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

PLANNING COMMISSION AGENDA
January 22, 2014
2:00 P.M.

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

Jody R. Sherrill
George Peck
Michael Garcia Jr.
Kevin Love
Zachary Harris
Angela Rinehart

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

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

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

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

1. 1:30 P.M. - Work Session, Tobin Room
   A. Agenda items may be discussed (Development Services Department)
   B. Military briefing on organizational changes

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

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

3. Roll Call

4. Citizens to be heard

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

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

Plats

5. **120424: ***Request by 242 Cresta Bella GP, Ltd, for approval of a major plat to subdivide a 13.89-acre tract of land to establish the **Cresta Bella Unit 2A Enclave Subdivision**, generally located west of Camp Bullis Road and south of Cresta Bella. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov , Development Services Department)

6. **120202:** Request by Heatley Cresta Bella, LLC, for approval of a major plat to subdivide a 6.39-acre tract of land to establish the **Heatley Cresta Bella-Comm I U-12E1** Subdivision, generally located south of Cresta Bella and west of Camp Bullis Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

7. **120319: ***Request by Howard Family Living Trust, for approval of a major plat to replat a 7.338-acre tract of land to establish the **Forest Crest Lot 37** Subdivision, generally located west of the intersection of Tejas Trails East and Great Navajo. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

8. **130198:** Request by Reynaldo Garza, for approval of a minor plat to replat a .69-acre tract of land to establish the **243 Petaluma** subdivision, generally located west of the intersection of Clamp Avenue and West Petaluma Boulevard. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

9. **130546:** Request by Fundacion Teleton USA, for approval of a major plat to subdivide a 2.9745-acre tract of land to establish the **Longhorn Quarry Replat A** Subdivision, generally located east of Thousand Oaks, north of Wurzbach Parkway. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

10. **130563:** Request by McMillin Ridge at Lookout Canyon, LLC, for approval of a major plat to replat a 1.90-acre tract of land to establish the **Ridge @ Lookout Canyon, PH II PUD** Subdivision, generally located west of the intersection of Canyon Wren and Dove Terrace. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

11. **130607:** Request by Shavano/LDR No. 4 Commercial Partnership, for approval of a major plat to subdivide a 14.0441-acre tract of land to establish the **Shavano Retail Center Phase 1** Subdivision, generally located at the intersection of De Zavala Road and Lockhill Selma Road. **Staff recommendation is Pending.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

12. **130611:** Request by Southerland Palmira, Inc, for approval of major plat to subdivide 3.744-acres tract of land to establish **The Canyons at Scenic Loop Bridge P.U.D.** Subdivision, generally located southwest of the intersection of Autumn Canyon and Scenic Springs. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).

13. **130683: ***Request by Southerland Palmira LLC., for approval of a major plat to subdivide a 52.166-acre tract of land to establish **The Canyons at Scenic Loop, P.U.D. Unit 5A** Subdivision, generally located southwest of the intersection of Autumn Canyon and Scenic Springs. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Time Extension

14. **090149:** Request by Brooks Development Authority, for a (3) year time extension in accordance with Section 35-432(h)(3) of the City of San Antonio's Unified Development Code (UDC), for the **BCB-Units 4, 5B, & 6B Subdivision**, generally located near the intersection of Goliad Road and City Base Landing. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Land Transactions

15. **S.P. 1702**: Consideration of a Resolution supporting and **recommending City Council approve** a request to restrict traffic from entering on to, or exiting off of Viewcrest Road at Higgins Road. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

16. **S.P. 1763**: Consideration of a Resolution supporting and **recommending City Council approve** a request to close, vacate and abandon a 4.0908 acre improved portion of Callaghan Road in NCB 11493, located in Council Districts 6 and 7 as requested by the City of San Antonio. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

17. **SP 1766:** Consideration of a request to declare as surplus and dispose of City-owned real property consisting of approximately 0.95 acres of land area known as 600 East Cesar Chavez located in New City Block 708 in exchange for approximately 1.95 acres of real property owned by the San Antonio Housing Authority (SAHA) located at 440 Labor Street in New City Blocks 3591,6135 and 886. **Staff recommends Approval**. (David A. McGowen, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office)

Comprehensive Master Plan Amendments

18. **PA 13048:** A request by Brown & Ortiz, 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 23 acres of land out of NCB 34034, NCB 18338 and NCB 18335, located along Milsa Drive and Stonewall Hill between Stonewall Parkway and Interstate Highway 10 West, from "Suburban Tier" to "General Urban Tier" in City Council District 8. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

19. **PA 14020:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, to include "R-4" Residential Single-Family District as a related zoning district for the "Medium Density Mixed Use" land use classification, in City Council District 8. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

20. PA 14021: A request by Brown & Ortiz, 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 20.552 acres of land out NCB 18333, located on the south side of Heuermann Road between Milsa Drive and IH-10, from "Rural Estate Tier" to "General Urban Tier", in City Council District 8. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Service Department)

Other Items

21. Approval of the minutes for the January 8, 2014 Planning Commission meeting.

22. Director's report - City Council Action Update (Planning Commission items sent to Council).

23. Adjournment.

*Camp Bullis Notification

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 5**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
120424

Project Name:
Cresta Bella Unit 2A Enclave

Applicant:
Alan F. Scott

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

Owner:
242 Cresta Bella, Ltd.

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

Property Address/Location:
West of Camp Bullis Road and south of Cresta Bella

MAPSCO Map Grid (Ferguson):
480 A-8

Tract Size:
13.89

Council District:
8

Notification:
Internet Agenda posting January 17, 2014

REQUEST

Approval of a major plat to subdivide a 13.89-acre tract of land to establish **Cresta Bella Unit 2A Enclave** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 13, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty-two (**42**) single-family residential lots, three (**3**) non-single family lots and approximately two thousand five hundred thirteen (**2,513**) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

On June 3, 2013, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(d)(6), Cul-De-Sac Streets, of the Unified Development Code (UDC). On June 21, 2013, the Development Services Director granted the requested administrative exception (**ATTACHMENT 2**).

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

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

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 10, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

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

B. Access Note

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

III. RECOMMENDATION

Approval of the proposed **Cresta Bella Unit 2A Enclave** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat
2. Administrative Exception

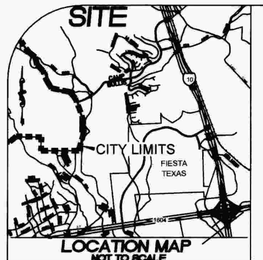
Attachment 1

PLAT NO. 120424

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA UNIT 2A ENCLAVE

BEING A SURVEY OF 13.89 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, COUNTY BLOCK 4760 AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 18333 AND BEING A PORTION OF A REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LEGEND

1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
2.) PROPOSED FINISHED CONTOUR ---------- 824
3.) FOUND 1/2" IRON PIN ---------- ●
4.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION ---------- ○
5.) OFFICIAL PUBLIC RECORDS ---------- O.P.R.
6.) DEED AND PLAT RECORDS ---------- D.P.R.
7.) REAL PROPERTY RECORDS ---------- R.P.R.

[1] – 20' WALL EASEMENT
[2] – 10' GAS, ELECTRIC, TELEPHONE, T.V. EASEMENT
[3] – 20' GRADING EASEMENT

SHEET INDEX

N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHBRG	CHDST
C1	90°0'0"	15.00'	23.56'	N 40°39'9" E	21.21'
C2	10°55'9"	100.00'	19.06'	N 9°48'25" W	19.03'
C3	28°54'35"	100.00'	50.46'	N 29°43'17" W	49.92'
C4	5°20'16"	239.00'	22.27'	N 46°50'42" W	22.26'
C5	4°57'20"	239.00'	20.67'	S 53°26'4" E	20.67'
C6	18°32'31"	186.00'	60.19'	N 46°38'28" W	59.93'
C7	33°1'28"	186.00'	107.21'	N 20°51'35" W	105.73'
C8	90°0'0"	15.00'	23.56'	S 49°20'51" E	21.21'
C9	7°20'12"	275.00'	35.21'	N 81°59'3" E	35.19'
C10	0°26'37"	1425.00'	11.04'	S 78°32'16" W	11.04'
C11	2°46'36"	1425.00'	69.06'	S 80°8'52" W	69.05'
C48	2°55'7"	1375.00'	70.04'	S 80°8'2" W	70.04'
C49	0°21'32"	1375.00'	8.61'	S 78°29'43" W	8.61'
C50	3°7'49"	325.00'	17.76'	N 79°52'51" E	17.75'
C51	4°12'23"	325.00'	23.86'	N 83°32'57" E	23.85'

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.33	N 04°20'51" W
L2	28.96	N 15°16'00" W
L3	18.33	S 04°20'51" E
L4	21.21	N 40°39'09" E

Texas Society of Professional Surveyors
MEMBER

SCALE
1"=100'

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN SUBDIVISION PLAT ESTABLISHING CRESTA BELLA, RECORDED IN VOLUME 9598, PAGES 40-44 (COSA PLAT #060018). THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

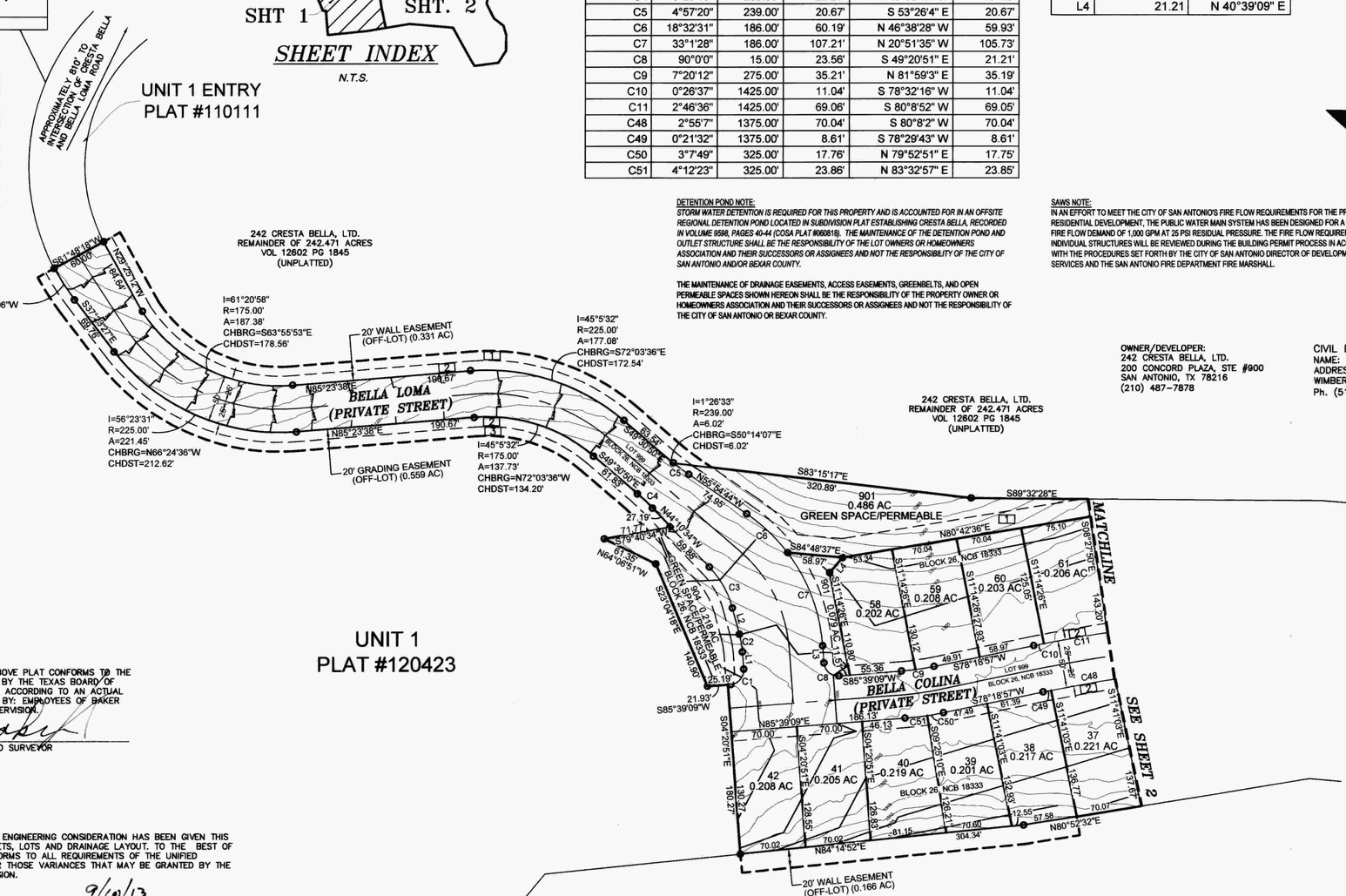
THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

OWNER/DEVELOPER:
242 CRESTA BELLA, LTD.
200 CONCORD PLAZA, STE #900
SAN ANTONIO, TX 78216
(210) 487-7878

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



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

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

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

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

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

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

7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

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

9) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P-5-40)

10) MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

STATE OF TEXAS
REGISTERED
AMIL M. BAKER JR.
1469
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BLANCO)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DAVID PARKERSON
87016
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

9/10/13
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

DULY AUTHORIZED AGENT
BY: 70 ACRE CRESTA BELLA VENTURE, IT'S GENERAL PARTNER
BY: CRAIG GLENDENNING, IT'S MANAGER

STATE OF TEXAS:
COUNTY OF BEXAR:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF Sept. A.D., 2013.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

ROSE MARY SLAGLE
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-11-201

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.

DULY AUTHORIZED AGENT
BY: HEATLEY CRESTA BELLA, LLC, IT'S GENERAL PARTNER
BY: MIKE HEATLEY, IT'S MANAGER

STATE OF TEXAS:
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mike Heatley, 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 23 DAY OF Oct A.D., 2013.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JULI KAY MCCROSKEY
Notary Public, State of Texas
My Commission Expires
April 19, 2017

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.

DULY AUTHORIZED AGENT
BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER
BY: AL SCOTT, IT'S MANAGER

STATE OF TEXAS:
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN F. SCOTT, 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 23 DAY OF Oct A.D., 2013.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAURA BALL
Notary Public, State of Texas
My Commission Expires
March 20, 2015

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

_____ DAY OF _____, A.D. 2013.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

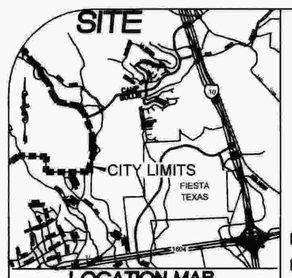
N:\DRAW 2011\11-078 CRESTA BELLA\DWG\11-078 CRESTA BELLA UNIT 2 CURRENT AS OF 07-23-13

PLAT NO. 120424

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA UNIT 2A ENCLAVE

BEING A SURVEY OF 13.89 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, COUNTY BLOCK 4760 AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 18333 AND BEING A PORTION OF A REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



[1] – 20' WALL EASEMENT

[2] – 10' GAS, ELECTRIC, TELEPHONE, T.V. EASEMENT

[3] – 20' GRADING EASEMENT

LEGEND

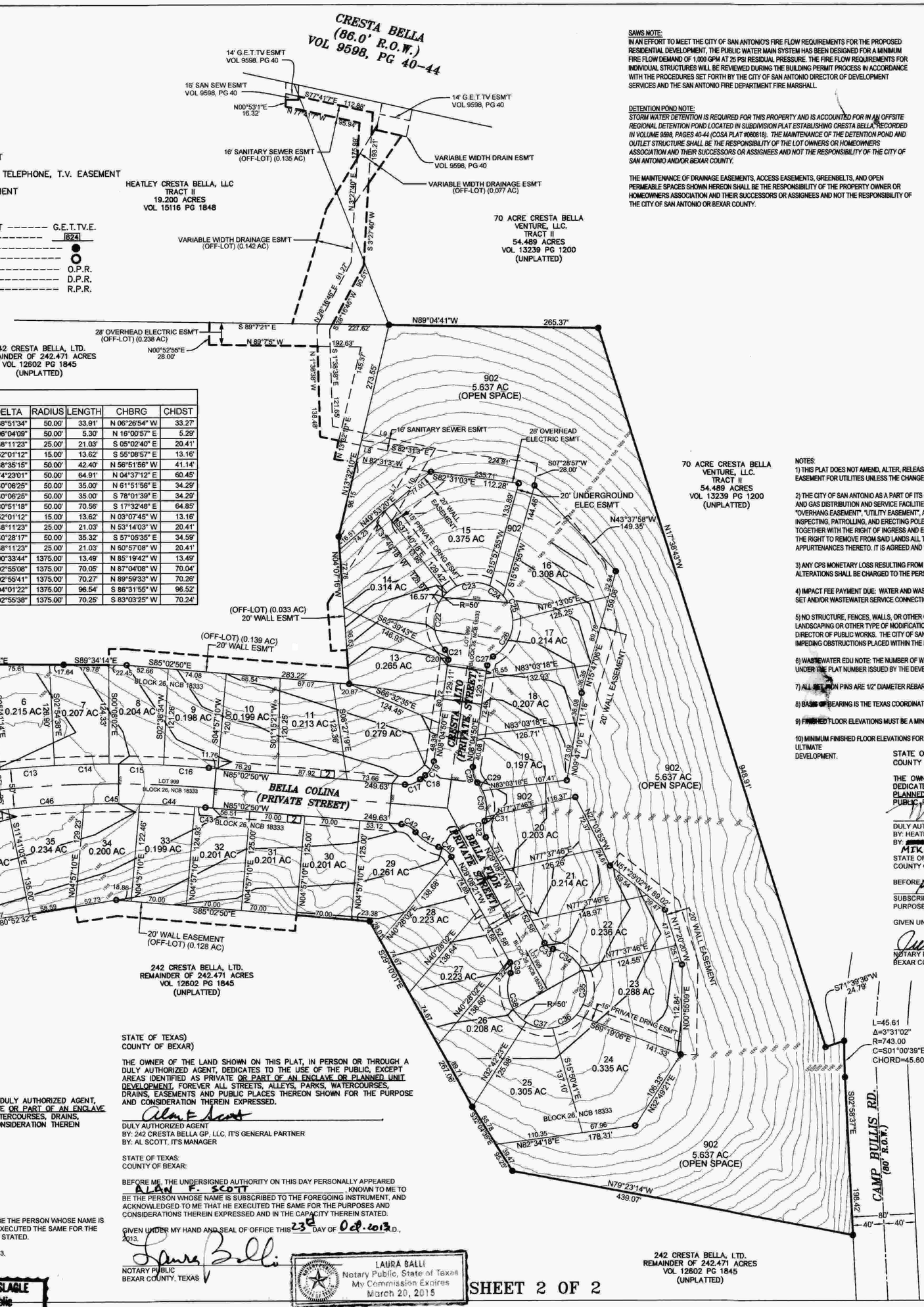
1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ------- G.E.T.TV.E.
2.) PROPOSED FINISHED CONTOUR ---------- 824
3.) FOUND 1/2" IRON PIN ---------- ●
4.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION---------- O
5.) OFFICIAL PUBLIC RECORDS ---------- O.P.R.
6.) DEED AND PLAT RECORDS ---------- D.P.R.
7.) REAL PROPERTY RECORDS ---------- R.P.R.

LINE TABLE

LINE	LENGTH	BEARING
L7	95.42	N 31°17'13" E
L8	123.72	N 77°52'00" W
L9	133.67	S 77°52'00" E
L10	106.93	S 31°17'13" W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHBRG	CHDST	CURVE	DELTA	RADIUS	LENGTH	CHBRG	CHDST
C12	02°46'36"	1425.00'	69.06'	S 82°55'28" W	69.05'	C30	38°51'34"	50.00'	33.91'	N 06°26'54" W	33.27'
C13	02°46'36"	1425.00'	69.06'	S 85°42'04" W	69.05'	C31	06°04'09"	50.00'	5.30'	N 16°00'57" E	5.29'
C14	02°46'36"	1425.00'	69.06'	S 88°28'40" W	69.05'	C32	48°11'23"	25.00'	21.03'	S 05°02'40" E	20.41'
C15	02°46'36"	1425.00'	69.06'	N 88°44'44" W	69.05'	C33	52°01'12"	15.00'	13.62'	S 55°08'57" E	13.16'
C16	02°18'36"	1425.00'	57.45'	N 86°12'08" W	57.45'	C34	48°35'15"	50.00'	42.40'	N 56°51'56" W	41.14'
C17	48°11'23"	25.00'	21.03'	N 70°51'29" E	20.41'	C35	74°23'01"	50.00'	64.91'	N 04°37'12" E	60.45'
C18	09°30'25"	50.00'	8.30'	S 51°31'00" W	8.29'	C36	40°06'25"	50.00'	35.00'	N 61°51'56" E	34.29'
C19	48°11'23"	25.00'	21.03'	N 32°10'31" E	20.41'	C37	40°06'25"	50.00'	35.00'	S 78°01'39" E	34.29'
C20	10°20'50"	15.00'	2.71'	N 02°54'25" E	2.71'	C38	80°51'18"	50.00'	70.56'	S 17°32'48" E	64.85'
C21	41°40'22"	15.00'	10.91'	N 23°06'11" W	10.67'	C39	52°01'12"	15.00'	13.62'	N 03°07'45" W	13.16'
C22	91°31'34"	50.00'	79.87'	S 01°49'24" W	71.65'	C40	48°11'23"	25.00'	21.03'	N 53°14'03" W	20.41'
C23	68°47'47"	50.00'	58.29'	S 80°58'33" W	55.05'	C41	40°28'17"	50.00'	35.32'	S 57°05'35" E	34.59'
C24	24°42'01"	50.00'	21.56'	N 53°16'33" W	21.39'	C42	48°11'23"	25.00'	21.03'	N 60°57'08" W	20.41'
C25	38°37'35"	50.00'	33.71'	N 21°36'46" W	33.07'	C43	00°33'44"	1375.00'	13.49'	N 85°19'42" W	13.49'
C26	62°24'01"	50.00'	54.45'	N 28°54'02" E	51.80'	C44	02°55'08"	1375.00'	70.05'	N 87°04'08" W	70.04'
C27	52°01'12"	15.00'	13.62'	S 34°05'26" W	13.16'	C45	02°55'41"	1375.00'	70.27'	N 89°59'33" W	70.26'
C28	48°11'23"	25.00'	21.03'	S 16°00'52" E	20.41'	C46	04°01'22"	1375.00'	96.54'	S 86°31'55" W	96.52'
C29	14°13'52"	50.00'	12.42'	N 32°59'37" W	12.39'	C47	02°55'38"	1375.00'	70.25'	S 83°03'25" W	70.24'



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

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN SUBDIVISION PLAT ESTABLISHING CRESTA BELLA, RECORDED IN VOLUME 9598, PAGES 40-44 (COSA PLAT #080818). THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

OWNER/DEVELOPER:
242 CRESTA BELLA, LTD.
200 CONCORD PLAZA, STE #900
SAN ANTONIO, TX 78216
(210) 487-7878

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

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

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

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

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

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

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

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

7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

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

9) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P-5-40)

10) MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

STATE OF TEXAS)
COUNTY OF BLANCO)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

9/10/13
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

Manager
DULY AUTHORIZED AGENT
BY: 70 ACRE CRESTA BELLA VENTURE, IT'S GENERAL PARTNER
BY: CRAIG GLENDENING, IT'S MANAGER

STATE OF TEXAS:
COUNTY OF BEXAR:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF Sept. A.D., 2013.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

ROSE MARY SLAGLE
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-11-2016

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.

DULY AUTHORIZED AGENT
BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER
BY: AL SCOTT, IT'S MANAGER

STATE OF TEXAS:
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN F. SCOTT, 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 23rd DAY OF Oct. 2013 A.D., 2013.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAURA BALLI
Notary Public, State of Texas
My Commission Expires
March 20, 2015

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.

DULY AUTHORIZED AGENT
BY: HEATLEY CRESTA BELLA, LLC, IT'S GENERAL PARTNER
BY: [redacted] IT'S MANAGER
MIKE HEATLEY
STATE OF TEXAS:
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mike Heatley, 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 23 DAY OF Oct A.D., 2013.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JULI KAY MCCROSKEY
Notary Public, State of Texas
My Commission Expires
April 12, 2017

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

_____ DAY OF _____, A.D. 2013.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 2 OF 2

H:\DRAW 2011\11-078 CRESTA BELLA\DWG\11-078 CRESTA BELLA UNIT 2 CURRENT AS OF 07-23-13

KAVANAUGH CONSULTING, LLC

108 River Oaks Drive
Wimberley, Texas 78676
(512) 587-7397
kavanaughconsulting@gmail.com

Attachment 2

Date: 05/25/13

Administrative Exception Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

DEVELOPMENT SERVICES
RECEIVED
2014 JAN -9 PM 1:29

Re: Cresta Bella Unit 2A
Plat Number 120424
UDC Code Section 35-506 (d) (6) – Cul-De-Sac Pavement Diameter

☑ Administrative Exception

☐ Environmental Variance

☐ Subdivision Platting Variance – Time Extension

Dear COSA DSD,

Please consider this Letter Request for an Administrative Exception to the requirements for minimum diameter of pavement in a cul-de-sac turn around for roadways greater than 150-LF in length from the nearest cross street.

The overall project site is known as Cresta Bella and is a master planned community in northwest San Antonio, Texas (City) at the northwest corner of Camp Bullis Road and IH-10. This specific Unit of the project is Unit 2A and is being platted as a subdivision into 42 single family lots and the Local A roadway serving them as shown on the approved MDP and pending Plat which were included in the Original Application.

The Administrative Exception we are requesting is to Section 35-506 (d) (6) of the UDC of the City. That specific section states that for cul-de-sacs with length greater than 150-LF, the diameter of pavement within the cul-de-sac should be 96-LF instead of the standard 80-LF used for all other roadways in the City.

As discussed in our meeting with the City street and drainage Engineer last month, we clarified our justification in requesting this exception as based on the existing topography and the fact that this development rests along a ridge top with extreme topographic relief down all sides from the ridge and is therefore severely limited in access from the ridge down slope. While at the same time, the top of the ridge is largely flat and ideal for a single roadway with lots along either side.

Without the development of these lots, the value of this tract could never be realized to the value that the owner has committed to it or more importantly to the value that the Bexar Appraisal District has been using as a basis for taxation of this owner. Please note that we are entitled by zoning and utility approvals to construct over 75-Single Family Lots/Homes in this development but have limited the development to only 42 due to topographic constraints already but are at the threshold of our limitations based on further impact to the environment and the project feasibility.

The existing side slopes below the ridge are in excess of 25% grade while the City maximum for street grades is 12% creating a difficult situation for the cul-de-sac pavement to catch up to existing grade already. Therefore, with the wider pavement in the cul-de-sac, the more the edges of the pavement are floating above existing ground. This creates a need for greater fill to make the proposed building pads for these necessary lots stable enough to construct upon. Further, the retaining walls on the rear lot lines of these proposed lots would have to grow taller in order to accommodate the additional fill and would have to be pushed further back and down the hill to accommodate the necessary lot depths and setbacks from the back of curb in the cul-de-sac if it grew wider. This would increase the building footprint and further the impacts to the existing tree preservation area which was established at the master planning stages with the approved MDP showing this same configuration of streets and cul-de-sacs. Finally, the walls are already permitted for construction and are largely complete so they cannot feasibly be moved at this time. Pictures of the site are included with this submittal.

Given the fact that the two (2) proposed cul-de-sacs in this unit of the development for Cresta Alto and Bella Flor are not over the 150-LF threshold by much (65-LF and 85-LF, respectively), the application of the standard cul-de-sac pavement diameter of 80-LF should not negatively affect the turn-around distance for these cul-de-sacs enough to warrant the above mentioned affects and will not be in conflict with the spirit of the UDC. We have taken all practicable measure to minimize any adverse impacts on the public health, safety and public welfare while balancing with a restriction on the impacts to the surrounding hillsides and vegetation. Therefore, in our Professional opinion, the approval of this Administrative Exception will not be in conflict with the intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

We believe it warrants your approval for the reasons listed above and look forward to a response on this issue.

We appreciate your consideration and time on this Project.

Sincerely,

David Parkerson, P.E.

STATE OF TEXAS
DAVID P. PARKERSON
87016
LICENSED
PROFESSIONAL ENGINEER
5/25/13

Attachment(s)

DEVELOPMENT SERVICES
RECEIVED
2014 JAN -9 PM 1:29

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

DEVELOPMENT SERVICES
RECEIVED
2014 JAN -9 PM 1:29

DEVELOPMENT SERVICES
RECEIVED

2014 JAN -9 PM 1:30

DEVELOPMENT SERVICES
RECEIVED

2014 JAN -9 PM 1:30

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Cresta Bella, Unit 2A
Address:	
A/P #/PPR #/Plat#:	Plat# 120424
AEVR #:	
AEVR Submittal Date:	6/3/2013
AEVR Submitted by:	David Pakerson
Issue:	Cul de Sac
Code Sections:	2006 Unified Development Code (UDC), Section 35-506 (d)(6)
By:	Juan M. Ramirez, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Parkerson's letter submitted June 3, 2013. The project is located in the Dominion Development. Also refer to the applicant's letter for more information.

The Unified Development Code (UDC) – Article V, Section 35-502 (d) (6), **Cui-De-Sac Streets.** Cul-de-sac street design and fire hydrant layout shall be as required by the currently adopted International Fire Code (for optional turnaround types other than cul-de-sacs the design criteria of the International Fire Code shall be applicable). Residential cul-de-sac streets less than one hundred fifty (150) feet from the centerline of the cross street's pavement to the center point of the cul-de-sac turnaround shall be designed with a minimum one-hundred-foot diameter right-of-way and a minimum eighty-foot diameter pavement surface. A five-foot irrevocable easement for utility service and sidewalk construction and use shall be provided on residential lots adjacent to the right-of-way. The five-foot easement combined with the two-foot of additional unpaved right-of-way shall provide a total parkway behind the cul-de-sac curb line of seven (7) feet for sidewalk and utility construction as needed.

The applicant is requesting an exception to the UDC in order to build the 80 foot wide pavement section in lieu of the required 96 foot wide section. The DSD staff agrees with the applicant's analysis for the following reasons:

1. The length of the each private street is approximately 250 feet long with 8 lots fronting to the street. The options provided by the UDC reflect alternatives to the ROW dedication to meet the pavement width; however in private streets the ROW dedication is not applicable.
2. The development is located in a very steep area which limits the available flat area. We could have asked for removal of sidewalks to meet the pavement width, but it is preferred

to have the sidewalks and provide the minimum pavement width for street sections less than 150 feet.

The DSD Staff believes the proposed exception request **does** meet the intent of the UDC and is therefore supported.

DEVELOPMENT SERVICES
RECEIVED
2013 JAN -9 PM 1:29

RECOMMEND APPROVAL OF EXCEPTION:

Pablo G. Martinez, P.E., C.P.M.
Interim Development Services Engineer
DSD – Land Development Engineering

6/20/13
Date

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

John P. Jacks
Assistant Director
DSD

Date 6-21-13

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 6**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
120202

Project Name:
Heatley Cresta Bella-Comm I U-12E1

Applicant:
Michael Heatley

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

Owner:
Heatley Cresta Bella, LLC.

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

Property Address/Location:
Generally located south of Cresta Bella, west of Camp Bullis Road

MAPSCO Map Grid (Ferguson):
480 A-7

Tract Size:
6.39

Council District:
8

Notification:
Internet Agenda posting January 17, 2014

REQUEST

Approval of a major plat to subdivide a 6.39-acre tract of land to establish **Heatley Cresta Bella-Comm I U-12E1** Subdivision.

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 9, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat consists of four (**4**) non-single family lots.

B. Zoning

"C-3 AHOD MLOD MSAO-1" General Commercial Airport Hazard Overlay Military Lighting Overlay Military Sound Attenuation District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

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

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 6, 2014.

II. SUPPLEMENTAL INFORMATION

A. Easement Note

Plat 120424, Cresta Bella Unit 2A Enclave Subdivision provides easements being established thru this plat. Therefore, this proposed Plat 120202 may not be recorded until Plat 120424 is recorded with Bexar County. Further, a hold from recordation note has been placed on the plat tracking system.

B. Associated Application

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

III. RECOMMENDATION

Approval of the proposed **Heatley Cresta Bella-Comm I U-12E1** Subdivision

IV. ATTACHMENT

1. Proposed plat

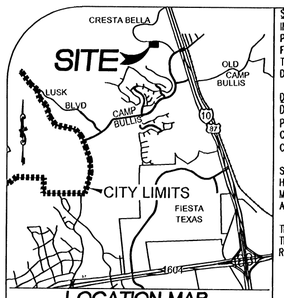
Attachment 1

PLAT NO. 120202

SUBDIVISION PLAT ESTABLISHING

HEATLEY CRESTA BELLA–COMM I U–12E1

BEING A TOTAL OF 6.39 ACRES ESTABLISHING LOTS 1-4, BLOCK 26 BEING SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 18333, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, COUNTY BLOCK 4760 AND BEING A PORTION 19.200 ACRE TRACT OF LAND CONVEYED TO HEATLEY CRESTA BELLA, LLC OF RECORD IN VOLUME 15116, PAGE 1848, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE
MAPSCO ID# 480 A-7

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

DETENTION POND NOTE:
DETENTION REQUIREMENTS ACCORDING TO THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE FOR THIS PROJECT HAVE BEEN PROVIDED BY THE EXISTING REGIONAL DETENTION/WATER QUALITY POND LOCATED 500 FEET DOWNSTREAM OF HEATLEY CRESTA BELLA COMM I U-12E1 AND CONSTRUCTED WITHIN THE LIMITS OF THE CRESTA BELLA MASTER PLANNED DEVELOPMENT WITH APPROVAL FROM THE CITY OF SAN ANTONIO (PLAT NUMBER 060818).

STORM WATER DETENTION WAS DESIGNED AND CONSTRUCTED WITH PLAT #060818. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED AN AREA OF APPROX. 6.5 ACRES AND A VOLUME OF APPROX. 14 ACRE FEET WILL BE REQUIRED FOR THIS USE. THE MAINTENANCE OF DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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

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

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

5) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

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

7) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P-5-40)

8) MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

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

CURVE TABLE			
C1	C2	C3	C4
L=90.03	L=23.39	L=80.17	L=23.27
Δ=8°01'19"	Δ=3°45'17"	Δ=12°51'59"	Δ=3°44'07"
R=643.00	R=357.00	R=357.00	R=357.00
C=N85°58'09"E	C=S83°50'08"W	C=N87°51'14"W	C=N79°33'11"W
CHORD=89.95	CHORD=23.39	CHORD=80.00	CHORD=23.27

GRAPHIC SCALE
100 50 25 0 50 150
(IN FEET)
1 inch = 50 ft.

