job No. 7529-19; Survey Job No. 9034-14

PLAT NUMBER 140381

SUBDIVISION PLAT OF ALAMO RANCH UNIT 14A

BEING 15.960 ACRE TRACT OF LAND ESTABLISHING LOTS 14-41, 58-59, BLOCK 34 & LOTS 1-11 & 901, BLOCK 38, LOTS 1-19, BLOCK 39 AND LOTS 1-11, BLOCK 40, CB 4411 OUT OF A 377.273 ACRE TRACT OF LAND RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B & C.R.R. CO SURVEY NUMBER 385, ABSTRACT 98, COUNTY BLOCK 4410, THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 AND THE B.B.B & C.R.R. CO SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411 IN BEXAR COUNTY, TEXAS.



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DATE OF PRINT: February 16, 2015

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY CHEX OF TEXAS INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
211 N. LOOP 1404 EAST, SUITE 130
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STATE OF TEXAS
COUNTY OF BEXAR

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Path Lynn Brown
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 14A 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
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DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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



LOCATION MAP
NOT-TO-SCALE

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	"	REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

---1140--- EXISTING CONTOURS
---1140--- PROPOSED CONTOURS

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
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- 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 BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, 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.

Shaune L. Weaver
LICENSED PROFESSIONAL ENGINEER

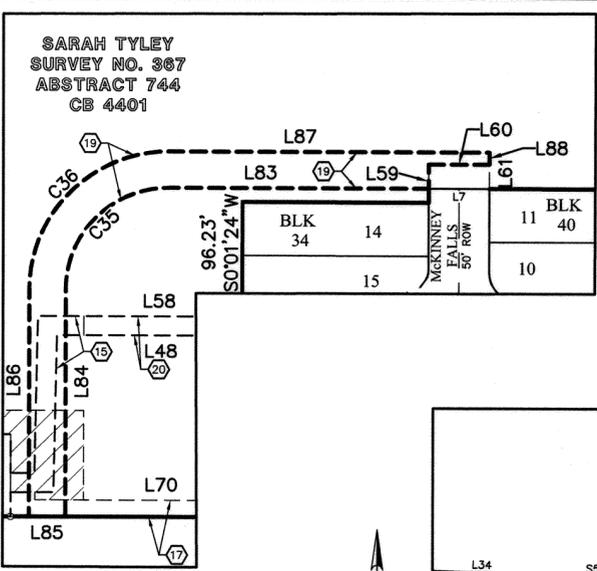
STATE OF TEXAS
COUNTY OF BEXAR

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.

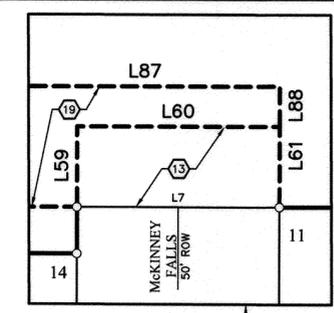
Paul T. Cross
REGISTERED PROFESSIONAL LAND SURVEYOR

CONT. - LEGEND

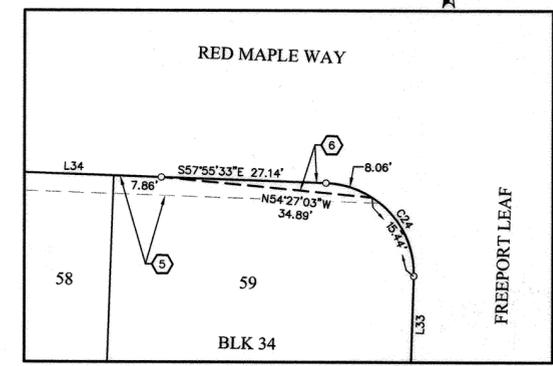
- 1 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9660, PG 109-112 DPR)
- 2 16' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 3 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9660, PG 113-114 DPR)
- 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9660, PG 113-114 DPR)
- 5 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 6 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 7 1' VEHICULAR NON-ACCESS & WALL EASEMENT (VOL 9667, PG 91-92 DPR)
- 8 100' DIAMETER DRAINAGE, CONSTRUCTION, SAN, SEWER & TURNAROUND EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC STREET (0.170 ACRES) (VOL 9667, PG 91-92 DPR)
- 9 WESTWINDS WEST UNIT-4A (ENCLAVE) (VOL 9660, PG 113-114, DPR)
- 10 LOT 901, BLOCK 38, OPEN SPACE PERMEABLE (0.415 ACRES)



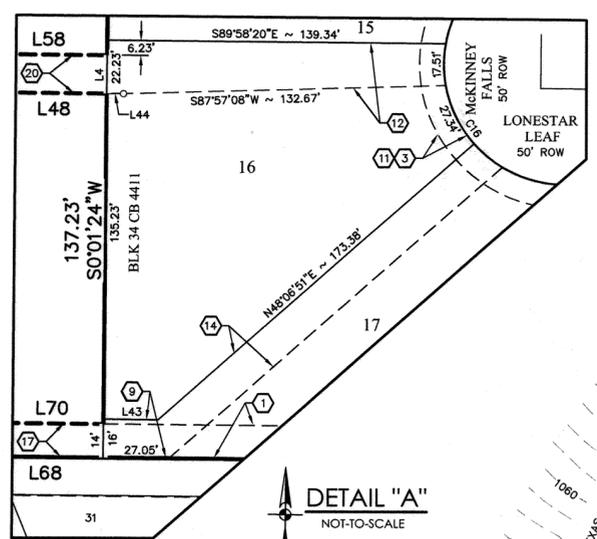
DETAIL "D" - 30' TEMPORARY ACCESS EASEMENT
NOT-TO-SCALE



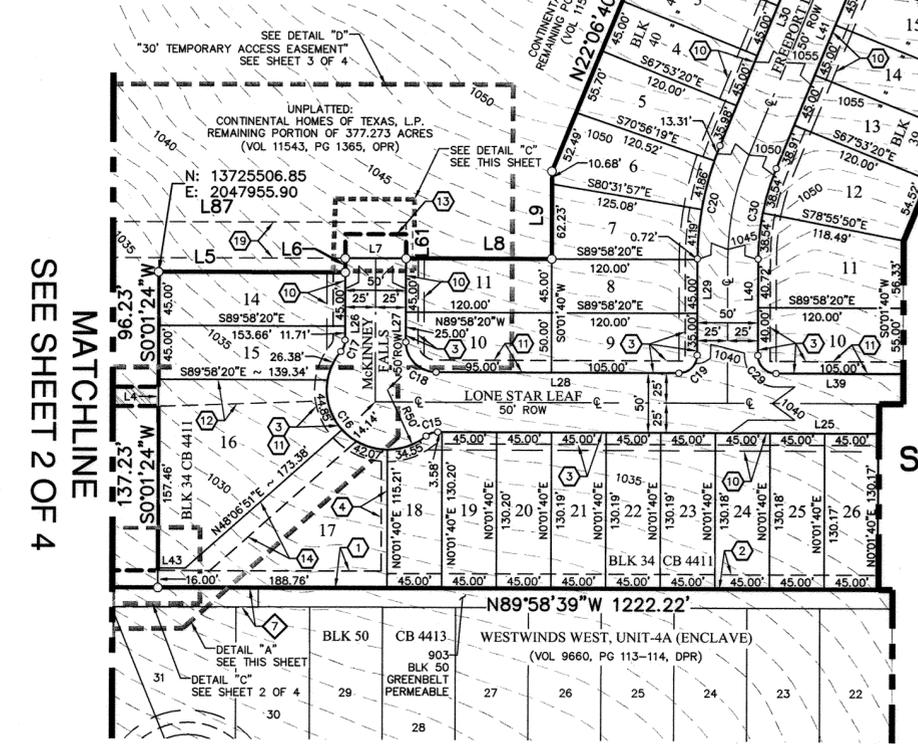
DETAIL "C"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "A"
NOT-TO-SCALE

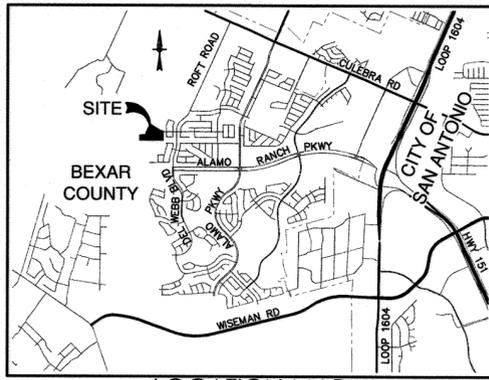


MATCHLINE
SEE SHEET 4 OF 4

SEE SHEET 1 OF 4
FOR LINE &
CURVE TABLES

SEE SHEET 2 OF 4
MATCHLINE





LOCATION MAP

NOT-TO-SCALE

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	"	REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW

—1140— EXISTING CONTOURS
 - - - - - 1140 - - - - - PROPOSED CONTOURS

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 9 16' DRAINAGE EASEMENT
- 10 15' BUILDING SETBACK LINE
- 11 10' BUILDING SETBACK LINE
- 12 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 13 VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (0.097 TOTAL ACRES - "OFF-LOT")
- 14 15' DRAINAGE EASEMENT
- 15 16' WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OR LOT (0.069 TOTAL ACRES - "OFF-LOT")
- 16 "LIFT STATION" SEWER EASEMENT (0.231 TOTAL ACRES - "OFF-LOT")
- 17 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OR LOT (0.064 TOTAL ACRES - "OFF-LOT")
- 18 VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OR LOT (0.331 TOTAL ACRES - "OFF-LOT")
- 19 30' TEMPORARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OR LOT (0.398 TOTAL ACRES - "OFF-LOT")
- 20 16' WIDTH SANITARY SEWER EASEMENT (0.048 TOTAL ACRES - "OFF-LOT")
- 1 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 27-31 DPR)
- 2 10' BUILDING SETBACK LINE (VOL 9571, PG 27-31 DPR)
- 3 20' BUILDING SETBACK LINE (VOL 9571, PG 27-31 DPR)
- 4 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 27-31 DPR)
- 5 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 27-31 DPR)

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 CORS 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.

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.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY 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 ALTER, ALTER, RELEASE OR OTHERWISE AFFECT ANY DISTINGUISHED ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
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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

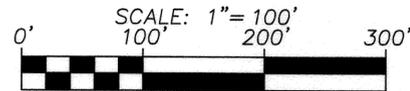
STATE OF TEXAS
 COUNTY OF BEXAR
 LICENSED PROFESSIONAL ENGINEER

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.

Paul E. Dawson
 REGISTERED PROFESSIONAL LAND SURVEYOR

CONT. - LEGEND

- 6 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9660, PG 109-112 DPR)
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- 2 LOT 901, BLOCK 38, OPEN SPACE PERMEABLE (0.415 ACRES)



PLAT NUMBER 140381

SUBDIVISION PLAT OF
 ALAMO RANCH UNIT 14A

BEING 15.960 ACRE TRACT OF LAND ESTABLISHING LOTS 14-41, 58-59, BLOCK 34 & LOTS 1-11 & 901, BLOCK 38, LOTS 1-19, BLOCK 39 AND LOTS 1-11, BLOCK 40, CB 4411 OUT OF A 377.273 ACRE TRACT OF LAND RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B & C.R.R. CO SURVEY NUMBER 385, ABSTRACT 98, COUNTY BLOCK 4410, THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 AND THE B.B.B & C.R.R. CO SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411 IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 FAX: 210.375.9010

DATE OF PRINT: February 16, 2015

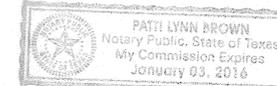
STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
 A TEXAS LIMITED PARTNERSHIP
 BY CHEX OF TEXAS INC.
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
 211 N. LOOP 1604 EAST, SUITE 130
 SAN ANTONIO, TEXAS 78232
 (210) 496-2886

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 16, 2015, A.D. 2015.



Patti Lynn Brown
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 14A 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
 _____ DEPUTY

SEE SHEET 1 OF 4
 FOR LINE & CURVE TABLES

SHEET 4 OF 4



ALAMO RANCH UNIT 14A
 Civil Job No. 7529-19; Survey Job No. 9034-14



City of San Antonio

Agenda Memorandum

File Number: 15-1470

Agenda Item Number: 4.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Castle Hills U1, Enclave BSL Replat 150164

SUMMARY:

Request by Jeremy Flach, Meritage Homes of Texas, L.L.C, for approval to replat a tract of land to establish Castle Hills U1, Enclave BSL Replat Subdivision, generally located southeast of the intersection of Amhurst Drive and Silver Oaks Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9
Filing Date: February 4, 2015
Owner: Jeremy Flach, Meritage Homes of Texas, L.L.C
Engineer/Surveyor: M.W. Cude Engineers, LLC
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

“R-4 R-5 R6 RM-4 MF-33” Residential Single-Family, Residential Mixed, and Multi-Family District”

Master Development Plans:

MDP 13-00003, Castle Hills Subdivision, accepted on May 20, 2014

Notices:

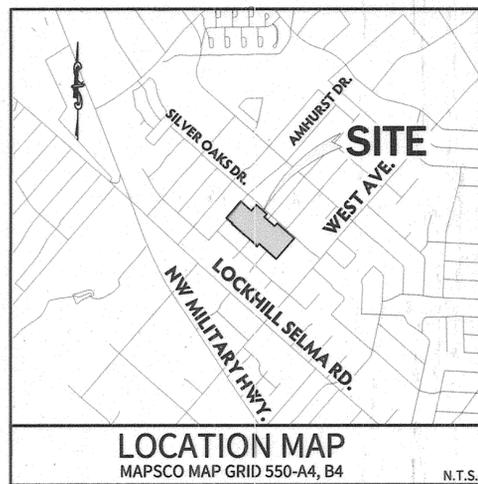
To the present, staff has not received any written responses in opposition from the surrounding property owners.

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(d) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 6.049 acre tract of land, which proposes forty two (42) single-family residential lots.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CASTLE HILLS UNIT 1, ENCLAVE WHICH IS RECORDED IN VOLUME 9878, PAGES 131-132, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER _____
DULY AUTHORIZED AGENT _____
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

LEGEND

- Ac. = ACRES
- Ave. = AVENUE
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND 1/2" IRON PIPE
- G.P.M. = GALLONS PER MINUTE
- HWY. = HIGHWAY
- L1 = LINE NUMBER
- MIN. = MINIMUM
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- Pg. = PAGE
- P.S.I. = POUNDS PER SQUARE INCH
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- R.D. = ROAD
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- (ELEV.) = PROPOSED CONTOUR
- ELEV- = STREET CENTERLINE
- ELEV- = EXISTING GROUND MAJOR CONTOUR
- ELEV- = EXISTING GROUND MINOR CONTOUR
- ELEV- = EXISTING PROPERTY LINE
- = BUILDING SETBACK LINE
- - - = EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
WAYNE A. SEEWALD, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

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

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- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER CONNECTION.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1986418) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(1).