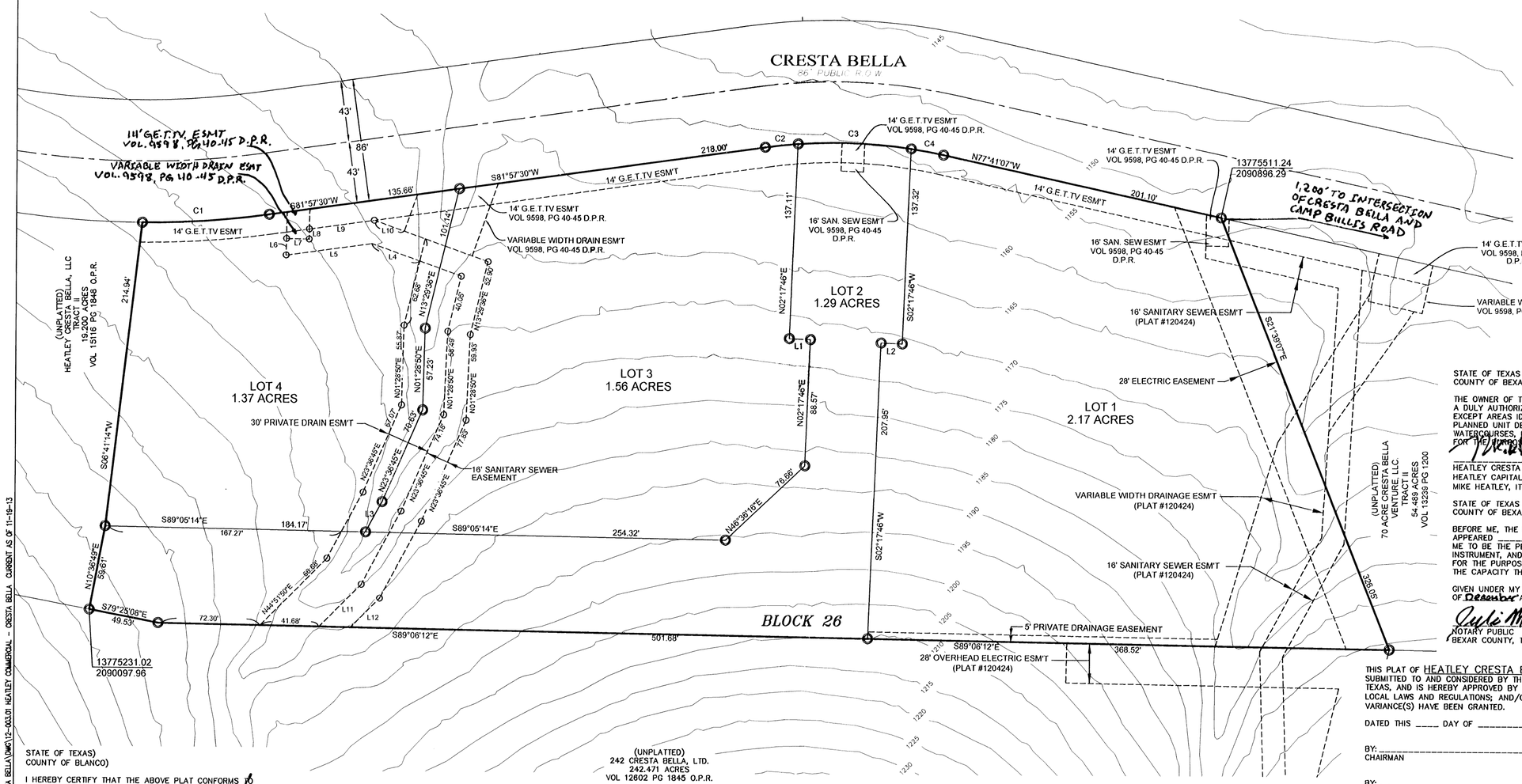
BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

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

OWNER/DEVELOPER:
HEATLEY CRESTA BELLA, LLC
9901 E. VALLEY RANCH PARKWAY
SUITE 2020
IRVING, TEXAS75063
(972) 888-9948
(972) 888-9942

LEGEND

1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
2.) EXISTING CONTOUR ---------- 824
3.) FOUND 1/2" IRON PIN ---------- ●
4.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION ---------- ○
5.) OFFICIAL PUBLIC RECORDS ---------- O.P.R.
6.) DEED AND PLAT RECORDS ---------- D.P.R.
7.) REAL PROPERTY RECORDS ---------- R.P.R.



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.

HEATLEY CRESTA BELLA, LLC BY:
HEATLEY CAPITAL CORPORATION, IT'S MANAGER BY"
MIKE HEATLEY, IT'S PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF December A.D., 2013

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JULI XAY MCCROSKEY
Notary Public, State of Texas
My Commission Expires
April 19, 2017

THIS PLAT OF HEATLEY CRESTA BELLA – COMMERCIAL I U 12E1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

_____OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____

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

_____ DAY OF _____, A.D. 2014.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
REGISTERED
AMIL M. BAKER JR.
1469
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BLANCO)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DAVID PARKERSON
87016
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

LICENSED PROFESSIONAL ENGINEER

LINE TABLE
L1 - N87°42'14"W 15.00'
L2 - N87°42'14"W 15.00'
L3 - N28°21'17"E 24.36'
L4 - N70°27'38"W 36.08'
L5 - S81°57'30"W 61.10'
L6 - N01°04'15"E 11.67'
L7 - S88°55'45"E 16.00'
L8 - N01°04'15"E 7.10'
L9 - N81°57'30"E 46.26'
L10 - S70°27'38"E 22.62'
L11 - N44°51'50"E 42.09'
L12 - N44°51'50"E 28.98'

N:\DRAW 2010\12-003.01 HEATLEY COMMERCIAL - CRESTA BELLA\DWG\12-003.01 HEATLEY COMMERCIAL - CRESTA BELLA CURRENT AS OF 11-19-13

SHEET 1 OF 1

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 7**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
120319

Project Name:
Forest Crest Lot 37

Applicant:
Jeanne Howard Cook, Trustee

Representative:
Matkin Hoover Engineering and Surveying
c/o Garrett D. Keller, P.E.

Owners:
Howard Family Living Trust

Staff Coordinator:
Richard Carrizales, Planner
(210) 207-80502
Richard.Carrizales@sanantonio.gov

Property Address/Location:
Generally located west of the intersection of Tejas Trail East and Great Navajo

MAPSCO Map Grid (Ferguson):
480 D-6

Tract Size:
7.338

Council District:
8

Notification:
Published in Daily Commercial Recorder January 2, 2014
Notices Mailed January 2, 2014

- Three (3) to property owners within 200 feet of the subdivision and to the Forest Crest Neighborhood Association
- Internet Agenda posting January 17, 2014

REQUEST

Approval of a major plat to replat a 7.338-acre tract of land to establish **Forest Crest Lot 37** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 2, 2014

CASE HISTORY

Area being replatted is Lot 37, Block A, C.B. 5936, out of the Forest Crest Subdivision, recorded in Volume 9527, Page 116, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat consists of five (**5**) single family lots.

B. Zoning

"R-20 AHOD MLOD MSAO-1" Single Family Residential Airport Hazard Overlay Military Lighting Overlay Military Sound Attenuation District

C. Services Available

SAWS Water and Onsite Sewer system

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on November 26, 2013.

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

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

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Notices

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

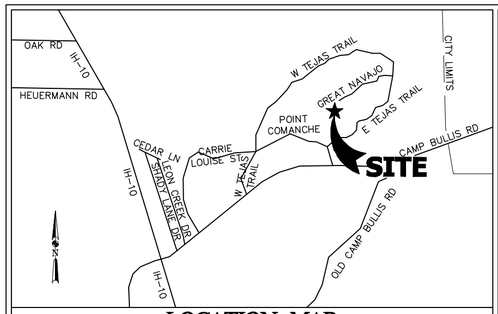
III. RECOMMENDATION

Approval of the proposed **Forest Crest Lot 37** Subdivision

IV. ATTACHMENT

1. Proposed plat

Attachment 1



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP# 480 D6

C.P.S. NOTES:

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

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

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

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

FINISHED FLOOR NOTE:
THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT GRADE.

OWNER/DEVELOPER:

HOWARD FAMILY LIVING TRUST
16 CHAMPIONS LANE
SAN ANTONIO, TX 78257

WASTEWATER 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.

FIRE FLOW REQUIREMENTS:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, WE ARE OF THE UNDERSTANDING THE EXISTING PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 3,600 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PLAT. NO. 120319

RE-PLAT ESTABLISHING

FOREST CREST LOT 37

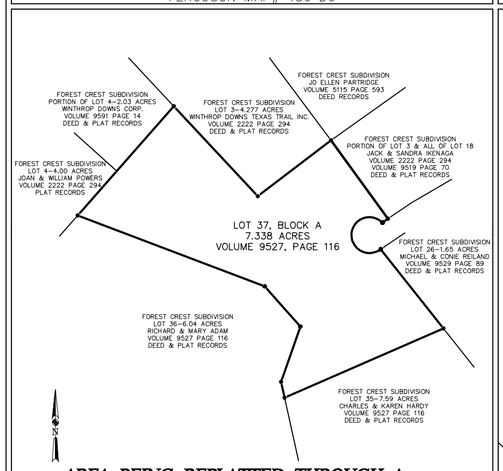
SUBDIVISION

BEING A TOTAL OF 7.338 ACRES, ESTABLISHING LOTS 40, 41, 42, 43, AND 44, BLOCK A, NCB 16385, SAID 7.338 ACRE TRACT ALSO BEING ALL OF LOT 37, BLOCK A, CB 5936, FOREST CREST SUBDIVISION, RECORDED IN VOLUME 9527, PAGE 116, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

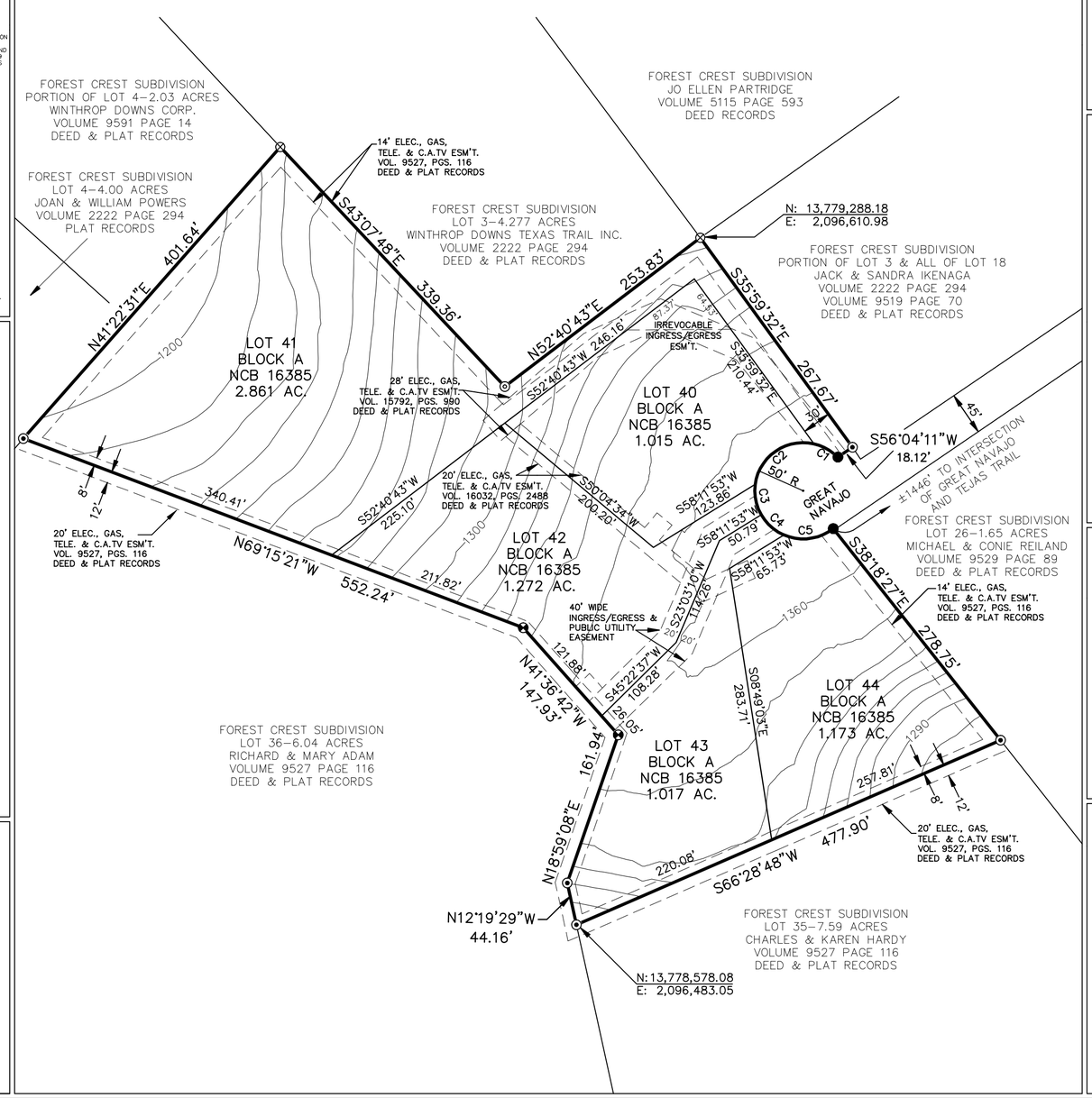
DATE: 11/12/2013
JOB NO.: 2505.00

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
TEXAS REGISTERED ENGINEERING FIRM #004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING A TOTAL OF 7.338 ACRES, SAID 7.338 ACRE TRACT ALSO BEING LOT 37, BLOCK A, CB 5936, FOREST CREST SUBDIVISION, RECORDED IN VOLUME 9527, PAGE 116, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	28.87'	50.00'	33°05'02"	28.47'	N60°40'22"W
C2	83.10'	50.00'	95°13'40"	73.86'	S55°10'17"W
C3	32.64'	50.00'	37°24'02"	32.06'	S11°08'34"E
C4	31.78'	50.00'	36°25'04"	31.25'	S48°03'07"E
C5	54.29'	50.00'	62°12'24"	51.66'	N82°38'09"E

LEGEND

- FOUND 1/2" IRON ROD WITH A YELLOW "BAKER" CAP
- FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN" CAP
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP
- FOUND 60D NAIL
- SET MAG NAIL

R1 RECORD PER VOLUME 9617, PAGE 170 DEED & PLAT RECORDS
R2 RECORD PER VOLUME 9609, PAGES 29-30 DEED & PLAT RECORDS
B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD83.
2. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. 1/2" IRON RODS WITH RED "MATKIN HOOVER ENG." PLASTIC CAPS WERE SET AT ALL PROPERTY CORNERS UNLESS SPECIFIED OTHERWISE.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVISOULY PLATTED ON PLAT (FOREST CREST SUBDIVISION, PLAT NUMBER 930322) WHICH IS RECORDED IN VOLUME 9527, PAGE 116, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF_____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

_____, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
JEANNE HOWARD COOK, TRUSTEE OF THE HOWARD FAMILY TRUST
16 CHAMPIONS LANE
SAN ANTONIO, TX 78257

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CITY OF SAN ANTONIO
PLANNING COMMISSION CERTIFICATE

THIS PLAT OF FOREST CREST LOT 37 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 EXCEPTIONS(S) AND/OR VARIANCES(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. 20____ AT _____M. AND DULY RECORDED THE_____ DAY OF_____ A.D. 20____ AT _____M. IN THE RECORDS OF AND_____ OF SAID COUNTY, IN BOOK VOLUME ON PAGE_____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF_____ A.D. 20____ AT _____M.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
TRAVIS L. QUICKSALL R.P.L.S. # 6447

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.

_____
GARRETT D. KELLER
LICENSED PROFESSIONAL ENGINEER # 111511
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
GARRETT D. KELLER
111511
LICENSED
PROFESSIONAL ENGINEER

Z:\PROJECTS\2505 – Forest Crest at Great Navajo\#120319-Forest Crest, Lot 37.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 8**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
130198

Project Name:
243 Petaluma

Applicant:
Reynaldo Garza

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

Owner:
Reynaldo Garza

Staff Coordinator:
Ian Benavidez, Planner
(210)207-8268
Ian.benavidez@sanantonio.gov

Property Address/Location:
West of the intersection of Clamp Avenue and West Petaluma Boulevard

MAPSCO Map Grid (Ferguson):
682 C-1

Tract Size:
0.69 acres

Council District:
3

Notification:
Published in Daily Commercial Recorder January 2, 2014
Notices mailed January 2, 2014

- 32 to property owners within 200 feet of the existing subdivision

Internet Agenda posting January 17, 2014

REQUEST

Approval of a minor plat to replat a 0.69-acre tract of land to establish **243 Petaluma** subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 2, 2013

CASE HISTORY

Area being replatted was previously platted as a portion of Block 2. NCB 11091, out of the Harlandale Acres, Site #8 as recorded in Volume 980, Pages 30-31, being out of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

"R-6" Single Family Residential

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on November 26, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 7, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

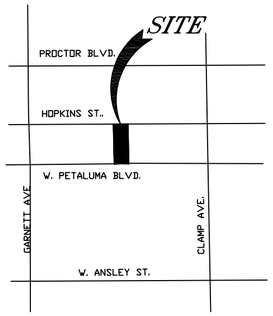
III. RECOMMENDATION

Approval of the proposed **243 Petaluma Subdivision** Replat

IV. ATTACHMENT

1. Proposed plat

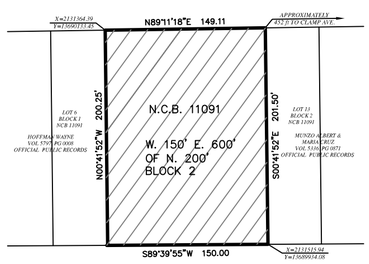
Attachment 1



(NOT TO SCALE)

MAPSCO 2008 MAP 682 GRID # CI — LOCATION MAP

HOPKINS ST.



W. PETALUMA BLVD.

SCALE: 1" = 100'

AREA BEING REPLATTED

THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS THE WEST 150' OF EAST 600' OF THE NORTH 200' OF BLOCK 2, N.C.B. 11091, HARLANDALE ACRES, SITE #8, VOL. 980, PG. 30 & 31 PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS

REYNALDO GARZA

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (HARLANDALE ACES, SITE #8) WHICH IS RECORDED IN VOLUME 980, PAGE 30 & 31, BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

_____.
OWNER

_____
OWNER'S 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:

FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E,T,G & CATV ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	R.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
RIGHT-OF-WAY	R.O.W.
EXISTING CONTOURS	- - - 621 -
EASEMENT	ESM'T

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR — *NO. 5286*

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER — *NO. 55516*

STATE OF TEXAS REGISTERED DAVID BARRERA 5286 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS SALAH E. DIAB 55516 REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

1.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTAIL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
2.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L AND G,E,T,CATV. EASEMENTS.
3.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
4.) IMPACT FEES ARE DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
5.) FLOOD NOTE: ACCORDING TO FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR BEXAR COUNTY, REFERENCE MAP. NO.48029C0560-F, WITH AN EFFECTIVE DATE OF SEP. 29, 2010, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
6.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7.) EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
8.) PRV NOTE: WHERE THE STATIC PRESSURE WILL 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.
9.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
10.) SHARED CROSS ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

11.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512.
STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
12.) STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
DG5765 TXJC JOHNSON CITY CORS ARP
DG5767 TXSM SAN MARCOS CORS ARP
COMBINED SCALE FACTOR 0.99983802
STATE PLANE COORDINATES ARE NAD 83 (NAVD88)

C.P.S. NOTES:

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

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

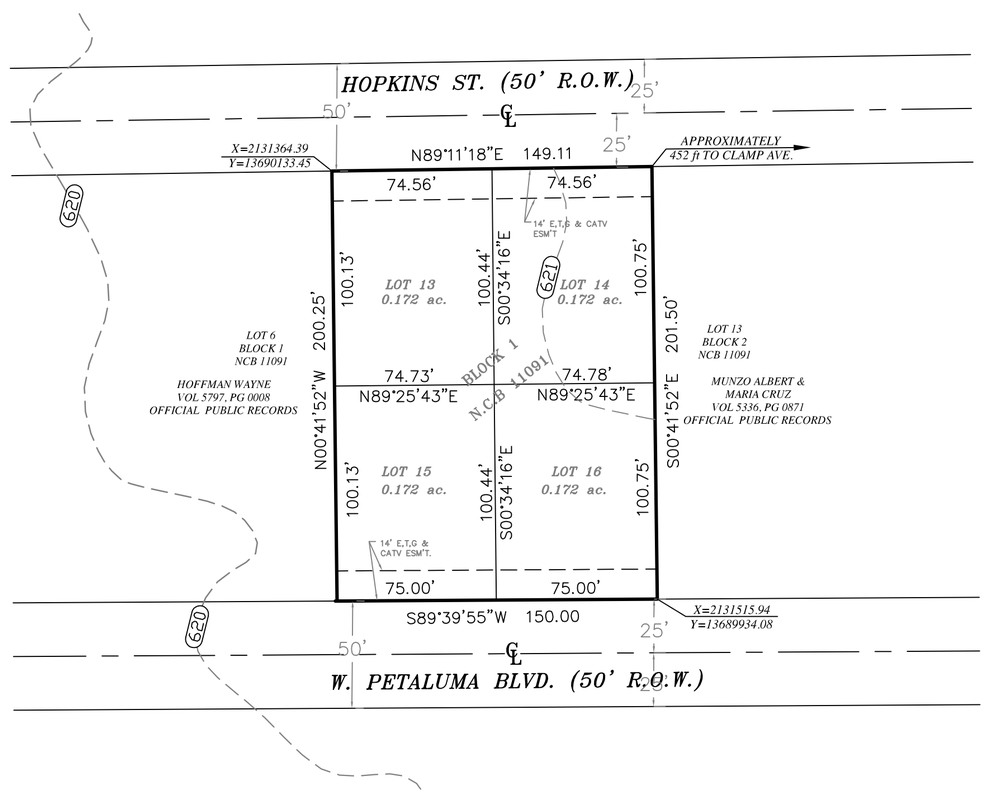
3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

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

FIRE FLOW NOTE:

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



PLAT NUMBER 130198

REPLAT ESTABLISHING

243 PETALUMA SUBDIVISION

BEING 0.69 ACRES ESTABLISHING LOTS 13, 14, 15, AND 16, BLOCK 1, N.C.B 11091, SAN ANTONIO, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

Seda Consulting Engineers, Inc.
SCE
FIRM REGISTRATION NO:F-1601 — *(210) 308-0057*
6735 IH 10 W — *FAX: (210) 308-8842*
SAN ANTONIO, TEXAS 78201 — *E-MAIL: SEDA@SATX.RR.COM*
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER
&
BARRERA LAND SURVEYING
Email: dbinsatx@yahoo.com
7715 Mainland Drive, Suite 114
San Antonio, Texas 78250
(210) 523-9996

DATE: 09/09/2013 — JOB # 1605

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

OWNER / DEVELOPER ADDRESS:
REYNALDO GARZA
258 W. PETALUMA BLVD.
SAN ANTONIO, TEXAS 78221
PH: (210) 308-0057

STATE OF TEXAS
COUNTY OF BEXAR

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

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

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF 243 PETALUMA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

_____
CHAIRMAN
BY:

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____ , DEPUTY

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 9**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
130546

Project Name:
Longhorn Quarry Replat A

Applicant:
Fredrica Soriano

Representative:
KFW Engineers & Surveying, c/o
Craig P. Fletcher, P.E.

Owner:
Fundacion Teleton USA

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

Property Address/Location:
Generally located east of Thousand Oaks, north of Wurzbach Parkway

MAPSCO Map Grid (Ferguson):
552 F-4

Tract Size:
2.9745

Council District:
10

Notification:
Published in Daily Commercial Recorder January 2, 2014

Internet Agenda posting January 17, 2014

REQUEST

Approval of a major plat to replat a 2.9745-acre tract of land to establish **Longhorn Quarry Replat A** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 6, 2014

I. ANALYSIS

A. Proposed Use
The proposed plat consists of one (**1**) non-single family lot.

B. Zoning
"C-3" General Commercial District

C. Major Thoroughfare
Thousand Oaks, Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available
SAWS Water and Sewer

E. Inter-jurisdictional Review
Letters of Certification (LOCs) were issued from all reviewing agencies on September 13, 2013.

F. Interdepartmental Review
LOCs were issued from all reviewing agencies on July 31, 2013.

III. RECOMMENDATION
Approval of the proposed **Longhorn Quarry Replat A** Subdivision

IV. ATTACHMENT
1. Proposed plat

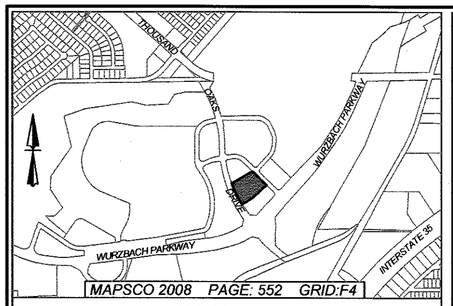
Atachment 1

PLAT NUMBER 130546

REPLAT ESTABLISHING

LONGHORN QUARRY REPLAT A

BEING 2.9745 ACRES, ESTABLISHING LOT 3, BLOCK 13, N.C.B. 14945, IN SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP NOT-TO-SCALE

NOTES:

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

C.P.S. NOTES:

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

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

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

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

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 901, BLOCK 8, NCB 14945 OF THE LONGHORN QUARRY SUBDIVISION (PLAT NO. 080132), RECORDED IN VOLUME 9596, PAGES 72-79 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

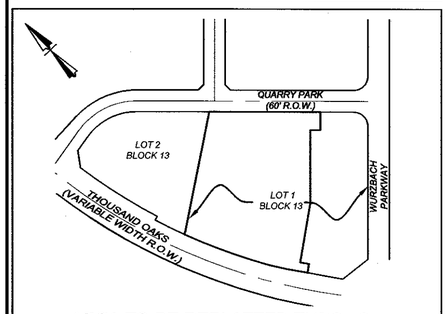
OWNER / DEVELOPER:
FUNDACION TELETON USA
6320 CANOGA AVENUE SUITE 1500-54
WOODLAND HILLS, CA 91367

SCALE : 1"= 50'

0' 25' 50' 75' 100'

KFW ENGINEERS & SURVEYING
FIRM 9513 & 10122300

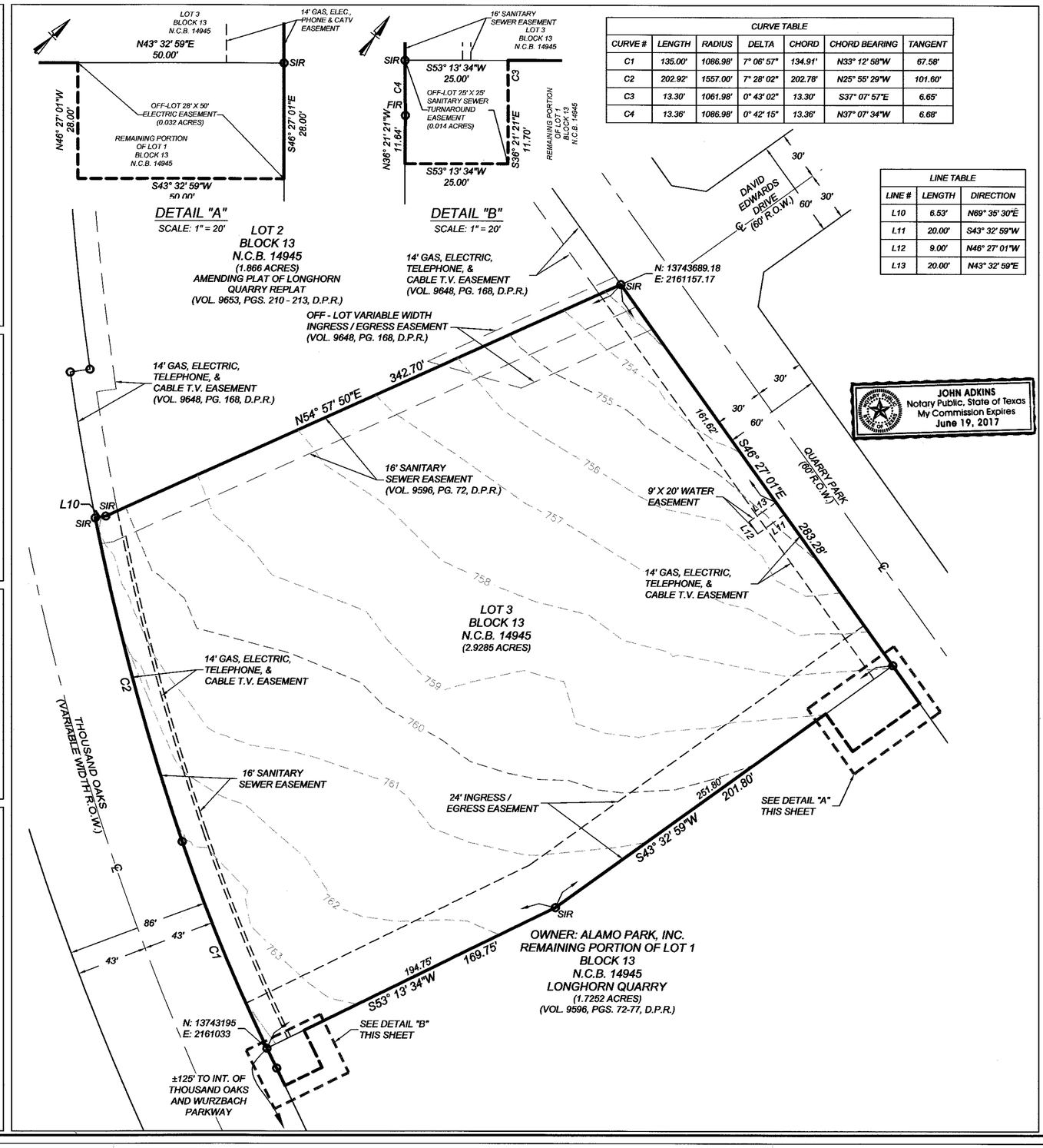
14603 HUEBNER ROAD, BLDG.# 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441



AREA TO BE REPLATTED THROUGH PUBLIC HEARING

SCALE: 1" = 300'

AREA BEING REPLATTED IS A PORTION OF LOT 1, BLOCK 13, N.C.B. 14945, BEING 2.975 ACRES PREVIOUSLY PLATTED IN LONGHORN QUARRY SUBDIVISION WHICH IS RECORDED IN VOLUME 9596 ,PAGES 72-79 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	135.00'	1086.98'	7° 06' 57"	134.91'	N33° 12' 58"W	67.58'
C2	202.92'	1557.00'	7° 28' 02"	202.78'	N25° 55' 29"W	101.60'
C3	13.30'	1061.98'	0° 43' 02"	13.30'	S37° 07' 57"E	6.65'
C4	13.36'	1086.98'	0° 42' 15"	13.36'	N37° 07' 34"W	6.68'

LINE TABLE

LINE #	LENGTH	DIRECTION
L10	6.53'	N69° 35' 30"E
L11	20.00'	S43° 32' 59"W
L12	9.00'	N46° 27' 01"W
L13	20.00'	N43° 32' 59"E

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 OF LOT 3:

OWNER / DEVELOPER OF LOT 3:
FUNDACION TELETON USA
6320 CANOGA AVENUE SUITE 1500-54
WOODLAND HILLS, CA 91367

DULY AUTHORIZED AGENT OF LOT 3
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 17th DAY OF December A.D. 2013

NOTARY PUBLIC BEXAR COUNTY TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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 OF LOT 1:

OWNER OF LOT 1:
ALAMO PARK, INC.
P.O. BOX 34807
SAN ANTONIO, TEXAS 78265

DULY AUTHORIZED AGENT OF LOT 1
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 17 DAY OF December A.D. 2013

NOTARY PUBLIC BEXAR COUNTY TEXAS

SARAH E CARRINGTON
My Commission Expires
August 2, 2016

THIS PLAT OF **LONGHORN QUARRY REPLAT A** 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

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 OF LOT 3:

DULY AUTHORIZED AGENT OF LOT 3
STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER OF LOT 1:

DULY AUTHORIZED AGENT OF LOT 1
STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LONGHORN QUARRY SUBDIVSION WHICH IS RECORDED IN VOLUME 9596, PAGES 72-79, BEXAR COUNTY PLAT AND DEED RECORDS.

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

OWNER OF LOT 3

FUNDACION TELETON USA
6320 CANOGA AVENUE SUITE 1500-54
WOODLAND HILLS, CA 91367

OWNER'S DULY AUTHORIZED AGENT OF LOT 3

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 17 DAY OF December, 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-19-17

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

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BASIS OF BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 270 OF 785, COMMUNITY PANEL NO. 48029C0270G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

LEGEND

F.I.R. =	FOUND ½" IRON ROD
S.I.R. =	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. =	RIGHT-OF-WAY
D.P.R. =	DEED AND PLAT RECORDS

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
F9513
CRAIG P. FLETCHER
90940
LICENSED
PROFESSIONAL ENGINEER
12/17/2013

STATE OF TEXAS
REGISTERED
TERESA A. SEIDEL
5672
PROFESSIONAL
LAND SURVEYOR
12/17/2013

DRAWN BY: JW Date: Oct 24, 2013, 2:58pm User ID: jwarren File: P:\171\06\01\Design\Civil\PLAT\PL171060 1.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 10**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
130563

Project Name:
Ridge @ Lookout Canyon, PH II PUD

Applicant:
Drake Thompson

Representative:
Pape-Dawson Engineers, Inc., c/o WR. Wood, P.E.

Owner:
McMillin Ridge at Lookout Canyon, LLC.

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

Property Address/Location:
Generally located west of the intersection of Canyon Wren and Dove Terrace

MAPSCO Map Grid (Ferguson):
451 B-7

Tract Size:
1.90

Council District:
ETJ

Notification:
Published in Daily Commercial Recorder January 2, 2014
Notices Mailed January 6, 2014

- 2 to property owners within 200 feet of the subdivision and to the Estate at Stone Gate Neighborhood Association

Internet Agenda posting January 17, 2014

REQUEST

Approval of a major plat to replat a 1.90-acre tract of land to establish **Ridge @ Lookout Canyon, Ph II PUD** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 6, 2014

CASE HISTORY

Area being replatted is Lots 15-23, Block 14, and Lots 12-14, Block 15, CB 4865, out of the Ridge at Lookout Canyon, Phase II, Subdivision, recorded in Volume 9636, Pages 16-18 of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat consists of six (**6**) single family lots and two (**2**) non-single family lots.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

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

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on December 11, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

B. Associated Applications

MDP 662-E, Oliver Ranch, accepted on August 16, 2004
PUD 03-008, The Ridge at Lookout Canyon, approved on August 13, 2003

III. RECOMMENDATION

Approval of the proposed **Ridge @ Lookout Canyon, Ph II PUD** Subdivision

IV. ATTACHMENT

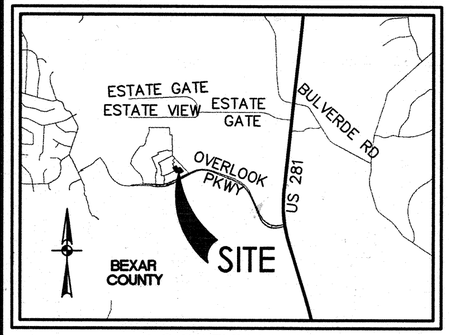
1. Proposed plat

Attachment 1

PLAT NUMBER 130563

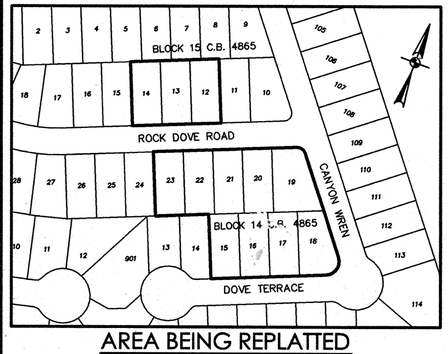
REPLAT ESTABLISHING RIDGE @ LOOKOUT CANYON, PH II PUD

ESTABLISHING LOTS 20, 21, 901, BLOCK 15, CB 4865, AND LOTS 38 - 41, 903, BLOCK 14, CB 4865, BEING 1.90 ACRES OF LAND COMPRISED OF LOTS 12 - 14, BLOCK 15, CB 4865, AND LOTS 15 - 23, BLOCK 14, CB 4865, OF THE RIDGE AT LOOKOUT CANYON, PHASE II RECORDED IN VOLUME 9636, PAGES 16 - 18 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP

MAPSCO MAP GRID: 451B7
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICA1ION

SCALE: 1"= 200'

THE 1.90 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 15-23, BLOCK 14 AND LOTS 12-14, BLOCK 15 OF THE RIDGE AT LOOKOUT CANYON, PHASE II PLAT RECORDED IN VOLUME 9636, PAGES 16-18 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 070343, THE RIDGE AT LOOKOUT CANYON, PHASE II, WHICH IS RECORDED IN VOLUME 9636, PAGES 16-18, BEXAR 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 PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: DRAKE THOMPSON
McMILLIN RIDGE AT LOOKOUT CANYON, LLC.
21232 GATHERING OAK, SUITE 107
SAN ANTONIO, TEXAS 78260
PHONE: (210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 13 DAY OF December A.D. 20 ____.

JoAnn Schweers
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/9/16.