SURVEYOR'S NOTES:

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

DRAINAGE NOTE:

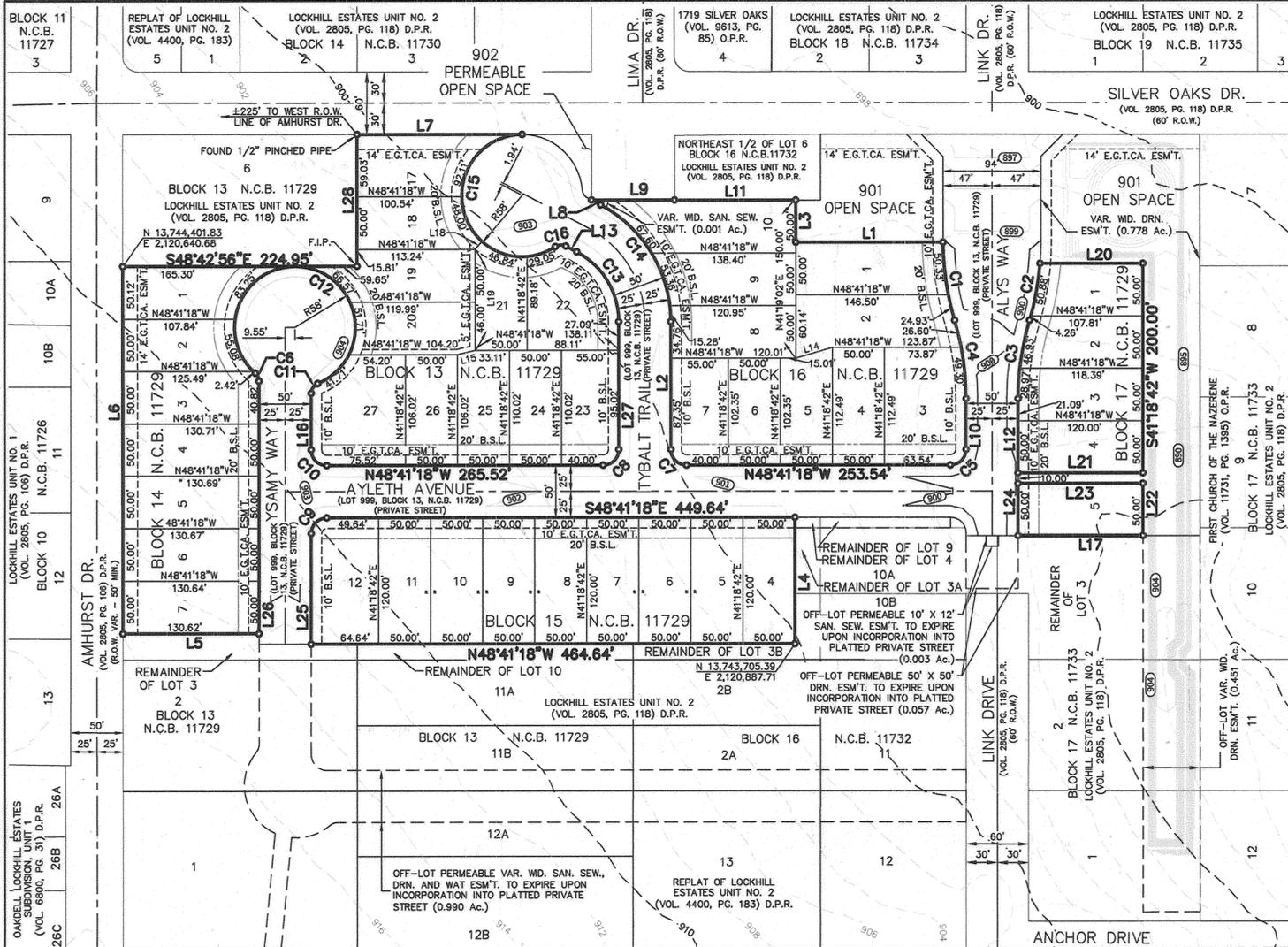
- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED,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

MISCELLANEOUS NOTES:

- ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, & EASEMENTS OF ANY NATURE WITHIN CASTLE HILLS UNIT 1, ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- ALL PRIVATE STREETS (LOT 999, BLOCK 13, N.C.B. 11729; ALYS WAY, AYLETH AVENUE, TYBALT TRAIL & YSAMY WAY) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

DETENTION POND NOTE:

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



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	141.51'	S48°41'18"E	L16	54.13'	N41°18'42"E
L2	122.11'	N41°18'42"E	L17	120.00'	N48°41'18"W
L3	39.88'	S41°19'02"W	L18	10.20'	N82°55'33"E
L4	120.00'	S41°18'42"W	L19	96.00'	N41°18'42"E
L5	130.62'	N48°41'18"W	L20	98.83'	S48°41'18"E
L6	350.12'	N41°17'08"E	L21	120.00'	N48°41'18"W
L7	158.55'	S48°40'28"E	L22	50.00'	S41°18'42"W
L8	10.07'	N21°08'05"W	L23	120.00'	S48°41'18"E
L9	79.81'	S48°39'40"E	L24	50.00'	N41°18'42"E
L10	48.48'	S41°18'42"W	L25	105.00'	N41°18'42"E
L11	116.32'	S48°35'21"E	L26	240.82'	S41°18'42"W
L12	71.09'	N41°18'42"E	L27	122.11'	S41°18'42"W
L13	11.83'	S21°08'05"E	L28	124.83'	N41°18'35"E
L14	36.43'	N64°50'55"W			
L15	17.38'	N82°00'17"W			

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING 6.049 ACRES OF LAND CONSISTING OF ALL OF LOTS 17-27, BLOCK 13, N.C.B. 11729, LOTS 1-7, BLOCK 14, N.C.B. 11730, LOTS 4-12, BLOCK 15, N.C.B. 11729, LOTS 1-10, BLOCK 16, N.C.B. 11729, AND LOTS 1-5, BLOCK 17, N.C.B. 11729 ESTABLISHED BY THE CASTLE HILLS UNIT 1, ENCLAVE PLAT RECORDED IN VOLUME 9678, PAGES 131-132, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NUMBER: 150164

BSL REPLAT ESTABLISHING CASTLE HILLS U1, ENCLAVE BSL REPLAT

THIS PLAT IS FOR THE PURPOSE OF REMOVING THE BUILDING SETBACK LINES PREVIOUSLY CREATED WITH THE CASTLE HILLS UNIT 1, ENCLAVE PLAT DESCRIBED AS A 11.079 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 9678, PAGES 131-132, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CUDE ENGINEERS

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TPE FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 02879.040

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER _____
DULY AUTHORIZED AGENT _____

OWNER/DEVELOPER
MERITAGE HOMES OF TEXAS, L.L.C.
3010 NORTH LOOP 1604 WEST, SUITE 214
SAN ANTONIO, TEXAS 78231
PHONE: (210) 402-6045
FAX: (210) 402-7397
CONTACT PERSON: JEREMY FLACH

STATE OF TEXAS
COUNTY OF BEXAR

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

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

IN AND FOR THE STATE OF TEXAS

BY: _____ CHAIRMAN
BY: _____ SECRETARY

THIS PLAT OF CASTLE HILLS U1, ENCLAVE BSL REPLAT 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. _____

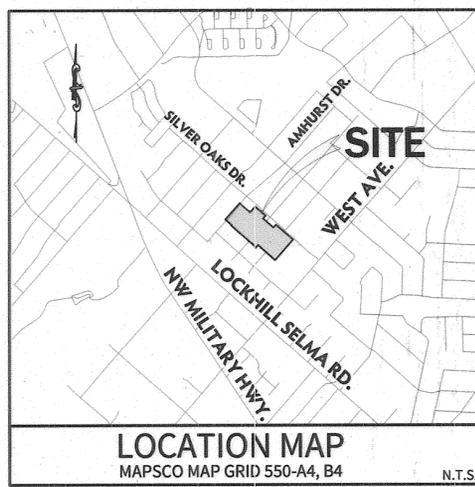
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

FEBRUARY 2015 SHEET 1 OF 2



CPS 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 GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

S.A.W.S. NOTES:
 1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
 3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
 4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
 5. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMER SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

MISCELLANEOUS NOTES:
 1. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, & EASEMENTS OF ANY NATURE WITHIN CASTLE HILLS UNIT 1, ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 3. ALL PRIVATE STREETS (LOT 999, BLOCK 13; N.C.B. 11729; ALYS WAY, AYLETH AVENUE, TYBALT TRAIL & YSAMAY WAY) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

IREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 19886418) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(1).

SURVEYOR'S NOTES:
 1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83 (93).
 2. BEARINGS ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
 3. 1/2" IRON RODS WITH RED CAP STAMPED M.W. CUDE SET AT ALL SUBDIVISION BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 150164

BSL REPLAT ESTABLISHING CASTLE HILLS U1, ENCLAVE BSL REPLAT

THIS PLAT IS FOR THE PURPOSE OF REMOVING THE BUILDING SETBACK LINES PREVIOUSLY CREATED WITH THE CASTLE HILLS UNIT 1, ENCLAVE PLAT DESCRIBED AS A 11.079 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 967B, PAGES 131-132, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

OWNER

DULY AUTHORIZED AGENT

OWNER/DEVELOPER
 HERITAGE HOMES OF TEXAS, L.L.C.
 3010 NORTH LOOP 1604 WEST, SUITE 214
 SAN ANTONIO, TEXAS 78231
 PHONE: (210) 402-6045
 FAX: (210) 402-7397
 CONTACT PERSON: JEREMY FLACH

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

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

IN AND FOR THE STATE OF TEXAS

BY: _____ CHAIRMAN

BY: _____ SECRETARY

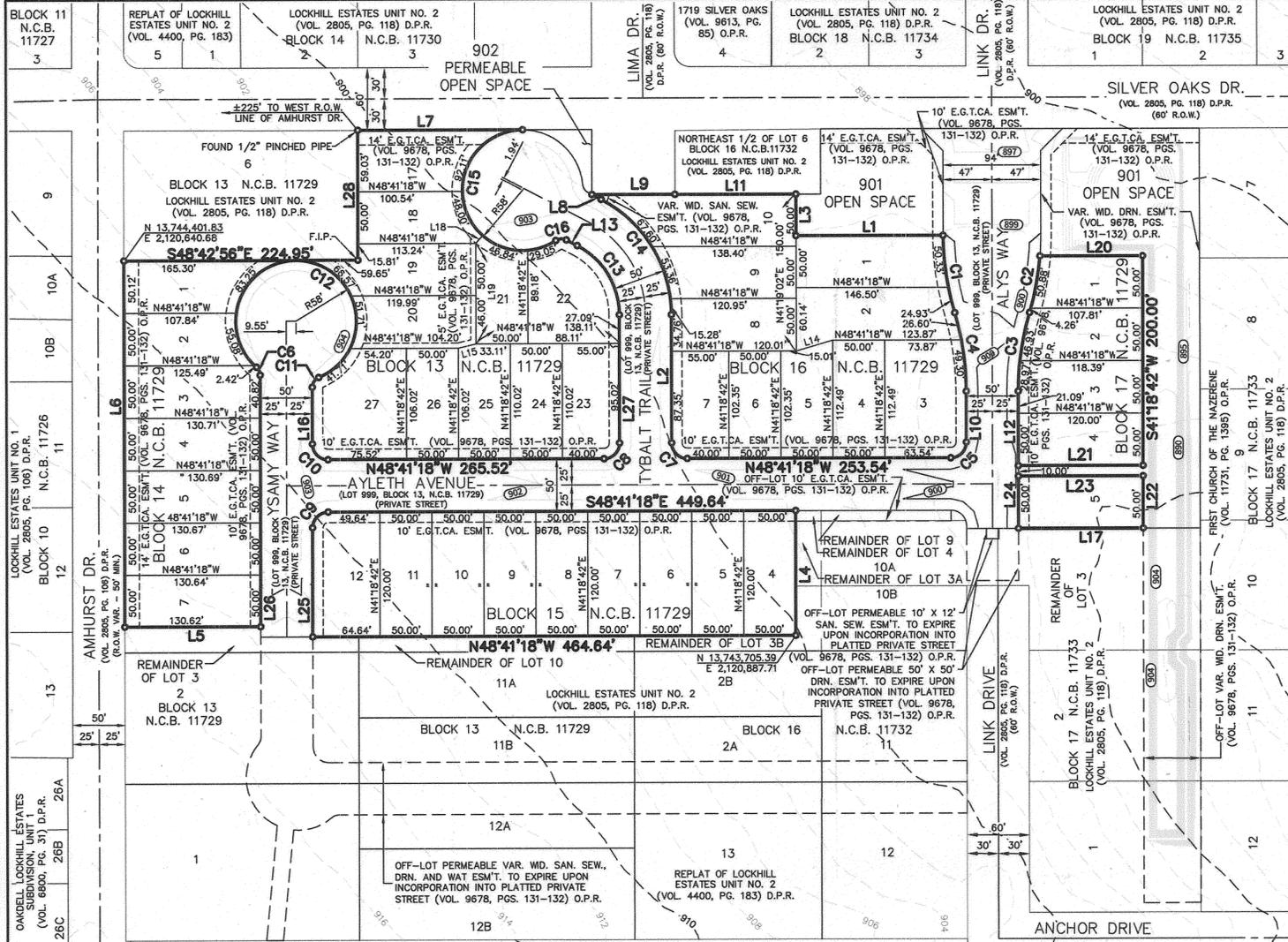
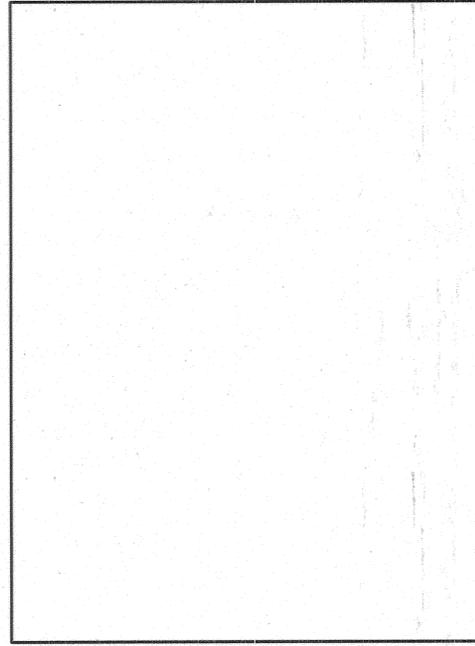
STATE OF TEXAS
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

FEBRUARY 2015 SHEET 2 OF 2



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	260.00'	16°35'03"	37.89'	75.26'	75.00'	S32°50'48"W
C2	260.00'	12°09'02"	27.67'	55.14'	55.03'	N51°57'45"E
C3	260.00'	16°43'33"	38.22'	75.90'	75.63'	N49°40'29"E
C4	260.00'	16°43'33"	38.22'	75.90'	75.63'	S32°56'56"W
C5	15.00'	90°00'00"	15.00'	23.56'	21.21'	S86°18'42"W
C6	10.00'	49°04'12"	4.56'	8.56'	8.30'	S16°46'36"W
C7	15.00'	90°00'00"	15.00'	23.56'	21.21'	N03°41'18"W
C8	15.00'	90°00'00"	15.00'	23.56'	21.21'	S86°18'42"W
C9	15.00'	90°00'00"	15.00'	23.56'	21.21'	N86°18'42"E
C10	15.00'	90°00'00"	15.00'	23.56'	21.21'	N03°41'18"W
C11	10.00'	68°01'14"	6.75'	11.87'	11.19'	N75°19'19"E
C12	58.00'	297°05'26"	300.74'	300.74'	60.53'	N39°12'47"W
C13	75.00'	62°26'48"	45.46'	81.74'	77.76'	S10°05'19"W
C14	125.00'	62°26'48"	75.77'	136.24'	129.59'	N10°05'19"E
C15	58.00'	213°22'27"	216.00'	216.00'	111.12'	S24°38'21"W
C16	10.00'	60°54'46"	5.88'	10.63'	10.14'	S51°35'28"E

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

STATE OF TEXAS
 COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
 WAYNE A. SEEWALD, R.P.L.S.

STATE OF TEXAS
 COUNTY OF BEXAR



City of San Antonio

Agenda Memorandum

File Number: 15-1687

Agenda Item Number: 5.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Waterwood Office Subdivision 110099

SUMMARY:

Request by Jason Gale, Waterwood Office, LLC. for approval of a two (2) year time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development code (UDC), for the Waterwood Office Subdivision, generally located on the north side of F.M. Loop 1604 and west of IH-37. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: January 28, 2015

Owner: Jason Gale, Waterwood Office, LLC.

Engineer: ADA Consulting Group, Inc

Staff Coordinator: Juanita B. Romero, Planner (210) 207-8264

ANALYSIS:

The applicant is requesting a time extension due to the recent annexation approved for the surrounding areas. The applicant states that the annexation halted all plans of development or progress for the subject tract of land.

Case History:

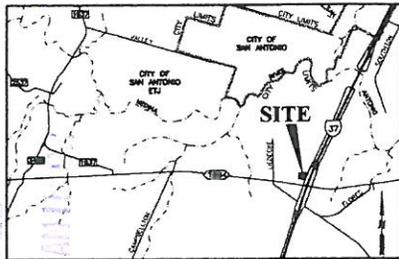
The Director approved this plat on March 16, 2011. Time extension was granted on March 11, 2014 to expire on March 15, 2015. The plat has not been recorded.

ALTERNATIVE ACTIONS:

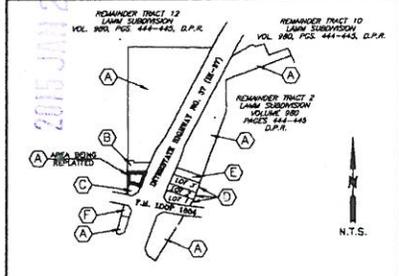
The Planning Commission can Approve, Approve as Amended, or Disapprove the request for time extension, as per section 35-430(f)(2) of the Unified Development Code.

RECOMMENDATION:

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



LOCATION MAP
MAPSCO 2010 PAGE 752 GRID C3
NOT TO SCALE



AREA BEING REPLATTED:
THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS A PORTION OF ONE OF THE REMAINING NON-CONTIGUOUS PORTIONS OF TRACT 1, LAMM SUBDIVISION, RECORDED IN VOLUME 980, PAGES 444-445, DEED & PLAT RECORDS OF BEAR COUNTY, TEXAS.

- LEGEND**
- FOUND 1/2" STEEL PIN
 - FOUND TAOPT TYPE 1 MONUMENT
 - ⊗ SET CONCRETE ANCHOR W/ METAL WADDER (STAMPED ACS, INC.)
 - SET 1/2" STEEL PIN WITH PLASTIC CAP (MARKED ACS, INC.)
 - 884--- EXISTING CONTOUR LINE (FT)
 - ELEC = ELECTRIC
 - TELE = TELEPHONE
 - CATV = CABLE TELEVISION
 - ESMT = EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - VL. = VOLUME
 - PG. = PAGE
 - EX. = EXISTING
 - C.B. = COUNTY BLOCK
 - N.C.B. = NEW CITY BLOCK
 - R.O.W. = RIGHT-OF-WAY
 - N.T.S. = NOT TO SCALE
 - COGA = CITY OF SAN ANTONIO
 - TWOOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - S.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - D.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF BEAR:

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

DONALD ORCIAN
DONALD ORCIAN, M.S., P.E.
c/o ADA CONSULTING GROUP, INC.
90244
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90244

STATE OF TEXAS,
COUNTY OF BEAR:

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

MICHAEL J. HARRIS
MICHAEL J. HARRIS, P.L.S.
c/o ACS SURVEYING, INC.
FIRM REGISTRATION NO. 15181-03
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4381

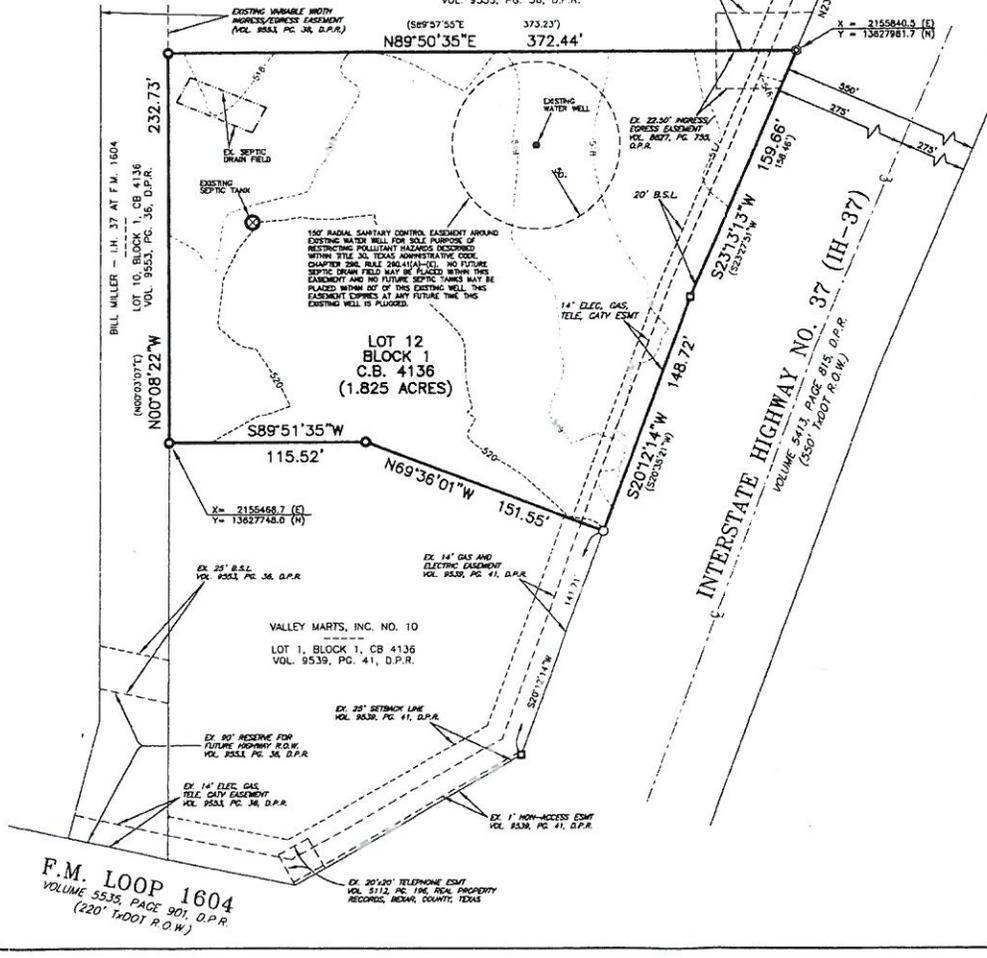
- GENERAL NOTES:**
- BEARING BASE: MAGN. GRID NORTH DERIVED FROM G.P.S. OBSERVATION TAKEN AT (NAD 83 COR594) (EPOCH:2002.0000)
LATITUDE 27°13'10.48618" NORTH LONGITUDE
WEN 47°07'04" WEST
DISTANCE AND AREAS SHOWN HEREON ARE SURFACE.
 - COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES (TXSD) COMBINED SCALE FACTOR OF 0.999944438 FROM OPUS SOLUTION. PLOT'S 50 THRU 96 BEAR ARE 01 1972.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY JANUARY 5, 2011. VERTICAL DATUM: TEXAS DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL STATION H0300000.
 - AT TIME OF PLATTING, THE ENTIRE AREA BEING PLATTED IS LOCATED WITHIN THE CITY OF SAN ANTONIO EXTRAJURISDICTION (EXTJ).
 - (1) INDICATES RECORD CALLS AS PER VOL. 9408, PG. 432, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.
 - A TAOPT PERMITTED SHARED DRAINAGE CURRENTLY EXISTS WITH THE ADJUTING LOT 10 WHILE A WADDER OF ONE (1) ACCESS POINT ALONG THE 1-37 FRONTAGE ROAD IS ALLOWED (SEE TAOPT NOTE #2). AT TIME OF PLATTING THIS SITE HAS AN EXISTING SECOND DRAINAGE WITHIN THE 1-37 FRONTAGE ROAD WHICH IS TO REMAIN AND MAY NOT BE WIDENED, MODIFIED, OR OTHERWISE ALTERED WITHOUT TAOPT APPROVAL.

- PROPERTY CALL LEGEND:**
- (A) ONE OF THE NON-CONTIGUOUS PORTIONS OF THE REMAINING TRACT 1, LAMM SUBDIVISION, RECORDED IN VOL. 980, PGS. 444-445, D.P.R.
 - (B) LOT 10, BLOCK 1, C.B. 4136, BILL MILLER - I.H. 37 AT F.M. 1604 SUBDIVISION, RECORDED IN VOL. 9539, PG. 36, D.P.R.
 - (C) LOT 1, BLOCK 1, C.B. 4136, VALLEY MARTS, INC. NO. 10 SUBDIVISION, RECORDED IN VOL. 9539, PG. 41, D.P.R.
 - (D) LOTS 1-3, C.B. 4136, SOUTHWEST NO. 2 SUBDIVISION, RECORDED IN VOL. 9531, PG. 22, D.P.R.
 - (E) LOT 10, C.B. 4136, JAMES W. WELLS SUBDIVISION, RECORDED IN VOL. 9532, PG. 70, D.P.R.
 - (F) LOT 1, BLOCK 1, C.B. 4136, LONE STAR ICE & FOOD STORE, NO. 78 SUBDIVISION, RECORDED IN VOL. 9513, PG. 72, D.P.R.

- TAOPT 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 REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG THE 1-37 FRONTAGE ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 306.38'.
- WASTEWATER EDPU 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.
- IMPACT FEE PAYMENT DUE:**
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- FLOOD PLAIN NOTE:**
NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 480200203K, EFFECTIVE SEPTEMBER 28, 2010.

- BUILDING SETBACK NOTE:**
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- BEAR COUNTY MAINTENANCE NOTE:**
THE SERVICES IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- CITY PUBLIC SERVICE (CPS) NOTES:**
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE (CPS)) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSMISSION EASEMENT," FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, OPERATING, AND ERECTING POLES, HANGERS OR BUNDLING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSMISSIONS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER DRAINWAYS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER STRUCTURES WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MANDATORY FEE 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 AVOID, 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 EASEMENTS ARE DESCRIBED BELOW.



PLAT NO. 110099

REPLAT ESTABLISHING:
WATERWOOD OFFICE SUBDIVISION

REPLAT SHOWING SURVEY OF A LEAS 4000 TRACT OF LAND OUT OF SURVEY NUMBER 34, COLONES CASHAWAY, ABSTRACT NUMBER 128, COUNTY BLOCK 4136 IN BEAR COUNTY, TEXAS, SAID LEAS 4000 TRACT OF LAND DESCRIBED IN A DEED TO WATERWOOD OFFICE, L.L.C., RECORDED IN VOLUME 13003, PAGE 841 OF THE OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A 2.00 TRACT OF LAND DESCRIBED IN A DEED TO G.S. GALE REAL ESTATE, INC. RECORDED IN VOLUME 4488, PAGE 432 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS, AND FURTHER PREVIOUSLY ONE OF MANY REMAINING, NON-CONTIGUOUS PORTIONS OF TRACT 1, LAMM SUBDIVISION AS RECORDED IN VOLUME 980, PAGES 444-445, DEED & PLAT RECORDS, BEAR COUNTY, TEXAS.

SCALE: 1" = 50 FT

ADA CONSULTING GROUP, INC.
TEXAS REGISTERED ENGINEERING FIRM NO. F08112
12150 VALLIANT STE B SAN ANTONIO TX 78259
(210) 340-5670 www.ADACG.COM

ADAG PROJECT No. 422-02 DATE: FEBRUARY 25, 2011

OWNER:
WATERWOOD OFFICE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
13315 SAN PEDRO AVE.
SAN ANTONIO, TX 78233

STATE OF TEXAS,
COUNTY OF BEAR:

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 DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WOODS, OPEN SPACES, EXHIBITS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John Gale
WATERWOOD OFFICE, L.L.C.
BY: JOHN GALE, ITS VICE PRESIDENT

STATE OF TEXAS,
COUNTY OF BEAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED 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
THE 25 DAY OF FEBRUARY 2011.

DONALD ORCIAN
Notary Public
State of Texas
My Comm. Exp. 08-04-2014

THIS INSTRUMENT, WATERWOOD OFFICE SUBDIVISION, WAS SUBMITTED TO BEAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS THE ____ DAY OF _____, 2011.

BY: EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

THE PLAT OF WATERWOOD OFFICE SUBDIVISION, WAS SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS ____ DAY OF _____ A.D. 2011.

BY: DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS,
COUNTY OF BEAR:

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, 2011.

BY: _____ DEPUTY COUNTY CLERK, BEAR COUNTY, TEXAS

Juanita

Sales Office
4149 South Loop 1604 E.
(210) 621-2270



Main Office
15315 San Pedro
San Antonio, Texas 78232
(210) 494-5237

January 27, 2015

Time Extension Request
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo St.
San Antonio, TX 78204

RE: Waterwood Office Subdivision
COSA Plat# 110099

SUE: Time Extension Request - UDC 35-430(f)(2)

To Whom It May Concern:

Proposed project is the platting of 1.825 acres of land and we hereby request a two (2) year Planning Commission time extension as allowed by UDC 35-430(f)(2) with the following elements for consideration:

- ***If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property***
If the time extension is not granted our plat will expire and we can not make further development use of the property (i.e. pull building permits).
- ***The hardship relates to the applicant's land, rather than personal circumstances***
Hardship relates to the recent annexation approved for our surrounding area. When we were made aware we halted all plans of development or progress for the subject tract of land.
- ***The hardship is unique, or nearly so, rather than one shared by many surrounding properties***
The City rarely annexes land, much less as much as is being annexed currently and therefore this hardship is unique.
- ***The hardship is not the result of the applicant's own actions***
As the owner I did not cause or request the recent City land annexation which was the basis of our delay.
- ***The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.***
Surrounding property is bound by platted lots and/or R.O.W. so our delay in platting will not be injurious or prevent orderly subdivision of surrounding property.

Conclusion:

In my opinion, the proposed time extension request remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

Jason Gale, Vice-President
Waterwood Office, LLC.

Attachments: Plat 110099 dated 2-25-2011 (approved by Director March 16, 2011)



City of San Antonio

Agenda Memorandum

File Number: 15-1676

Agenda Item Number: 6.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Transportation and Capital Improvements (TCI)

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Close and Barricade Railroad Crossing at Hoefgen Avenue

SUMMARY:

This resolution will authorize the railroad crossing closure at Hoefgen Avenue (close to Essex) located in Council District 2, which is necessary to provide safe roadways and rail crossings at this location.

BACKGROUND INFORMATION:

Over the last several years, the railroad crossing along Hoefgen, near Essex, has presented a challenge for vehicles trying to cross the roadway. It has come to our attention that there has been an increase in vehicle crashes at this crossing. In some cases, vehicles have become lodged over the railroad tracks and struck by the train. The City of San Antonio's Transportation and Capital Improvements (TCI) Department has made several signage improvements to warn motorists, but this year alone there have been several incidents where the train has struck a limousine and an 18 wheeler. No one was injured, but it has prompted a review to determine the recent history of issues at this crossing.

The Transportation & Capital Improvements Department is requesting the closure of a railroad crossing (DOT# 764292J) at Hoefgen Avenue, close to Essex, in order to provide safe roadways and rail crossings at this location. This closure is essential to ensure the safety of our residents, and that no further accidents of this nature occur in the future.

Community outreach was achieved through a public meeting, distribution of flyers and the use of message signs. The neighborhood meeting was held regarding the proposed closure on November 1, 2012. The community is supportive of the closure of this railroad crossing, which will improve overall safety for residents in the area.

ISSUE:

This resolution will close and barricade a railroad crossing at Hoefgen Avenue (close to Essex) in order to enhance the safety of the

ALTERNATIVES:

The closure of this railroad crossing will facilitate Safety. City Council could choose not to approve this item. However, disapproval of this request will not allow the closure of the crossing, and other alternatives will have to be analyzed.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

RECOMMENDATION:

Staff recommends approval of the railroad closure at Hoefgen Avenue, close to Essex, located in Council District 2.