JO ANN SCHWEERS
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-09-2016

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W.R. WOOD
65364
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

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK
ROW	RIGHT-OF-WAY
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
3	7' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9636, PAGES 16-18 DPR)

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE RIDGE AT LOOKOUT CANYON, PHASE II FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO OR BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, WATER QUALITY BASINS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN THE RIDGE AT LOOKOUT CANYON, PHASE II, REPLAT SHALL BE THE RESPONSIBILITY OF THE RIDGE AT LOOKOUT CANYON HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 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.

AQUIFER NOTE:

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

IMPACT FEE PAYMENT DUE:

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

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.

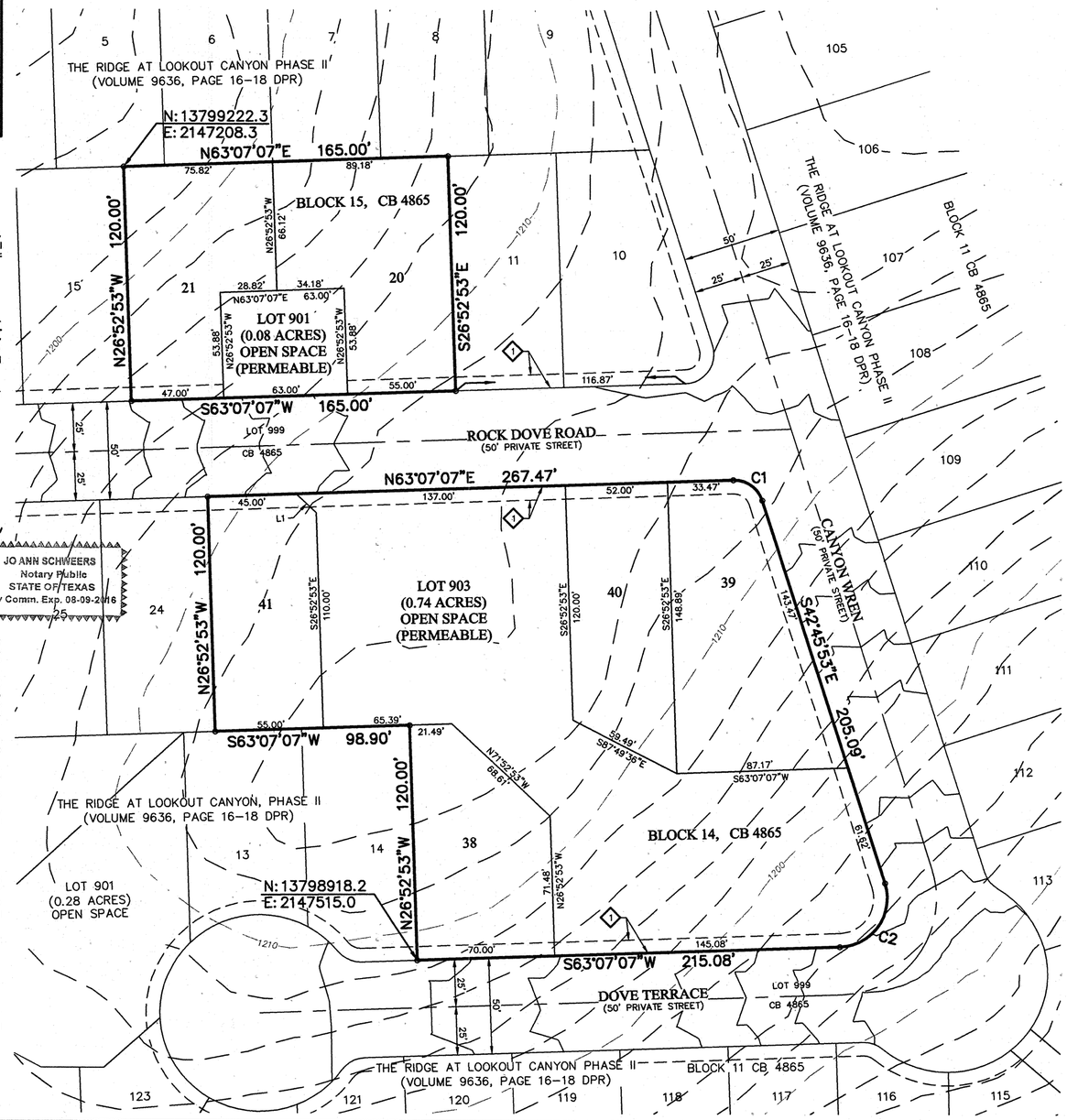
SCALE: 1"= 50'
0' 50' 100' 150'

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 RIDGE AT LOOKOUT CANYON, PHASE II PLAT RECORDED IN VOL. 9636, PAGES 16-18 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	74°07'00"	N79°49'23"W	18.08'	19.40'
C2	25.00'	105°53'00"	N10°10'37"W	39.90'	46.20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°52'53"W	14.14'



JO ANN SCHWEERS
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-09-2016

JoAnn Schweers
NOTARY PUBLIC, BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DRAKE THOMPSON
McMILLIN RIDGE AT LOOKOUT CANYON, LLC.
21232 GATHERING OAK, SUITE 107
SAN ANTONIO, TEXAS 78260
PHONE: (210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DRAKE THOMPSON 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 13 DAY OF December, A.D. 2013.

JO ANN SCHWEERS
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-09-2016

JoAnn Schweers
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 RIDGE @ LOOKOUT CANYON, PH II PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

SHEET 1 OF 1

RIDGE @ LOOKOUT CANYON, PH II PUD
Civil Job No. 5685-10; Survey Job No.5685-10
Date: Dec 13, 2013, 11:31am User ID: JRios
File: P:\56850\10\Design\Civil\Plat\PL56850100-0_Replat.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 11**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
130607

Project Name:
Shavano Retail Center Phase I

Applicant:
Lloyd A. Denton

Representative:
Doucet & Associates, c/o David Davood Salek, P.E.

Owner:
Shavano/LDR No. 4 Commercial, Partnership, LTD,., A Texas Limited Partnership; by Bitterblue, Inc., A Texas Corporation its sole general Partner

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

Property Address/Location:
Generally located at the intersection of De Zavala and Lockhill Selma Road

MAPSCO Map Grid (Ferguson):
515 B-7

Tract Size:
14.0441

Council District:
8

Notification:
Internet Agenda posting January 17, 2014

REQUEST

Approval of a major plat to subdivide a 14.0441-acre tract of land to establish **Shavano Retail Center Phase 1** Subdivision.

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Pending

I. ANALYSIS

A. Proposed Use

The proposed plat consists of three (**3**) non-single family lots and eight hundred three (**803**) linear feet of public streets.

B. Zoning

"C-3 ERZD " General Commercial District Edwards Recharge Zone District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Pending

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 41D, Rogers West, Shavano Tract, accepted on October 1, 2010

III. RECOMMENDATION

Pending

IV. ATTACHMENT

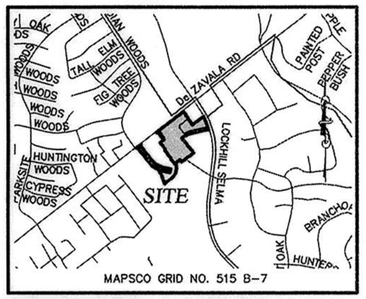
1. Proposed plat

PLAT NO. 130607

SUBDIVISION PLAT OF
SHAVANO RETAIL CENTER PHASE 1
BEING A TOTAL OF 14.0441 ACRES, ESTABLISHING LOTS 2 THRU 4, NCB 17627, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

VICINITY MAP

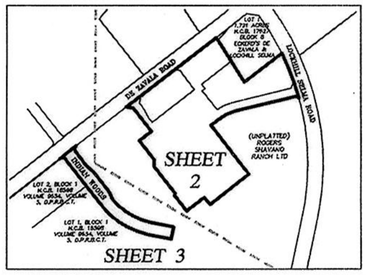
SCALE: 1" = 2000'



MAPSCO GRID NO. 515 B-7

INDEX MAP

NOT TO SCALE



LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING R.O.W. LINES
	EXISTING EASEMENTS
571	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	5/8" IRON ROD WITH "DOUCET" CAP SET
⊗	TXDOT TYPE II BRASS DISC FOUND
▲	NAIL FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RADIUS
G.E.T.C.	GAS ELECTRIC TELEPHONE AND CABLE EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 DAVOOD SALEK 87888 LICENSED PROFESSIONAL ENGINEER

01-10-14

DAVOOD SALEK, P.E. NO. 87888
DOUCET & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

STATE OF TEXAS REGISTERED Sydney Smith Xinos 5361 PROFESSIONAL LAND SURVEYOR

1/13/14

SYDNEY SMITH XINOS, R.P.L.S. NO. 5361
DOUCET & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

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

WATER/WASTEWATER 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

SAWS IMPACT FEE PAYMENT DUE:
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.

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

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 R OTHER TYPE MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

SAWS IMPACT FEE PAYMENT NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

SHARED CROSS ACCESS NOTE:
1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
2. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (r)(3)

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

THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

OWNER/DEVELOPER:
SHAVANDO/LDR NO. 4 COMMERCIAL PARTNERSHIP
ATTN: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., STE. 100
SAN ANTONIO, TX 78218

ENGINEER:
DAVOOD SALEK, P.E.
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, STE 160
AUSTIN, TX 78735
512.583.2600
512.583.2601 (FAX)

SURVEYOR:
SYDNEY SMITH XINOS, RPLS
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, STE 160
AUSTIN, TX 78735
512.583.2600
512.583.2601 (FAX)

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S37°51'14"E	30.00'
L2	S52°06'45"W	20.13'
L3	N35°54'41"E	48.52'
L4	N57°49'58"W	19.86'
L5	S52°11'34"W	56.28'
L6	N37°52'05"W	52.00'
L7	S52°07'55"W	125.00'
L8	N37°52'05"W	110.86'
L9	N07°07'55"E	14.30'
L10	N00°07'23"W	38.08'
L11	N52°03'22"E	86.83'
L12	N37°57'58"W	141.45'
L13	N65°20'27"W	61.96'
L14	S07°59'53"W	41.73'
L15	S36°24'33"E	45.14'
L16	S21°51'43"E	12.23'
L17	S37°49'29"E	37.22'
L18	N82°02'37"W	28.78'
L19	N37°53'01"W	3.01'
L20	S37°53'01"E	99.13'
L21	S50°07'07"E	51.91'
L22	S37°53'01"E	134.36'
L23	S23°42'59"E	38.16'
L24	S78°09'43"E	134.74'
L25	S11°51'07"W	77.00'
L26	N78°09'43"W	134.73'
L27	N37°53'01"W	3.01'
L28	S82°47'56"E	14.16'
L29	S52°12'04"E	293.20'
L30	S37°49'29"E	75.89'
L31	S52°12'04"W	293.20'
L32	S07°12'04"W	14.12'
L33	N58°03'27"E	31.82'
L34	N13°03'27"E	14.14'
L35	N52°07'55"E	58.56'
L36	S52°07'55"W	27.28'
L37	S13°03'27"W	24.14'
L38	S31°56'33"E	15.17'
L39	S37°52'05"E	15.00'
L40	N37°52'05"W	52.00'
L41	S52°07'55"W	91.39'
L42	S37°51'54"E	31.16'
L43	S11°51'07"W	68.61'
L44	N78°09'43"W	99.82'
L45	N11°51'07"E	14.00'
L46	N78°09'43"W	80.94'
L47	N11°51'07"E	6.00'
L48	S78°09'43"E	53.80'
L49	N22°41'12"W	33.62'
L50	N37°53'01"W	136.51'
L51	N50°07'07"W	51.95'
L52	N37°52'40"W	96.94'
L53	N32°59'12"W	50.00'
L54	S37°48'26"E	16.00'
L55	N57°10'00"E	16.00'

GENERAL NOTES:
1.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 AND WERE PROVIDED BY:
DOUCET & ASSOCIATES
7401-B HWY. 71 WEST, STE. 160
AUSTIN, TX 78735
2. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
3. OWNER SHALL REQUIRE CROSS-ACCESS AMONG ALL LOTS IN THIS SUBDIVISION AS PER THE TERMS OF A SEPARATE AGREEMENT TO BE RECORDED IN THE COUNTY RECORDS IN ACCORDANCE WITH SECTION 35-506(R)(3) OF THE COSA UDC.
4. INTERIOR LOT CORNERS WILL BE SET FOLLOWING ON-SITE CONSTRUCTION.
5. ALL NOTES SHOWN ON THIS PAGE APPLY TO ALL THE PAGES OF THIS PLAT.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000169770783.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "DOUCET CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JUNE 11, 2012, STATIC DATA PROCESSED BY O.P.U.S.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

ELEVATION BASIS NOTE:
ELEVATIONS ARE BASED ON STATIC OBSERVATIONS ON JUNE 11, 2012, STATIC DATA PROCESSED BY O.P.U.S.

MINIMUM FINISHED FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE 1% ANNUAL CHANGE COMPUTED WATER SURFACE ELEVATION FOR THE (100 YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	100.25'	300.00'	19°08'46"	N66°35'11"E	99.78'
C2	95.81'	1439.24'	03°48'51"	S17°03'54"E	95.79'
C3	104.57'	250.00'	23°57'59"	S64°10'34"W	103.81'
C4	35.42'	95.00'	21°21'46"	S27°08'36"E	35.22'
C5	175.66'	1439.24'	06°39'35"	N22°28'07"W	175.55'
C6	250.73'	1439.24'	09°58'53"	N30°57'21"W	250.41'
C7	271.47'	1439.24'	10°48'25"	S20°33'42"E	271.06'
C8	39.27'	25.00'	90°00'00"	S07°06'59"W	35.36'
C9	14.50'	63.00'	13°11'07"	S31°17'28"E	14.47'
C10	19.10'	83.00'	13°11'07"	N31°17'28"W	19.06'
C11	251.68'	358.00'	40°16'48"	S58°00'34"E	246.53'
C12	305.81'	435.00'	40°16'48"	N58°00'34"W	299.55'
C13	39.27'	25.00'	90°00'00"	N82°53'01"W	35.36'
C14	93.43'	137.00'	39°04'28"	N32°35'41"E	91.63'
C15	35.02'	43.00'	46°40'04"	S75°27'57"W	34.06'
C16	59.33'	87.00'	39°04'28"	S32°35'41"W	58.19'
C17	83.54'	250.00'	19°08'46"	S66°35'11"W	83.15'
C18	237.64'	338.00'	40°16'57"	S58°00'13"E	232.77'

0 50 100 150 200
GRAPHIC SCALE: 1" = 100'

D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Firm Registration Number: 3937

STATE OF TEXAS §
COUNTY OF BEXAR §
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT IN 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.

SHAVANO/LDR No. 4 COMMERCIAL PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP

BY: BITTERBLUE, INC., A TEXAS CORPORATION ITS SOLE GENERAL PARTNER

BY: _____
LLOYD A. DENTON, PRESIDENT

STATE OF TEXAS §
COUNTY OF BEXAR §
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF JANUARY, A.D. 2014

Sarah E. Carrington
NOTARY PUBLIC

SARAH E CARRINGTON
My Commission Expires
August 2, 2016

THIS PLAT OF SHAVANO RETAIL CENTER PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

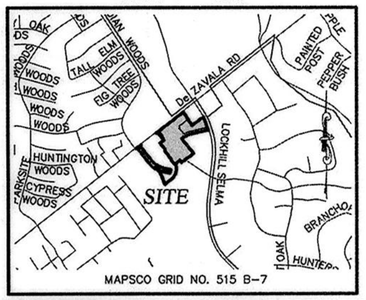
STATE OF TEXAS §
COUNTY OF BEXAR §
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT ____M. AND DULY RECORDED ON THE _____ DAY OF _____ A.D. _____ AT ____M. IN THE RECORDS OF _____ OF SAID COUNTY, IN THE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

VICINITY MAP

SCALE: 1" = 2000'



MAPSCO GRID NO. 515 B-7

LEGEND

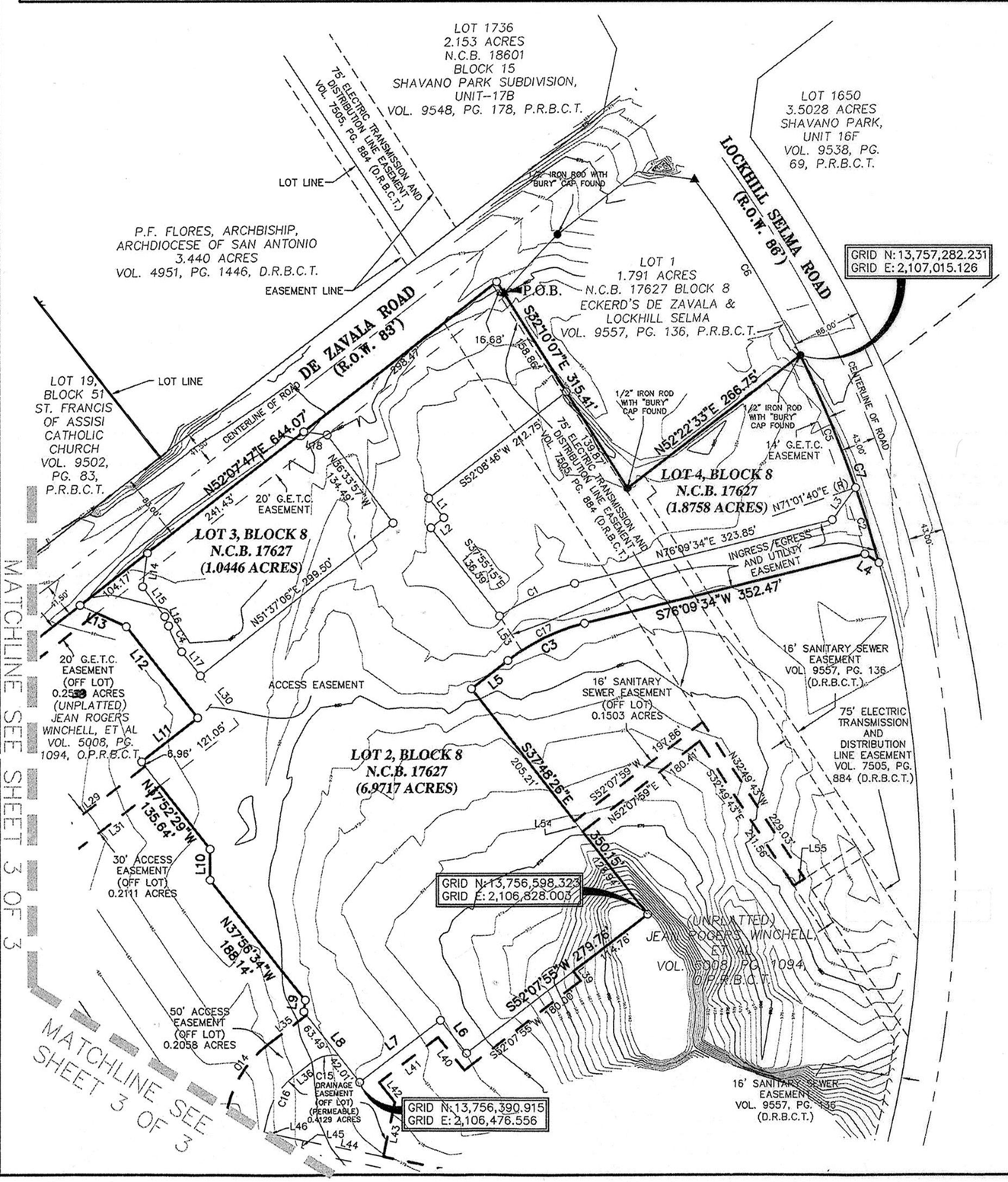
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING R.O.W. LINES
	EXISTING EASEMENTS
371	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	5/8" IRON ROD WITH "DOUCET" CAP SET
	TXDOT TYPE II BRASS DISC FOUND
▲	NAIL FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RADIUS
G.E.T.C.	GAS ELECTRIC TELEPHONE AND CABLE EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS

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

EDWARDS AQUIFER RECHARGE ZONE NOTES:

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



PLAT NO. 130607

SUBDIVISION PLAT OF

SHAVANO RETAIL CENTER PHASE 1

BEING A TOTAL OF 14.0441 ACRES, ESTABLISHING LOTS 2 THRU 4, NCB 17627, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Firm Registration Number: 3937

STATE OF TEXAS §
COUNTY OF BEXAR §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT IN 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.

SHAVANO/LDR No. 4 COMMERCIAL PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP

BY: BITTERBLUE, INC., A TEXAS CORPORATION ITS SOLE GENERAL PARTNER

BY: _____
LLOYD A. DENTON, PRESIDENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF JANUARY, A.D. 2014

Sarah E. Carrington
NOTARY PUBLIC

SARAH E CARRINGTON
My Commission Expires
August 2, 2016

STATE OF TEXAS §
COUNTY OF TRAVIS §

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.

Davood Salek 01-10-14

DAVOOD SALEK, P.E. NO. 87888
DOUCET & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS
DAVOOD SALEK
87888
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

1/13/14

SYDNEY SMITH XINOS, R.P.L.S. NO. 5361
DOUCET & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS
REGISTERED
Sydney Smith Xinos
5361
PROFESSIONAL
LAND SURVEYOR

THIS PLAT OF SHAVANO RETAIL CENTER PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS §
COUNTY OF BEXAR §

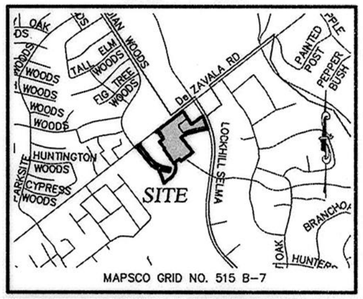
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____M. AND DULY RECORDED ON THE _____ DAY OF _____ A.D. _____ AT _____M. IN THE RECORDS OF _____ OF SAID COUNTY, IN THE BOOK VOLUME _____ ON PAGE _____
IN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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

VICINITY MAP

SCALE: 1" = 2000'



MAPSCO GRID NO. 515 B-7

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING R.O.W. LINES
	EXISTING EASEMENTS
871	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	5/8" IRON ROD WITH "DOUCET" CAP SET
⊗	TXDOT TYPE II BRASS DISC FOUND
▲	NAIL FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RADIUS
G.E.T.C.	GAS ELECTRIC TELEPHONE AND CABLE EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT--OF--WAY
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

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01-16-14

DAVOOD SALEK, P.E. NO. 87888
DOUCET & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS
DAVOOD SALEK
87888
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS §
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AUSTIN, TX 78735

STATE OF TEXAS
REGISTERED
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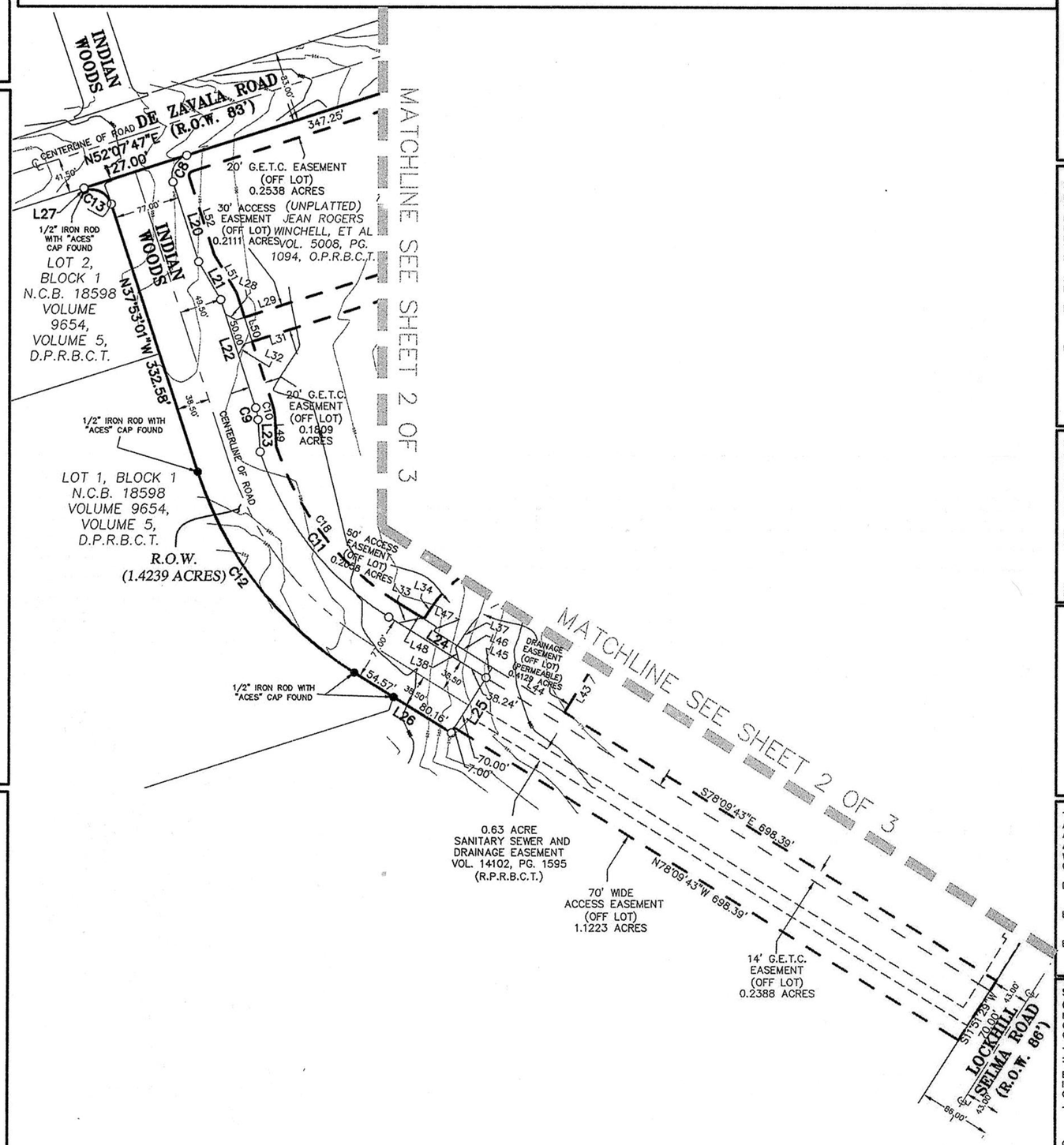

PLAT NO. 130607

SUBDIVISION PLAT OF
SHAVANO RETAIL CENTER PHASE 1
BEING A TOTAL OF 14.0441 ACRES, ESTABLISHING LOTS 2 THRU 4, NCB 17627, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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Civil Engineering - Planning - Surveying/Mapping
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Survey Firm Registration Number: 3937

STATE OF TEXAS §
COUNTY OF BEXAR §

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BY: BITTERBLUE, INC., A TEXAS CORPORATION ITS SOLE GENERAL PARTNER

BY: _____
LLOYD A. DENTON, PRESIDENT

STATE OF TEXAS §
COUNTY OF BEXAR §

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF JANUARY, A.D. 2014

Sarah E. Carrington
NOTARY PUBLIC

SARAH E CARRINGTON
My Commission Expires
August 2, 2016

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS §
COUNTY OF BEXAR §

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 3 OF 3

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 12**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
130611

Project Name:
The Canyons at Scenic Loop Bridge P.U.D.

Applicant:
Jay Patterson

Representative:
Jones & Carter, Inc.
c/o Jack Steven Brown, P.E.

Owners:
Southerland Palmira, LLC.

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

Property Address/Location:
Generally located southwest of the intersection of Autumn Canyon and Scenic Springs

MAPSCO Map Grid (Ferguson):
478 E-3

Tract Size:
3.744 acres

Council District:
ETJ

Notification:
Internet Agenda posting January 17, 2014

REQUEST

Approval of a major plat to subdivide a 3.744-acre tract of land to establish **The Canyons at Scenic Loop Bridge P.U.D.** Subdivision

APPLICATION TYPE

Subdivide

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 14, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one (**1**) single family lot, two (**2**) non-single family lots, and approximately one thousand three hundred seventy seven (**1,377**) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and On Site Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 14, 2014.

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

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 14, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 014-07B, The Canyons at Scenic Loop, accepted on June 25, 2012
PUD 09-005A, The Canyons at Scenic Loop P.U.D., accepted on June 25, 2012

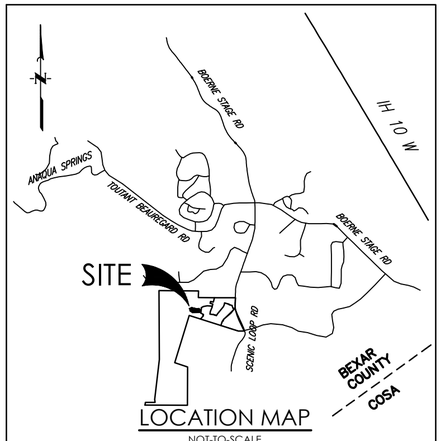
II. RECOMMENDATION

Approval of the proposed **The Canyons at Scenic Loop Bridge P.U.D.** Subdivision.

III. ATTACHMENT

1. Proposed plat

Attachment 1



LOCATION MAP

NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

B.S.L.	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
V.W.C.V.E.	VARIABLE WIDTH CLEAR VISION EASEMENT
ESMT	EASEMENT

EDU NOTE:

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

IMPACT FEE PAYMENT 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.

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
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: JONES & CARTER, INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE BEARINGS & DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
3. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88.)
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING: LOT 999, BLOCK 6, LOT 904, BLOCK 1, AND LOT 901, BLOCK 3.
5. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM (SAWS) UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAWS .
6. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES
7. THE LOT OWNERS MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
8. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
9. ALL OF LOTS 904 BLOCK 1, AND 901, BLOCK 3 ARE E.G.T.C. & DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
10. 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 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED 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.
11. 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.
12. 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.

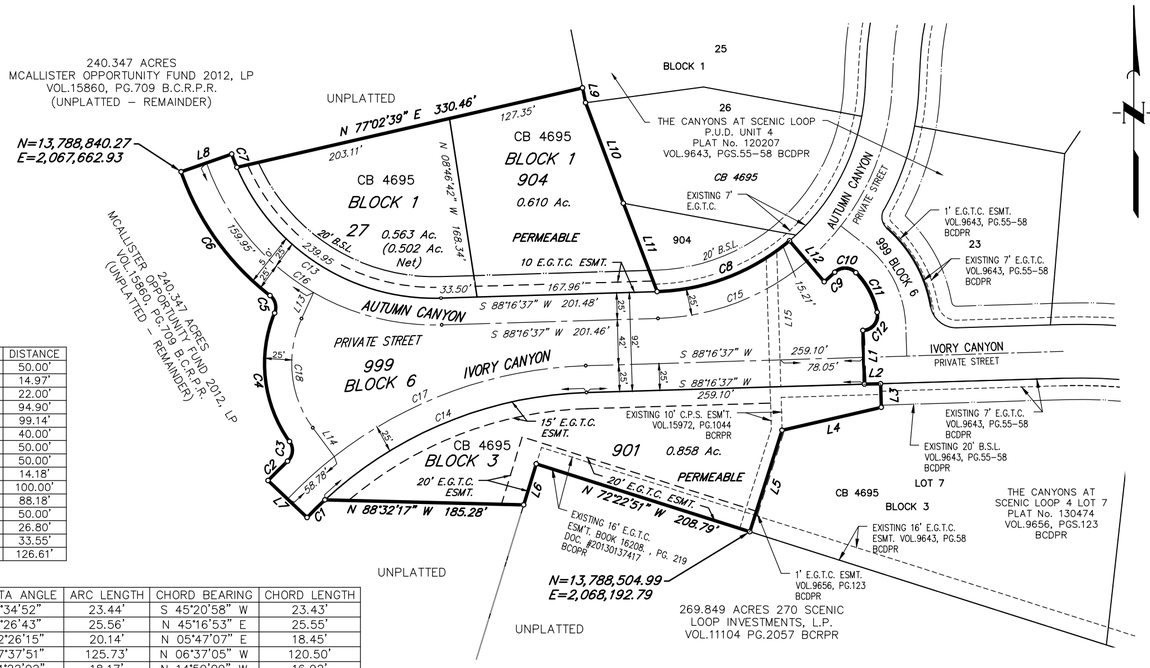
DRAINAGE NOTES:

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

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

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

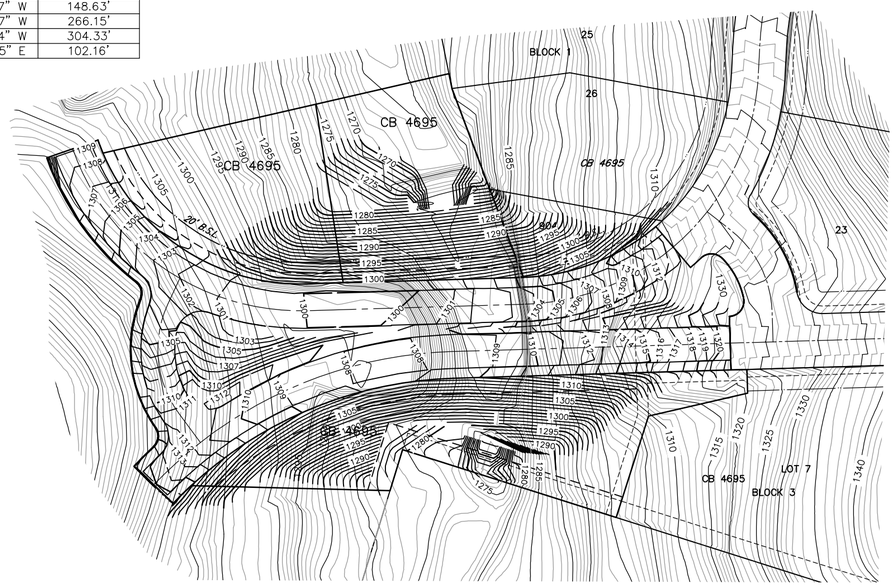
RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.



SUBDIVISION PLAT BOUNDARY LOT AND EASEMENT LINES

LINE	BEARING	DISTANCE
L1	S 01°43'23" E	50.00'
L2	N 88°16'37" E	14.97'
L3	S 01°43'23" E	22.00'
L4	S 76°58'01" W	94.90'
L5	S 17°37'09" W	99.14'
L6	S 17°04'13" W	40.00'
L7	N 46°26'28" W	50.00'
L8	N 70°47'50" E	50.00'
L9	S 11°22'39" E	14.18'
L10	S 20°36'23" E	100.00'
L11	S 20°54'49" E	88.18'
L12	S 40°17'42" E	50.00'
L13	S 24°49'34" W	26.80'
L14	S 36°36'23" E	33.55'
L15	S 01°43'23" E	126.61'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	375.00'	3°34'52"	23.44'	S 45°20'58" W	23.43'
C2	425.00'	3°26'43"	25.56'	N 45°16'53" E	25.55'
C3	14.00'	82°26'15"	20.14'	N 05°47'07" E	18.45'
C4	125.00'	57°37'51"	125.73'	N 06°37'05" W	120.50'
C5	14.00'	74°22'02"	18.17'	N 14°59'09" W	16.92'
C6	250.00'	32°58'01"	143.85'	N 35°41'10" W	141.87'
C7	200.00'	3°46'27"	13.17'	S 21°05'23" E	13.17'
C8	200.00'	38°34'19"	134.64'	N 68°59'27" E	132.11'
C9	250.00'	3°01'44"	13.22'	N 48°11'26" E	13.21'
C10	14.00'	88°48'49"	21.70'	S 88°55'02" E	19.59'
C11	75.00'	32°32'22"	42.59'	S 28°14'26" E	42.02'
C12	14.00'	100°14'52"	24.50'	S 38°09'11" W	21.49'
C13	200.00'	72°31'13"	253.14'	N 55°27'47" W	236.58'
C14	375.00'	41°08'13"	269.24'	S 67°42'30" W	263.50'
C15	225.00'	38°34'19"	151.47'	S 68°59'27" W	148.63'
C16	225.00'	72°31'13"	284.79'	N 55°27'47" W	266.15'
C17	400.00'	44°43'05"	312.19'	S 65°55'04" W	304.33'
C18	100.00'	61°25'58"	107.22'	S 05°53'25" E	102.16'



EXISTING AND PROPOSED CONTOURS

SHEET 1 OF 1

PLAT NUMBER 130611

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP BRIDGE P.U.D.