LEGEND

-  New Jersey Concrete Barriers
-  Type III Barricades with Lights
-  Effected Businesses
-  Dynamic Messaging Signs
-  Dead End Signs
-  Alternate Routes



City of San Antonio

Agenda Memorandum

File Number: 15-1728

Agenda Item Number: 7.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Plan Amendment 15020

(Associated Zoning Case Number Z2015092)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Regional Center

Proposed Land Use Category: Mixed Use Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 25, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Medical Center Hotel SA, Inc.

Applicant: P. W. Christensen, P.C.

Representative: P. W. Christensen, P.C.

Location: Approximately 3.999 acres of land being Lots 11 and 16 in NCB 13663, located at 7401 Wurzbach Road

Total Acreage: 3.999 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Planning Team: 38

Applicable Agencies: None

Transportation

Thoroughfare: Wurzbach Road

Existing Character: Primary Arterial Type A

Proposed Changes: None

Thoroughfare: Babcock Road

Existing Character: Primary Arterial Type A

Proposed Changes: None

Thoroughfare: Melrose Holmgreen Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: John Smith Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop on Wurzbach Road in front of the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

HOU-2

High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.

Comprehensive Land Use Categories

Regional Center: Regional Center: Regional Center uses include both residential and non-residential uses.

RESIDENTIAL: High Density. Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses. **NON-RESIDENTIAL: Regional**

Commercial, Office. Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. **LOCATION:** Regional Centers

accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Example Zoning Districts:

MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Comprehensive Land Use Categories

Mixed Use Center: Mixed Use Center uses include both residential and non-residential uses. **RESIDENTIAL** uses are typically very High Density. Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. **NON-RESIDENTIAL** uses include Community Commercial, Office,

and Mixed Use. Generally: Detached or attached walkable retail services such as convenience stores, live/work

units, cafes, pantry stores, hotels, and other businesses. **LOCATION:** Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Example Zoning Districts:

MF-40, MF-50, MF-65, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, and MPCD

Land Use Overview

Subject Property

Future Land Use Classification

Regional Center

Current Use

Vacant commercial building

North

Future Land Use Classification

Regional Center

Current Use

Commercial Use

East

Future Land Use Classification

Regional Center

Current Use

Commercial Use

South

Future Land Use Classification

Regional Center

Current Use

Veteran's Hospital

West

Future Land Use Classification

Regional Center

Current Use

Commercial Use

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the North Sector Plan.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along Wurzbach Road and its close proximity to Babcock Road, two major arterials, makes

the area appropriate for more intense residential and commercial development. The applicant requests this plan amendment and associated zoning change in order to construct a multi-family development. The subject property is currently zoned "C-2" and multi-family uses are not permitted by right under this zoning district. However, while the Regional Center land use classification allows for the construction of multi-family homes by right; the associated zoning district required to implement the proposed development on the subject property requires a higher intensity zoning district and thus the need to request a change in the land use plan. The proposed amendment to Mixed Use Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "MF-65" zoning district. The proposed amendment to Mixed Use Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property's location on Wurzbach Road and its close proximity to Babcock Road and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a Mixed Use Center land use, make it appropriate for the Mixed Use Center classification. The Mixed Use Center land use classification would support the goals of the North Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Mixed Use Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

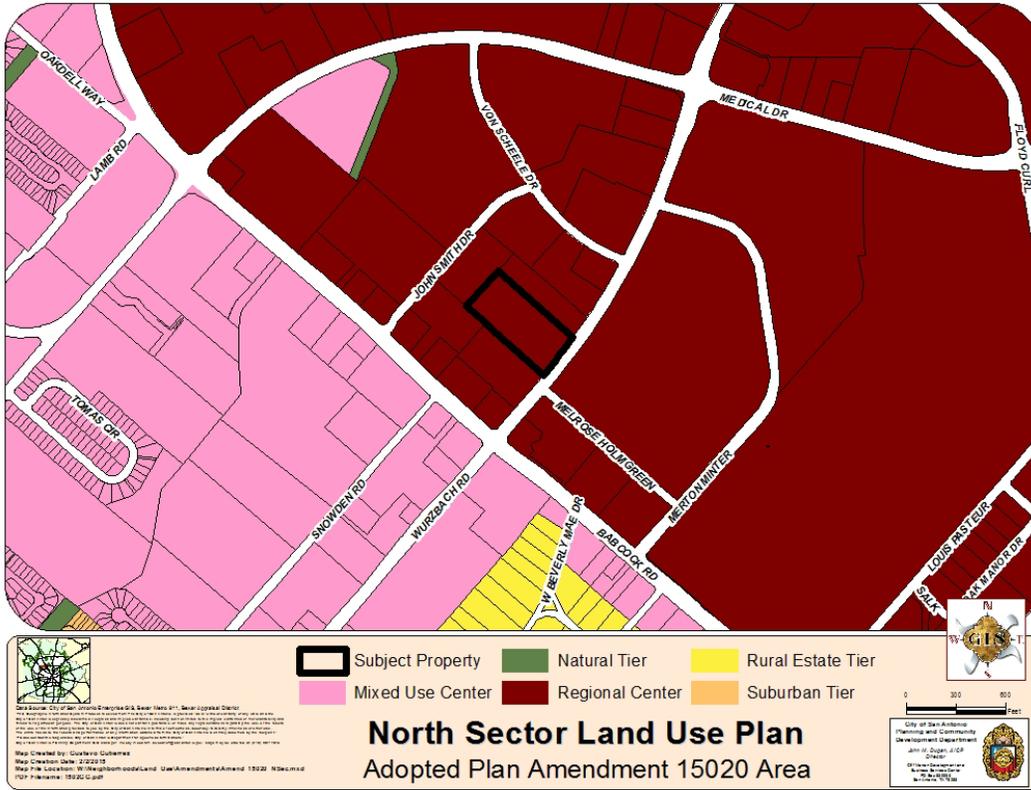
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub with Cover Charge 3 or More Days per Week

Proposed Zoning: "MF-65 AHOD" Multi- Family Airport Hazard Overlay District

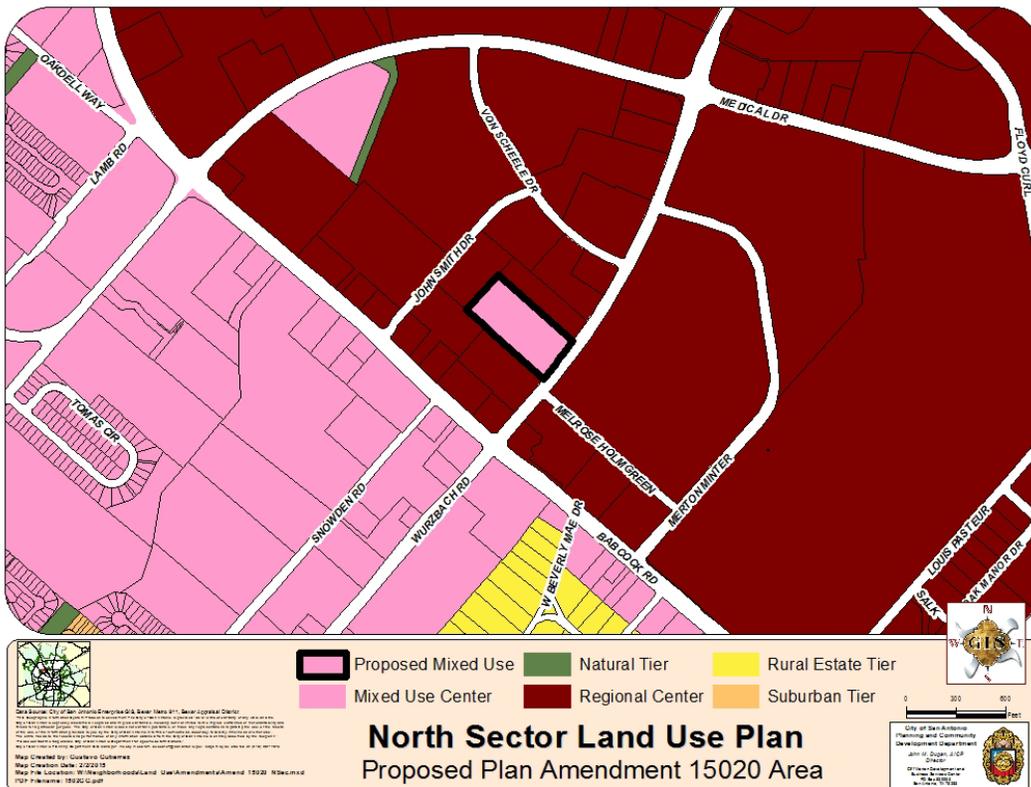
Zoning Commission Hearing Date: March 3, 2015

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM REGIONAL CENTER TO MIXED USE CENTER FOR AN AREA OF APPROXIMATELY 3.999 ACRES OF LAND OUT OF LOTS 11 AND 16 IN NCB 13663, LOCATED AT 7401 WURZBACH ROAD.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on February 25, 2015 and **APPROVED** the amendment on February 25, 2015; 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 North 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 25th DAY OF FEBRUARY 2015.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Marcello Diego Martinez, Chair
San Antonio Planning Commission



City of San Antonio

Agenda Memorandum

File Number: 15-1729

Agenda Item Number: 8.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Plan Amendment 15021

(Associated Zoning Case Number Z2015095)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 20, 2010

Current Land Use Category: Mixed Use

Proposed Land Use Category: High Density Residential and Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 25, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Alamo Park, Inc.

Applicant: Brown & Ortiz, P. C.

Representative: Brown & Ortiz, P. C.

Location: Approximately 15.531 acres of land out of NCB 14945 generally located at the Southwest corner of the intersection of Thousand Oaks Drive and Wurzbach Parkway.

Total Acreage: 15.531 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: Aviation Department

Transportation

Thoroughfare: Thousand Oaks Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A

Proposed Changes: None

Thoroughfare: IH-35

Existing Character: freeway

Proposed Changes: None

Public Transit:

There is a VIA bus stop three blocks south on Thousand Oaks Drive.

ISSUE:

Plan Adoption Date: May 20, 2010

Update History: None

Goal 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

Comprehensive Land Use Categories

Mixed Use: Mixed Use uses include low intensity residential and commercial uses. It can have mix of uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts. It is inclusive of community commercial uses and low and medium density residential uses. Examples are professional/personal services, shop front retail with restaurants, cafes and gift shops.

Example Zoning Districts:

MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25

Comprehensive Land Use Categories

High Density Residential: All residential uses, including apartments, condominiums and assisted living facilities. High Density uses typically located along or near major arterials or collectors. May be used as a transitional buffer between lower density residential uses and non-residential uses not recommended within the Noise Contours.

Example Zoning Districts:

MF-33, MF-40, MF-50, O-2,

Comprehensive Land Use Categories

Regional Commercial: High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. Should incorporate well-defined entrances, shared internal circulation, and limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses.

Example Zoning Districts:

NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2,

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use

Current Use

Vacant Land

North

Future Land Use Classification

UZROW, Public Institutional and Community Commercial

Current Use

Wurzbach Parkway, Athletic Field and Commercial Uses

East

Future Land Use Classification

Mixed Use Center and Regional Center by the North Sector Plan

Current Use

Vacant Land, Commercial and Industrial Uses

South

Future Land Use Classification

Parks/Open Space and Mixed Use Center and Regional Center by North Sector Plan

Current Use

Vacant Land, Commercial and Industrial Uses

West

Future Land Use Classification

Mixed Use

Current Use

Vacant Industrial site

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct a multi-family development on approximately 13 acres to the west end of the subject property and a commercial development on the remaining approximately 2.3 acres on the east end of the subject property. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The subject property is currently zoned "I-2 S" and multi-family or commercial uses are not permitted by right under this zoning district. However, while the Mixed Use land use classification allows for the construction of multi-family and community scale commercial uses by right, the associated zoning districts required to implement the proposed developments on the subject property require a higher intensity zoning district and thus the need to request a change in the land use plan.

The subject property's location at the intersection of two major arterials and its close proximity to IH-35 and the general surrounding conditions which include a mix of community scale residential and commercial development uses to the east and south make it appropriate for the High Density Residential and Regional Commercial land use classifications. The proposed change supports the goals of the San Antonio International Airport Vicinity Land Use Plan of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible uses.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The subject property's location at the intersection of two major arterials and its close proximity to IH-35 and the general surrounding conditions which include a mix of community scale residential and commercial development uses to the east and south make it appropriate for the High Density Residential and Regional Commercial land use classifications.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

Current Zoning:

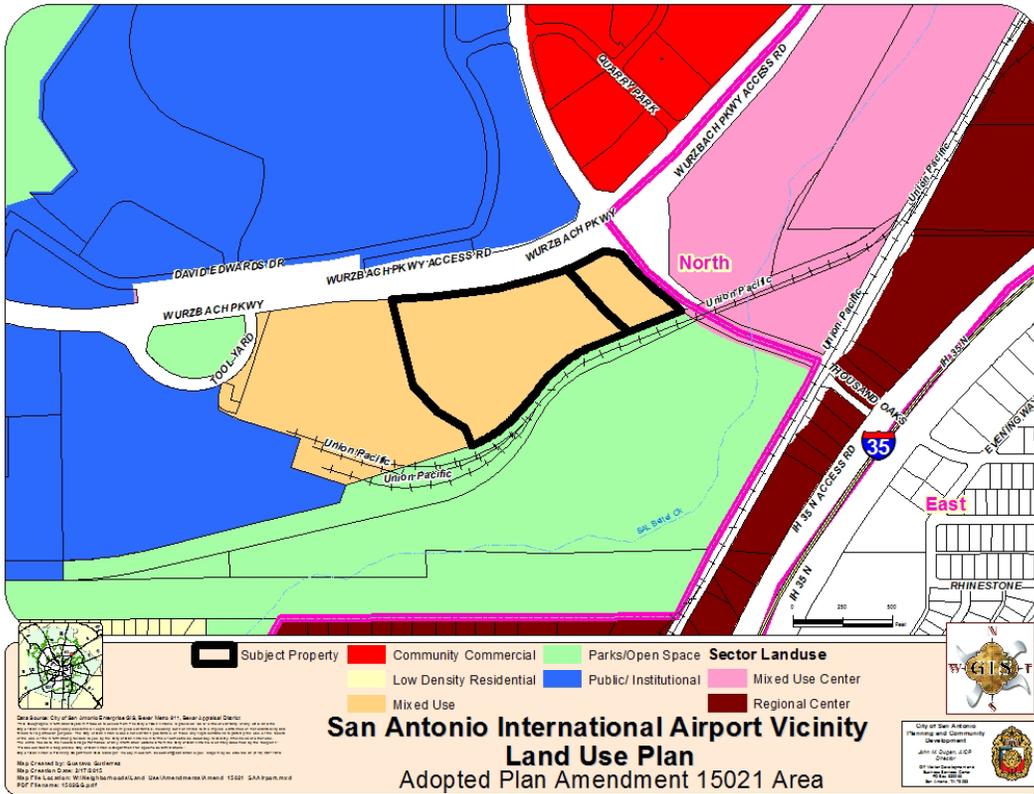
"I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry

Proposed Zoning: "MF-33 AHOD Multi- Family Airport Hazard Overlay District on 13.007 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres

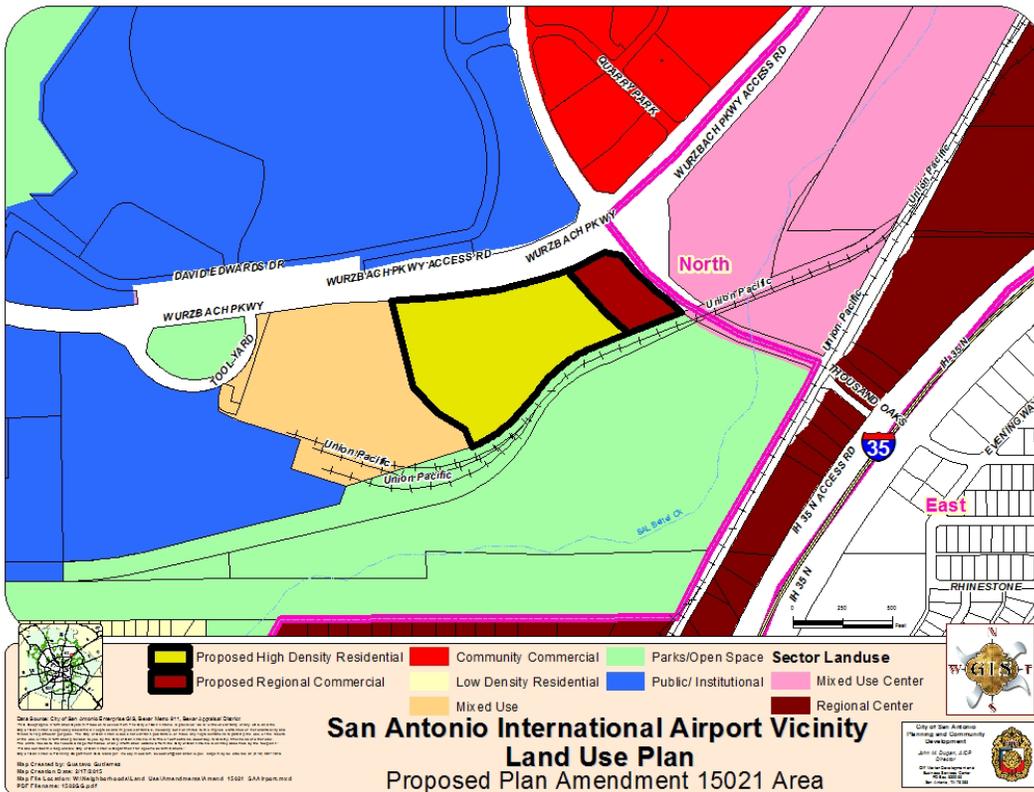
Zoning Commission Hearing Date: March 3, 2015

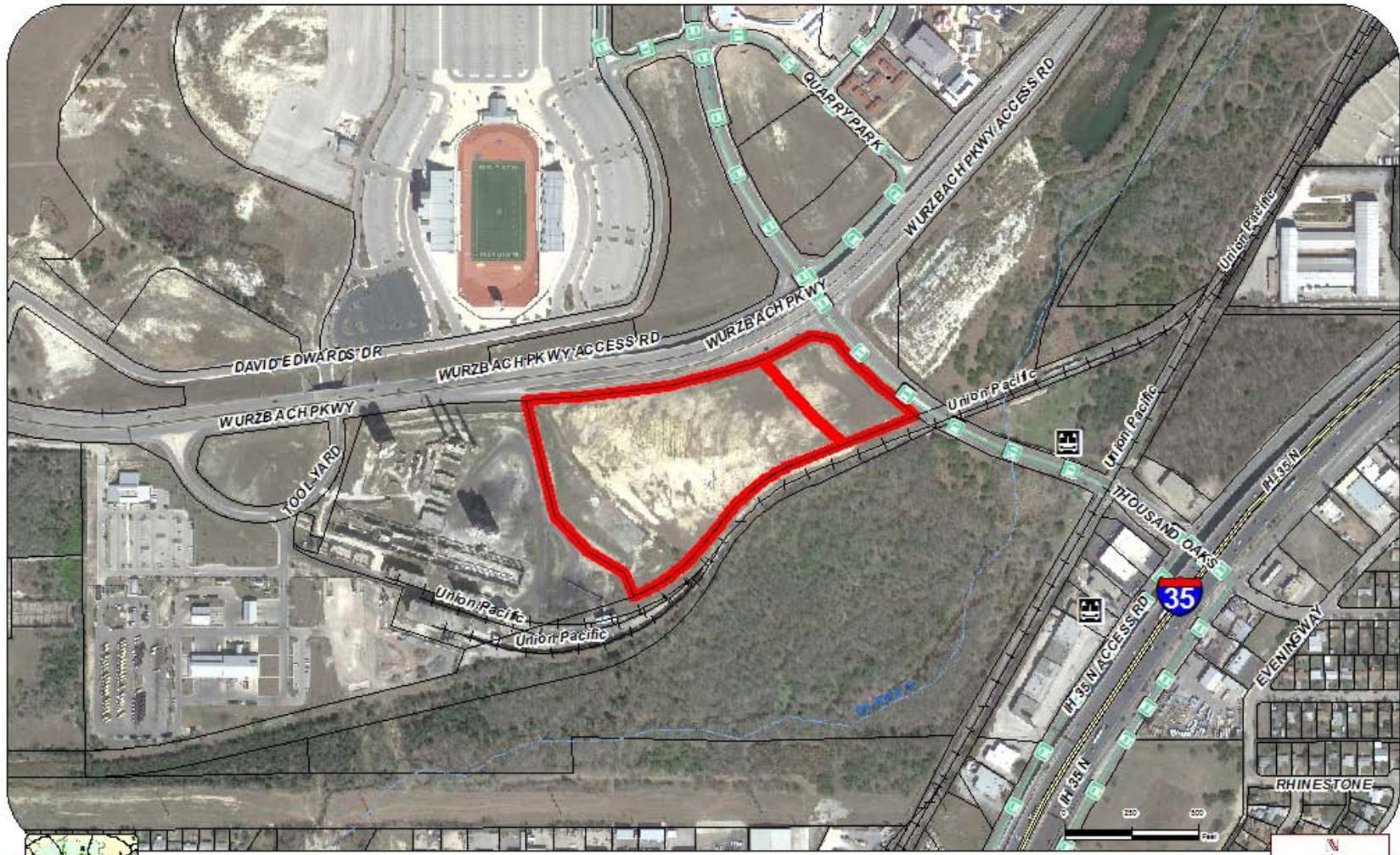
Attachment 1

Land Use Plan as adopted:



Proposed Amendment:





2013 Aerial

Subject Property VIA Bus Stops VIA Bus Routes



Data Source: City of San Antonio, Esri/ArcGIS, Seair Metro #11, Seair Approval District
 This map is for informational purposes only. It is not intended to be used for legal or financial purposes. 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 damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 2/2/2015
 Map File Location: \\w\gis\to\hoad\land_use\amend\amend_15021_SAA\map.mxd
 PDF Filename: 15021G.pdf

San Antonio International Airport Vicinity Land Use Plan Proposed Plan Amendment 15021 Area

City of San Antonio
 Planning and Community
 Development
 John M. Duggan, JCP
 Council
 City Center Development
 Planning Center
 100 N. Nueces Street
 San Antonio, TX 78202



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE TO HIGH DENSITY RESIDENTIAL ON 13.007 ACRES AND FROM MIXED USE TO REGIONAL COMMERCIAL ON 2.524 ACRES OF LAND OUT OF NCB 14945 GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THOUSAND OAKS DRIVE AND WURZBACH PARKWAY.

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 20, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on February 25, 2015 and **APPROVED** the amendment on February 25, 2015; 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 San Antonio International Airport Vicinity Land Use 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 25th DAY OF FEBRUARY 2015.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Marcello Diego Martinez, Chair
San Antonio Planning Commission



City of San Antonio

Agenda Memorandum

File Number: 15-1366

Agenda Item Number: 9.

Agenda Date: 2/25/2015

In Control: Planning Commission

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John M. Dugan, AICP

COUNCIL DISTRICTS IMPACTED: None

SUBJECT:

The North Savannah Heights request for incorporation as a General Law Type A city within the City of San Antonio's existing Extraterritorial Jurisdiction (ETJ).

SUMMARY:

The North Savannah Heights community intends to incorporate as a General Law Type A city within the City of San Antonio's existing Extraterritorial Jurisdiction (ETJ). The proposed North Savannah Heights community plans to incorporate approximately 1.99 square miles with 601 inhabitants. The request for the City's consent consists of the incorporation petition with resident signatures representing 84 acres out of 1,180 acres (7% of area). (*Please see attached map*). Staff recommends **denial**.

BACKGROUND INFORMATION:

On February 19, 2014 the Martinez De Vara Law Firm on behalf of the residents of North Savannah Heights submitted a letter to the City of San Antonio stating their desire to incorporate their community into a municipality under Article 11 of the Texas Constitution. One hundred twenty one residents of North Savannah Heights petitioned the City Council of San Antonio to allow a vote on the issue of incorporating the community of Savannah Heights, into a municipality therefore releasing San Antonio's ETJ.

ISSUE:

City's Permission - State law requires the unincorporated community to request permission from the City's to incorporate with its existing jurisdiction. It does not provide a role for the existing cities to review the incorporation petition.

Petition Requirements

Filing of the incorporation petition - Per state law, incorporation petitions are filed with the County Judge who is authorized to verify the petition and subject area meet legal requirements and to hold the incorporation election. Incorporation for either a 'Type A or B' general law municipality requires at least 50 qualified voters. Petitioner must meet Type A incorporation requirements of having more than 600 inhabitants and an area of not more than 2 square miles.

Savannah Heights lies in both Atascosa County and Bexar County, near State Highway 16. Therefore, the Committee to Incorporate Savannah Heights filed a separate petition with the Atascosa County Judge seeking an election on the issue of incorporation of South Savannah Heights, an area of 1.88 square miles entirely within Atascosa County. The Atascosa election was held on November 4, 2014 and the results were 1 vote in favor of incorporation and 77 votes opposing incorporation.

Annexation Policy

The City of San Antonio's Annexation Policy provides guidance and rationale for consideration of areas for annexation and issues within the ETJ. The request was evaluated based on the City's adopted Annexation Policies and criteria provided in the Texas Local Government Code. The Savannah Heights request was evaluated based on criteria provided in the policies.

The City's Annexation Policy states, "The City should consider requests for boundary adjustments from adjacent municipalities where an exchange of territories of equivalent value, could occur between the cities." While the requestor is not currently a municipality the requestor plans on incorporating the Savannah Heights area. Currently the City's ten year annexation plan does not list the Savannah Heights area for proposed annexation but the City's Annexation Policy recommends protecting the City's ability to expand its City limits. If the City of San Antonio recommends approval of the request this could hinder the City's capacity to expand in the future.

When the City of San Antonio examines a request to release ETJ the City's Annexation Policy states, "the City should consider adequate land use controls by the other municipality to protect the subject property and surrounding area and the City should also consider the need for City protection of environmental or other resources." The Department of Planning and Community Development is concerned that if the subject property is released from the ETJ there may not be a strong tree ordinance and there is a potential for less restrictive development regulations which could result in lesser quality building construction. The likelihood of lower quality control for construction and resource protection could have a negative effect on the City of San Antonio and the surrounding ETJ.

On September 27, 2014, Planning Department staff attended a meeting hosted by the Savannah Heights HOA to discuss the Savannah Heights request to be released from the City of San Antonio's ETJ. The general

sentiment of the attending crowd was opposed to incorporation. The City of San Antonio Planning Department is sensitive to the community of interest and there is a great likelihood that if an election was held in Bexar County the results would be similar to the Atascosa County election results.

ALTERNATIVES:

1. City Council may approve Savannah Heights' request to incorporate as a "Type A" general law municipality within its ETJ. If consent is given, the incorporation must be initiated within 6 months after the date of consent and must be completed within 18 months after the date of consent. Failure to comply with either time requirement terminates the consent.
2. City Council may deny the incorporation request within its ETJ. Then the majority of qualified voters and property owners of at least 50% of the land may request annexation by the City. If the petition with the sufficient land representation is received, then CoSA has 6 months to annex. If City fails or refuses to annex, then state law considers this consent to incorporation.

FISCAL IMPACT:

Savannah Heights Community is approximately 5 miles from the City of San Antonio City limits, and annexation in the near future is unlikely in that delivery of services to this area would result in a negative fiscal impact to the City's budget; total property values are \$33,200,850 with a mean value of \$81,775.51. Annual revenues added to the general fund would only be \$187,813.89 annually at 56.569 cents per \$100 of valuation. Currently there are no strategic economic development sites in the vicinity, and approximately 1/3 of the area is single family, and a little less than 1/3 is agricultural. Only 28 acres (2%) of the area are classified as commercial. Future economic development sites are not anticipated to locate in this area. If the City of San Antonio were to annex, the City would have to offer non-annexation agreements to owners of 371 acres (29% of the area) of agricultural classified land.

RECOMMENDATION:

The Department of Planning and Community Development recommends **Denial** of the Community of North Savannah Heights to incorporate within the City of San Antonio's ETJ as depicted on the attached map.



THE MARTINEZ DE VARA
LAW FIRM, PLLC

ATTORNEYS AND COUNSELORS AT LAW

P.O. Box 377, Von Ormy, Texas 78073 | Phone: 210-622-0323 | Fax: 210-622-4021 | www.mdv-law.com

February 19, 2014

Mayor Julian Castro
PO Box 839966
City Hall 100 Military Plaza
San Antonio, TX 78205

Dear Mayor Castro and members of the San Antonio City Council,

The undersigned residents of Savannah Heights desire to incorporate their community into a municipality according to their right reserved in Article 11 of the Texas Constitution. In order to exercise this right they hereby petition the City Council of San Antonio to allow a vote on the issue of incorporating the community of North Savannah Heights, Texas into a municipality within the extra-territorial jurisdiction of the City of San Antonio by giving its written consent by ordinance or resolution. Attached to this petition is a map of the proposed City of North Savannah Heights which encompasses 1.99 square miles entirely within Bexar County and containing over 601 residents.

Savannah Heights lies in both Atascosa County and Bexar County, near State Highway 16. Therefore, the Committee to Incorporate Savannah Heights have filed a separate petition with the Atascosa County Judge seeking an election on the issue of incorporation of South Savannah Heights, an area of 1.88 square miles entirely within Atascosa County and containing over 601 residents. Upon incorporation of the two cities, they will hold an election to merge them into a single City of Savannah, which will lie in both Atascosa and Bexar Counties.