BEING 3.744 ACRES ESTABLISHING LOT 27 AND LOT 904, BLOCK 1; LOT 999, BLOCK 6; AND LOT 901, BLOCK 3, CB 4695; OUT OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF 286.650 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND PALMIRA, LLC RECORDED IN VOL.15252, PG.2395 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

0 50 100 200 300

SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: October 31, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ _____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

ON THIS_____ DAY OF _____ A.D. 2 0_____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF __THE CANYONS AT SCENIC LOOP BRIDGE__ 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

Civil Job No. S0406-014-01

Date: Jan 15, 2014, 8:41am User ID: KS
File: P:\PROJECTS\S0406 Southerland\014 Bridge Crossing\Civil\Const Dwgs\Plat\S0406-014_Plat.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 13**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
130683

Project Name:
The Canyons at Scenic Loop P.U.D. Unit 5A

Applicant:
Charles D. Patterson

Representative:
Jones & Carter, Inc.
c/o Jack Steven Brown, P.E.

Owner:
Southerland Palmeria, LLC

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

Property Address/Location:
Southwest of the intersection of Autumn Canyon and Scenic Springs

MAPSCO Map Grid (Ferguson):
478 D-2

Tract Size:
52.166

Council District:
ETJ

Notification:
Internet Agenda posting January 17, 2014

REQUEST

Approval of a major plat to subdivide a 52.166-acre tract of land to establish **The Canyons at Scenic Loop P.U.D. Unit 5A** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 14, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty-seven (**47**) single-family residential lots, four (**4**) non-single family lots and approximately three thousand eight hundred twenty six (**3,826**) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and On Site Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 14, 2014.

On November 22, 2013, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(d)(3)(b), Street Grades, of the Unified Development Code (UDC). On December 16, 2013, the Bexar County Director and the Development Services Director granted the requested administrative exception (**ATTACHMENT 2**).

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

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

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

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 13-00036, The Canyons at Scenic Loop P.U.D, accepted on January 13, 2014
PUD 13-00014, The Canyons at Scenic Loop P.U.D, approved on January 13, 2014

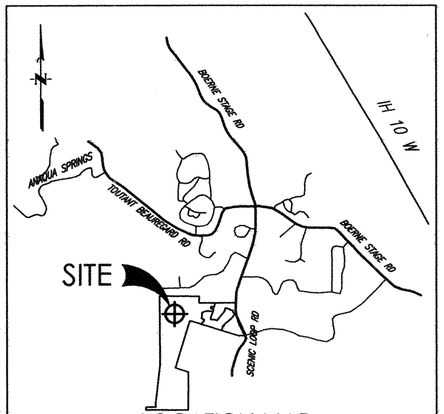
III. RECOMMENDATION

Approval of the proposed **Canyons at Scenic Loop P.U.D. Unit 5A** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat
2. Administrative Exception

Attachment 1



LOCATION MAP

NOT-TO-SCALE
MAPSCO GRID 478 D2

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

IMPACT FEE PAYMENT 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.

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

1/13/2014
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 JONES & CARTER, INC.

1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

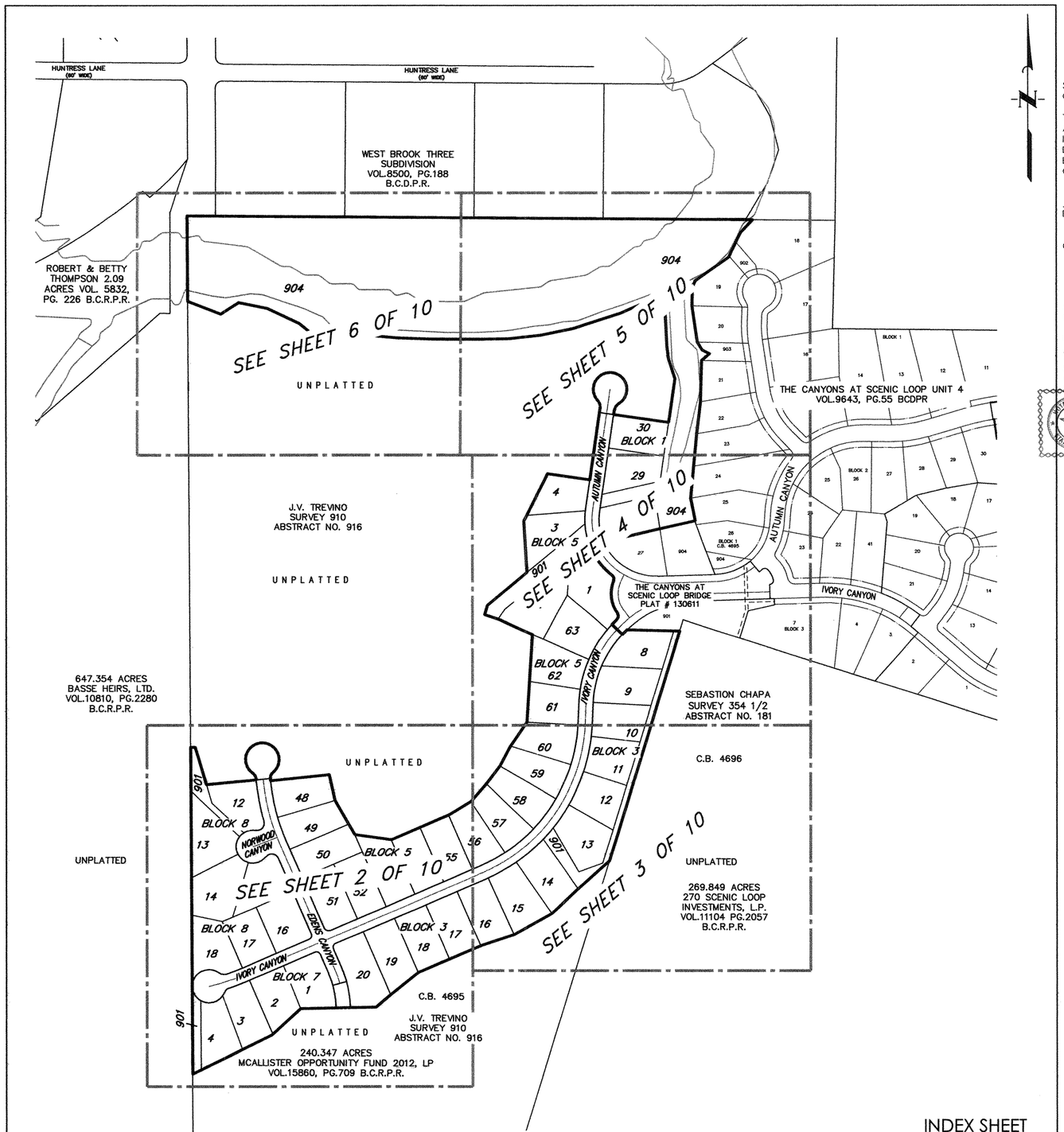
STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
6. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING: LOT 904, BLOCK 1, LOT 901, BLOCK 3, LOT 901, BLOCK 5 , LOT 901, BLOCK 7 AND LOTS 901 & 902, BLOCK 8.
8. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
9. ALL 900 SERIES LOTS ARE DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
10. 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 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED 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.
11. 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.
12. 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.

DRAINAGE NOTES:

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



INDEX SHEET
SHEET 1 OF 10

PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A

52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 150 300 600 900
SCALE: 1" = 300'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: 1/13/2014

STATE OF TEXAS
COUNTY OF BEXAR

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

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 6 DAY OF JAN A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS_____ DAY OF _____ A.D. 2 0_____.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A 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

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:54pm User ID: JGM
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PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300

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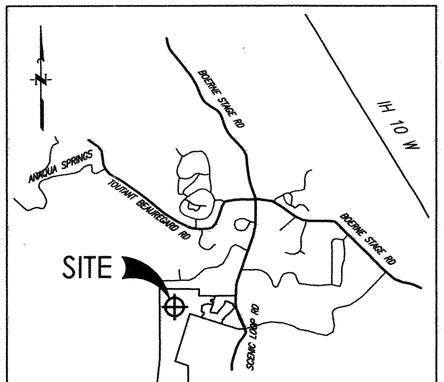


LOCATION MAP

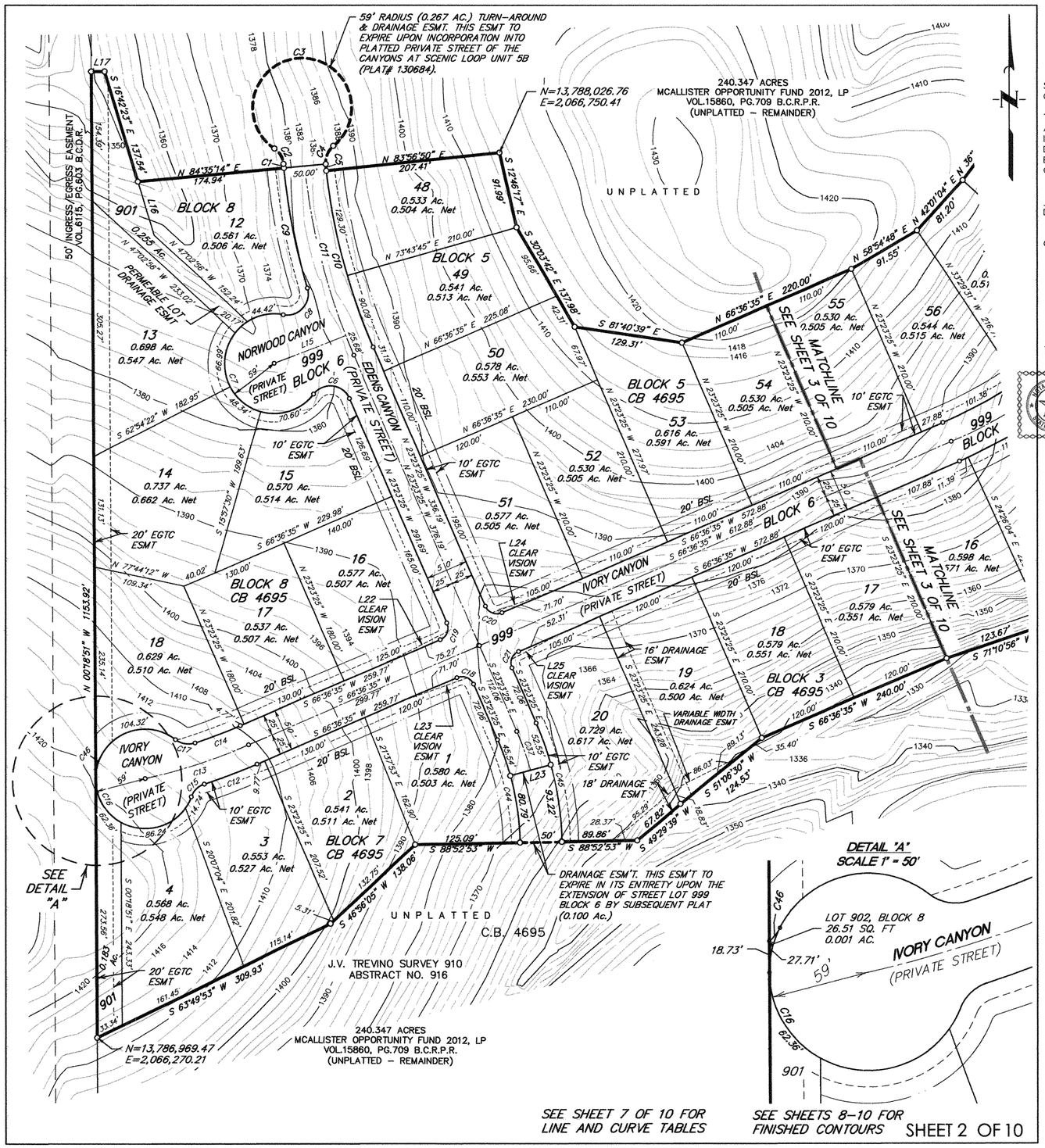
NOT-TO-SCALE
MAPSCO GRID 478 D2

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
6. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008. CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING: LOT 904, BLOCK 1, LOT 901, BLOCK 3, LOT 901, BLOCK 5 , LOT 901, BLOCK 7 AND LOTS 901 & 902, BLOCK 8.
8. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
9. ALL 900 SERIES LOTS ARE DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
10. 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 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED 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.
11. 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.
12. 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.

DRAINAGE NOTES:

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



SEE SHEET 7 OF 10 FOR LINE AND CURVE TABLES

SEE SHEETS 8–10 FOR FINISHED CONTOURS

SHEET 2 OF 10

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

IMPACT FEE PAYMENT 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.

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Jack Steven Brown 1/13/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JACK STEVEN BROWN
83086
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 JONES & CARTER, INC.

John G. Mosier 1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

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.

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 13 DAY OF DENISE SPAIN, A.D. 20 14.

Notary Public
State of Texas
My Commission Expires
August 20, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS_____ DAY OF _____ A.D. 2 0_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A 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

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:54pm User ID: JGM
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PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

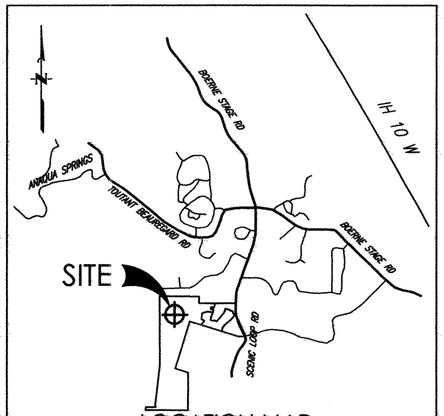
52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300

SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511

DATE OF PRINT: 1/13/2014



LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 D2

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
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9. ALL 900 SERIES LOTS ARE DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
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11. 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.
12. 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.

DRAINAGE NOTES:

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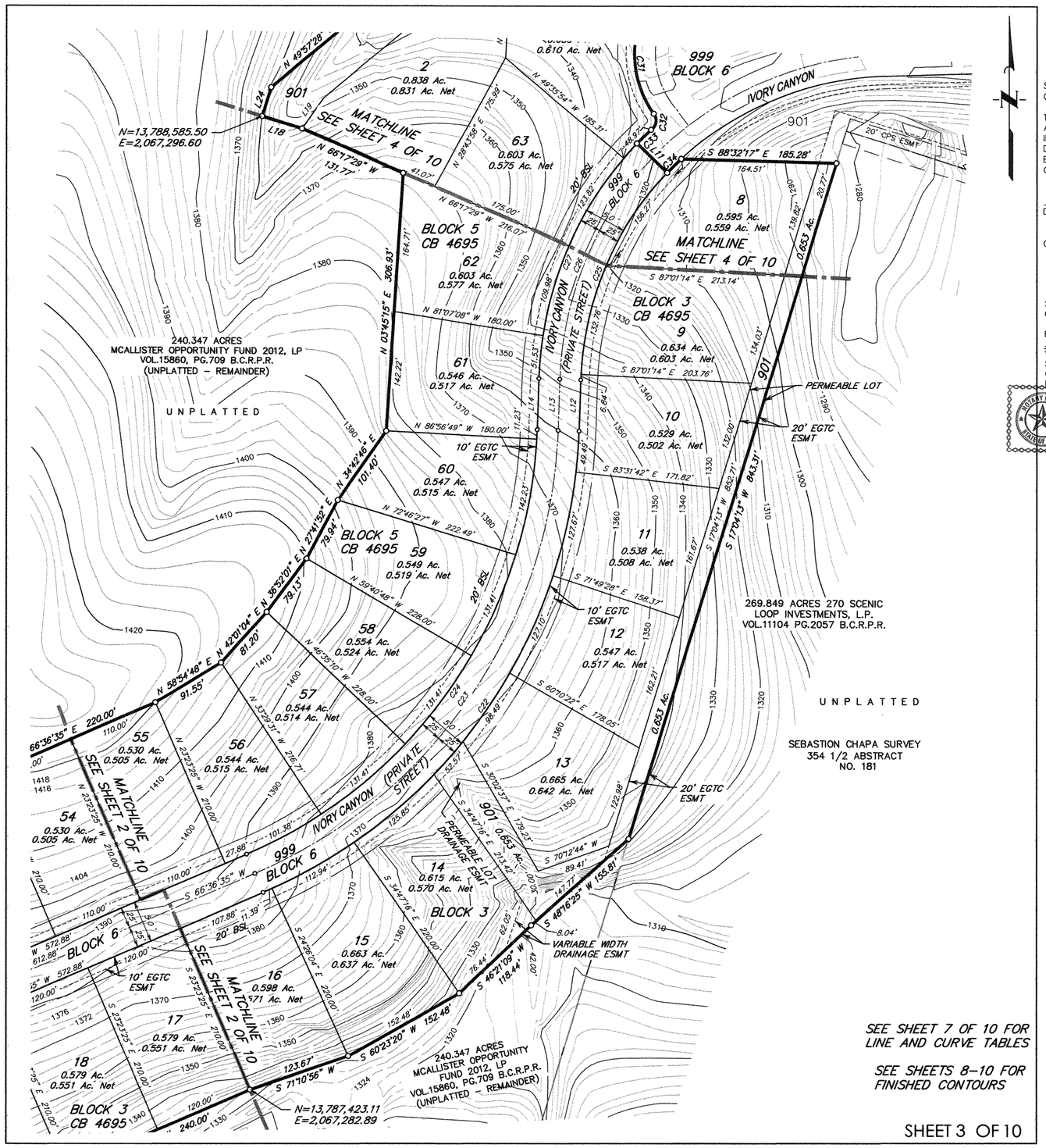

SEE SHEET 7 OF 10 FOR LINE AND CURVE TABLES

SEE SHEETS 8–10 FOR FINISHED CONTOURS

SHEET 3 OF 10

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Jack Steven Brown 1/13/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JACK STEVEN BROWN
83086
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 JONES & CARTER, INC.

John G. Mosier 1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

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.

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 13 DAY OF JAN., A.D. 2014.

NOTARY PUBLIC STATE OF TEXAS
DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

ON THIS_____ DAY OF _____ A.D. 2 0_____.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ____THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A_____ 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

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:54pm User ID: JGM
File: P:\PROJECTS\SCADE southerland\008 the canyons unit 5a\Civil\const dwgs\Plat\S0406-0008 U5A Plat.dwg

PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

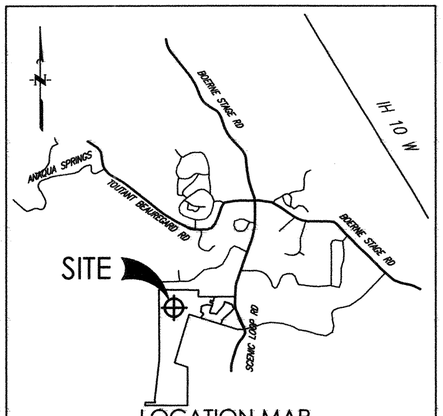
52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300

SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511

DATE OF PRINT: 1/13/2014



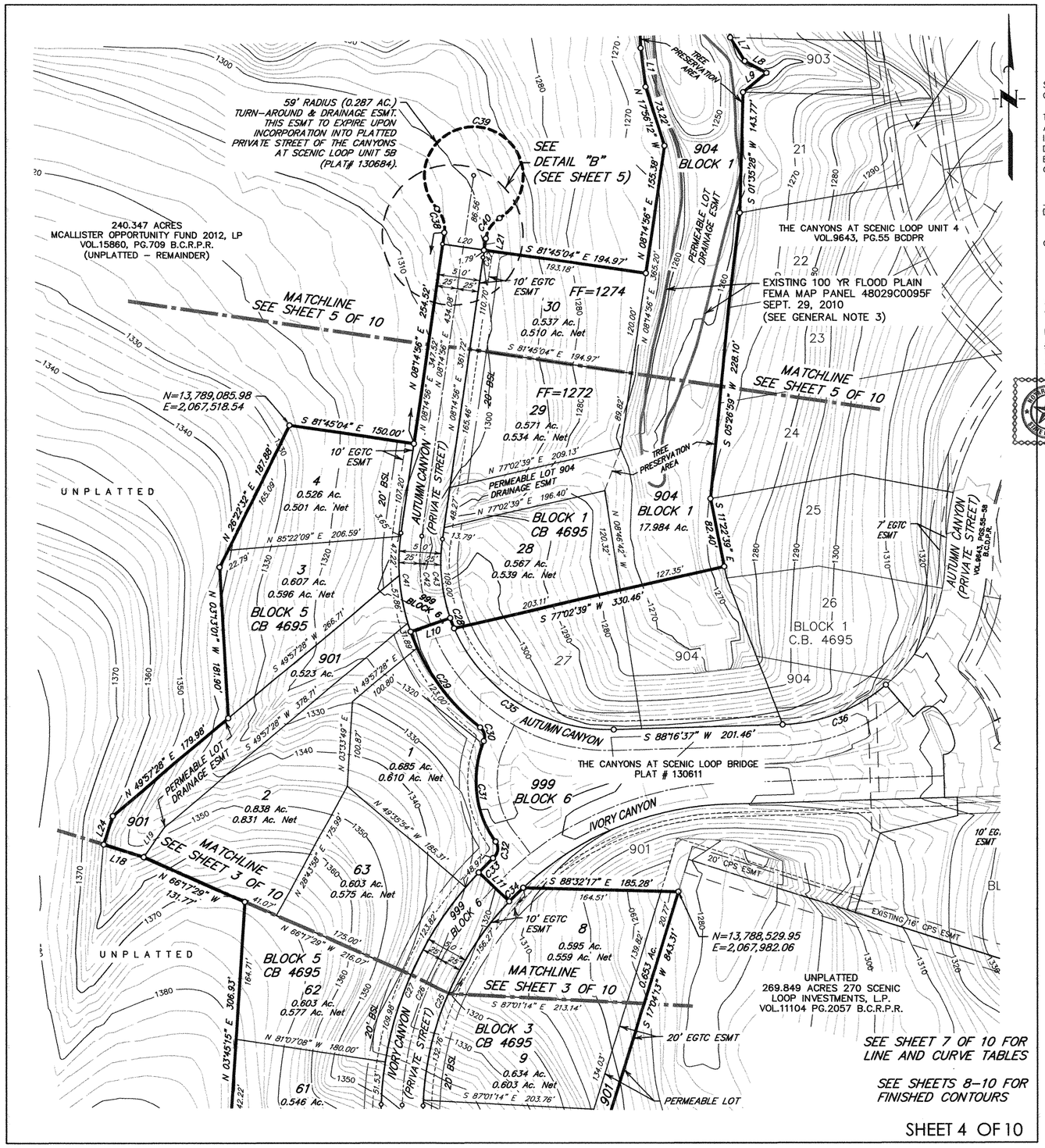
LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 D2

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0095F & 48029C0095E DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
6. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING: LOT 904, BLOCK 1, LOT 901, BLOCK 3, LOT 901, BLOCK 5 , LOT 901, BLOCK 7 AND LOTS 901 & 902, BLOCK 8.
8. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
9. ALL 900 SERIES LOTS ARE DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
10. 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 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED 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.
11. 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.
12. 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.

DRAINAGE NOTES:

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



SHEET 4 OF 10

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

IMPACT FEE PAYMENT 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.

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

1/13/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JACK STEVEN BROWN
83086
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 JONES & CARTER, INC.

1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

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.

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 15 DAY OF JANUARY A.D. 2014.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS_____ DAY OF _____ A.D. 2 0_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ___THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A___ 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

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:54pm User ID: JGM
File: P:\PROJECTS\p0406 southerland\008 the canyons unit 5A\Civil\const dwgs\Plat\S0406-0008 USA Plat.dwg

PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

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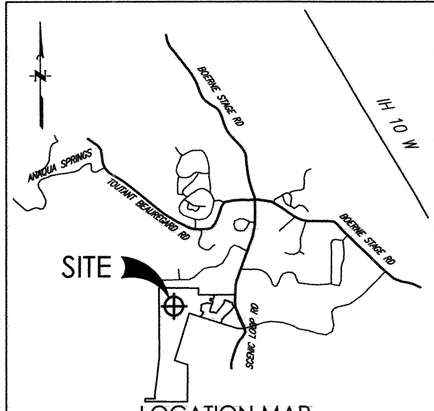

LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 D2

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STATE OF TEXAS
COUNTY OF BEXAR

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1/13/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

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2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
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11. 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.
12. 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.

DRAINAGE NOTES:

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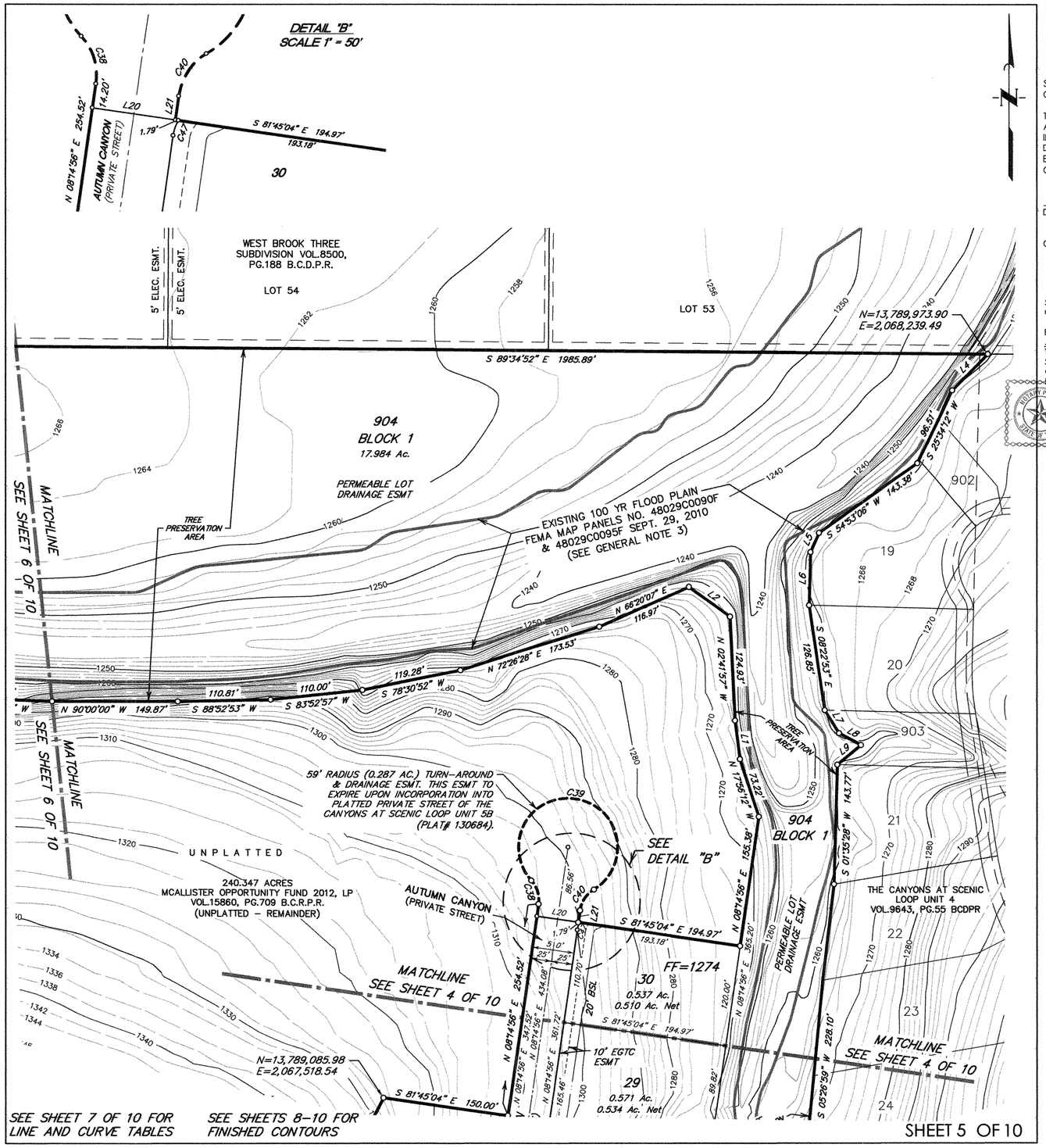


SEE SHEET 7 OF 10 FOR LINE AND CURVE TABLES

SEE SHEETS 8–10 FOR FINISHED CONTOURS

SHEET 5 OF 10

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.

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 13 DAY OF JAN. A.D. 2014.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS_____ DAY OF _____ A.D. 2 0_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ___THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A____ 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

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:56pm User ID: JGM
File: P:\PROJECTS\s0406 southerland\008 the canyons unit 5a\Civil\canset dwgs\Plat\S0406-0008 U5A Plat.dwg

PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

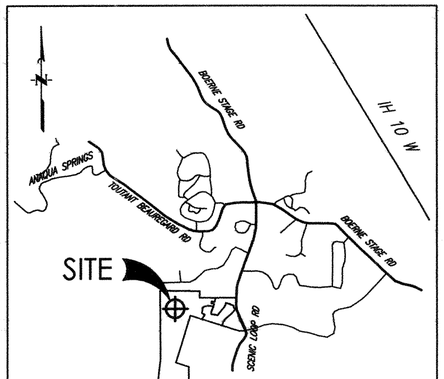
52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300

SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511

DATE OF PRINT: 1/13/2014



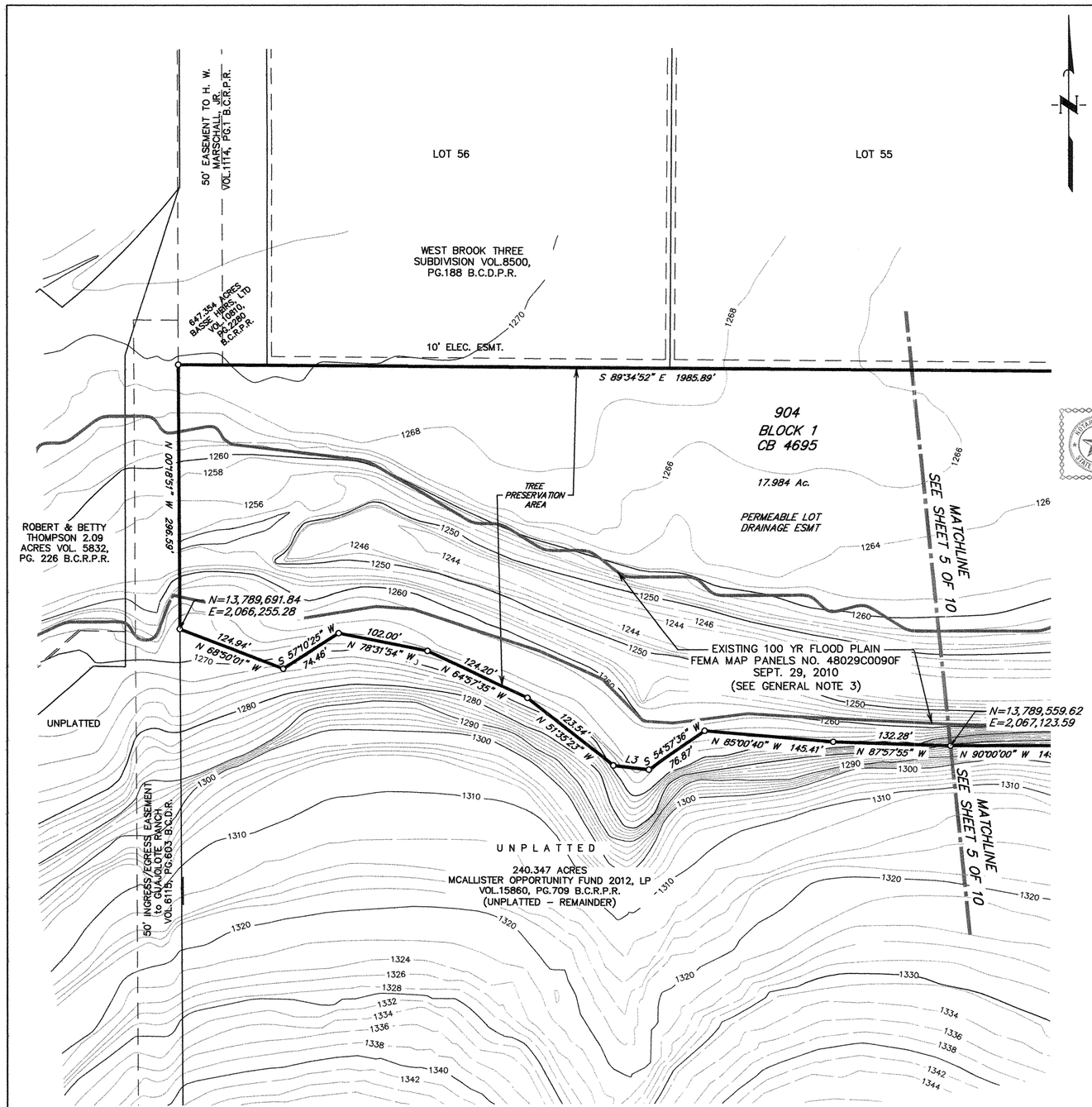
LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 D2

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
6. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING: LOT 904, BLOCK 1, LOT 901, BLOCK 3, LOT 901, BLOCK 5 , LOT 901, BLOCK 7 AND LOTS 901 & 902, BLOCK 8.
8. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
9. ALL 900 SERIES LOTS ARE DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
10. 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 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED 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.
11. 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.
12. 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.

DRAINAGE NOTES:

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



SEE SHEET 7 OF 10 FOR LINE AND CURVE TABLES

SEE SHEETS 8-10 FOR FINISHED CONTOURS

SHEET 6 OF 10

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

IMPACT FEE PAYMENT 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.

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

1/13/2014
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 JONES & CARTER, INC.