Respectfully submitted,

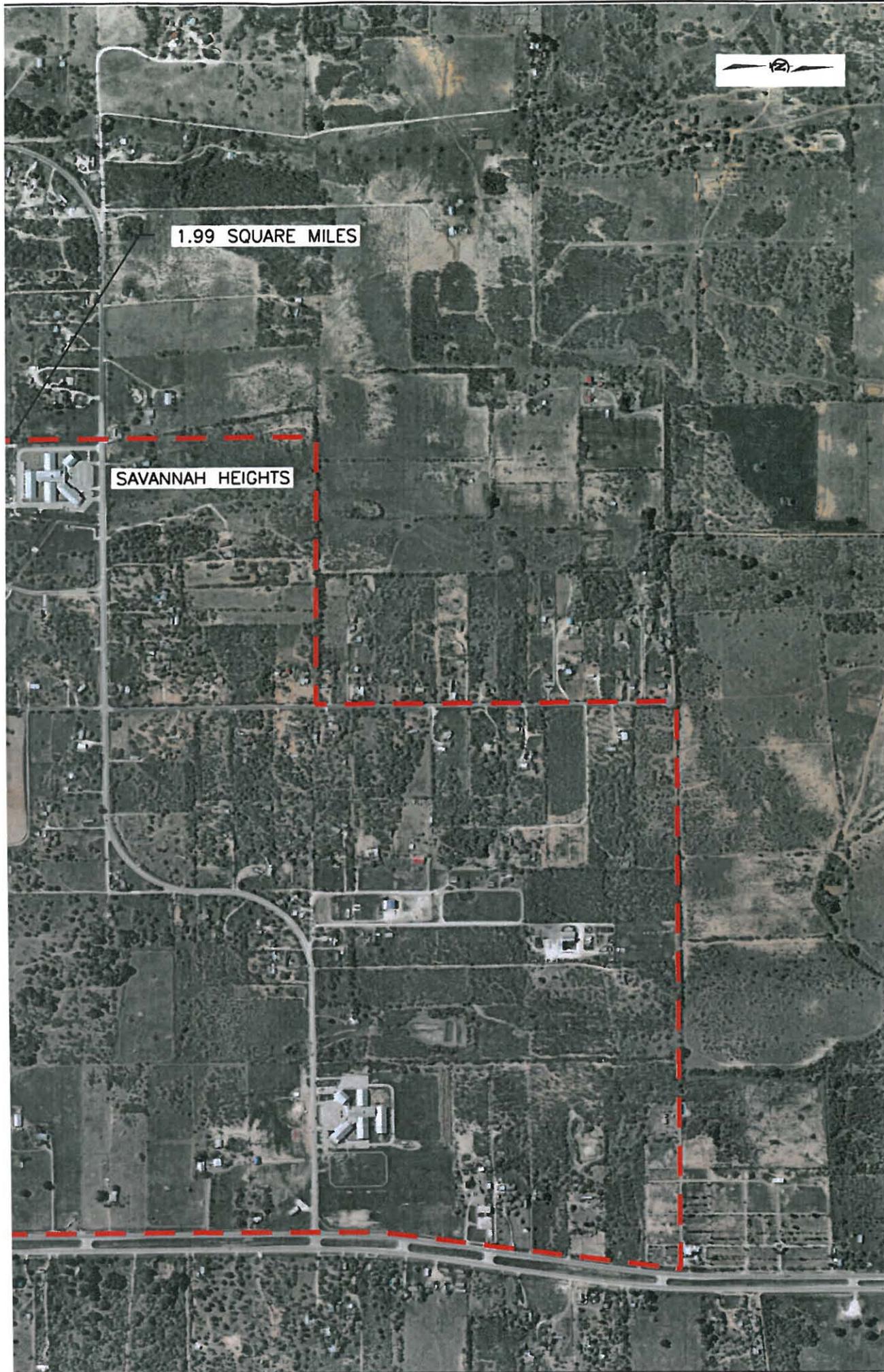
THE MARTINEZ DE VARA LAW FIRM, PLLC
PO BOX 377
Von Ormy, TX 78073
(210) 622-0323
(210) 622-4021

By: _____

Art Martinez de Vara
State Bar No. 24060230

Attorney for the Committee to Incorporate Savannah Heights

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GONZALEZ DE LA GARZA

115 E. TRAVIS ST. SUITE 1120
SAN ANTONIO, TX 78205
P 210.208.9400 F 210.208.9401
TBP# FIRM# 10015

REVISED ISSUE DATES:

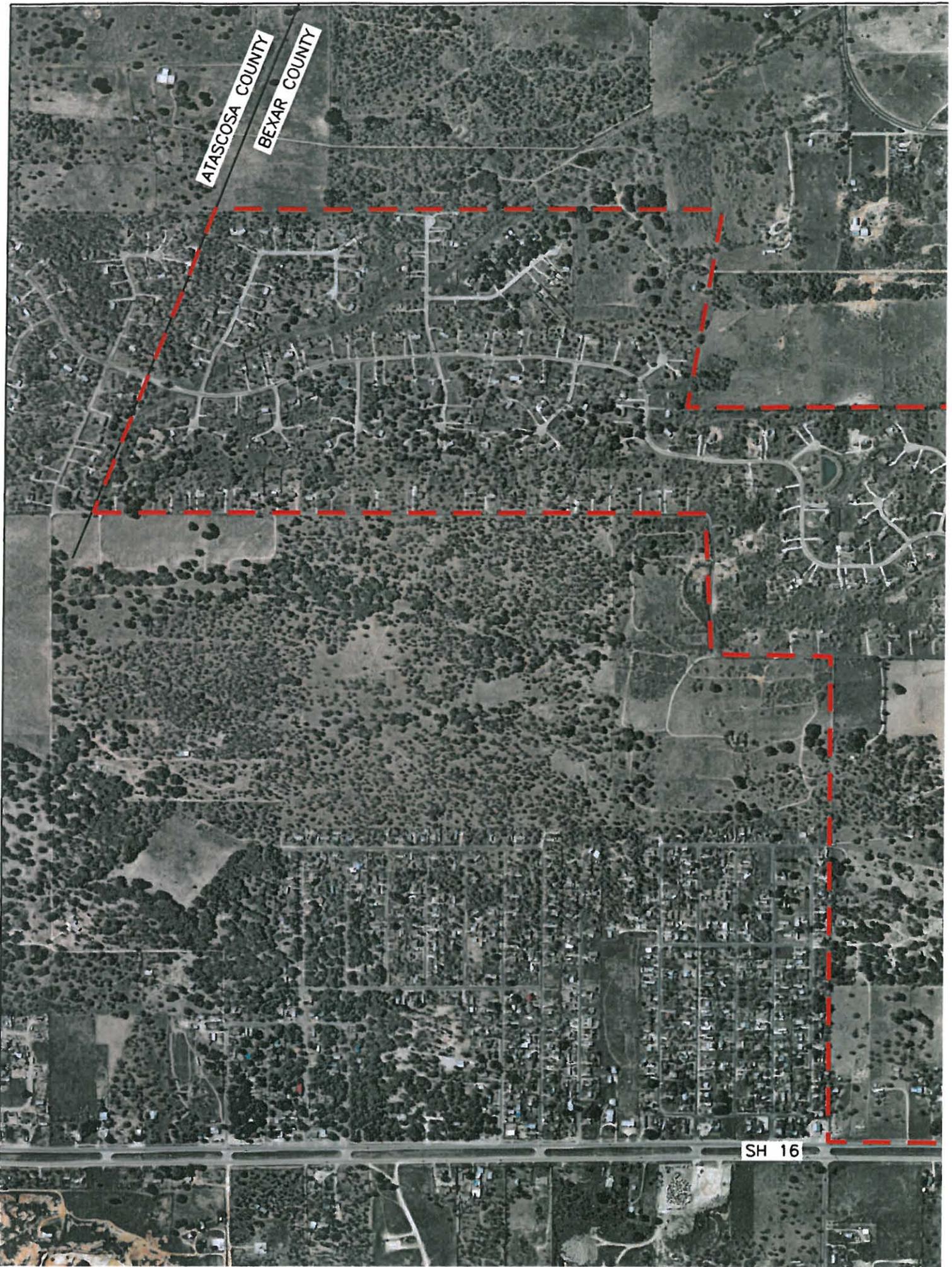
- _____ ▲
- _____ ▲
- _____ ▲
- _____ ▲

PROPOSED CITY OF
NORTH SAVANNAH HEIGHTS
MUNICIPAL BOUNDARY PLAT

1.99 SQUARE
MILES

ATASCOSA COUNTY
BEXAR COUNTY

SH 16



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A PETITION BY THE CITIZENS OF SAVANNAH HEIGHTS, TEXAS
FORMALLY REQUESTING THE CITY OF SAN ANTONIO GIVE ITS
WRITTEN CONSENT BY ORDINANCE OR RESOLUTION TO
ALLOW THE INCORPORATION OF THE PROPOSED CITY OF
NORTH SAVANNAH HEIGHTS, TEXAS.

Name: <u>Rolando De Leon</u>
Address: <u>22207 Savannah Heights</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1063764073</u> Date of Birth: <u>01/10/1947</u>
Signed: <u>Rolando De Leon</u> Date: <u>12/18/2013</u>
Name: <u>Patricia R. De Leon</u>
Address: <u>22207 Savannah Heights</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1064060482</u> Date of Birth: <u>03/25/1951</u>
Signed: <u>Patricia De Leon</u> Date: <u>12/18/2013</u>
Name: <u>Monica L. De Leon</u>
Address: <u>22207 Savannah Heights</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1203225216</u> Date of Birth: <u>08/05/1969</u>
Signed: <u>Monica Lynn De Leon</u> Date: <u>12/18/2013</u>
Name: _____
Address: _____, Von Ormy, TX, 78073
Voter Registration No: _____ Date of Birth: ____/____/____
Signed: _____ Date: _____
Name: _____
Address: _____, Von Ormy, TX, 78073
Voter Registration No: _____ Date of Birth: ____/____/____
Signed: _____ Date: _____

BEXAR COUNTY

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Name: <u>RONALD OYLER</u>	Address: <u>22307 SAVANNAH HTS</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>05/20/1960</u>
Signed: <u>[Signature]</u>	Date: <u>12/14/13</u>
Name: <u>KAREN PAGE</u>	Address: <u>22523 SAVANNAH HTS</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>03/15/1952</u>
Signed: <u>[Signature]</u>	Date: <u>Dec 14, 2013</u>
Name: <u>Richard Page</u>	Address: <u>22523 SAVANNAH HTS</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>3/8/59</u>
Signed: <u>[Signature]</u>	Date: <u>12-14-13</u>
Name: ^{RAY} <u>STEVENS SLATTUM</u>	Address: <u>22816 SAVANNAH HTS</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1068862697</u>	Date of Birth: <u>2/2/53</u>
Signed: <u>[Signature]</u>	Date: <u>12-14-13</u>
Name: <u>Aja Marie Slattum</u>	Address: <u>22816 SAVANNAH HTS</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1069484715</u>	Date of Birth: <u>6/27/58</u>
Signed: _____	Date: <u>12/14/13</u>

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Name: <u>CHRISTOPHER L. JOHNSON</u>
Address: <u>5266 SAVANNAH WAY</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1171984206</u> Date of Birth: <u>2/7/1970</u>
Signed: <u>[Signature]</u> Date: <u>1/14/14</u>
Name: <u>Judy C Merkel Johnson</u>
Address: <u>5266 Savannah Way</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1182703521</u> Date of Birth: <u>11/06/1956</u>
Signed: <u>Judy C. Merkel Johnson</u> Date: <u>1/14/14</u>
Name: <u>Dawn Delaine Lotheringer</u>
Address: <u>22323 Savannah Lake</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1147871645</u> Date of Birth: <u>02/24/1950</u>
Signed: <u>Dawn D Lotheringer</u> Date: <u>1-14-2014</u>
Name: <u>Reymundo Herrera</u>
Address: <u>22319 Savannah HTS</u> , Von Ormy, TX, 78073
Voter Registration No: _____ Date of Birth: <u>03/31/1946</u>
Signed: <u>Reymundo Herrera</u> Date: <u>1-14-14</u>
Name: <u>Tina Louise Hobgood</u>
Address: <u>22315 Savannah LK</u> , Von Ormy, TX, 78073
Voter Registration No: _____ Date of Birth: <u>4/14/1970</u>
Signed: <u>Tina Louise Hobgood</u> Date: <u>1/14/14</u>

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Name: <u>James Aker</u> James Aker
Address: <u>5238 Savannah Way</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1010588694</u> Date of Birth: <u>10/3/64</u>
Signed: <u>[Signature]</u> Date: <u>12-19-13</u>
Name: <u>Oralia Aker</u>
Address: <u>5238 Savannah Way</u> , Von Ormy, TX, 78073
Voter Registration No: <u>118576248</u> Date of Birth: <u>6/19/59</u>
Signed: <u>Oralia Aker</u> Date: <u>12-19-13</u>
Name: <u>Ramon G. Rico</u>
Address: <u>5254 SAVANNAH WAY</u> , Von Ormy, TX, 78073
Voter Registration No: <u>118071315</u> Date of Birth: <u>10/02/65</u>
Signed: <u>[Signature]</u> Date: <u>12/20/2013</u>
Name: <u>Gabriela A Rico</u>
Address: <u>5254 SAVANNAH WAY</u> , Von Ormy, TX, 78073
Voter Registration No: <u>118071282</u> Date of Birth: <u>02/24/71</u>
Signed: <u>[Signature]</u> Date: <u>12-20-13</u>
Name: _____
Address: _____, Von Ormy, TX, 78073
Voter Registration No: _____ Date of Birth: <u>1/1/</u>
Signed: _____ Date: _____

A PETITION BY THE CITIZENS OF SAVANNAH HEIGHTS, TEXAS
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NORTH SAVANNAH HEIGHTS, TEXAS.

Name: <u>FREDERIC CHARLES GEROW</u> Address: <u>22306 SAVANNAH LK</u> , Von Ormy, TX, 78073 Voter Registration No: <u>1069052259</u> Date of Birth: <u>12/11/43</u> Signed: <u>Frederic C Gerow</u> Date: <u>01/15/2014</u>
Name: <u>David Allen Isbell</u> Address: <u>22342 Savannah Lake</u> , Von Ormy, TX, 78073 Voter Registration No: _____ Date of Birth: <u>10/23/79</u> Signed: <u>DAI</u> Date: <u>1-20-14</u>
Name: <u>Mandie Elaine Sturdy</u> Address: <u>22342 Savannah lake.</u> , Von Ormy, TX, 78073 Voter Registration No: _____ Date of Birth: <u>4/11/84</u> Signed: <u>Mandie Sturdy</u> Date: <u>1-20-14</u>
Name: _____ Address: _____, Von Ormy, TX, 78073 Voter Registration No: _____ Date of Birth: ___/___/___ Signed: _____ Date: _____
Name: _____ Address: _____, Von Ormy, TX, 78073 Voter Registration No: _____ Date of Birth: ___/___/___ Signed: _____ Date: _____

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NORTH SAVANNAH HEIGHTS, TEXAS.

Name: <u>JEFFREY ABLAZA</u>	
Address: <u>21920 SAVANNAH HEIGHTS</u> , Von Ormy, TX, 78073	
Voter Registration No.: _____	Date of Birth: <u>04 / 07 / 1977</u>
Signed: <u>[Signature]</u>	Date: <u>12 / 15 / 13</u>
Name: _____	
Address: _____, Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: ___ / ___ / ___
Signed: _____	Date: _____
Name: _____	
Address: _____, Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: ___ / ___ / ___
Signed: _____	Date: _____
Name: _____	
Address: _____, Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: ___ / ___ / ___
Signed: _____	Date: _____

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A PETITION BY THE CITIZENS OF SAVANNAH HEIGHTS, TEXAS
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ALLOW THE INCORPORATION OF THE PROPOSED CITY OF
NORTH SAVANNAH HEIGHTS, TEXAS.

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Name: <u>Karen Rogers</u>	Address: <u>5246 Savannah way</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>5/3/1969</u>
Signed: <u>Karen Rogers</u>	Date: <u>12-15-13</u>
Name: <u>JACKSON, Robert and Arnette</u>	Address: <u>22006 Savannah Heights</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>10/22/55</u>
Signed: <u>[Signature]</u>	Date: <u>12/15/13</u>
Name: _____	Address: _____, Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u> / / </u>
Signed: _____	Date: _____
Name: _____	Address: _____, Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u> / / </u>
Signed: _____	Date: _____
Name: _____	Address: _____, Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u> / / </u>
Signed: _____	Date: _____

A PETITION BY THE CITIZENS OF SAVANNAH HEIGHTS, TEXAS
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Name: <u>Louisa Dominguez</u>	
Address: <u>22331 Savannah Heights</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/16/14</u>
Signed: <u>Louisa</u>	Date: _____
Name: <u>Janet Cervantes</u>	
Address: <u>22335 Savannah Lake</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>7/9/68</u>
Signed: <u>Janet Cervantes</u>	Date: <u>1/16/14</u>
Name: <u>Joyce Riojas</u>	
Address: <u>22414 Savannah Hts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>9/27/78</u>
Signed: <u>Joyce Riojas</u>	Date: <u>1/15/14</u>
Name: <u>WALTER GONZALES</u>	
Address: <u>22532 Savannah Hts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>2/28/72</u>
Signed: <u>Walter Gonzales</u>	Date: _____
Name: <u>Marjorie McHazzett</u>	
Address: <u>22531 Savannah Hts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>05/13/1947</u>
Signed: <u>Marjorie McHazzett</u>	Date: <u>1-18-14</u>

A PETITION BY THE CITIZENS OF SAVANNAH HEIGHTS, TEXAS
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Name: <u>Stephanie D Gonzales</u>	?
Address: <u>22537 Savannah HTS</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>12/18/77</u>
Signed: <u>Stephanie D Gonzales</u>	Date: <u>1-18-2014</u>
Name: <u>Johnny Gonzales</u>	
Address: <u>22531 Savannah HTS</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>11/15/91</u>
Signed: <u>Johnny Gonzales</u>	Date: <u>1-18-2014</u>
Name: <u>Jeremy Gonzales</u>	
Address: <u>22531 Savannah Heights</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>2/2/94</u>
Signed: <u>Jeremy Gonzales</u>	Date: <u>1-18-2014</u>
Name: <u>Esther Galvan</u>	✓
Address: <u>5318 Savannah Woods</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>7/15/64</u>
Signed: <u>Esther Galvan</u>	Date: <u>1-18-14</u>
Name: <u>Robert Vargas</u>	?
Address: _____, Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>9/12/1987</u>
Signed: <u>Robert Vargas</u>	Date: <u>1-18-14</u>

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A PETITION BY THE CITIZENS OF SAVANNAH HEIGHTS, TEXAS
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Name: <u>JAMES MARTINEZ</u>	Address: <u>22812 SAVANNAH Hgts</u> Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>3/13/76</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>
Name: <u>Lisa Martinez</u>	Address: <u>22812 Savannah Hts</u> Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>6/21/83</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>
Name: <u>John Alcala</u>	Address: <u>5106 SAVANNAH CHASE</u> Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>7/13/52</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>
Name: <u>JOANN ALCALA</u>	Address: <u>5106 SAVANNAH CHASE</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>2/21/54</u>
Signed: <u>[Signature]</u>	Date: _____
Name: <u>JILLIAN ALCALA</u>	Address: <u>5106 SAVANNAH CHASE</u> , Von Ormy, TX, 78073
Voter Registration No: <u>1195778147</u>	Date of Birth: <u>8/11/90</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>

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Name: <u>Paulina Rodriguez</u>	Address: <u>22346 Savannah</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>08/29/1982</u>
Signed: <u>[Signature]</u>	Date: <u>12/15/13</u>
Name: <u>DAYNA LESLIE</u>	Address: <u>5102 SAVANNAH GREEN</u> , Von Ormy, TX, 78073
Voter Registration No: <u>200159314</u>	Date of Birth: <u>2/23/80</u>
Signed: <u>[Signature]</u>	Date: <u>12/15/13</u>
Name: <u>ROXANA SAENZ</u>	Address: <u>33330 SAVANNAH LAKE</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>1/1/1</u>
Signed: <u>[Signature]</u>	Date: _____
Name: <u>Rosemary Rivas</u>	Address: <u>5202 SAVANNAH CREEK</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>12/16/50</u>
Signed: <u>[Signature]</u>	Date: <u>12/15/13</u>
Name: <u>Robert S Rivas</u>	Address: <u>5202 SAVANNAH CREEK</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>5/10/58</u>
Signed: <u>[Signature]</u>	Date: <u>12/15/13</u>

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Name: <u>Leah Watson</u>	
Address: <u>5210 SHAWANNAH CREEK</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/1</u>
Signed: <u>Leah Watson</u>	Date: <u>12-15-13</u>
Name: <u>Armando Flores</u>	
Address: <u>2279 SAVANNAH HTS</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>8/17/75</u>
Signed: <u>Armando Flores</u>	Date: <u>12-15-13</u>
Name: <u>Gravina Martinez</u>	
Address: <u>22719 SAVANNAH HTS</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>11/24/75</u>
Signed: <u>Gravina Martinez</u>	Date: <u>12-15-13</u>
Name: <u>Joshua Meru</u>	
Address: <u>22719 Savannah Heights</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>10/21/93</u>
Signed: <u>Josh Meru</u>	Date: <u>12/15/13</u>
Name: <u>Felipe Garcia</u>	
Address: <u>22002 Savannah HT</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>11/24/60</u>
Signed: <u>Felipe Garcia</u>	Date: <u>12/15/13</u>

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Name: <u>Stephanie Martin</u>	<u>way</u>
Address: <u>5285 Savannah</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>1/1/</u>
Signed: <u>Stephanie Martin</u>	Date: <u>12-15-13</u>
Name: <u>Marcos Lambaria</u>	
Address: <u>5210 Savannah Court</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>08/14/78</u>
Signed: <u>Marcos</u>	Date: <u>12-15-13</u>
Name: <u>Veronica Lambaria</u>	
Address: <u>5210 Savannah Court</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>12/29/80</u>
Signed: <u>Veronica Lambaria</u>	Date: <u>12-15-13</u>
Name: <u>Marytsabel Lopez</u>	
Address: <u>5227 Savannah Way</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>11/01/62</u>
Signed: <u>Mary Lopez</u>	Date: <u>12/15/13</u>
Name: <u>Earlene Steiner</u>	
Address: <u>5227 Savannah Bend</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>5/11/66</u>
Signed: <u>Earlene Steiner</u>	Date: <u>12/15/13</u>

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Name: <u>Kayla Cervantes</u>	
Address: <u>22335 Savannah Lake</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>06/14/95</u>
Signed: <u>Kayla Cervantes</u>	Date: _____
Name: <u>Jessica Dilworth</u>	
Address: <u>5106 Savannah Chase</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>11/23/1975</u>
Signed: <u>Jessica Dilworth</u>	Date: <u>12-15-13</u>
Name: <u>John S. Selig</u>	
Address: <u>22315 Savannah Hts</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>11/8/43</u>
Signed: <u>John S. Selig</u>	Date: <u>12-15-13</u>
Name: <u>Margaret S Selig</u>	
Address: <u>22315 Savannah Hts</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>1/1</u>
Signed: <u>Margaret S. Selig</u>	Date: <u>12-15-13</u>
Name: <u>Melissa Garcia</u>	
Address: <u>5110 Savannah Green</u>	Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>06/26/86</u>
Signed: <u>Melissa Garcia</u>	Date: _____

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Name: <u>Ramundo Herrera</u>	
Address: <u>22319 Savannah Hills</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>3/31/46</u>
Signed: <u>Ramundo</u>	Date: <u>12-15-13</u>
Name: <u>Miriam and Jason Blackshear</u>	
Address: <u>22102 Savannah Hills</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>02/28/80</u>
Signed: <u>Miriam Blackshear</u>	Date: <u>1/15/13</u>
Name: <u>OSCAR RODRIGUEZ</u>	
Address: <u>5107 Savannah</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>3/25/72</u>
Signed: <u>Oscar Rodriguez</u>	Date: <u>12/15/13</u>
Name: <u>Jesus Mulder</u>	
Address: <u>5703 Savannah Woods</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>7/12/58</u>
Signed: <u>Jesus</u>	Date: <u>12-15-13</u>
Name: <u>Lisa M Kent</u>	
Address: <u>5111 Savannah Chase</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/28/64</u>
Signed: <u>Lisa M Kent</u>	Date: <u>12-15-2013</u>

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Name: <u>JOHN E RIOJAS JR.</u>	Address: <u>22411 SAVANNAH HTS,</u> Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>1 1</u>
Signed: <u>John E Riojas Jr.</u>	Date: <u>12-15-2013</u>
Name: <u>HELEN RIOJAS</u>	Address: <u>22411 SAVANNAH HEIGHTS</u> Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>1 1</u>
Signed: <u>John A Riojas</u>	Date: <u>12-15-2013</u>
Name: <u>MIKE MARTIN</u>	Address: <u>515 SAVANNAH</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>1 1</u>
Signed: <u>[Signature]</u>	Date: _____
Name: <u>ARTHUR B. MARTINEZ</u>	Address: <u>5115 SAVANNAH WOODS</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>11 10 1962</u>
Signed: <u>Arthur B Martinez</u>	Date: <u>12-15-13</u>
Name: <u>THEODORE VALDEZ JR.</u>	Address: <u>22114 SAV. HTS.,</u> Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>1 1</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-2013</u>

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Name: <u>HORACE C HERRING</u>	
Address: <u>22914 SAV. HTS</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>6/25/1938</u>
Signed: <u>Carroll Herring</u>	Date: <u>12/14/2013</u>
Name: <u>Elaine M. Autrey</u>	
Address: <u>22715 Savannah Hgts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/15/1955</u>
Signed: <u>Elaine M. Autrey</u>	Date: <u>12/14/2013</u>
Name: <u>Marilyn Made Woods</u>	
Address: <u>5102 Savannah</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/1</u>
Signed: <u>Marilyn Made</u>	Date: <u>12/15/2013</u>
Name: <u>Shanna Bradley</u>	
Address: <u>5111 Savanna Dr</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>02/25/1949</u>
Signed: <u>Shanna Bradley</u>	Date: <u>12/15/13</u>
Name: <u>Magdalena Figueroa</u>	
Address: <u>5310 SAVANNAH Way</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/1</u>
Signed: <u>Magdalena Figueroa</u>	Date: _____

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Name: <u>Mark Daniel BeDair</u>	
Address: <u>22319 Savannah Lake</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>21-4-165</u>
Signed: <u>MB</u>	Date: <u>12-15-13</u>
Name: <u>Alexandria Camillo</u>	
Address: <u>5239 Savannah Way</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>12/01/1989</u>
Signed: <u>Alexandra Camillo</u>	Date: <u>12-15-13</u>
Name: <u>Gene Carrillo</u>	
Address: <u>5239 Savannah Way</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/1</u>
Signed: <u>Gene Carrillo</u>	Date: <u>12-15-13</u>
Name: <u>Deborah Buckner</u>	
Address: <u>32615 Savannah Hts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>09/10/1961</u>
Signed: <u>Deborah Buckner</u>	Date: <u>12/15/13</u>
Name: <u>Royanne A. Rios</u>	
Address: <u>5207 Savannah Park</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>4/25/72</u>
Signed: <u>Royanne A. Rios</u>	Date: <u>12/15/13</u>

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Name: <u>Herman Hood</u>	
Address: <u>22319 Savannah Lake</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>Aug/ 12/ 1944</u>
Signed: <u>Herman Hood</u>	Date: <u>Jan 10, 2014</u>
Name: <u>Lola Hilbrandt</u>	
Address: <u>5106 Savannah Woods</u> Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>9/29/ 1953</u>
Signed: <u>Lola Hilbrandt</u>	Date: <u>Jan 10, 2014</u>
Name: <u>John Hilbrandt</u>	
Address: <u>5106 Savannah Woods</u> Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>06/ 10/ 1944</u>
Signed: <u>John Hilbrandt</u>	Date: <u>Jan. 10, 2014</u>
Name: <u>George W. Howland IV</u>	
Address: <u>5110 Savannah Chase</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>09/ 11 / 1943</u>
Signed: <u>George W. Howland</u>	Date: <u>06/ 11/ 2014</u>
Name: _____	
Address: _____, Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: ___/___/___
Signed: _____	Date: _____

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Name: <u>Neia Lima</u>	Voter Registration No: _____	Date of Birth: <u>12/26/1958</u>
Address: <u>21924 SAVANNAH Heights</u> , Von Ormy, TX, 78073	Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>
Name: <u>MELANIE M. ROSS</u>	Voter Registration No: _____	Date of Birth: <u>3/20/1953</u>
Address: <u>5234 SAVANNAH HTS</u> , Von Ormy, TX, 78073	Signed: <u>Melanie M. Ross</u>	Date: <u>12-15-2013</u>
Name: <u>Helen Massey</u>	Voter Registration No: _____	Date of Birth: <u>12/25/1959</u>
Address: <u>22210 SAVANNAH HTS</u> , Von Ormy, TX, 78073	Signed: <u>Helen Massey</u>	Date: <u>12-15-2013</u>
Name: <u>William Massey</u>	Voter Registration No: _____	Date of Birth: <u>08/21/1956</u>
Address: <u>22210 SAVANNAH HTS</u> , Von Ormy, TX, 78073	Signed: <u>William Massey</u>	Date: <u>12-15-2013</u>
Name: <u>Anthony Sifuentes</u>	Voter Registration No: _____	Date of Birth: <u>12/24/75</u>
Address: <u>22110 Savannah Hts</u> , Von Ormy, TX, 78073	Signed: <u>[Signature]</u>	Date: <u>12-15-2013</u>

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Name: <u>Diana Herrera</u>	Address: <u>5274 Savannah Way</u> , Von Ormy, TX, 78073
Voter Registration No.: _____	Date of Birth: <u>5/22/1973</u>
Signed: <u>[Signature]</u>	Date: <u>12/15/13</u>
Name: <u>Dena De la Fuente</u>	Address: <u>5258 Savannah Way</u> , Von Ormy, TX, 78073
Voter Registration No.: _____	Date of Birth: <u>1/1</u>
Signed: <u>[Signature]</u>	Date: <u>12/15/13</u>
Name: <u>Salvador Salazar</u>	Address: <u>5306 Savannah Woods</u> , Von Ormy, TX, 78073
Voter Registration No.: _____	Date of Birth: <u>9/19/68</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>
Name: <u>Dora Zaragoza</u>	Address: <u>5306 Savannah Woods</u> , Von Ormy, TX, 78073
Voter Registration No.: _____	Date of Birth: <u>1/1</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>
Name: <u>Mary Elizabeth</u>	Address: <u>5280 Savannah Way</u> , Von Ormy, TX, 78073
Voter Registration No.: _____	Date of Birth: <u>12/15/13</u>
Signed: _____	Date: _____

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Name: <u>Elizabeth Pearson</u>	
Address: <u>5103 Savannah Pl.</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>11/26/86</u>
Signed: <u>Elizabeth Pearson</u>	Date: <u>12-14-13</u>
Name: <u>Wan SAUCEDA</u>	
Address: <u>5110 Savannah Green</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>05/04/1985</u>
Signed: <u>[Signature]</u>	Date: _____
Name: <u>Sarah G Hasbrook</u>	
Address: <u>22519 Savannah Heights</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/1/</u>
Signed: <u>Sarah G Hasbrook</u>	Date: <u>12-14-13</u>
Name: <u>Marjorie McHale</u>	
Address: <u>22531 Savannah HTS</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>5/13/47</u>
Signed: <u>Marjorie McHale</u>	Date: <u>12-15-13</u>
Name: <u>Juan Gonzales</u>	
Address: <u>22531 Savannah HTS</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>1/1/</u>
Signed: <u>Juan Gonzales</u>	Date: <u>12-15-13</u>

A PETITION BY THE CITIZENS OF SAVANNAH HEIGHTS, TEXAS
FORMALLY REQUESTING THE CITY OF SAN ANTONIO GIVE ITS
WRITTEN CONSENT BY ORDINANCE OR RESOLUTION TO
ALLOW THE INCORPORATION OF THE PROPOSED CITY OF
NORTH SAVANNAH HEIGHTS, TEXAS.