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL LAND SURVEYOR

1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 13 DAY OF JAN, A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
CERTIFICATE EXPIRES 01/28/2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

ON THIS_____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ___THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A___ 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

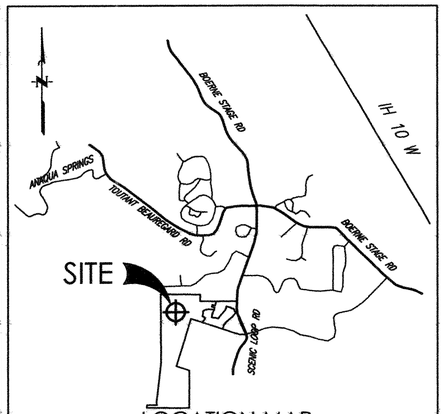
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20_____ AT _____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:56pm User ID: JGM
File: P:\PROJECTS\s0406 southerland\008 the canyons unit 5a\Civil\const dwgs\Plat\S0406-0008 USA Plat.dwg



LOCATION MAP

NOT-TO-SCALE
MAPSCO GRID 478 D2

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
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STATE OF TEXAS
COUNTY OF BEXAR

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1/13/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

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DRAINAGE NOTES:

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FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

LINE	BEARING	DISTANCE
L1	N 07°05'55" W	46.61'
L2	N 54°27'58" W	60.11'
L3	N 83°20'52" W	40.22'
L4	S 43°48'08" W	61.34'
L5	S 24°12'01" W	24.77'
L6	S 01°25'10" W	62.56'
L7	S 31°20'11" E	32.76'
L8	S 61°55'18" E	29.59'
L9	S 50°13'39" W	36.70'
L10	S 70°47'50" W	50.00'
L11	S 46°26'28" E	50.00'
L12	S 01°56'04" W	61.27'
L13	S 01°56'04" W	61.27'
L14	N 01°56'04" E	61.27'
L15	S 68°34'18" W	91.49'
L16	S 16°42'23" E	67.13'
L17	N 89°41'09" E	16.00'
L18	N 72°35'41" W	50.00'
L19	S 34°39'13" W	44.48'
L20	N 81°45'04" W	51.79'
L21	S 08°14'56" W	14.20'
L23	S 74°38'17" W	50.00'
L24	N 17°24'19" E	36.42'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	775.00'	0°21'38"	4.88'	N 05°13'57" W	4.88'
C2	25.00'	50°53'48"	22.21'	N 30°30'02" W	21.48'
C3	59.00'	286°53'41"	295.43'	N 87°29'55" E	70.28'
C4	25.00'	56°10'46"	24.51'	S 22°41'36" W	23.54'
C5	725.00'	0°38'24"	8.10'	S 05°43'58" E	8.10'
C6	25.00'	119°12'55"	52.02'	N 82°59'53" W	43.13'
C7	59.00'	243°17'53"	250.53'	N 20°57'24" W	100.45'
C8	25.00'	117°01'07"	51.06'	N 42°10'59" E	42.64'
C9	775.00'	10°54'48"	147.62'	N 10°52'11" W	147.40'
C10	725.00'	17°58'39"	227.48'	S 14°24'06" E	226.55'
C11	750.00'	17°58'39"	235.33'	S 14°24'06" E	234.36'
C12	725.00'	5°18'18"	67.13'	S 69°15'44" W	67.10'
C13	700.00'	10°38'40"	130.05'	N 71°55'54" E	129.86'
C14	675.00'	4°54'31"	57.83'	N 69°03'50" E	57.81'
C15	25.00'	50°50'48"	22.19'	S 46°29'28" W	21.47'
C16	59.00'	286°50'30"	295.37'	N 15°30'41" W	70.32'
C17	25.00'	56°23'29"	24.61'	S 80°17'10" E	23.62'
C18	15.00'	90°00'00"	23.56'	N 68°23'25" W	21.21'
C19	15.00'	90°00'00"	23.56'	N 21°36'35" E	21.21'
C20	15.00'	90°00'00"	23.56'	S 68°23'25" E	21.21'
C21	15.00'	90°00'00"	23.56'	S 21°36'35" W	21.21'
C22	625.00'	64°40'31"	705.50'	S 34°16'19" W	668.63'
C23	600.00'	64°40'31"	677.28'	N 34°16'19" E	641.89'
C24	575.00'	64°40'31"	649.06'	N 34°16'19" E	615.14'
C25	375.00'	41°37'28"	272.43'	S 22°44'48" W	266.48'
C26	400.00'	41°37'28"	290.59'	S 22°44'48" W	284.25'
C27	425.00'	41°37'28"	308.76'	N 22°44'48" E	302.01'
C28	200.00'	3°46'27"	13.17'	N 21°05'23" W	13.17'
C29	250.00'	32°58'01"	143.85'	S 35°41'10" E	141.87'
C30	14.00'	74°22'02"	18.17'	S 14°59'10" E	16.92'
C31	125.00'	57°37'51"	125.73'	S 06°37'05" E	120.50'
C32	14.00'	82°26'15"	20.14'	S 05°47'07" W	18.45'
C33	425.00'	3°26'43"	25.56'	S 45°16'53" W	25.55'
C34	375.00'	3°34'52"	23.44'	N 45°20'58" E	23.43'
C35	200.00'	72°31'13"	253.14'	S 55°27'47" E	236.58'
C36	200.00'	38°34'19"	134.64'	N 68°59'27" E	132.11'
C37	350.00'	8°01'42"	49.04'	N 19°22'34" W	49.00'
C38	35.00'	50°20'06"	30.75'	N 16°55'07" W	29.77'
C39	59.00'	280°40'12"	289.02'	S 81°45'04" E	75.32'
C40	35.00'	50°20'06"	30.75'	S 33°24'59" W	29.77'
C41	250.00'	27°27'05"	119.78'	S 05°28'37" E	118.64'
C42	225.00'	27°27'05"	107.80'	S 05°28'37" E	106.77'
C43	200.00'	27°27'05"	95.82'	S 05°28'37" E	94.91'
C44	325.00'	22°16'19"	126.33'	N 12°15'16" W	125.54'
C45	375.00'	22°16'19"	145.77'	N 12°15'16" W	144.85'
C46	25.00'	23°35'07"	10.29'	N 38°23'28" E	10.22'
C47	25.00'	21°49'36"	9.52'	S 19°09'44" W	9.47'

SHEET 7 OF 10

PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: 1/13/2014

STATE OF TEXAS
COUNTY OF BEXAR

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

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 13 DAY OF JAN., A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS_____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A 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

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:59pm User ID: JGM
File: P:\PROJECTS\s0406 southerland\008 the canyons unit 5a\Civil\const dwgs\Plat\S0406-0008 U5A Plat.dwg

PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300

SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
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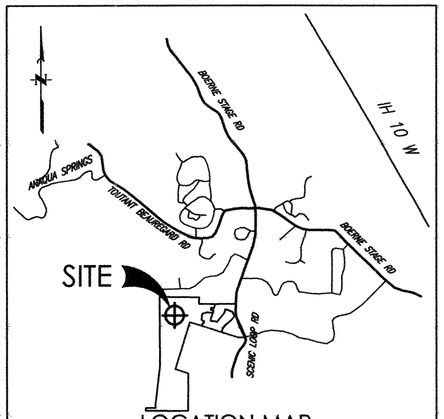
DATE OF PRINT: 1/13/2014



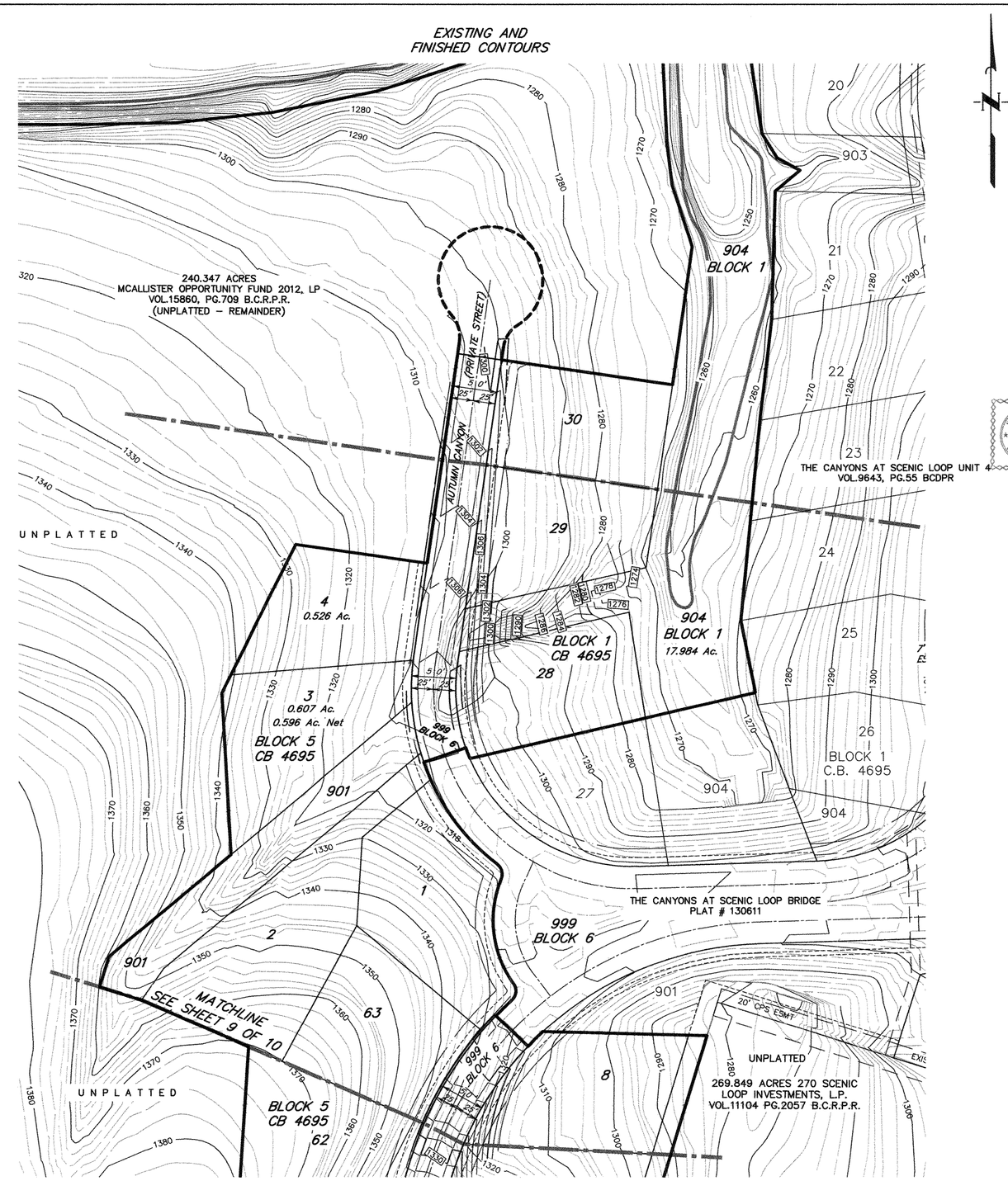
LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 D2

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
6. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING: LOT 904, BLOCK 1, LOT 901, BLOCK 3, LOT 901, BLOCK 5 , LOT 901, BLOCK 7 AND LOTS 901 & 902, BLOCK 8.
8. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
9. ALL 900 SERIES LOTS ARE DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
10. 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 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED 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.
11. 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.
12. 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.

DRAINAGE NOTES:

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



SHEET 8 OF 10

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.

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 6 DAY OF Jan A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 26, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS_____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS_____ DAY OF _____, A.D. 20_____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

IMPACT FEE PAYMENT 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.

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Jack Steven Brown 1/13/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JACK STEVEN BROWN
83086
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 JONES & CARTER, INC.

John G. Mosier 1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:59pm User ID: JGM
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PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300

SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
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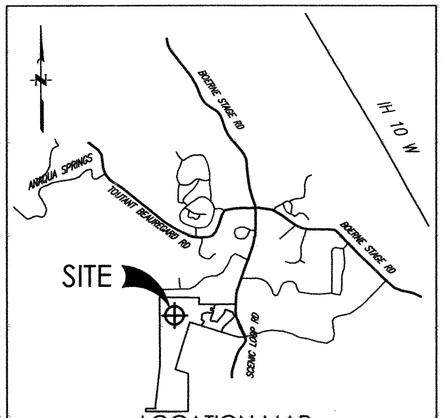
DATE OF PRINT: 1/13/2014



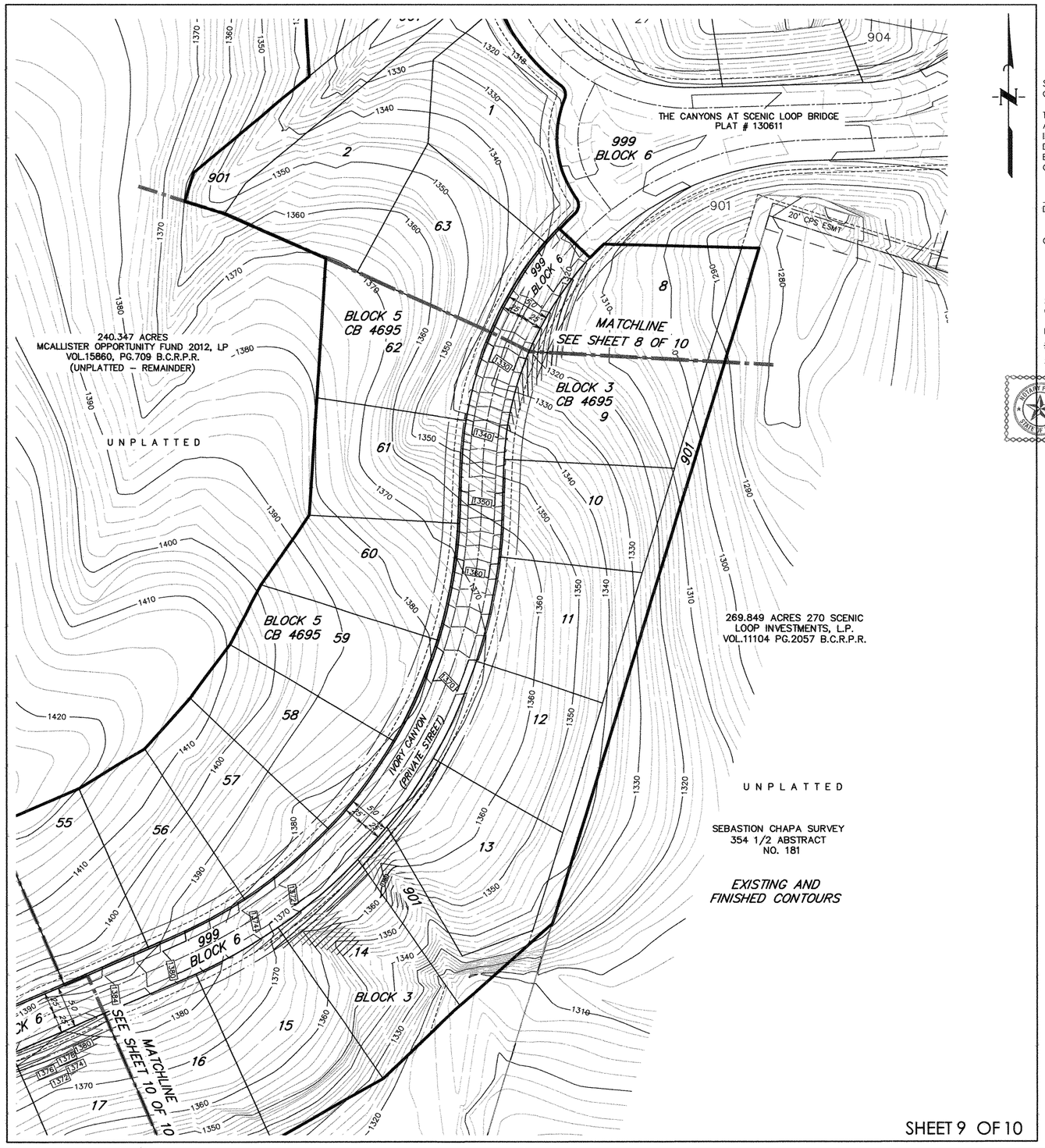
LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 D2

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
6. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING: LOT 904, BLOCK 1, LOT 901, BLOCK 3, LOT 901, BLOCK 5 , LOT 901, BLOCK 7 AND LOTS 901 & 902, BLOCK 8.
8. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
9. ALL 900 SERIES LOTS ARE DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
10. 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 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED 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.
11. 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.
12. 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.

DRAINAGE NOTES:

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



LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

IMPACT FEE PAYMENT 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.

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Jack Steven Brown 1/13/2014
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 JONES & CARTER, INC.

John G. Mosier 1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

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.

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 13 DAY OF JAN A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS_____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP P.U.D., UNIT 5A 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

SHEET 9 OF 10

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:59pm User ID: JGM
File: P:\PROJECTS\p0406 southerland\0008 the canyons unit 5a\Civil\const dwgs\Plat\S0406-0008 U5A Plat.dwg

PLAT NUMBER 130683

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
P.U.D. UNIT 5A

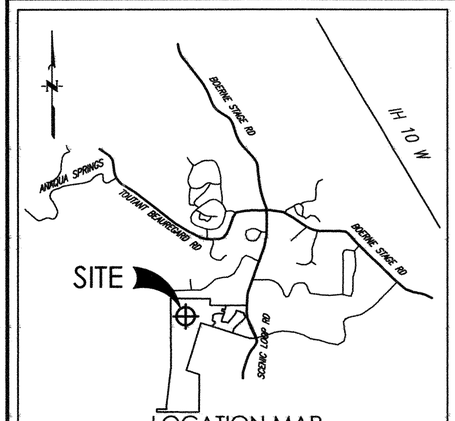
52.166 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300

SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511

DATE OF PRINT: 1/13/2014



LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 D2

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0290F & 48029C0295F DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
6. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008. CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
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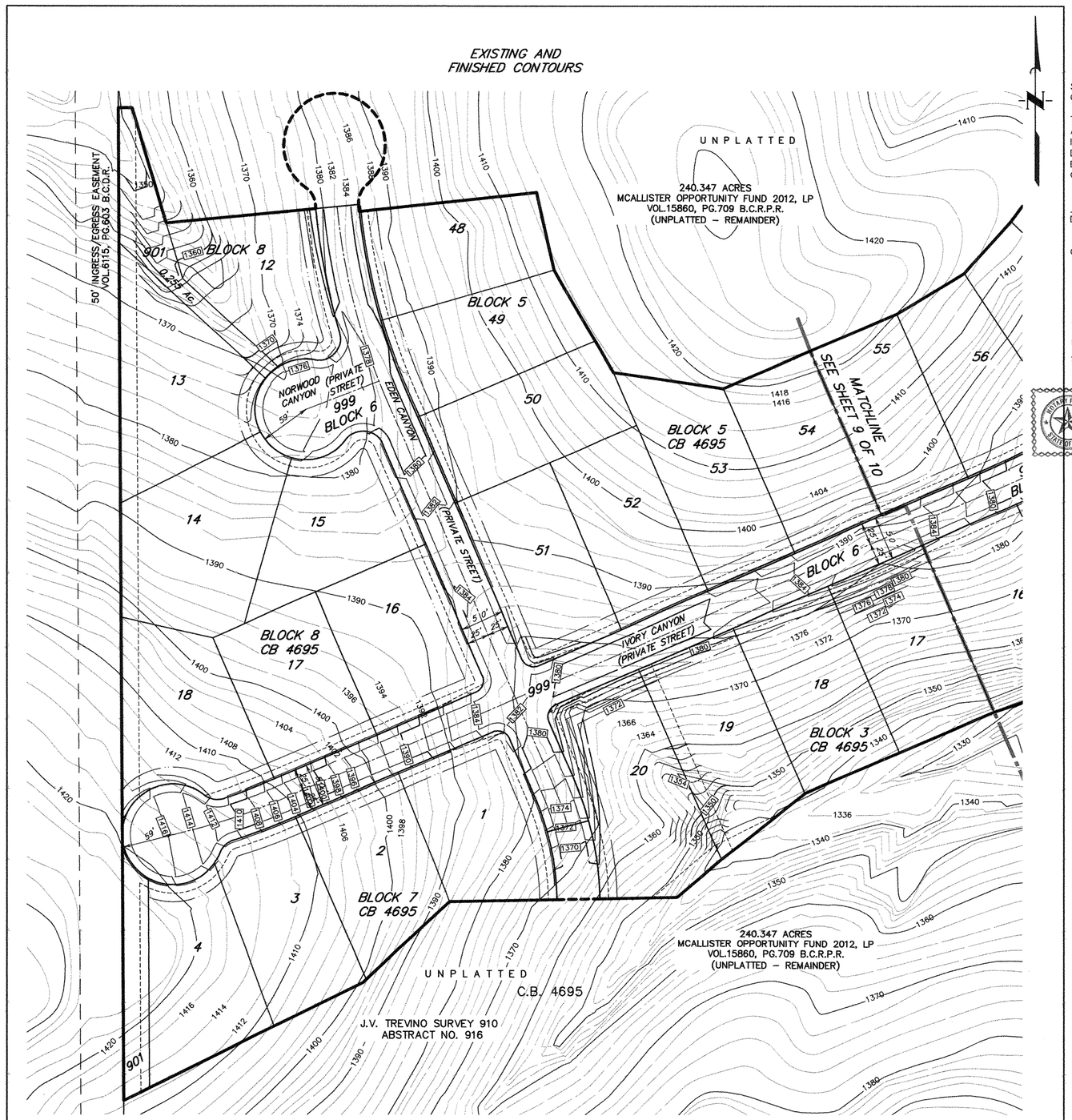

SHEET 10 OF 10

LEGEND

BSL	BUILDING SETBACK LINE
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BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
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STATE OF TEXAS
COUNTY OF BEXAR

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Jack Steven Brown 1/13/2014
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 JONES & CARTER, INC.

John G. Mosier 1-13-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

DULY AUTHORIZED AGENT: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY

COMPANY: JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD, SUITE 1
SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 13 DAY OF JAN A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

Denise Spain
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS_____ DAY OF _____ A.D. 2 0_____.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ___THE CANYONS AT SCENIC LOOP P.U.D. UNIT 5A___ 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

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

Civil Job No. S0406-0008-00

Date: Jan 13, 2014, 12:55pm User ID: JGM
File: P:\PROJECTS\s0406 southerland\0008 the canyons unit 5a\Civil\canyons 5a\Plat\S0406-0008 USA Plat.dwg

Attachment 2

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

1000 Central Parkway N., Suite 100
San Antonio, Texas 78232-5050

TEL 210 494 5511
FAX 210 494 5519

AUSTIN
HOUSTON
SAN ANTONIO
COLLEGE STATION

DALLAS
BRENHAM
ROSENBERG
THE WOODLANDS

Texas Board of Professional Engineers Registration No. F-439

RECEIVED
2013 NOV 26 PM 1:50

November 26, 2013

Administrative Exception
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: The Canyons at Scenic Loop PUD Unit 5A - Plat No. 130683
Request for Administrative Exception to Street Grades, UDC 35-506(d)(3)B

- ☒ Administrative Exception
- ☐ Environmental Variance
- ☐ Subdivision Platting Variance - Time Extension

Dear COSA DSD:

Introduction: The Canyons at Scenic Loop PUD Unit 5A is a proposed 56.246 acre single-family residential development located off Scenic Loop Road southwest of Boerne Stage Road in Bexar County, Texas. The overall terrain for this project is steep and variable which presents a significant design challenge in terms of establishing street grades that are as flat as possible while allowing driveway access to each lot. An Administrative Exception to streets grades over ten (10) percent in the City's Extra-Territorial Jurisdiction as contained in UDC Section 35-506(d)(3)(B) Grade is requested.

Code Issue: Street Grades, UDC 35-506(d)(3)B

Bexar County Fire Marshal Approval: C. Grady Koehl, P.E. with Jones & Carter, Inc. met with Craig Roberts with the Bexar County Fire Marshal's office, and Bob Brach, P.E., Bexar County Development Services Engineer on 11/18/13 to review the street grades which are greater than 10%, but not more than 12%.

The current Bexar County Fire Marshal Rules dated 12/2009, Appendix D, Fire Apparatus Access Roads, Section D103 – Minimum Specifications require the following for grades over 10% but less than 12%:

1) The length of the grade does not exceed 300' from the beginning point of the grade to the termination point of the grade. *Response: Complies. The length of the grade is 175'.*
2) The termination point of the grade is not within 150' of a down-hill intersection, cul-de-sac or hammerhead. *Response: To satisfy the Fire Marshal, a sweeping right turn of 116' at 1% grade has been added before hitting the intersection of Ivory Canyon at Scenic Loop Road.*
3) The last 75' of a down-hill slope approaching an intersection is not greater than 5%. *Response: To satisfy the Fire Marshal, a sweeping right turn of 116' at 1% grade has been added before hitting the intersection of Ivory Canyon at Scenic Loop Road.*

DEVELOPMENT SERVICES
RECEIVED

2013 NOV 26 PM 1:50

4) A grade indicating sign, showing the international symbol for a grade, as well as the numerical percentage of the grade, is installed within 75' of the start of both the up-hill and down-hill portions of the grade. *Response: Complies. See Traffic Control Plan.*

Discussion/Justifications: The topography associated with the Canyons at Scenic Loop Unit 5A Subdivision is very similar to the terrain associated with the previous Units 1, 2, 3 and 4 which were previously granted an administrative exception for this same condition. The impacted area is Ivory Canyon (Sta. 37 + 50 to Sta. 39 + 50).

In our professional opinion, the proposed "Administrative Exception" remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety or welfare of the public. We appreciate your consideration of this request.

Please advise if you have any questions or need additional information.

Sincerely,

Engineer for Owner
J. Steven Brown, P.E.
Jones & Carter Inc.

/das
Job No. S0406-0008-01
Attachments: $350 Administrative Exception Fee

For Office Use Only: AEVR#: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

1000 Central Parkway N., Suite 100
San Antonio, Texas 78232-5050

TEL 210 494 5511
FAX 210 494 5519

AUSTIN
HOUSTON
SAN ANTONIO
COLLEGE STATION
DALLAS
BRENHAM
ROSENBERG
THE WOODLANDS

Texas Board of Professional Engineers Registration No. F-439

December 9, 2013

Administrative Exception
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: The Canyons at Scenic Loop PUD Unit 5A - Plat No. 130683
Request for Administrative Exception to Street Grades, UDC 35-506(d)(3)B

- ☒ Administrative Exception
- ☐ Environmental Variance
- ☐ Subdivision Platting Variance - Time Extension

Dear COSA DSD:

Introduction: The Canyons at Scenic Loop PUD Unit 5A is a proposed 56.246 acre single-family residential development located off Scenic Loop Road southwest of Boerne Stage Road in Bexar County, Texas. The overall terrain for this project is steep and variable which presents a significant design challenge in terms of establishing street grades that are as flat as possible while allowing driveway access to each lot. An Administrative Exception to streets grades over ten (10) percent in the City's Extra-Territorial Jurisdiction as contained in UDC Section 35-506(d)(3)(B) Grade is requested.

Code Issue: Street Grades, UDC 35-506(d)(3)B

Bexar County Fire Marshal Approval: C. Grady Koehl, P.E. with Jones & Carter, Inc. met with Craig Roberts with the Bexar County Fire Marshal's office, and Bob Brach, P.E., Bexar County Development Services Engineer on 11/18/13 to review the street grades which are greater than 10%, but not more than 12%.

The current Bexar County Fire Marshal Rules dated 12/2009, Appendix D, Fire Apparatus Access Roads, Section D103 – Minimum Specifications require the following for grades over 10% but less than 12%:

1) The length of the grade does not exceed 300' from the beginning point of the grade to the termination point of the grade. *Response: Complies. The length of the grade is 175'.*
2) The termination point of the grade is not within 150' of a down-hill intersection, cul-de-sac or hammerhead. *Response: The street grade is reduced to 9.72% between stations 36 + 50 to Sta. 36 + 75. The nearest downhill street intersection begins at station 35 + 00 which is 150' downhill.*
3) The last 75' of a down-hill slope approaching an intersection is not greater than 5%. *Response: There are two intersections along Ivory Canyon at the bridge (box culvert). These intersections are for short crossover connection streets between Autumn Canyon and Ivory Canyon. One intersection is located at station 34 + 66.23, and the grade at 75' uphill from this crossover (between sta. 35 + 75 and 36 + 00) is 8.04%.*

A second crossover street is located at Sta. 29 + 13.64 and was constructed as part of the Canyons Unit 4. The grade of Ivory Canyon flattens to less that 5% between stations 30 + 75 to 34 + 50 (375') before approaching the second intersection which allows plenty of roadway length for reducing speed.

4) A grade indicating sign, showing the international symbol for a grade, as well as the numerical percentage of the grade, will be installed within 75' of the start of both the up-hill and down-hill portions of the grade. *Response: Complies. See Traffic Control Plan.*

Discussion/Justifications: The topography associated with the Canyons at Scenic Loop Unit 5A Subdivision is very similar to the terrain associated with the previous Units 1, 2, 3 and 4 which were previously granted an administrative exception for this same condition. The impacted area along Ivory Canyon is between Sta. 37 + 50 to Sta. 39 + 50.

In our professional opinion, the proposed "Administrative Exception" remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety or welfare of the public. We appreciate your consideration of this request.

Please advise if you have any questions or need additional information.

Sincerely,

Engineer for Owner
J. Steven Brown, P.E.
Jones & Carter Inc.

/das
Job No. S0406-0008-01
Attachments: $350 Administrative Exception Fee

For Office Use Only: AEVR#: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

COUNTY OF BEXAR

PUBLIC WORKS DEPARTMENT

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
Main 210-335-6700

Project:	Canyons at Scenic Loop Unit 5-A, PUD A major subdivision plat consisting of 53 lots on 56.281 acres with access from Scenic Loop Rd.
Address:	Near Ivory Canyon at Scenic Loop (north of proposed bridge) Ferguson Map Grid 478/E-3
A/P #/PPR #/Plat #:	130683
AEVR #:	
AEVR Submittal Date:	November 26, 2013/Revised December 9, 2013
AEVR Submitted by:	J Steven Brown PE, Jones & Carter Inc
Issue:	Street Grades
Code Sections:	2011 Unified Development Code (UDC), Section 35-506 (d)(3)(B) – Cross-Section and Construction Standards - Grade
By:	Robert G Brach PE – Development Services Manager

I have reviewed the information provided in Mr. Brown's letters dated November 26, 2013 and December 9, 2013. At issue, the UDC requires minimum lengths for approach grades and maximum lengths of restricted grades relative to the restricted grade on the proposed Ivory Canyon street extension.

Ivory Canyon will be extended approximately 2,150 feet from the Canyons at Scenic Loop bridge. In reviewing the proposed construction plans, approximately 300 feet of the street exceeds the maximum grade of 10% allowed in the City of San Antonio Extra Territorial Jurisdiction. On November 18, 2013, Mr. Brown met with Craig Roberts, Bexar County Fire Marshal, David Boudreau, and Robert Brach to discuss grades in excess of 10% and the lengths of the restricted grades. The Fire Marshal accepted the proposed street grade design based on the following conditions being met:

1) Grades exceeding 10% did not exceed 300 feet in length,
2) An area with a grade of 5% or less is being provided where fire apparatus can turnaround or stop, and
3) The areas where the grade exceeds 10% is being signed a minimum of 75 feet before the excessive grade is being encountered.

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

1. ***Is the exception contrary to the spirit and intent of section?*** The exception is not contrary to the spirit and intent of the section. The Bexar County Fire Marshal Office recognizes there are areas of the county that provide challenges to both the development community and emergency services. Criteria have been established to ensure emergency services can be provided without jeopardizing the safety of the emergency response teams. The proposed development complies with the criteria.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant is providing "Grade Indicating Signage" for the street segments in excess of 10% and is providing an area with grades of less than 5% to accommodate not only fire apparatus stopping and turning maneuvers, but also any large vehicle that may need to use the street to provide a service or delivery.

Section 35-506(d)(3)(B) – Cross Section and Construction Standards – Grades

3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** The public interest is protected with the addition of the signage to warn operators of vehicles of steep grades. Ultimately, Ivory Canyon will provide an alternative emergency access point to future development to the west where this would not be the case if the code was strictly enforced.

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

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

RECOMMENDATION: Approval of the Administrative Exception.

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

12/12/13
Date

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

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

12/13/13
Date

John Jacks
Assistant Director
City of San Antonio Development Services Department

12-16-13
Date

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 14**

Public Hearing:
Planning Commission
January 22, 2014

Application/Case Number:
090149

Project Name:
BCB-Units 4, 5B, 6A, & 6B

Applicant:
Donald Jakeway

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

Owner:
Brooks Development Authority

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

Property Address/Location:
Near the intersection of Goliad Road and City Base Landing.

MAPSCO Map Grid (Ferguson):
652 A-8

Tract Size:
88.581 acres

Council District:
3

Notification:
Internet Agenda posting January 17, 2014

REQUEST

A request for a three (3) year time extension in accordance with Section 35-432(h)(3) of the City of San Antonio's Unified Development Code (UDC) for the **BCB-Units 4, 5B, & 6B** Subdivision

APPLICATION TYPE

Minor Plat Recordation Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

- This request is in order to complete payment of approximately $154,740 in drainage impact fees required for recordation.

- In addition, it is noted that portions of this plat depend on improvements required by the approval of Aviation Landing (Plat No. 080532) which was previously extended to 9/22/15. The sanitary sewer was completed and accepted by SAWS on 7/27/09. No other improvements associated with Aviation Landing have been initiated due to economic factors.

CASE HISTORY

The Director of Development Services approved this plat on February 10, 2011.

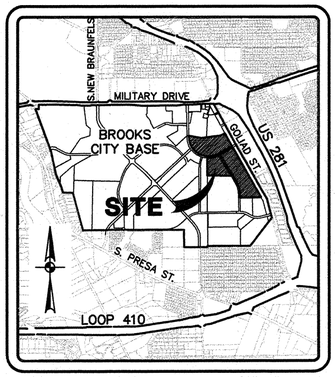
ATTACHMENTS

1. Proposed Plat
2. Applicant's Letter of Request

Attachment 1

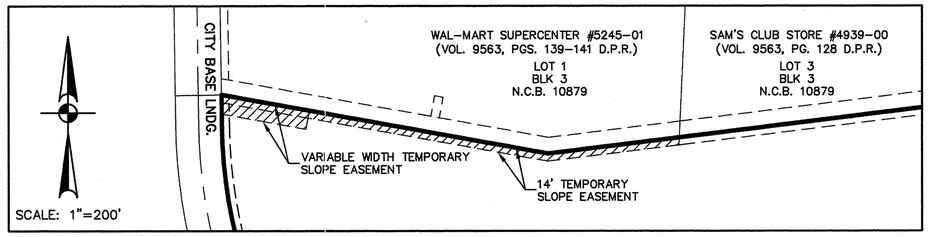
PLAT NO. 090149

BCB - UNITS 4, 5B, 6A & 6B



LOCATION MAP

MAPSCO MAP GRID: 683F1
NOT-TO-SCALE

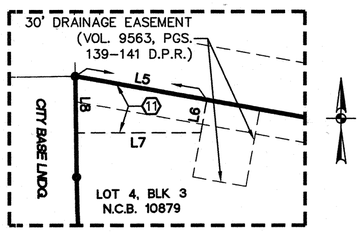


SCALE: 1"=200'

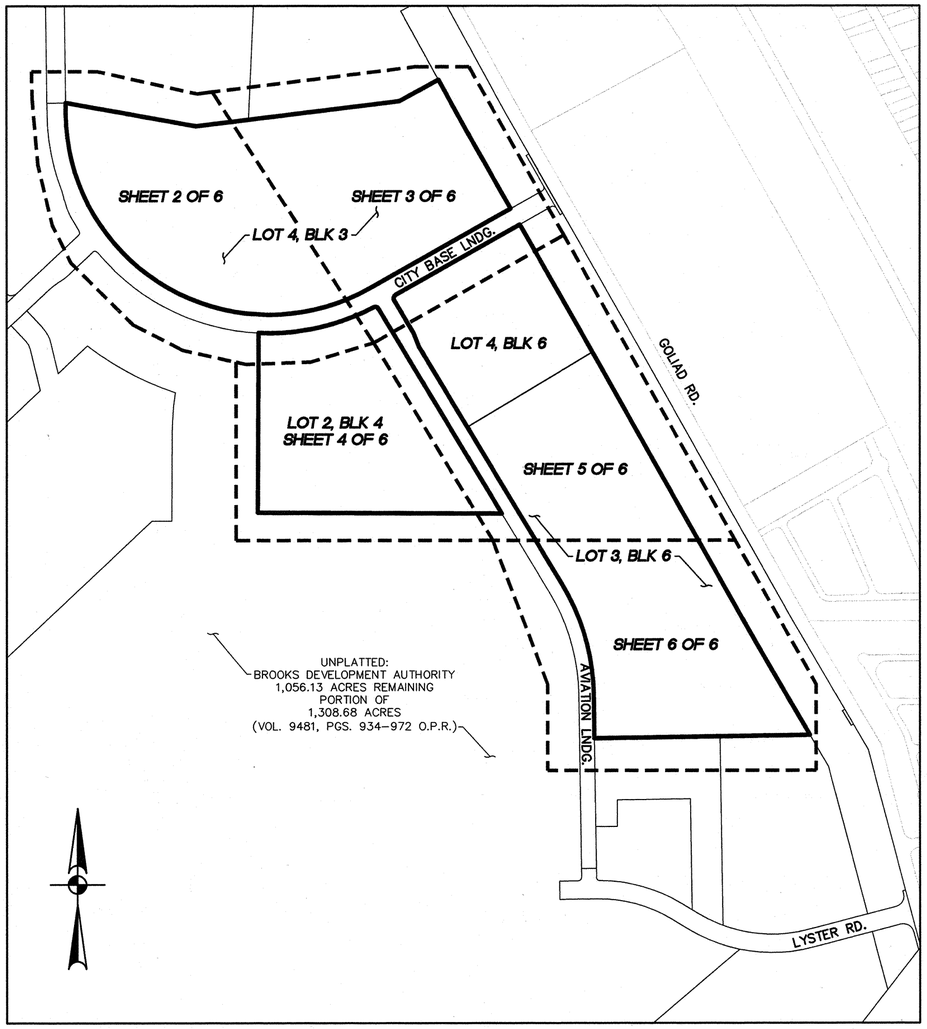
AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS A 14' TEMPORARY SLOPE EASEMENT, & VARIABLE WIDTH TEMPORARY SLOPE EASEMENT OF THE WAL-MART SUPERCENTER #5245-01 PLAT RECORDED IN VOLUME 9563, PAGES 139-141 BEING OUT OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	947.00'	118°52'12"	N60°09'44"W	1630.83'	1964.71'
C2	1033.00'	30°50'18"	N77°21'18"E	549.30'	555.99'
C3	15.00'	87°06'32"	S74°30'35"E	20.67'	22.81'
C4	1035.00'	30°06'08"	N15°54'14"W	537.54'	543.77'
C5	20.00'	91°21'30"	N14°43'26"E	28.62'	31.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°43'38"W	56.62'
L2	N00°51'10"W	201.88'
L3	N20°33'59"W	66.55'
L4	N30°57'18"W	176.38'
L5	S79°43'38"E	74.47'
L6	S10°16'22"W	18.77'
L7	N90°00'00"W	69.53'
L8	N00°43'38"W	31.75'



DETAIL "A"
SCALE: 1"=60'
(SEE SHEET 2 OF 6)



INDEX MAP

SCALE: 1"=500'

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: DONALD JAKEWAY
BROOKS DEVELOPMENT AUTHORITY
1 B.D.A. CROSSING, SUITE 100
SAN ANTONIO, TX 78235
(210) 678-3300

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD JAKEWAY, 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 31st DAY OF January A.D. 20 11

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DEBBIE DIMAS PERALES
MY COMMISSION EXPIRES
August 4, 2011

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
SHAUNA L. WEAVER
89512
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

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

REPLAT AND SUBDIVISION PLAT ESTABLISHING

BCB - UNITS 4, 5B, 6A & 6B

BEING 92.581 ACRES OF LAND OUT OF THAT 1269.757 ACRES OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PGS. 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160, AND THE JUSTO ESQUEDA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, NOW IN NEW CITY BLOCK 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BCB - UNITS 4, 5B, 6A & 6B HAS BEEN 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; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS_____ DAY OF_____ A.D. 20_____ .

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

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

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

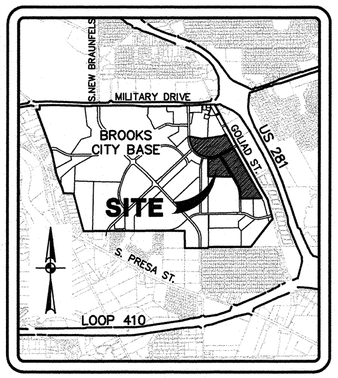
BY:_____, DEPUTY

JOB NO. 5735-43

Date: Jan 28, 2011, 4:13pm User ID: pmckee
File: P:\57\35\43\Design\Civil\PLAT-UNIT 4-5-6\PL573543-UNITS 4-5-6.dwg

PLAT NO. 090149

BCB - UNITS 4, 5B, 6A & 6B



LOCATION MAP

MAPSCO MAP GRID: 683F1
NOT-TO-SCALE

C.P.S. NOTES:

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

GENERAL NOTES:

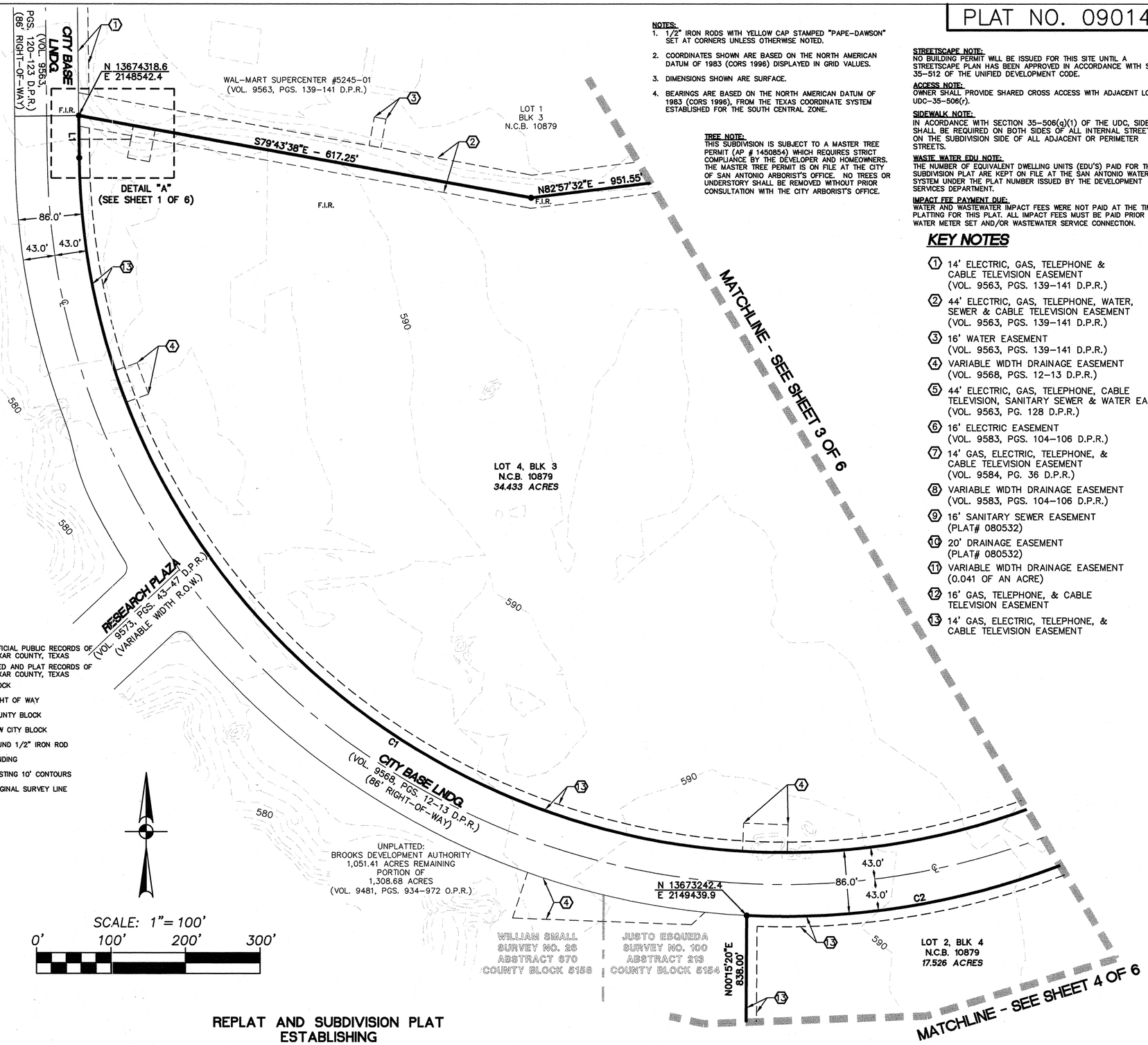
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER 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 MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE 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 WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR LOT 2, BLOCK 4. FOR LOT 2, BLOCK 4, THE ENGINEER OF RECORD FOR THIS PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.96 ACRES AND A VOLUME OF APPROXIMATELY 4.8 ACRES FEET WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR LOT 2, BLOCK 4 UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
BLK	BLOCK
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
LNDG.	LANDING
1140	EXISTING 10' CONTOURS
	ORIGINAL SURVEY LINE



SCALE: 1"= 100'
0' 100' 200' 300'

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES.
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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1450854) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

STREETSCAPE NOTE:

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

ACCESS NOTE:

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC-35-506(r).

SIDEWALK NOTE:

IN ACORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

WASTE WATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

KEY NOTES

1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
2. 44' ELECTRIC, GAS, TELEPHONE, WATER, SEWER & CABLE TELEVISION EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
3. 16' WATER EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
4. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9568, PGS. 12-13 D.P.R.)
5. 44' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER & WATER EASEMENT (VOL. 9563, PG. 128 D.P.R.)
6. 16' ELECTRIC EASEMENT (VOL. 9583, PGS. 104-106 D.P.R.)
7. 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (VOL. 9584, PG. 36 D.P.R.)
8. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9583, PGS. 104-106 D.P.R.)
9. 16' SANITARY SEWER EASEMENT (PLAT# 080532)
10. 20' DRAINAGE EASEMENT (PLAT# 080532)
11. VARIABLE WIDTH DRAINAGE EASEMENT (0.041 OF AN ACRE)
12. 16' GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
13. 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: DONALD JAKEWAY
BROOKS DEVELOPMENT AUTHORITY
1 B.D.A. CROSSING, SUITE 100
SAN ANTONIO, TX 78235
(210) 678-3300

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD JAKEWAY, 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 31st DAY OF January A.D. 20 11

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DEBBIE DIMAS PERALES
MY COMMISSION EXPIRES
August 4, 2011

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
SHAUNA L. WEAVER
89512
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

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

REPLAT AND SUBDIVISION PLAT ESTABLISHING

BCB - UNITS 4, 5B, 6A & 6B

BEING 92.581 ACRES OF LAND OUT OF THAT 1269.757 ACRES OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PGS. 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160, AND THE JUSTO ESQUEDA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, NOW IN NEW CITY BLOCK 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BCB - UNITS 4, 5B, 6A & 6B HAS BEEN 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; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS_____ DAY OF_____ A.D. 20_____ .

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

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

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

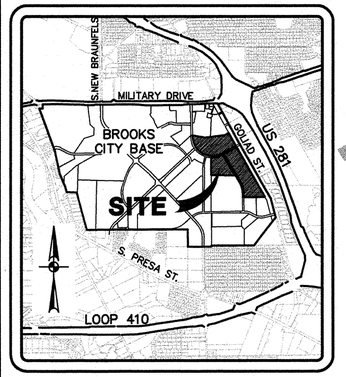
BY:_____, DEPUTY

JOB NO. 5735-43

Date: Jan 31, 2011, 8:32am User ID: pnckee
File: P:\57\35\43\Design\Civil\PLAT-UNIT 4-5-6\PL573543-UNITS 4-5-6.dwg

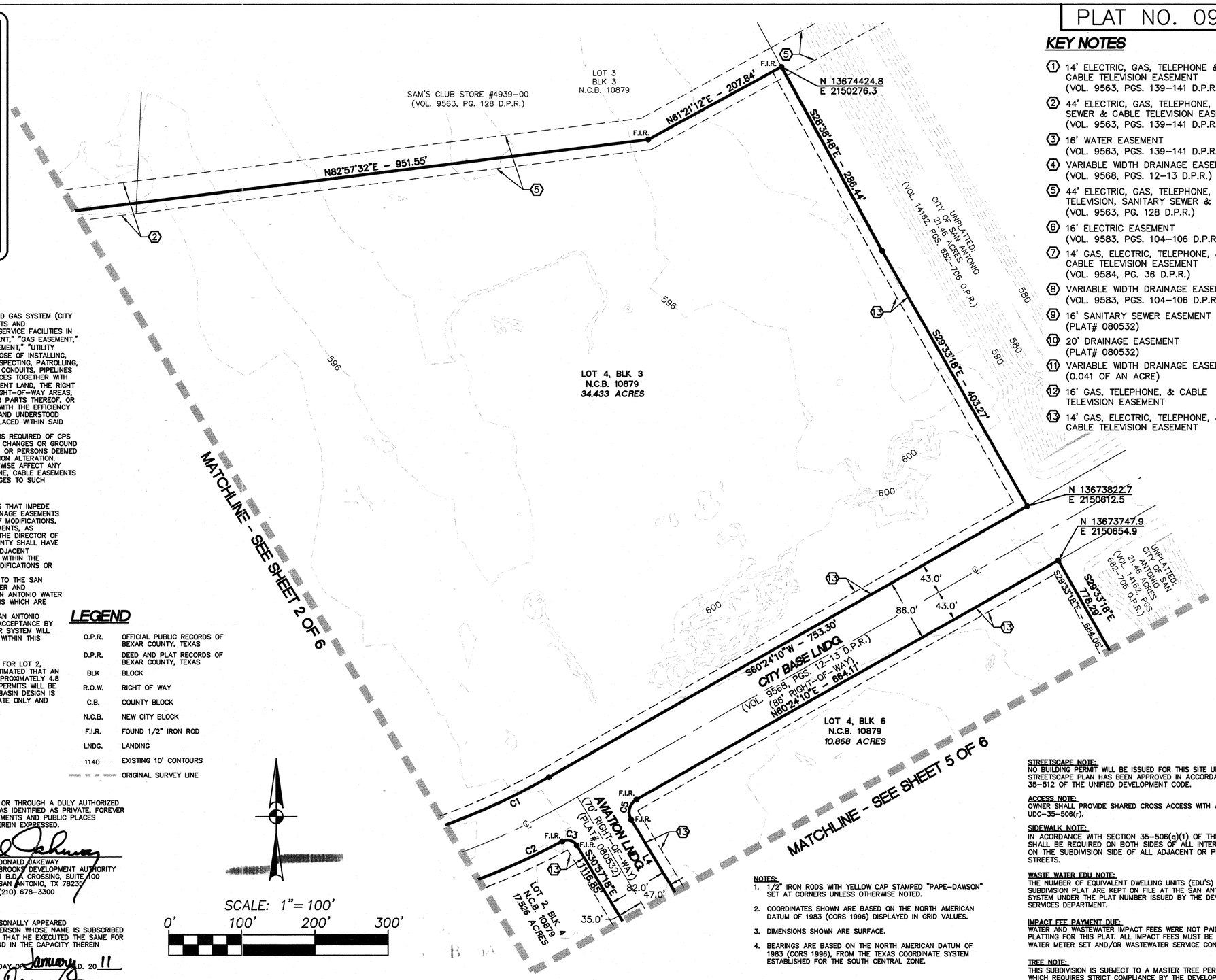
PLAT NO. 090149

BCB - UNITS 4, 5B, 6A & 6B



LOCATION MAP

MAPSCO MAP GRID: 683F1
NOT-TO-SCALE



KEY NOTES

1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
2. 44' ELECTRIC, GAS, TELEPHONE, WATER, SEWER & CABLE TELEVISION EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
3. 16' WATER EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
4. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9568, PGS. 12-13 D.P.R.)
5. 44' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER & WATER EASEMENT (VOL. 9563, PG. 128 D.P.R.)
6. 16' ELECTRIC EASEMENT (VOL. 9583, PGS. 104-106 D.P.R.)
7. 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (VOL. 9584, PG. 36 D.P.R.)
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11. VARIABLE WIDTH DRAINAGE EASEMENT (0.041 OF AN ACRE)
12. 16' GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
13. 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT

C.P.S. NOTES:

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

GENERAL NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER 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 MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE 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 WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR LOT 2, BLOCK 4. FOR LOT 2, BLOCK 4, THE ENGINEER OF RECORD FOR THIS PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.96 ACRES AND A VOLUME OF APPROXIMATELY 4.8 ACRES FEET WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR LOT 2, BLOCK 4 UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
BLK	BLOCK
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
LNDG.	LANDING
1140	EXISTING 10' CONTOURS
	ORIGINAL SURVEY LINE

SCALE: 1"= 100'

0' 100' 200' 300'

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES.
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.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC-35-506(r).

SIDEWALK NOTE:
IN ACORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

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

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1450854) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: DONALD JAKEWAY
BROOKS DEVELOPMENT AUTHORITY
1 B.D.A. CROSSING, SUITE 100
SAN ANTONIO, TX 78235
(210) 678-3300

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD JAKEWAY, 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 31st DAY OF January A.D. 20 11

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DEBBIE DIMAS PERALES
MY COMMISSION EXPIRES
August 4, 2011

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
SHAUNA L. WEAVER
89512
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

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

REPLAT AND SUBDIVISION PLAT ESTABLISHING

BCB - UNITS 4, 5B, 6A & 6B

BEING 92.581 ACRES OF LAND OUT OF THAT 1269.757 ACRES OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PGS. 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160, AND THE JUSTO ESCUEDA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, NOW IN NEW CITY BLOCK 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BCB - UNITS 4, 5B, 6A & 6B HAS BEEN 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; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS_____ DAY OF_____ A.D. 20_____ .

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

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

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____ .

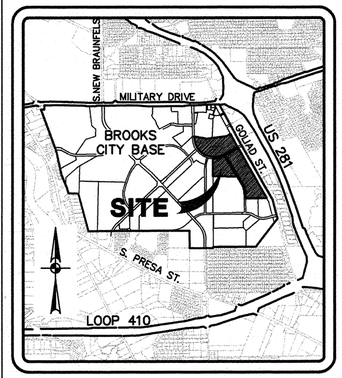
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____, DEPUTY

JOB NO. 5735-43

Date: Jan 31, 2011, 8:32am User ID: pmckee
File: P:\57\35\43\Design\Civil\PLAT-UNIT 4-5-6\PL573543-UNITS 4-5-6.dwg

PLAT NO. 090149



LOCATION MAP

MAPSCO MAP GRID: 683F1
NOT-TO-SCALE

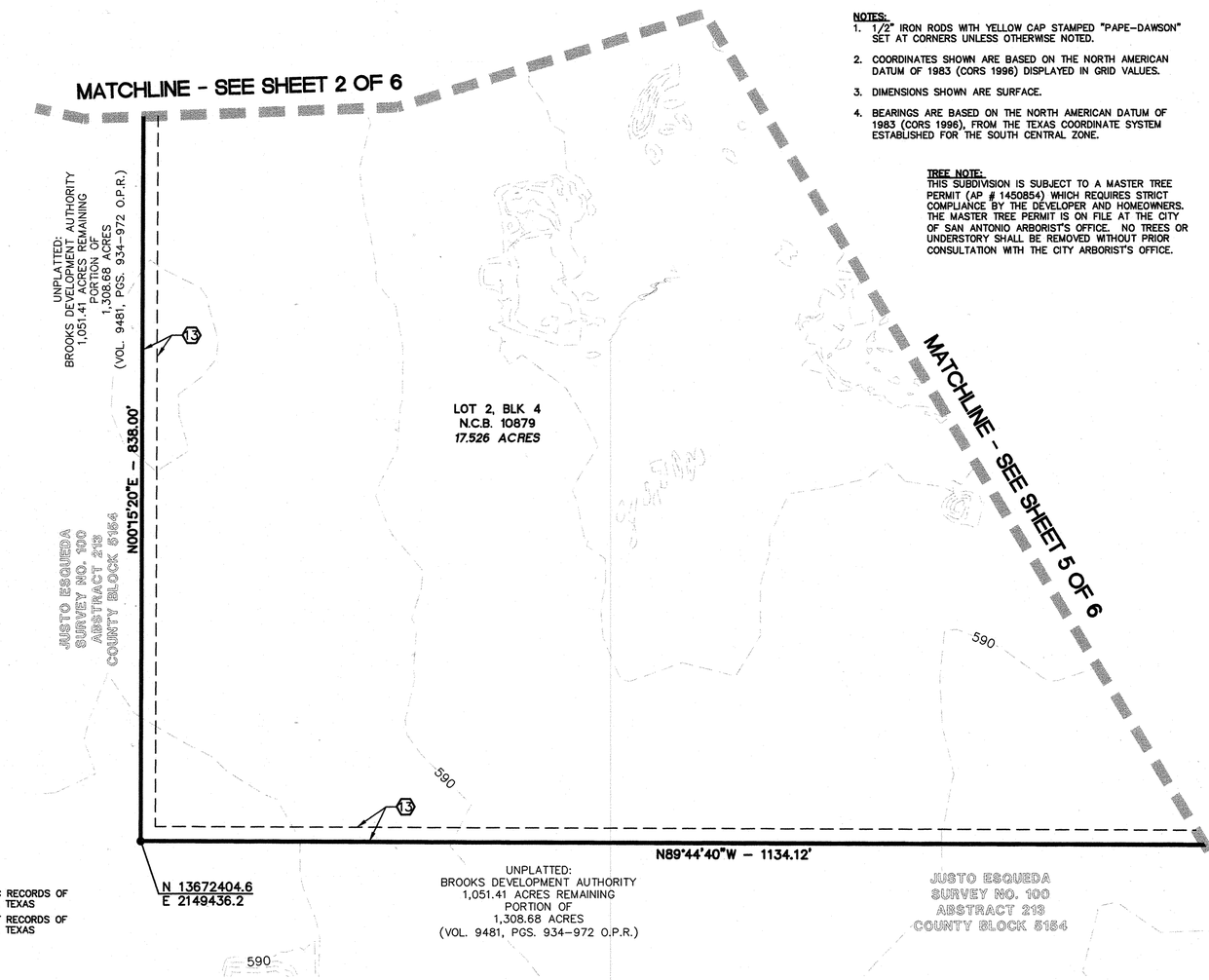
C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR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

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER 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 MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE 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 WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR LOT 2, BLOCK 4. FOR LOT 2, BLOCK 4, THE ENGINEER OF RECORD FOR THIS PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.96 ACRES AND A VOLUME OF APPROXIMATELY 4.8 ACRES FEET WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR LOT 2, BLOCK 4 UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
BLK	BLOCK
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
LNDG.	LANDING
1140	EXISTING 10' CONTOURS
	ORIGINAL SURVEY LINE



NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES.
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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1450854) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC-35-506(r).

SIDEWALK NOTE:
IN ACORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

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

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

KEY NOTES

1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
2. 44' ELECTRIC, GAS, TELEPHONE, WATER, SEWER & CABLE TELEVISION EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
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STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DONALD JAKEWAY
BROOKS DEVELOPMENT AUTHORITY
1 B.D.A CROSSING, SUITE 100
SAN ANTONIO, TX 78235
(210) 678-3300

DEBBIE DIMAS PERALES
MY COMMISSION EXPIRES
August 4, 2011

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD JAKEWAY, 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 31st DAY OF January A.D. 11

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
SHAUNA L. WEAVER
89512
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

SCALE: 1"= 100'
0' 100' 200' 300'

REPLAT AND SUBDIVISION PLAT ESTABLISHING
BCB - UNITS 4, 5B, 6A & 6B

BEING 92.581 ACRES OF LAND OUT OF THAT 1269.757 ACRES OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PGS. 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160, AND THE JUSTO ESQUEDA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, NOW IN NEW CITY BLOCK 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BCB - UNITS 4, 5B, 6A & 6B HAS BEEN 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; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS_____ DAY OF_____ A.D. 20_____.

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

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

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

JOB NO. 5735-43

BCB - UNITS 4, 5B, 6A & 6B

Date: Jan 31, 2011, 9:07am User ID: pmckee
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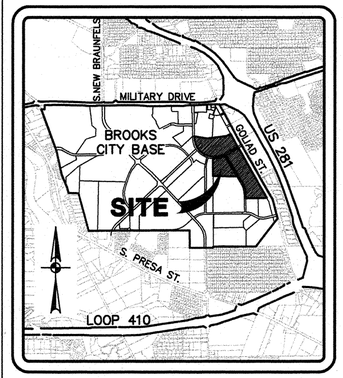

LOCATION MAP

MAPSCO MAP GRID: 683F1
NOT-TO-SCALE

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC-35-506(r).

SIDEWALK NOTE:
IN ACORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

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

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1450854) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES.
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.

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

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER 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 MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE 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 WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR LOT 2, BLOCK 4. FOR LOT 2, BLOCK 4, THE ENGINEER OF RECORD FOR THIS PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.96 ACRES AND A VOLUME OF APPROXIMATELY 4.8 ACRES FEET WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR LOT 2, BLOCK 4 UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
BLK	BLOCK
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
LNDG.	LANDING
1140	EXISTING 10' CONTOURS
	ORIGINAL SURVEY LINE

KEY NOTES

1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
2. 44' ELECTRIC, GAS, TELEPHONE, WATER, SEWER & CABLE TELEVISION EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
3. 16' WATER EASEMENT (VOL. 9563, PGS. 139-141 D.P.R.)
4. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9568, PGS. 12-13 D.P.R.)
5. 44' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER & WATER EASEMENT (VOL. 9563, PG. 128 D.P.R.)
6. 16' ELECTRIC EASEMENT (VOL. 9583, PGS. 104-106 D.P.R.)
7. 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (VOL. 9584, PG. 36 D.P.R.)
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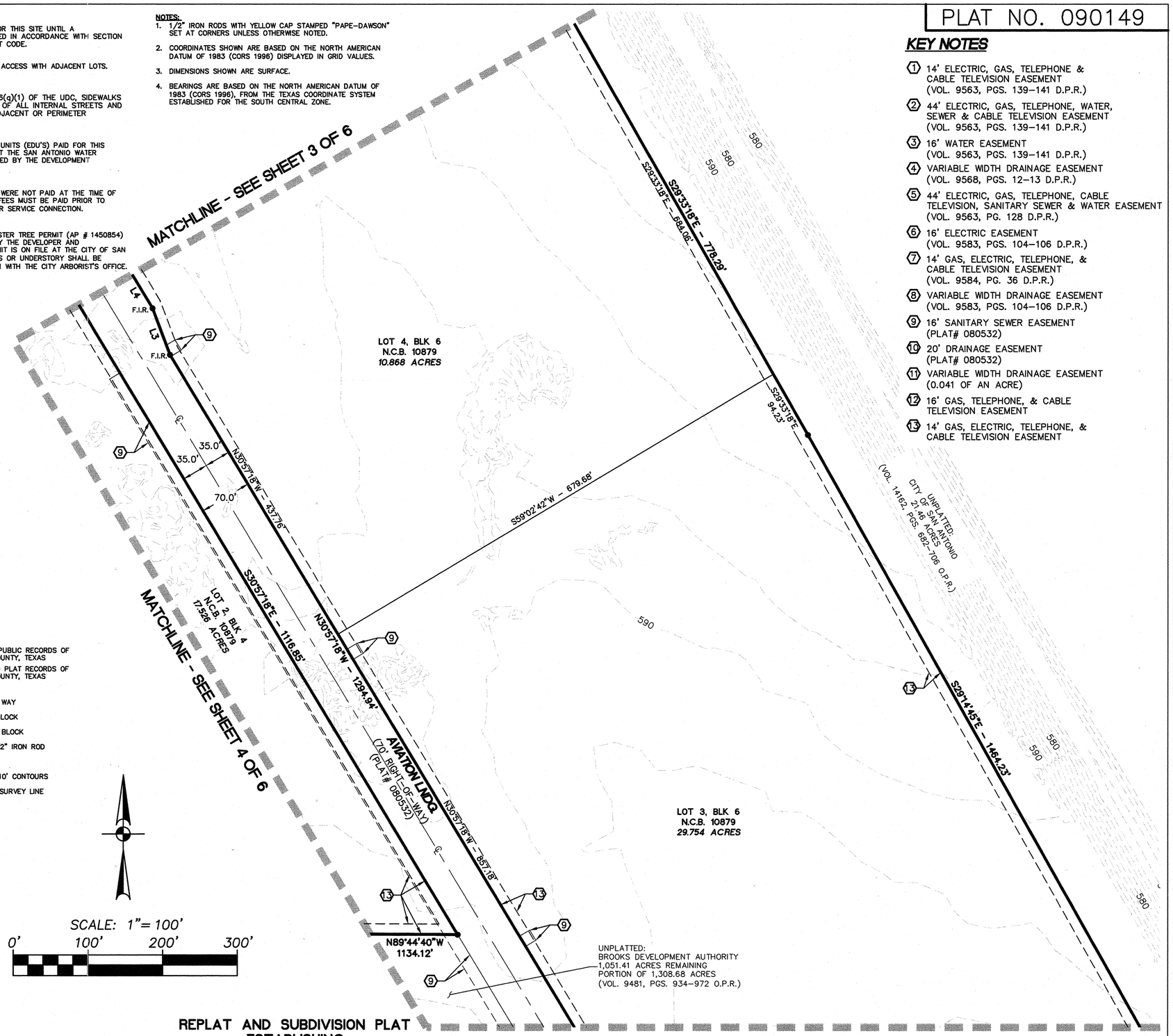
9. 16' SANITARY SEWER EASEMENT (PLAT# 080532)
10. 20' DRAINAGE EASEMENT (PLAT# 080532)
11. VARIABLE WIDTH DRAINAGE EASEMENT (0.041 OF AN ACRE)
12. 16' GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
13. 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT



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OWNER/DEVELOPER: DONALD JAKEWAY
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DEBBIE DIMAS PERALES
MY COMMISSION EXPIRES
August 4, 2011

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LICENSED PROFESSIONAL ENGINEER

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STATE OF TEXAS
REGISTERED
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PROFESSIONAL
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REPLAT AND SUBDIVISION PLAT ESTABLISHING
BCB - UNITS 4, 5B, 6A & 6B

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DATED THIS_____ DAY OF_____ A.D. 20_____ .

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

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

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

Date: Jan 31, 2011, 8:32am User ID: pmckee
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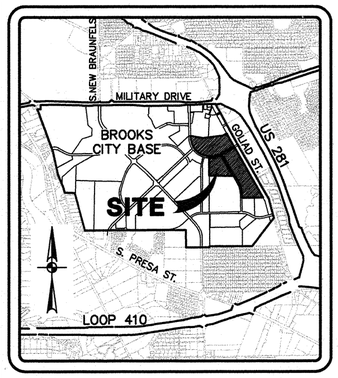
PLAT NO. 090149

BCB - UNITS 4, 5B, 6A & 6B



LOCATION MAP

MAPSCO MAP GRID: 683F1
NOT-TO-SCALE

C.P.S. NOTES:

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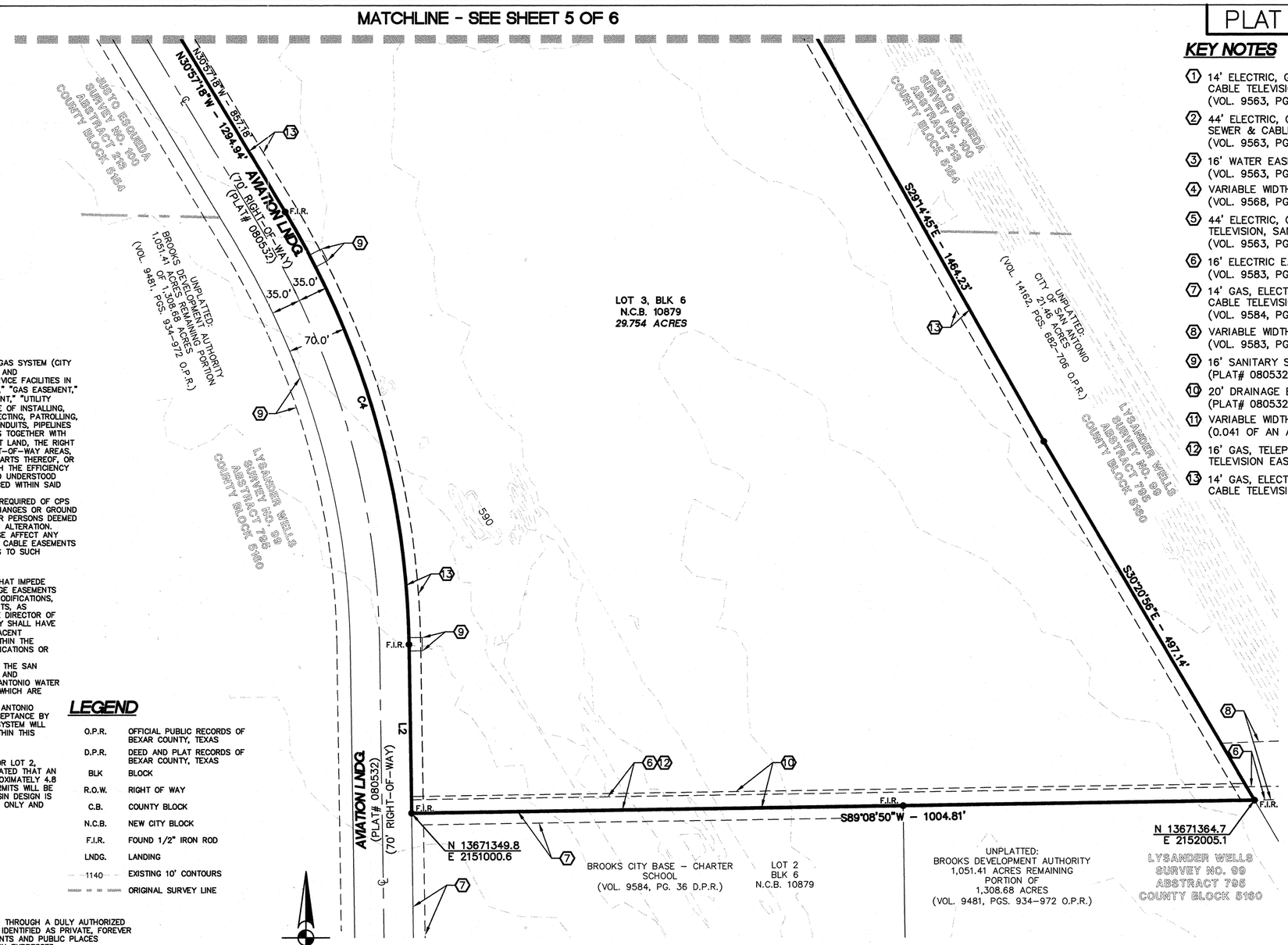

KEY NOTES

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2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES.
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.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC-35-506(r).

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

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

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1450854) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

REPLAT AND SUBDIVISION PLAT ESTABLISHING
BCB - UNITS 4, 5B, 6A & 6B

BEING 92.581 ACRES OF LAND OUT OF THAT 1269.757 ACRES OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PGS. 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160, AND THE JUSTO ESQUEDA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, NOW IN NEW CITY BLOCK 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BCB - UNITS 4, 5B, 6A & 6B HAS BEEN 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; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS_____ DAY OF_____ A.D. 20_____ .

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

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

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

JOB NO. 5735-43

Date: Jan 31, 2011, 8:33am User ID: pnckee
File: P:\EF\35\43\Design\Civil\PLAT-UNIT 4-5-6\PL573543-UNITS 4-5-6.dwg

Attachment 2

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

December 31, 2013

Mr. Roderick Sanchez
Director of Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: BCB-Units 4, 5B, 6A, & 6B, Plat No. 090149
Brooks City-Base
Recordation Extension Request

Dear Mr. Sanchez:

In accordance with Section 35-432(h)(3) of the Unified Development Code of the City of San Antonio, we hereby request a three-year extension in order to complete payment of approximately $154,740 in drainage impact fees required for recordation. In addition, portions of this plat depend on improvements required by the approval of Aviation Landing (Plat No. 080532) which was previously extended to 9/22/15. The sanitary sewer was completed and accepted by SAWS on 7/27/09. All other improvements associated with Aviation Landing have not been initiated due to economic factors. The current expiration date for plat recording is set for February 9, 2014.

We appreciate your time and consideration in the matter. Please feel free to call me if you have any questions.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470

Shauna L. Weaver

Shauna L. Weaver, P.E.
Vice President

cc: Mr. Roland Lozano – Brooks Development Authority

P:\57\35\43\WORD\LETTERS\131231A1_EXTENTION REQUEST.DOC

CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT **AGENDA ITEM NO. 15**

Public Hearing:
Planning Commission
January 22, 2014

Special Project Number:
1702

Representative:
El Chaparral/Fertile Valley Neighborhood Association

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

Property Address/Location:
Traffic Restriction on Viewcrest Road (between NCB 15708 and NCB 15710) at Higgins Road

Council District(s):
10

Notification:
Sixty-two (62) letters sent to property owners and tenants located within a 500' radius as required under Municipal Code Sec. 37-11(g).

Signs posted at the location stating the proposed closure with location and dates of public hearings as required under Municipal Code Sec. 37-11(f).

REQUEST

S.P. 1702 – Consideration of a Resolution supporting and recommending City Council approve a request to restrict traffic entering on, or exiting off Viewcrest Road at Higgins Road located in Council District 10 as requested by the El Chaparral/Fertile Valley Neighborhood Association.. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office.

RECOMMENDED ACTION

Staff recommends **approval**.

SYNOPSIS OF ANALYSIS

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

ANALYSIS

Staff received a request from El Chaparral/Fertile Valley Neighborhood Association to review options to resolve this dangerous intersection. The intersection has been identified as dangerous due to poor line of sight because of the height of the surrounding properties. Public Works reviewed the intersection and noted that remediation would require the acquisition of additional right-of-ways, grading the properties, then reinstalling curbs and sidewalk. The alternative would be to restrict traffic on or off Viewcrest Road at Higgins Road.