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CITY CLERK

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Name: <u>Martin Torres Sr</u>	
Address: <u>22018 Savannah Hts.</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>12/07/49</u>
Signed: <u>Martin Torres Sr.</u>	Date: <u>12-2-13</u>
Name: <u>Nieves Torres</u>	
Address: <u>22018 Savannah Hts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>12/21/53</u>
Signed: <u>Nieves Torres</u>	Date: <u>12-2-13</u>
Name: <u>David Garza</u>	
Address: <u>22510 Savannah Hts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>04/11/69</u>
Signed: <u>David Garza</u>	Date: <u>12-2-13</u>
Name: <u>Mary Oiler</u>	
Address: <u>22307 Savannah Hts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>09/11/63</u>
Signed: <u>Mary Oiler</u>	Date: <u>12/4/13</u>
Name: <u>Angelita G Rendón</u>	
Address: <u>22510 Savannah Hts</u> , Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>02/20/58</u>
Signed: <u>Angelita</u>	Date: <u>12-13-13</u>

A PETITION BY THE CITIZENS OF SAVANNAH HEIGHTS, TEXAS
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Name: <u>Gilbert Sanchez</u>	Address: <u>5103 Savannah way</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>21/4/1969</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>
Name: <u>Michael Burns</u>	Address: <u>22614 Savannah Heights</u> Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>12/21/59</u>
Signed: <u>Michael Burns</u>	Date: <u>12/15/13</u>
Name: <u>Anita Burns</u>	Address: <u>22614 Savannah Heights</u> Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>1/12/61</u>
Signed: <u>Anita Burns</u>	Date: <u>12/15/13</u>
Name: <u>Debra Rodriguez</u>	Address: <u>5230 Savannah way</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>11/14/84</u>
Signed: <u>[Signature]</u>	Date: <u>12/15/13</u>
Name: <u>[Signature]</u>	Address: <u>5230 Savannah way</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>11/23/1984</u>
Signed: <u>[Signature]</u>	Date: <u>12-15-13</u>

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Name: <u>Rene Salinas</u>	Address: <u>22815 Savannah Heights</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>7/6/68</u>
Signed: <u>Rene Salinas</u>	Date: <u>12-13-13</u>
Name: <u>Ben Cervantes</u>	Address: <u>22335 Savannah Heights</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>10/10/69</u>
Signed: <u>Ben Cervantes</u>	Date: <u>12/14/13</u>
Name: <u>Janet Cervantes</u>	Address: <u>22335 Savannah Heights</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>07/09/68</u>
Signed: <u>Janet Cervantes</u>	Date: <u>12/14/13</u>
Name: <u>Elizabeth E. Wolfe</u>	Address: <u>5102 Savannah Chase</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>09/01/1978</u>
Signed: <u>Elizabeth Wolfe</u>	Date: <u>12/15/13</u>
Name: <u>Patrick Wolfe Jr</u>	Address: <u>5102 Savannah Chase</u> , Von Ormy, TX, 78073
Voter Registration No: _____	Date of Birth: <u>10/03/70</u>
Signed: <u>Patrick Wolfe Jr</u>	Date: <u>12-15-13</u>

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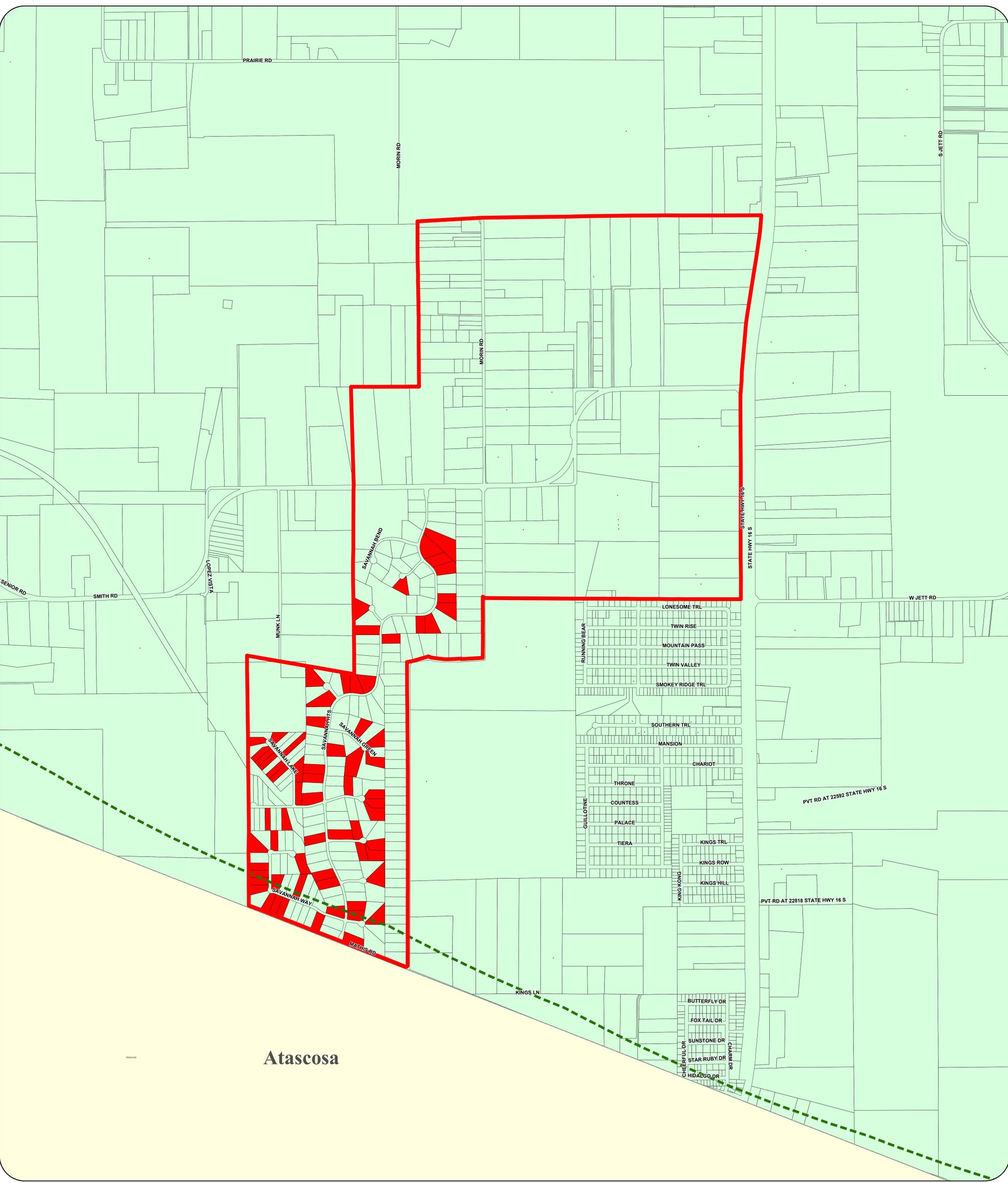
Name: <u>WILKIE F. ROSS</u>	
Address: <u>5234 SAVANNAH WAY,</u> Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>08/23/52</u>
Signed: <u>Wilkie F. Ross</u>	Date: <u>12/15/13</u>
Name: <u>Laura Sifuentes</u>	
Address: <u>27110 Savannah Heights</u> Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u>09/01/77</u>
Signed: <u>Laura Sifuentes</u>	Date: <u>12/15/13</u>
Name: _____	
Address: _____, Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u> / /</u>
Signed: _____	Date: _____
Name: _____	
Address: _____, Von Ormy, TX, 78073	
Voter Registration No: _____	Date of Birth: <u> / /</u>
Signed: _____	Date: _____

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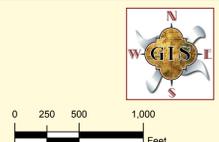
Name: <u>CHARLES LUCY MONTOYA</u>	Von Ormy, TX, 78073
Address: <u>22522 SAVANNAH HEIGHTS</u>	
Voter Registration No: _____	Date of Birth: <u>8 29 162</u>
Signed: <u>Charles Montoya</u>	Date: <u>12-15-13</u>
Name: <u>LUCY MONTOYA</u>	Von Ormy, TX, 78073
Address: <u>22522 SAVANNAH HEIGHTS</u>	
Voter Registration No: _____	Date of Birth: <u>11 11 161</u>
Signed: <u>Lucy Montoya</u>	Date: <u>12-15-13</u>
Name: <u>Theresa Clark</u>	Von Ormy, TX, 78073
Address: <u>5107 Savannah Hwy</u>	
Voter Registration No: _____	Date of Birth: <u>06/10/63</u>
Signed: <u>Theresa Clark</u>	Date: <u>12/15/13</u>
Name: <u>Arthur M. Dilworth</u>	Von Ormy, TX, 78073
Address: <u>5106 Savannah Chase</u>	
Voter Registration No: _____	Date of Birth: <u>11 3 1 76</u>
Signed: _____	Date: _____
Name: <u>Javier Espinoza</u>	Von Ormy, TX, 78073
Address: <u>5107 Savannah Place</u>	
Voter Registration No: _____	Date of Birth: <u>09/02/1974</u>
Signed: <u>Javier Espinoza</u>	Date: <u>12-15-2013</u>



Atascosa

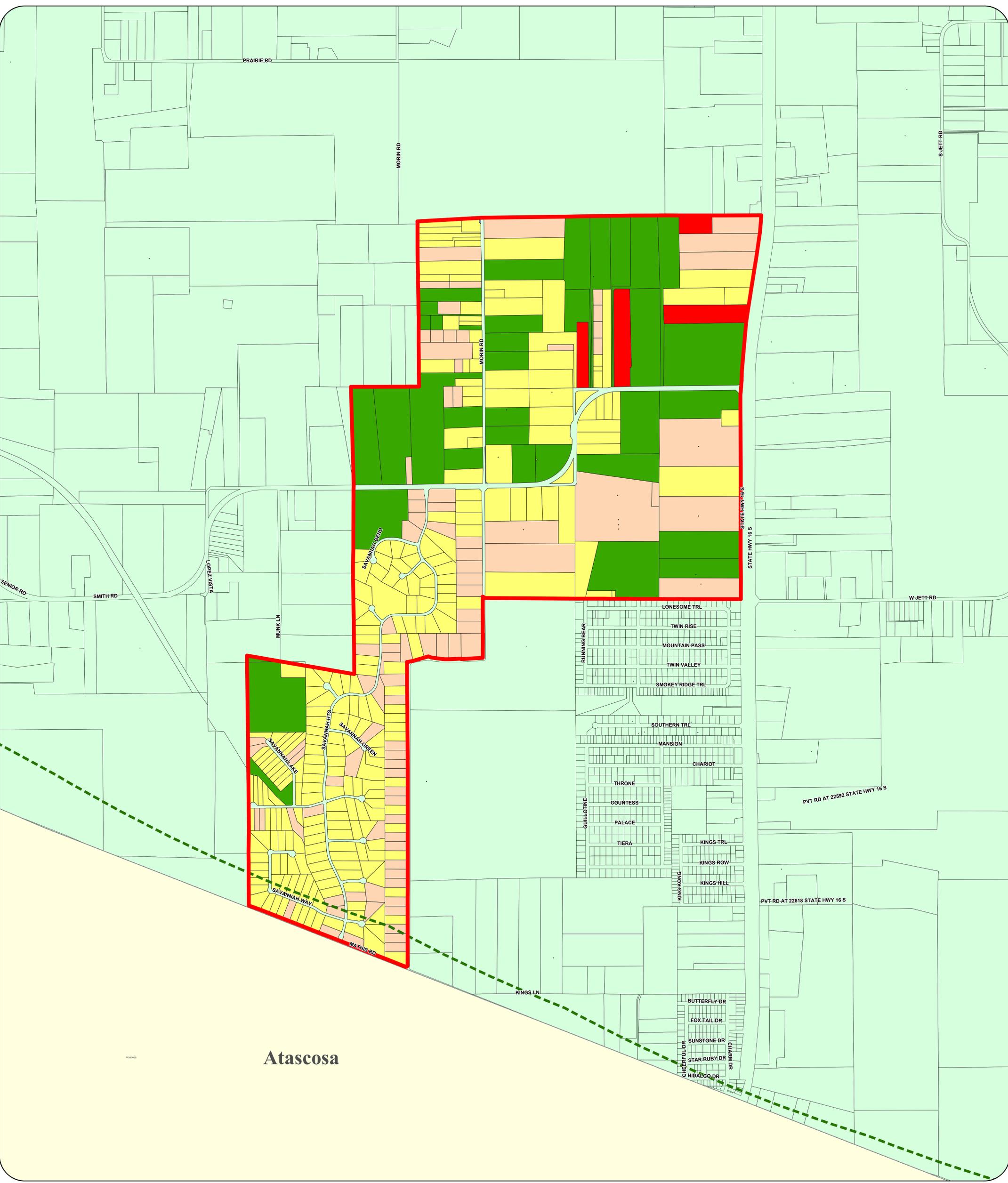


- Signed Petition (84 Ac.)
- Proposed Savannah Heights Boundary (1,180 Ac.)
- Bexar County
- Cities and Towns
- San Antonio Extraterritorial Jurisdiction Boundary
- Adjacent Counties
- BCAD Parcels



Signed Petitions

Data Source: City of San Antonio Enterprise GIS, Base: NAD83 511, Base: Appraisal District
 This map was prepared for the City of San Antonio and is not intended to be used for any other purpose.
 The City of San Antonio reserves the right to change the information on this map without notice and is not responsible for any errors or omissions.
 The City of San Antonio is not responsible for any actions taken based on this map.
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BCAD Land Use

- Single Family Residential (469 Ac.)
- Vacant (170 Ac.)
- Agricultural (371 Ac.)
- Commercial (28 Ac.)
- Tax Exempt (.18 Ac.)
- Proposed Savannah Heights Boundary (1,180 Ac.)
- Cities and Towns
- San Antonio Extraterritorial Jurisdiction Boundary

- Bexar County
- Adjacent Counties
- BCAD Parcels

Proposed North Savannah Heights

Data Source: City of San Antonio Enterprise GIS, Base: NAD83 511, Base: Aerial/Photograph

Map Created by: Clayton Dyer

Map Date: 08/08/2014

Map File: 142020414

PDF File: 142020414.pdf

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

RESOLUTION NO.

RECOMMENDING APPROVAL/DENIAL OF A REQUEST TO CONSENT TO THE INCORPORATION OF NORTH SAVANNAH HEIGHTS FOR AN AREA CONSISTING OF APPROXIMATELY 1,180 ACRES OF LAND FROM THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION (ETJ), BEING GENERALLY LOCATED TO THE WEST OF STATE HWY 16 S. AND SOUTH OF LOOP 1604 IN SOUTHWEST BEXAR COUNTY.

WHEREAS, the Community of North Savannah Heights seeks consent to incorporate an area of approximately 1,180 acres from the extraterritorial jurisdiction (ETJ) of the City of San Antonio; and,

WHEREAS, the Texas Local Government Code allows incorporation for 'Type A' general law municipality requires at least 50 qualified voters. Petitioner must meet 'Type A' incorporation requirements of having more than 600 inhabitants and an area of not more than two square miles; and,

WHEREAS, the Community of North Savannah Heights consists of 601 residents, submitted 121 signatures, and contains an area not larger than two square miles; and,

WHEREAS, upon consent of the incorporation request, the Community of North Savannah Heights plans to incorporate as a 'Type A' general municipality; and,

WHEREAS, the City of San Antonio's Department of Planning and Community Development reviewed the request based on the City of San Antonio's Annexation Policy, adopted on February 14, 2013; and,

WHEREAS, the Planning Commission has reviewed and has found the request to be consistent/inconsistent with the City of San Antonio's Annexation Policy,

WHEREAS, the Planning Commission has considered the request from the Community of North Savannah Heights to incorporate approximately 1,180 acres from San Antonio's ETJ as depicted on the map in Attachment I, to the City Council.

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

SECTION 1: The Planning Commission recommends approval/denial of a request to consent to the incorporation of North Savannah Heights for an area consisting of approximately 1,180 acres of land from the City of San Antonio's ETJ as depicted in Attachment I to the City Council for adoption.

PASSED AND APPROVED ON THIS 25th DAY OF FEBRUARY 2015.

Attest:

Marcello Diego Martinez, Chair
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