El Chaparral/Fertile Valley submitted a request to restrict the traffic on to/off of Viewcrest Road at Higgins Road. Since the proposed closure would create a dead-end, a condition imposed during the canvassing process was to construct a turnaround to accommodate large vehicles such as fire trucks or solid waste. Funding was identified, and property was acquired from a corner lot under Ordinance 2013-09-05-0582. If the traffic restriction is approved, the city will construct the turnaround.

ATTACHMENTS

- Map of the proposed closure
- Letter of Agreement
- Resolution

S.P. 1702 Request to restrict traffic
entering on to, or exiting off of Viewcrest at Higgins Road

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966
Telephone (210) 207-4032

January 30, 2013

Councilman Carlton Soules, District 10
City Hall, 100 Military Plaza
San Antonio, Texas 78205

Re: S.P. 1702 Council Consideration Request (District 10) Request to close, vacate and abandon a portion of public right-of-way on Viewcrest at Higgins Road

Dear Councilman Soules,

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

- **CIMS Horizontal** - All construction shall comply with the Uniform Development Code (UDC).
- **Development Services** - Provide a turnaround easement at the end of the closure of the street.
- **Public Works** - Contact and confirm with all utilities that there are no conflicts. Right-of-way must be acquired to create a cul-de-sac on Viewcrest at the dead-end.
- **Solid Waste** needs a 40' radius cul de sac (or whatever distance is needed to allow garbage, recycling and brush trucks room to turn around to service both sides of the street.
- **CPS Energy** - Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with CPS Energy and at the sole expense of the petitioner. Existing 4" and 2" PA gas distribution mains within the Higgins Rd and Viewcrest Rd public ROWs feeding services that include, but are not necessarily limited to 4703, 4707 and 4711 Higgins Rd must be centered within 14' easements where the public ROW will be vacated and abandoned OR, if more practical, the easement boundaries can mirror the boundaries of the existing public ROWs. In addition, any portion of the gas services to the aforementioned addresses existing within that portion of the public

ROWs to be vacated and abandoned, and any additional affected services that might be discovered through further research will also require easement(s). Finally, no structure of any kind may be constructed within these easements.

- **SAWS** - Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner. SAWS utilities are located within the public right-of-way that the Petitioner has requested to be closed. We request the City of San Antonio reserve all rights necessary for SAWS to maintain, operate, repair, inspect, patrol, realign and reconstruct its facilities. Also, make sure there is language in the documentation allowing SAWS 24/7 access to its facilities with no fences, gates or other obstacles blocking said access.
- **CIMS Real Estate** Traffic Engineering, Public Works, needs to review traffic models to determine how this dead end would affect traffic flows. A turnaround would be required by the Fire Department at Viewcrest and additional ROW would need to be acquired. Funding, health, safety and design should be considered before creating a dead end street. The City will need to acquire property from the abutting property owners on the corner lots to create the turnaround needed for Solid Waste trucks and the Fire Department. The funding source needs to be identified.

Next Steps:

* Boundary survey to record the closure, vacation and abandonment of a portion of Viewcrest. Cost Estimate: $2,452.00.

* Acquisition of right-of-way from abutting property owners to accommodate the turnaround. Funding source needs to be identified.

* Identify cost and funding source for design/build of the turnaround, curb and sidewalk.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,

Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

By

Title: City Council District 10

Print Name: Cortan Santos

Date: 1-31-2013

cc: Bishop Arthur Barrymore
President, El Chaparral Fertile Valley Neighborhood Association
14452 Edgemont
San Antonio, Texas 78217

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

TO: Mayor & City Council

FROM: City Councilman Carlton Soules

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Chief of Staff; Robert Hammond, Special Projects Manager, Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; John Peterek, Senior Management Analyst

SUBJECT: Request to close, vacate and abandon the Public Rights of Way at Viewcrest at Higgins Rd.

DATE: November 1, 2012

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
12 NOV -1 PM 1:37

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully ask for your concurrence in closing and vacating the Viewcrest at Higgins Road.

Brief Background

The purpose of this request is to close a hazardous three-way intersection at Viewcrest as it turns onto Higgins Road. The intersection of Viewcrest and Higgins is deemed hazardous by Public Works. The purpose of this action was because of the poor line of sight distance due to the landscape and height of the surrounding property. The Public Works has reviewed the intersection and two alternatives to fix the issue. One is to acquire the necessary rights of way, grade the properties, reinstall the curbs and sidewalks. The second option is to close Viewcrest at the access point, extend the curb and sidewalk and acquire the necessary right of way to create a turn around. The surrounding neighbors and the El Chaparral/Fertile Valley Neighborhood Association are in favor of the closure of the intersection.

Submitted for Council consideration by:

Councilman Carlton Soules, District 10

Supporting Councilmember's Signatures (4 only)

		District No.
1.		9
2.		2
3.		4
4.		5

N

Proposed Viewcrest Closure

Printed:Oct 02, 2012

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
12 NOV -1 PM 1:37

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

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CITY OF SAN ANTONIO
CITY CLERK
12 NOV -1 PM 1:37

S.P. 1702 Council Consideration Request – District 10, Councilman Soules
Close, Vacate and Abandon Viewcrest @ Higgins Road

Attachment 3

RESOLUTION # _____

A RESOLUTION SUPPORTING A RESTRICTION OF TRAFFIC ON TO OR OFF OF VIEWCREST ROAD (BETWEEN NCB 15708 AND 15710) AT HIGGINS ROAD

*** * * * ***

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

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

WHEREAS, El Chaparral/Fertile Valley Neighborhood Association filed an application requesting the city restrict traffic from entering on to, or exiting off of Viewcrest Road at Higgins Road; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a restriction of traffic on to, or off of Viewcrest Road at Higgins Road.

SIGNED this 22nd day of January, 2014

_____
Roberto R. Rodriguez, Chairman

Attest:

_____
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT **AGENDA ITEM NO. 16**

Public Hearing:
Planning Commission
January 22, 2014

Special Project Number:
1763

Representative:
City of San Antonio
Kevin Sadler, Real Estate Acquisition

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

Property Address/Location:
A 4.0908 acre improved portion of Callaghan Road in NCB 11493

Tract Size:
4.0908 acre

Council District(s):
6 and 7

Notification:
Twenty-four (24) letters sent to property owners and tenants located within a 500' radius as required under Municipal Code Sec. 37-11(g).

Signs posted at the location stating the proposed closure with location and dates of public hearings as required under Municipal Code Sec. 37-11(f).

REQUEST

S.P. 1763 – Consideration of a Resolution supporting and recommending City Council approve a request to close, vacate and abandon a 4.0908 acre improved portion of Callaghan Road in NCB 11493, located in Council Districts 6 and 7 as requested by the City of San Antonio. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office.

RECOMMENDED ACTION

Staff recommends **approval**.

SYNOPSIS OF ANALYSIS

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

ANALYSIS

Callaghan Road (Culebra to Commerce) was a project authorized under the 2007-2012 Bond Program. The project provided for widening and reconstruction of Callaghan Road from Culebra Road to Commerce Street.

Reconstruction included the removal of an "S" curve on Callaghan Road through realignment. It was necessary to acquire property from Southwest Research Institute (SwRI). SwRI agreed to convey the property necessary for the realignment in exchange for the 'old' portion of Callaghan once the construction was complete. The city and SwRI entered into an Exchange Agreement on April 4, 2011 in which the parties agreed to the terms of the exchange. SwRI conveyed 4.2713 acres to the city as part of the Callaghan reconstruction project. The city completed the reconstruction of the road, and now the city requests the closure, vacation and abandonment of a 4.0908 acre improved portion of Callaghan Road located within NCB 11493. SwRI owns the abutting property, so as the underlying fee owner, the 4.0908 acre tract can be incorporated into its campus. The closure is the final phase to complete this 2007 Bond Project.

ATTACHMENTS

- Plat and Field Notes
- Map of the proposed closure
- Letter of Agreement
- Resolution

METES AND BOUNDS DESCRIPTION
4.0908 ACRES LOCATED IN N.C.B. 11493
FEE SIMPLE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 4.0908-acre (178,194 square feet) tract of land located in N.C.B. 11493, City of San Antonio, Bexar County, Texas and being a portion of that certain parcel of land designated as Callaghan Road (60' width) being owned and maintained by the City of San Antonio, Bexar County, Texas; said 4.0908-acre tract being more particularly described as follows (all bearings being referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83/93 adjustment):

BEGINNING at a found 1/2" iron rod for the common corner of that certain 5.0-acre tract conveyed to the Southwest Research Institute as described by Deed in Volume 16263, Page 687 of the Official Public Records of Real Property, Bexar County, Texas and that certain 9.070-acre tract conveyed to Southwest Research Institute as described by deed in Volume 12473, Page 827 of the Official Public Records of Real Property, Bexar County, Texas, said iron rod also being in the existing east right-of-way of the aforementioned Callaghan Road, and having grid coordinates of Y=13708413.51 and X=2094981.86;

THENCE, continuing in a southerly direction along the common line of the aforementioned 5.0-acre tract and Callaghan Road, South 00°15'30" East, a distance of 46.21 feet to the beginning of a tangent curve to the left, for a corner of the herein described tract;

THENCE, continuing along said curve to the left and the aforementioned common line, at an arc length of 285.56 feet, pass the common corner of the aforementioned 5.0-acre tract, the existing east right-of-way of Callaghan Road, and the northwest corner of that certain 4.390-acre tract conveyed to Southwest Research Institute as described in Volume 12473, Page 816 of the Official Public Records of Real Property, Bexar County, Texas, and continuing a total arc length of 701.26 feet, with a radius of 439.25 feet, through a central angle of 91°28'23" and a chord bearing and distance of South 45°59'41" East, 629.12 feet to a point of reverse curvature, for a corner of the herein described tract;

THENCE, continuing along said common line of the aforementioned Southwest Research tract and the east right-of-way of Callaghan Road and the south line of a tract of land apparently owned by Southwest Research (though no deed or instrument of conveyance has been located), through said reverse curve to the right, an arc length of 290.89 feet, with a radius of 506.56 feet, through a central angle of 32°54'08" and a chord bearing and distance of South 75°16'49" East, 286.91 feet to a point on the west right-of-way of that certain tract designated New Callaghan Road as described in Volume 5300, Page 228 of the Deed and Plat Records, Bexar County, Texas, and a point of reverse curvature, for a corner of the herein described tract;

THENCE, continuing along said west right-of-way line of New Callaghan Road, through said reverse curve to the left, an arc length of 128.36 feet, with a radius of 370.00 feet, through a central angle of 19°52'35" and a chord bearing and distance of

South 68°46'02" East, 127.71 feet to a point of compound curvature, for a corner of the herein described tract;

THENCE, continuing along said common line and said compound curve to the left, an arc length of 45.68 feet, with a radius of 25.00 feet, through a central angle of 104°41'21" and a chord bearing and distance of North 48°57'00" East, 39.59 feet to a non-tangent point of curvature of a curve to the right, of which the radius point bears South 86°36'20" West, for a corner of the herein described tract;

THENCE, leaving said common line and continuing in a southerly direction along said curve to the right, an arc length of 76.95 feet, with a radius of 1399.58 feet, through a central angle of 03°09'00" and a chord bearing and distance of South 01°49'10" East, 76.94 feet to a point of tangency, for a corner of the herein described tract;

THENCE, South 00°14'40" East, a distance of 229.41 feet to a non-tangent point of curvature of a curve to the left, of which the radius point bears South 75°55'27" West, said point being on the common line of that certain 113.9 acres conveyed to Southwest Research Institute and described by deed in Volume 12473, Page 816 of the Official Public Records of Real Property, Bexar County, Texas, and the existing south right-of-way of Callaghan Road, for a corner of the herein described tract;

THENCE, continuing in a northwesterly direction along said common line and said curve to the left, an arc length of 597.99 feet, with a radius of 448.34 feet, through a central angle of 76°25'13" and a chord bearing and distance of North 52°17'09" West, 554.64 feet to a point of reverse curvature, of which the radius point bears North 00°29'46" West, for a corner of the herein described tract;

THENCE, continuing in a northwesterly direction along said common line and said reverse curve to the right, an arc length of 786.29 feet, with a radius of 499.25' feet, through a central angle of 90°14'16" and a chord bearing and distance of North 45°22'38" West, 707.51 feet to a point of tangency, for a corner of the herein described tract;

THENCE, continuing in a northerly direction along said common line, North 00°15'30" West, at 121.01 feet pass the common corner of the aforementioned 113.9-acre tract and that certain 120.000 acres conveyed to Southwest Research Institute and described by deed in Volume 3360, Page 1408 of the Official Public Records of Real Property, Bexar County, Texas, at 513.88 feet pass a found 1/2" iron rod with cap stamped "OVERBY" for a corner on the east line of Lot 29, Block 1, N.C.B. 11493, Southwest Research Institute – Phase XII, as described by plat in Volume 9564, Page 223 of the Deed and Plat Records of Bexar County, Texas, at 613.90 feet pass a found 1/2" iron rod with cap stamped "OVERBY" for a corner on the east line of the aforementioned Lot 29, Block 1, at 981.97 feet pass the common corner of the aforementioned 120.000-acre tract and that certain 67.94 acres conveyed to Southwest Research Institute and described by deed in Volume 10500, Page 1519 of the Official Public Records of Real Property, Bexar County, Texas, and continuing a total distance of 1,662.22 feet to a non-tangent point of curvature of a curve to the left, of which the radius point bears North 81°37'35" East, for a corner of the herein described tract;

THENCE, leaving said common line and continuing in a southeasterly direction along said curve to the left, an arc length of 250.42 feet, with a radius of 1243.00 feet, through a central angle of 11°32'35" and a chord bearing and distance of South 14°08'42" East, 249.99 feet to a point of non-tangency in the common line of the existing east right-of-way of the aforementioned Callaghan Road, the north corner of the aforementioned 9.070-acre tract and the northeast corner of the herein described tract;

THENCE, continuing in a southerly direction along said common line, South 00°15'30" East, a distance of 1,373.32 feet to the **POINT OF BEGINNING** and containing 4.0908 acres (178,194 square feet) of land, more or less.

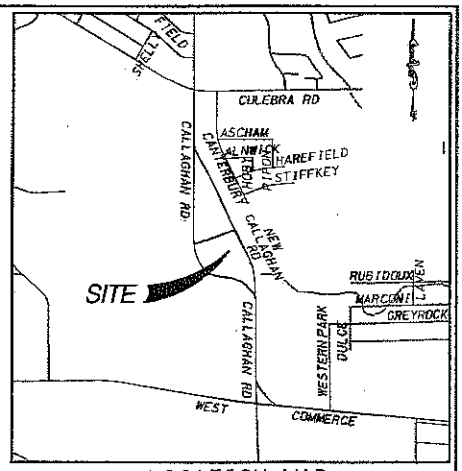
Job No. 2017-010-104
RMA m&b 178,194 sq. ft.
August 29, 2013

Certified this 29th day of August, 2013

Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6347
Vickrey & Associates, Inc.

STATE OF TEXAS
REGISTERED
ROBERT M. ANGUIANO
6347
PROFESSIONAL
LAND SURVEYOR

PARCEL NO: 18490C
PROJECT NAME: CALLAGHAN RD. - CULEBRA RD. TO W. COMMERCE ST.
PROJECT NUMBER: 40-00007
OWNER NAME: CITY OF SAN ANTONIO



LOCATION MAP
N. T. S.

MATCH LINE B-B

OWNER: SOUTHWEST RESEARCH INSTITUTE 120.00 ACRES VOLUME 3360, PAGE 1408 O. P. R.

EXIST. R. O. W.

OWNER: SOUTHWEST RESEARCH INSTITUTE 9.070 ACRES VOLUME 12473, PAGE 827 O. P. R.

N 00°15'30" W 1662.22'

CALLAGHAN ROAD (60' R. O. W.)

S 00°15'30" E 1373.32'

POINT OF BEGINNING
FOUND ½" IRON ROD
Y=13708413.51
X=2094981.86
(GRID)

S 00°15'30" E 46.21'

EXIST. R. O. W.

OWNER: SOUTHWEST RESEARCH INSTITUTE 5.0 ACRES VOLUME 16263, PAGE 687 O. P. R.

PARCEL 18490C
4.0908 - ACRE TRACT
178,194 SQ. FT.

285.56'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD
2	439.25	701.26'	91°28'23"	S 45°59'41" E, 629.12'
3	499.25	786.29'	90°14'16"	N 45°22'38" W, 707.51'

OWNER: SOUTHWEST RESEARCH INSTITUTE 113.9 ACRES N. C. B. 11493 VOLUME 12473, PAGE 816 O. P. R.

OWNER: SOUTHWEST RESEARCH INSTITUTE 4.390 ACRES VOLUME 12473, PAGE 816 O. P. R.

C3

C2

EXIST. R. O. W.

EXIST. R. O. W.

MATCH LINE A-A

LEGEND

- ● FOUND ½" IRON ROD
- ⊙ POINT
- R. O. W. RIGHT OF WAY
- D. R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D. P. R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O. P. R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

1

NOTE:

THIS EXHIBIT WAS REVISED FOR THE PURPOSE OF UPDATING OWNERSHIP INFORMATION FOR A 5.0 ACRE TRACT.

AT THE REQUEST OF THE CLIENT IMPROVEMENTS ARE NOT SHOWN ON THIS EXHIBIT.

STATE OF TEXAS REGISTERED ROBERT M. ANGUIANO 6347 PROFESSIONAL LAND SURVEYOR

08-29-13

ROBERT M. ANGUIANO. R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347

SCALE: 1"=100'
0 25 50 100

PROJ NO. 2017-012-104
DATE: 08/29/2013
SHEET 4 OF 7

EXHIBIT OF 4.0908 ACRES LOCATED IN THE EXISTING CALLAGHAN ROAD RIGHT-OF-WAY

NEW CITY BLOCK 11493
CITY OF SAN ANTONIO, BEXAR COUNTY, TX

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

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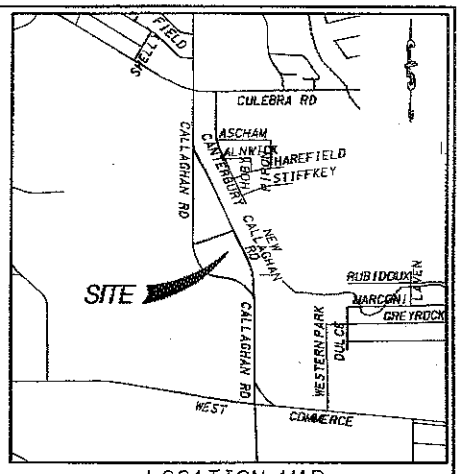
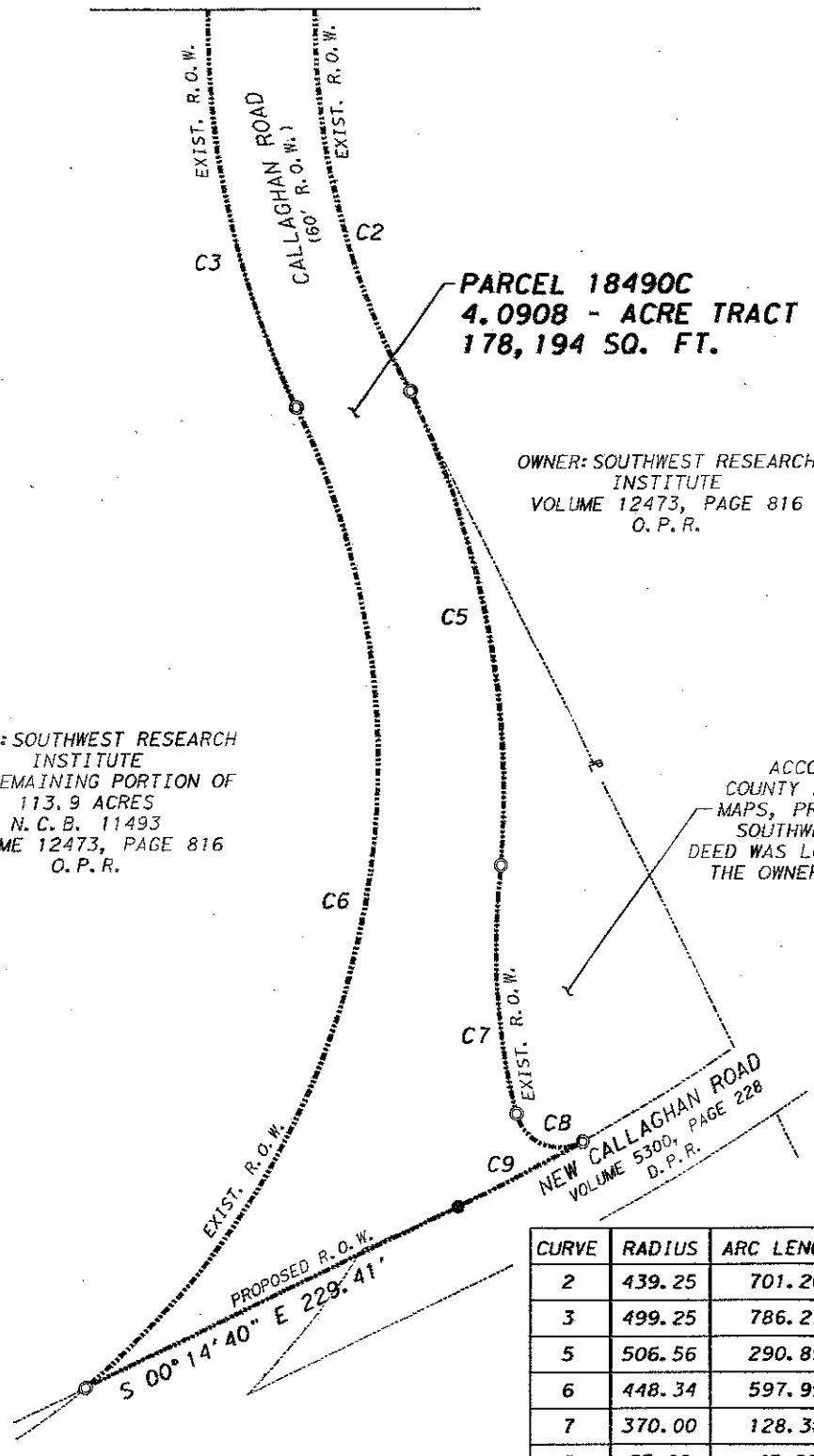
DRAWN BY: MIH
CHECKED BY: RA
APPROVED BY: ENM
FILE NO: 2017-012-104
FILE LOCATION: R:\2017-010S

R:\2017-010S\dgn\row\CALLROWEX21c.DGN

PARCEL NO: 18490C
PROJECT NAME: CALLAGHAN RD. - CULEBRA RD. TO W. COMMERCE ST.
PROJECT NUMBER: 40-00007
OWNER NAME: CITY OF SAN ANTONIO



LOCATION MAP
N. T. S.



LEGEND

- ● FOUND ½" IRON ROD W/CAP STAMPED "VICKREY PROP. COR." UNLESS OTHERWISE NOTED
- ○ POINT
- R.O.W. RIGHT OF WAY
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD
2	439.25	701.26'	91°28'23"	S 45°59'41" E, 629.12'
3	499.25	786.29'	90°14'16"	N 45°22'38" W, 707.51'
5	506.56	290.89'	32°54'08"	S 75°16'49" E, 286.91'
6	448.34	597.99'	76°25'13"	N 52°17'09" W, 554.64'
7	370.00	128.36'	19°52'35"	S 68°46'02" E, 127.71'
8	25.00	45.68'	104°41'21"	N 48°57'00" E, 39.59'
9	1399.58	76.95'	03°09'00"	S 01°49'10" E, 76.94'

SCALE: 1"=100'
0 25 50 100

PROJ NO. 2017-012-104
DATE: 08/29/2013
SHEET 5 OF 7

EXHIBIT OF
4.0908 ACRES LOCATED
IN THE EXISTING
CALLAGHAN ROAD
RIGHT-OF-WAY

NEW CITY BLOCK 11493
CITY OF SAN ANTONIO,
BEXAR COUNTY, TX

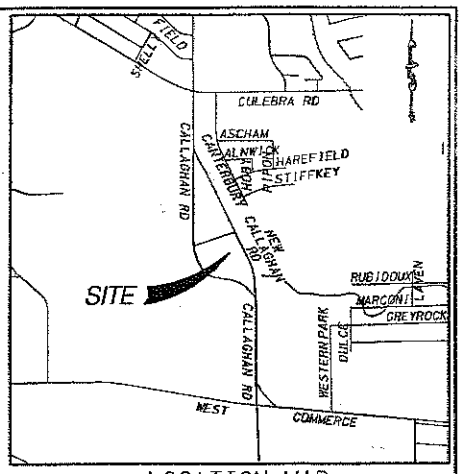
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

COPYRIGHT:2013

DRAWN BY: MIH
CHECKED BY: RA
APPROVED BY: ENM
FILE NO: 2017-012-104
FILE LOCATION: R:\2017-010S

R:\2017-010S\dgn\row\CALLROWEX21d.DGN

PARCEL NO: 18490C
PROJECT NAME: CALLAGHAN RD. - CULEBRA RD. TO W. COMMERCE ST.
PROJECT NUMBER: 40-00007
OWNER NAME: CITY OF SAN ANTONIO



LOCATION MAP
N. T. S.

MATCH LINE C-C

EXIST. R.O.W.

CALLAGHAN ROAD
(60' R.O.W.)

EXIST. R.O.W.

OWNER: SOUTHWEST RESEARCH INSTITUTE
120.00 ACRES
VOLUME 3360, PAGE 1408
O.P.R.

LOT LINE

LOT 29, BLOCK 1
N.C.B. 11493
SOUTHWEST RESEARCH INSTITUTE-PHASE XII
VOLUME 9564, PAGE 223
D.P.R.

100'

LOT LINE

PARCEL 18490C
4.0908 - ACRE TRACT
178,194 SQ. FT.

OWNER: SOUTHWEST RESEARCH INSTITUTE
9.070 ACRES
VOLUME 12473, PAGE 827
O.P.R.

N 00°15'30" W
1662.22'
513.88'

S 00°15'30" E 1373.32'

EXIST. R.O.W.

EXIST. R.O.W.

MATCH LINE B-B

LEGEND

●	FOUND ½" IRON ROD W/CAP STAMPED "OVERBY" UNLESS OTHERWISE NOTED
◎	POINT
R.O.W.	RIGHT OF WAY
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'
0 25 50 100

PROJ NO. 2017-012-104
DATE: 08/29/2013
SHEET 6 OF 7

EXHIBIT OF
4.0908 ACRES LOCATED
IN THE EXISTING
CALLAGHAN ROAD
RIGHT-OF-WAY

NEW CITY BLOCK 11493
CITY OF SAN ANTONIO,
BEXAR COUNTY, TX

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

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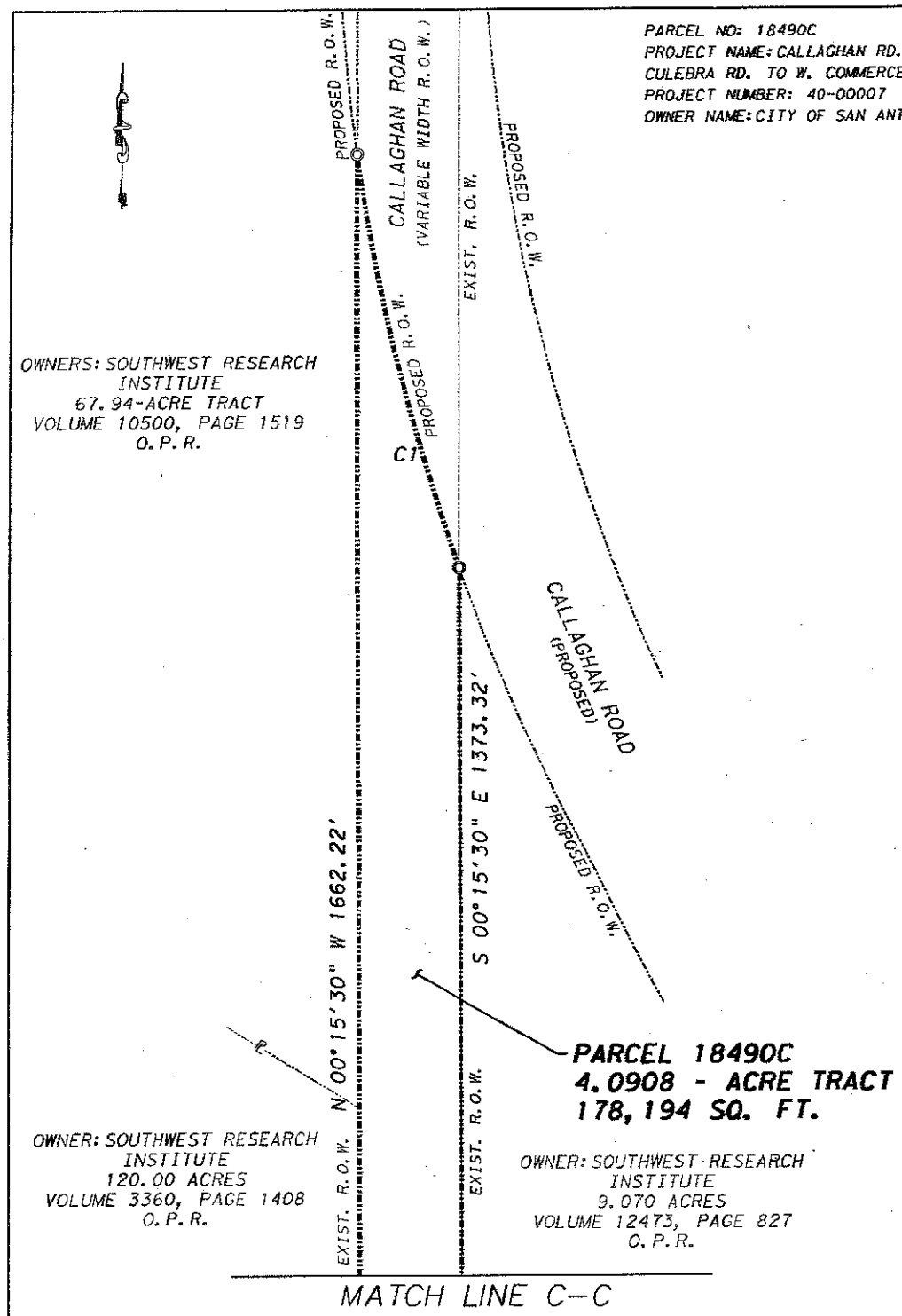
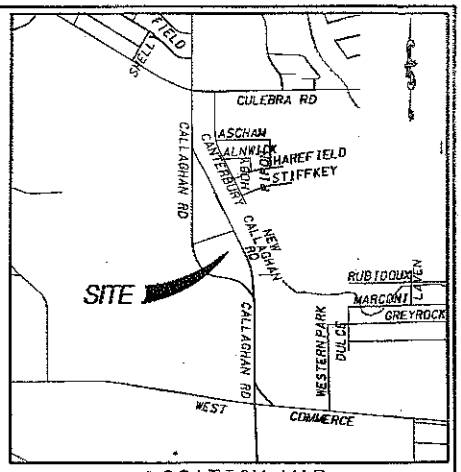
DRAWN BY: MIH
CHECKED BY: RA
APPROVED BY: ENM
FILE NO: 2017-012-104
FILE LOCATION: R:\2017-010S

R:\2017-010S\dgn\row1\CALLROWEX21b.DGN

PARCEL NO: 18490C
PROJECT NAME: CALLAGHAN RD. - CULEBRA RD. TO W. COMMERCE ST.
PROJECT NUMBER: 40-00007
OWNER NAME: CITY OF SAN ANTONIO





LOCATION MAP
N. T. S.

LEGEND

◎	POINT
R.O.W.	RIGHT OF WAY
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

NOTES:

1. A ½" REBAR WITH CAP STAMPED "VICKREY PROP. COR." WAS SET AT EACH CORNER, UNLESS OTHERWISE NOTED.
2. ALL BEARINGS AND DISTANCES HEREON ARE BASED ON NAD 83(93) TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE U.S. SURVEY FEET SURFACE VALUES, DETERMINED BY MULTIPLYING GRID VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. FIELD SURVEY COMPLETED ON JULY 25, 2009.
4. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EXHIBIT.

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD
1	1243.00	250.42'	11°32'35"	S 14°08'42" E, 249.99'

SCALE: 1"=100'
0 25 50 100

PROJ NO. 2017-012-104
DATE:
SHEET 7 OF 7

EXHIBIT OF
4.0908 ACRES LOCATED
IN THE EXISTING
CALLAGHAN ROAD
RIGHT-OF-WAY

NEW CITY BLOCK 11493
CITY OF SAN ANTONIO,
BEXAR COUNTY, TX

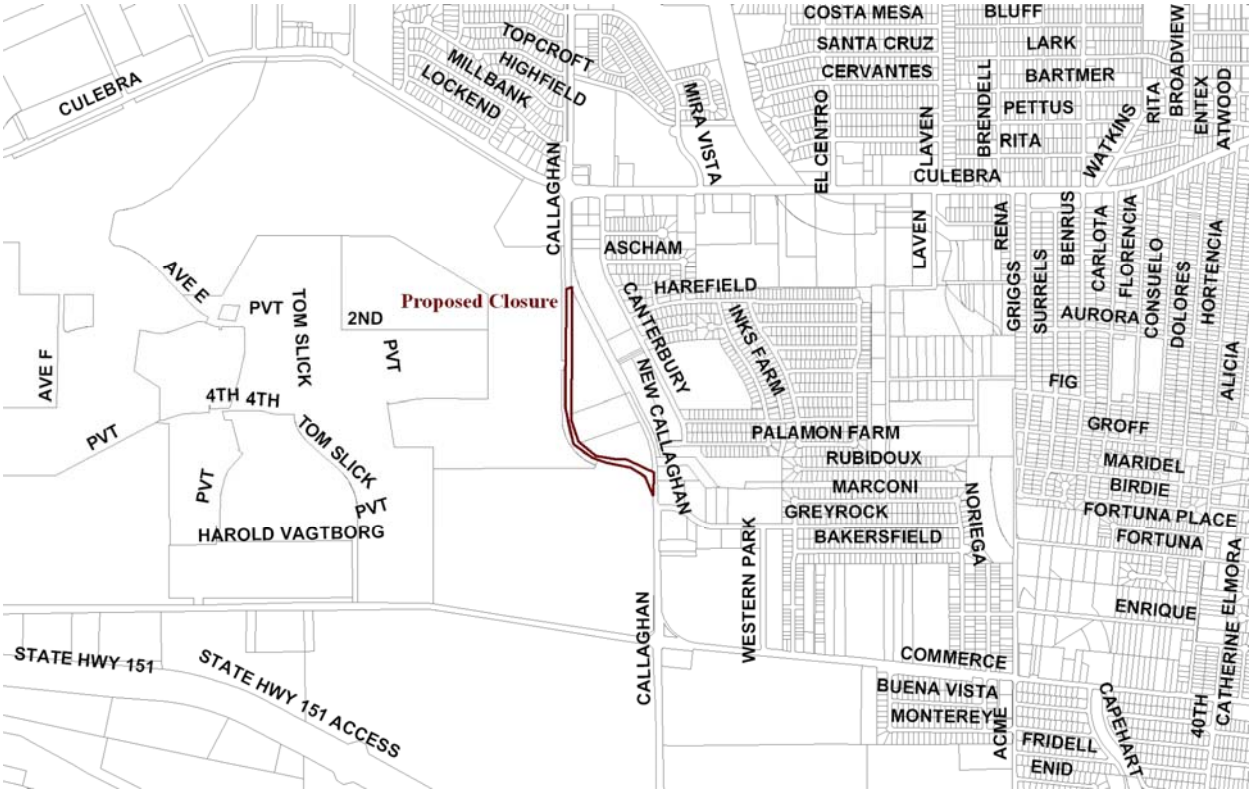
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

COPYRIGHT:2013

DRAWN BY: MIH
CHECKED BY: RA
APPROVED BY: ENM
FILE NO: 2017-012-104
FILE LOCATION: R:\2017-010S

R:\2017-010S\dgn(row)\CALLRDWEX2to.DGN

Attachment 2



S.P. 1763 COSA Request to close a portion of Callaghan Road

Attachment 3

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

October 4, 2013

Southwest Research Institute (SwRI)
6220 Culebra Road
San Antonio, Texas 78238
Attn: John McLeod **[Via Email: john.mcleod@swri.org]**

Re: S.P. 1763 Request to close, vacate and abandon a portion of Callaghan Road

Dear Mr. McLeod,

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

Per the Exchange Agreement between COSA, SWRI and CPS, dated April 4, 2011, no fees associated with this abandonment will be owed by SwRI.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement we will continue processing your request.

Sincerely,

Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:
PETITIONER: SOUTHWEST RESEARCH INSTITUTE

By: Walter D. Downing — Title: Executive Vice President

Print Name: Walter D. Downing — Date: October 7, 2013

Attachment 4

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF A 4.0908 ACRE IMPROVED PORTION OF CALLAGHAN ROAD LOCATED IN NCB 11493.

*** * * * ***

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

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

WHEREAS, the City of San Antonio filed an application requesting the closure, vacation and abandonment of a 4.0908 acre improved portion of Callaghan Road located in NCB 11493; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application requesting the closure, vacation and abandonment of a 4.0908 acre improved portion of Callaghan Road located in NCB 11493.

SIGNED this 22nd Day of January, 2014

_____
Roberto R. Rodriguez, Chairman

Attest:

_____
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT **AGENDA ITEM NO. 17**

Public Hearing:
Planning Commission
January 22, 2014

Petitioner:
David McGowen
(Center City Development Office)

Representative:
David A. McGowen, CCDO

Staff Coordinator:
David A. McGowen
(210) 207-4081
david.mcgowen@sanantonio.gov

Property Addresses/Locations:

1. A 0.95-acre property located at 600 East Cesar Chavez Boulevard owned by the City of San Antonio.

2. Approximately 1.95 acres of property located within a larger 5.74-acre tract known as 440 Labor Street owned by the San Antonio Housing Authority (SAHA).

Tract Size (acres):
Tract 1: Approximately 0.95 acres
Tract 2: Approximately 1.95 acres

Council District(s):
1

REQUEST

A resolution authorizing the disposition of real property comprising approximately 0.95 acres of land area owned by the City of San Antonio located at 600 East Cesar Chavez Boulevard in New City Block 708 in Council District 1.

In exchange, a resolution authorizing the City to acquire approximately 1.95 acres of real property owned by the San Antonio Housing Authority (SAHA) located at 440 Labor Street in New City Blocks 3591, 6135 and 886 in Council District 1.

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTION

The exchange of properties between the City and SAHA provides a doubling of parkland in the area and relocates Victoria Park to a more suitable location. Disapproval of this request would inhibit the enhancement of the City's Parks system as well as SAHA's long-term redevelopment plans for the area.

I. BACKGROUND

In 2012, SAHA initially approached the City to inquire about the viability of exchanging the City's 0.95-acre Victoria Park at 600 East Cesar Chavez for 1.95 acres of property owned by SAHA at 440 Labor Street. The exchange of properties - and the transfer of Victoria Park's current function to a larger parcel - would effectively double the City's parkland in the neighborhood and place the park into a more interior neighborhood-centric location. The exchange also would allow SAHA ownership of the west commercial corner of Cesar Chavez Boulevard and Labor Street for the purpose of mixed-use development.

Both properties have been appraised and are within $5,000 of each other in value. The transaction will be a like-kind exchange.

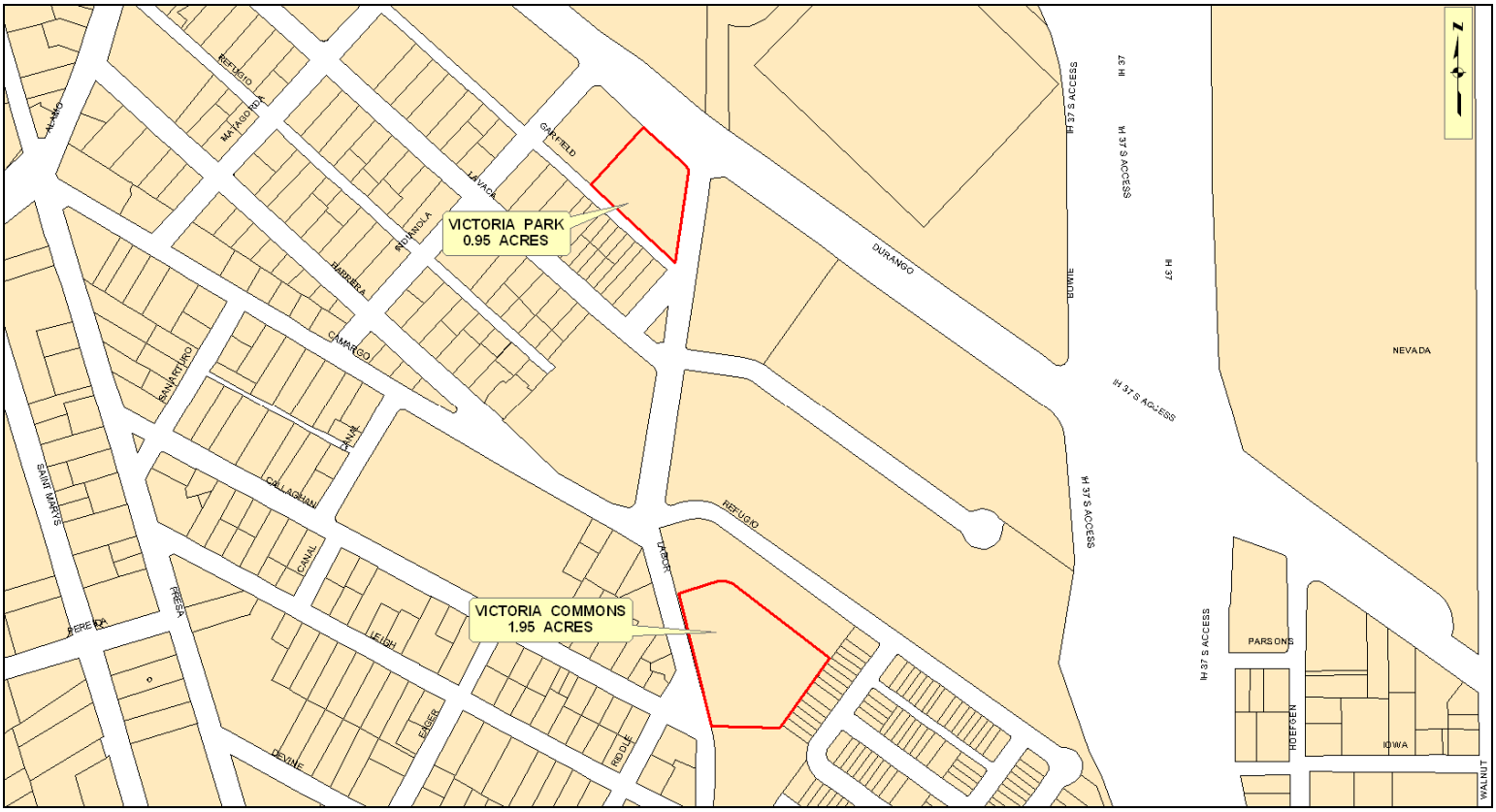
II. RECOMMENDATION

Staff recommends approval of this request to exchange the subject properties as depicted in attached Exhibit A.

IV. ATTACHMENTS

1. Exhibit A
2. Resolution – Disposition
3. Resolution – Acquisition

Attachment 1



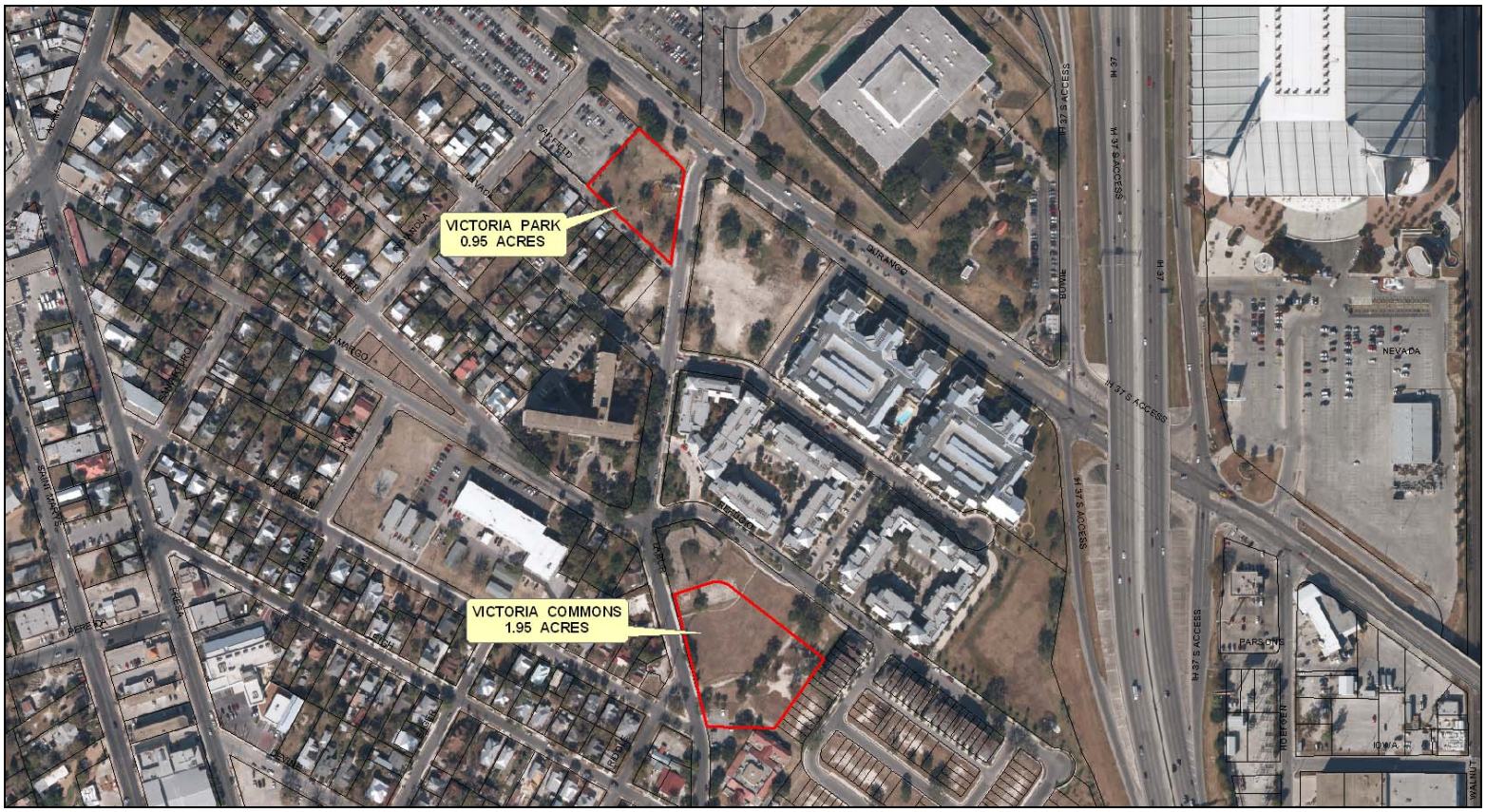


Exhibit A

S.P. No. 1766 **Petitioner: CCDO**

Attachment 2

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DISPOSITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 0.95 ACRES LOCATED AT 600 EAST CESAR CHAVEZ BOULEVARD IN NEW CITY BLOCK 708 IN COUNCIL DISTRICT 1.

*** * * * ***

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

WHEREAS, The City desires to dispose of approximately 0.95 acres of real property located at 600 East Cesar Chavez Boulevard, located in New City Block 708 in Council District 1, as shown on attached Exhibit "A".

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

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

SECTION 1. The Planning Commission recommends City Council approve the acquisition of the above cited property.

PASSED AND APPROVED ON THIS 22nd day of January 2014.

_____

Planning Commission Chair

Roberto R. Rodriguez

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Attachment 3

RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 1.95 ACRES LOCATED AT 440 LABOR STREET IN NEW CITY BLOCKS 3591, 6135 AND 886 IN COUNCIL DISTRICT 1.

*** * * * ***

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

WHEREAS, The City desires to acquire approximately 1.95 acres of real property located within a larger parcel known as 440 Labor Street, located in New City Blocks 3591, 6135 and 886 in Council District 1, as shown on attached Exhibit "A".

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

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

SECTION 1. The Planning Commission recommends City Council approve the acquisition of the above cited property.

PASSED AND APPROVED ON THIS 22nd day of January 2014.

_____
Planning Commission Chair

Roberto R. Rodriguez

Attest:

_____
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
Zoning Section

STAFF REPORT **AGENDA ITEM NO 18**

Public Hearing:
Planning Commission
January 22, 2014

Case Number:
PA 13048

Applicant:
Brown & Ortiz, P.C.

Representative:
Brown & Ortiz, P.C.

Owner:
Karta Real Estate, LP

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

Property Address/Location:
Approximately 22.745 acres of land out of NCB 34034, NCB 18338 and NCB 18335 (located along Milsa Drive and Stonewall Hill between Stonewall Parkway and Interstate Highway 10 West)

Legal Description:
Approximately 22.745 acres of land out of NCB 34034, NCB 18338 and NCB 18335 (located along Milsa Drive and Stonewall Hill between Stonewall Parkway and Interstate Highway 10 West)

Tract Size:
22.745 acres

Council District(s):
District 8

Notification:
Published in Daily Commercial Recorder 1/6/2014
Notices Mailed 1/9/2014
- 34 to property owners within 200 feet
- 1 to Applicant
- 1to registered neighborhood association within 200 feet
- 38 to planning team members

Internet Agenda Posting 1/17/2014

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

RECOMMENDED ACTION
Approval of the proposed amendment to the North Sector Plan to change the future land use classification of the subject property from Suburban Tier to General Urban Tier.

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

SYNOPSIS OF ANALYSIS
Land Use:
The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier.

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

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

CASE HISTORY
This is the first public hearing of this case.

I.
ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2013	**Update History:** None
HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector. **HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways and non-residential (i.e. office, retail, commercial uses) and lower density residential housing.** **ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.**	

Comprehensive Land Use Categories	Example Zoning Districts
Suburban Tier: Suburban Tier land use includes both residential and non-residential uses**. Residential** uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. **Non-residential** uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.	NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P,RD
General Urban Tier: General Urban Tier uses include both residential and non-residential uses. **Residential** uses are typically medium to high densities. They are generally small tract detached multi-family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). **Non-Residential** uses are typically are community commercial intensity. Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.	R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Suburban Tier	Undeveloped land
North	Suburban Tier	Undeveloped land
East	Rural Estate Tier	Freeway, Single/Multi-Family Homes
South	Suburban Tier	Single-Family Homes and Vacant land
West	Suburban Tier	Single/Multi-Family Homes

Land Use:

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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along IH-10 makes the area appropriate for more intense residential and commercial development. This area of IH-10 is being rapidly developed for commercial, mixed use and higher density residential uses. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The development of the subject property at the General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a moderately higher density multi-family residential use and an array of community-scaled commercial uses that are compatible with the already-existing surrounding area.

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 change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier. The proposed amendment would provide additional housing and employment opportunities for individuals living in the immediate area or in close proximity to the IH-10 corridor. The area surrounding the subject property is transitioning away from previous rural uses to more intense urban development because of it's location between low density residential development and public parkland to the west and the Interstate corridor to the east. The General Urban Tier is appropriate for this corridor.

The amendment must uphold the vision for the future of the North Sector Plan.

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location, in close proximity to Friedrich Wilderness Park, Camp Bullis, and the "GC-1" Hill Country Gateway Corridor District imposes development standards meant to protect the area's natural resources, the Military's training mission, and to ensure development consistent with the character of the surrounding area. These standards and requirements will be reviewed at the platting, plan review, and building permit stages of the project. The proposed land use classification accommodates an array a moderately higher density multi-family residential use and an array of community-scaled commercial uses that are compatible with the already-existing surrounding area. The General Urban Tier classification would provide opportunity for future development that would be compatible with adjacent uses.

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

a. **Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
b. **Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**

c. **Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**
d. **Significantly alter recreational amenities such as open space, parks, and trails**

The requested General Urban Tier classification would provide opportunity for future development that would be compatible with adjacent uses. The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. Due to its close proximity to Camp Bullis, the subject property is within the Military Sound Attenuation Overlay (MSAO) and the Military Lighting Overlay (MLOD) Districts. The overlay districts impose development standards meant to protect the area's natural resources, the Military's training mission, and to ensure development consistent with the character of the surrounding area. A significant portion of the property is also located within the "GC-1" Hill Country Gateway Corridor District and will be subject to the applicable design, landscaping and signage requirements of the district. Adherence will be evaluated as this project moves through the development process.

Transportation: The City's Major Thoroughfare Plan indentified Milsa Drive and Stonewall Parkway as Secondary Arterial Type A. IH-10 is a Freeway. Stonewall Hill Street is a Collector street. Milsa Drive is considered a major arterial, however, the section of Milsa Drive running along the southern part of the subject property is considered a substandard street.
The neighboring area does not have sidewalks or mass transit service. The proposed development abuts IH-10 West will have a direct entry from IH-10 access road that should significantly reduce vehicular traffic to adjacent residences and businesses. However, the requested land use change will generate more traffic and impact the existing transportation infrastructure; the traffic impact analysis will be evaluated further during the permitting process.

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

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-3", "C-2" with the following overlay districts: "MSAO-1", "MLOD", and "GC-1"
Proposed Zoning: MF-33, and C-3, C-2 with the following overlay districts: "MSAO-1", "MLOD" and "GC-1"
Corresponding Zoning Case: Z2013198
Zoning Commission Public Hearing Date: February 4, 2014

III. RECOMMENDATION

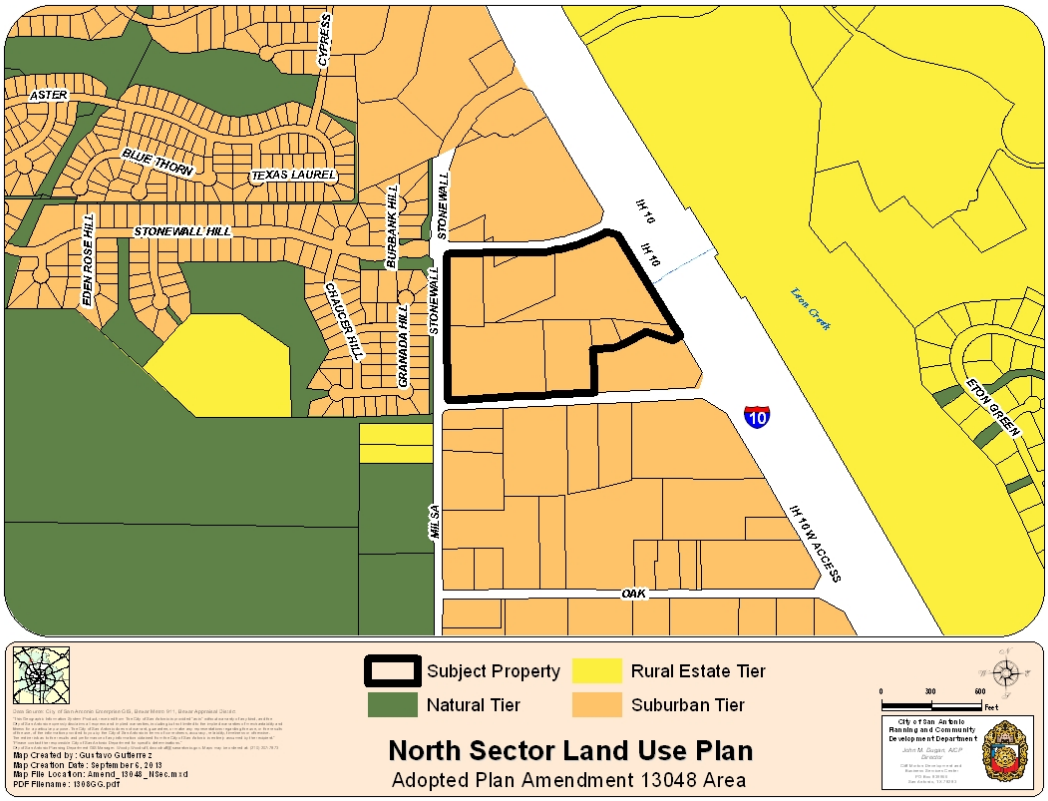
The subject property's location along IH-10 West and the general surrounding conditions, which include large tract single-family homes, a mix of community-scale commercial uses as well as light industrial areas, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier. The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

IV. ATTACHMENTS

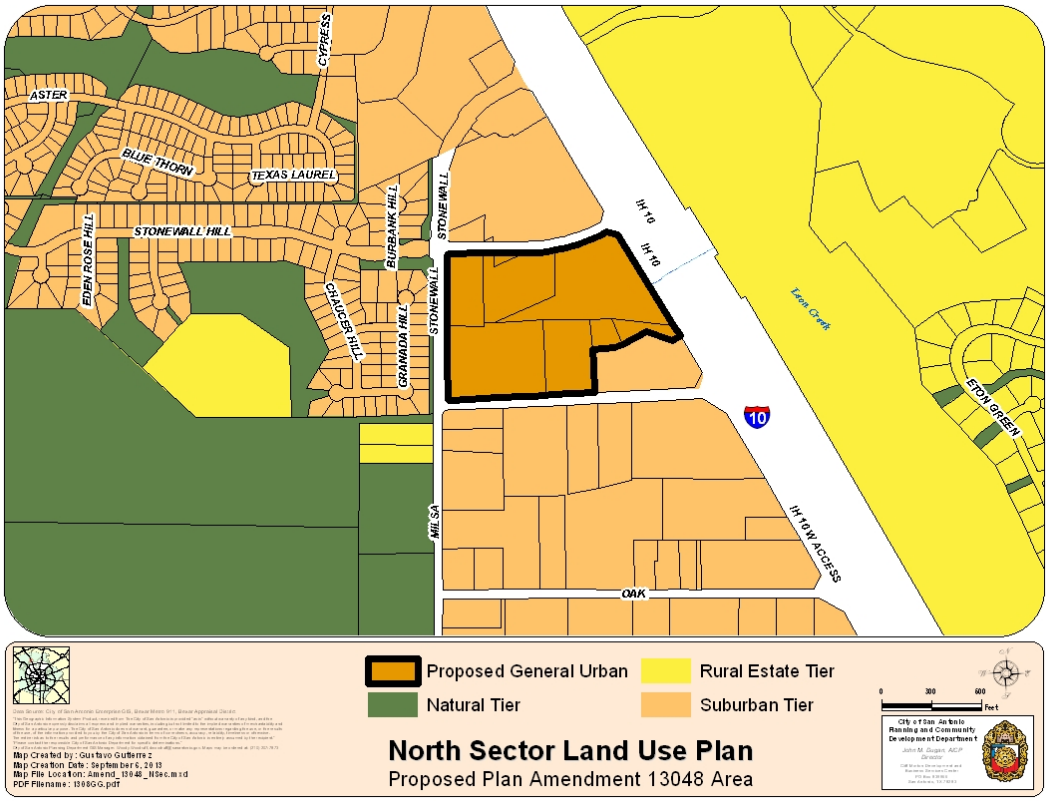
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

2012 Aerial

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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*Please contact the responsible City of San Antonio Department for specific determinations.

*For San Antonio Planning Department GIS Mapping, please contact us at gis@sanantonio.gov. Maps may be viewed at: (210) 207-7673

Map Created by: Gustavo Gutierrez
Map Creation Date: September 6, 2013
Map File Location: Amend_13048_NSec.mxd
PDF Filename: 1308GG.pdf

Subject Property

North Sector Land Use Plan

Proposed Plan Amendment 13048 Area

0 300 600 Feet

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

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 SUBURBAN TIER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 22.745 ACRES OF LAND OUT OF NCB 34034, NCB 18338 AND NCB 18335 LOCATED ALONG MILSA DRIVE AND STONEWALL HILL BETWEEN STONEWALL PARKWAY AND INTERSTATE HIGHWAY 10 WEST.

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 January 22, 2014 and **APPROVED** the amendment on January 22, 2014; and

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

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

SECTION 1: The amendment to the 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 22nd DAY OF JANUARY 2014. .

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Roberto R. Rodriguez, Chair San Antonio Planning Commission

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO 19**

Public Hearing:
Planning Commission
January 22, 2014

Case Number:
PA 14020

Applicant:
Brown & Ortiz, P.C.

Representative:
Brown & Ortiz, P.C.

Owner:
Southwell Family LTD/Judith N. Morton

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

Property Address/Location:
Approximately 19.338 acres of land out of NCB 14705 located along the eastside of Southwell Road between Verbena Road and Lockhill Road.

Legal Description/Location:
Approximately 19.338 acres of land out of NCB 14705 located along the eastside of Southwell Road between Verbena Road and Lockhill Road.

Tract Size:
19.338 acres

Council District(s):
District 8

Notification:
Published in Daily Commercial Recorder 1/3/2014
Notices Mailed 1/9/2014
- 1 to Applicant
- 1 to registered neighborhood association within 200 feet
- 12 to planning team members

Internet Agenda Posting 1/17/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Text Amendment to change the Oakland Estates Neighborhood Plan future land use classification to include "R-4 Residential Single Family District" as a related zoning district for the Medium Density Mixed Use land use classification.

RECOMMENDED ACTION

Approval of the proposed amendment to the Oakland Estates Neighborhood Plan to change the future land use classification to include "R-4 Residential Single Family District" as a related zoning district for the Medium Density Mixed Use land use classification.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The addition of "R-4" Residential Single-Family District zoning classification to the Medium Density Mixed Use land use classification will not significantly alter the land use pattern or character of the immediate area. The addition of the text amendment would support the goals of the Oakland Estates Neighborhood Plan of protecting the existing residential neighborhoods and provide support for future housing opportunities that would be compatible with adjacent uses.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Oakland Estates Neighborhood Plan	
Plan Adoption Date: August 31, 2000	**Update History:** April 19, 2007
The Plan emphasizes preserving existing single-family developments, while locating most commercial uses at nodes, or along highly traversed corridors. **Medium Density Mixed Use would incorporate medium density residential uses such as townhomes, zero lot line configurations, duplexes, triplexes and fourplexes, in addition to Single Family residential**.	
Comprehensive Land Use Categories	**Example Zoning Districts**
Medium Density Mixed Use: Medium Density Mixed Use allows for a concentrated, well structured, and integrated blend of medium density residential, light retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Medium Density Mixed Use is preferred along arterials, or in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.	R-4, R-6, NP-8, NP-10, NP-15, R-20, RE, RM-4, RM-5, RM-6, NC, O-1, & C-1 (except C-2, C-3 & MF Zoning Districts) *Proposed

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Medium Density Mixed Use	Vacant land and a Single-Family Home
North	Medium Density Mixed Use	Single-Family Home and Commercial uses
East	Community Commercial	Vacant land and Commercial uses
South	Medium Density Mixed Use	Vacant land and Commercial uses
West	Low Density Residential and Low Density Residential Estate	Single-Family Homes

Land Use: The subject property is located along the east side of Southwell Road between Verbena Road and Lockhill Road within the Oakland Estates Neighborhood Plan. The subject property consists of approximately 19.338 acres of land, a majority of which is vacant land and has single-family homes to the north, vacant land and commercial uses to the east, vacant land and commercial uses to the south, and single-family homes to the west. The Oakland Estates Neighborhood Plan classifies the subject property and the area to the north and south as Medium Density Mixed Use, the area to the east as Community Commercial and the area to the west as Low Density Residential and Low Density Residential Estate.

The applicant requests this plan text amendment and associated zoning change in order to allow for the development of the subject property as a subdivision of single family homes on individual lots. The current Medium Density Mixed Use land use classification allows the existing RM-4 zoning. The RM-4, Residential Mixed Use District allows single-family dwelling (detached, attached or townhouses), two family dwelling, three family dwelling, four family dwelling, row-house or zero-lot line dwelling with a minimum lot size of 4,000 square feet per dwelling unit. The plan specifically allows for both residential and commercial uses at this location, and allows for higher density residential uses. If the proposed residences were developed individually, no plan amendment or rezoning would be necessary. However,

because an entire subdivision of single-family dwellings is being proposed, the housing mix required by the Residential Mixed Districts (RM) would not be appropriate, thus the need to request the addition of the "R-4" zoning district. The "R-4" zoning district would allow the desired detached single-family dwellings with a minimum lot size of 4,000 square feet.

The proposed development is consistent with the Plan's goal to develop these existing vacant lots with single-family housing that is compatible with the existing character of the area. The addition of "R-4" Residential Single-Family District zoning classification to the Medium Density Mixed Use land use classification will not significantly alter the land use pattern or character of the immediate area. The addition of the text amendment would support the goals of the Oakland Estates Neighborhood Plan of protecting the existing residential neighborhoods and provide support for future housing opportunities that would be compatible with adjacent uses.

Transportation: The City's Major Thoroughfare Plan indentified Huebner Road as a Primary Arterial Type A and Prue Road as a Secondary Arterial Type B. Research Drive is a collector street. Southwell Road, Verbena Road and Lockhill Road as local streets. The neighboring area does not have sidewalks. There is a VIA bus stop on the corner of Southwell and Huebner Road. The requested land use change could generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities: Oxford United Methodist Church is within walking distance. San Police Department Northwest Substation, Hobby Middle School and McDermott Elementary School are in close proximity. The requested land use change could create an additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: RM-4 CD, C-2
Proposed Zoning: "R-4" Residential Single-Family District
Corresponding Zoning Case: Z2014072
Zoning Commission Public Hearing Date: February 4, 2014

III. RECOMMENDATION

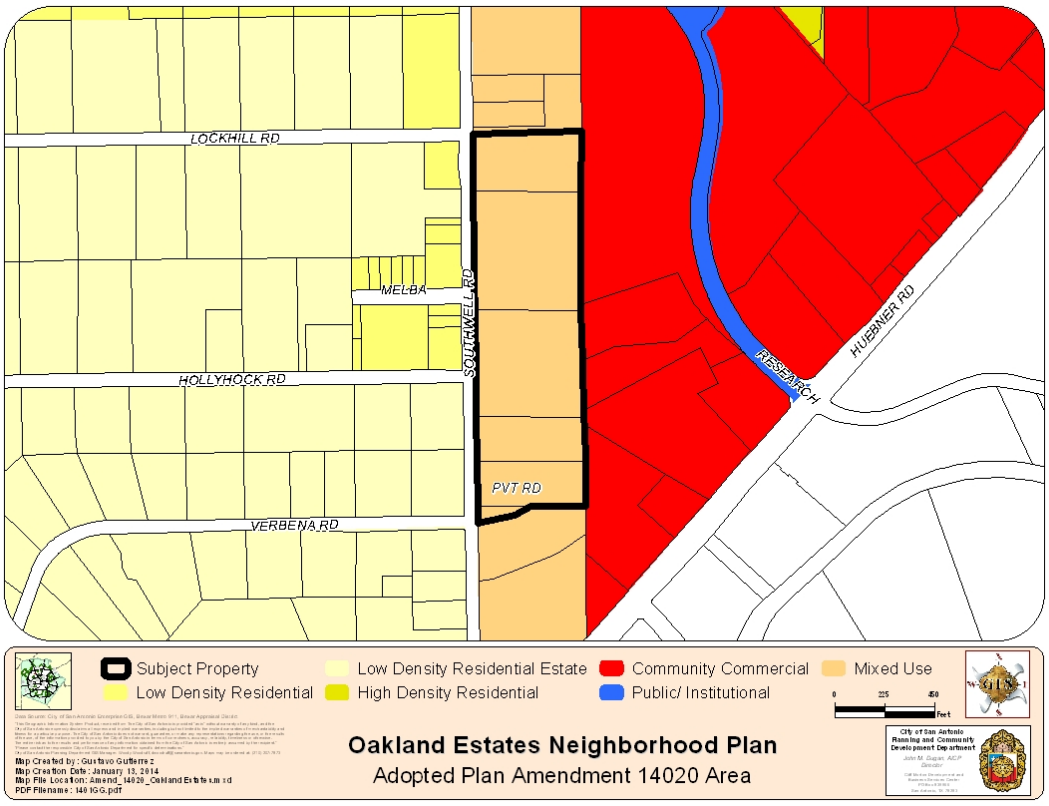
The addition of "R-4" Residential Single-Family District zoning classification to the Medium Density Mixed Use land use classification will not significantly alter the land use pattern or character of the immediate area. The addition of the text amendment would support the goals of the Oakland Estates Neighborhood Plan of protecting the existing residential neighborhoods and provide support for future housing opportunities that would be compatible with adjacent uses.

IV. ATTACHMENTS

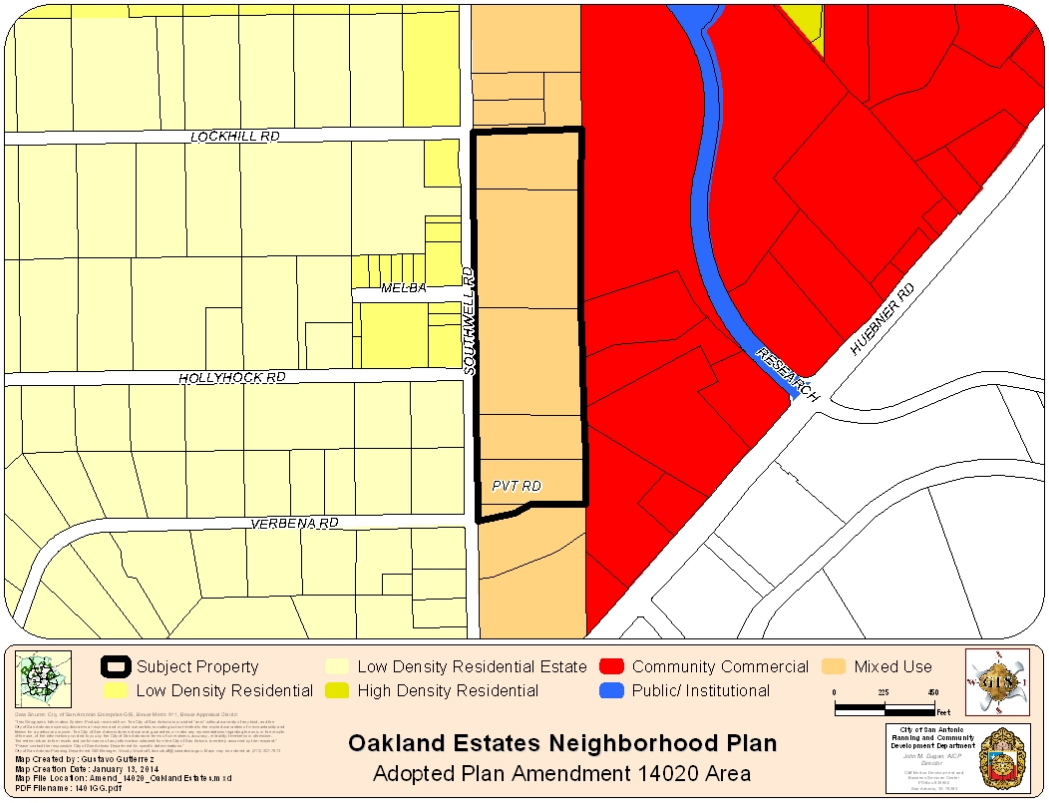
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment: NO CHANGE TO FUTURE LAND USE PLAN



Attachment 2

RESOLUTION NO.

RECOMMENDING TO APPROVE THE TEXT AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE OAKLAND ESTATES NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, TO INCLUDE "R-4" RESIDENTIAL SINGLE-FAMILY DISTRICT AS A RELATED ZONING DISTRICT FOR THE "MEDIUM DENSITY MIXED USE" LAND USE CLASSIFICATION.

WHEREAS, City Council approved the Oakland Estates Neighborhood Plan as an addendum to the Comprehensive Master Plan on August 31, 2000 and updated on April 19, 2007; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on January 22, 2014 and **APPROVED** the amendment on January 22, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 22nd DAY OF JANUARY 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Roberto R. Rodriguez, Chair San Antonio Planning Commission

Land Use Classification	Description
Neighborhood Commercial Orange Related Zoning Districts: NC, O-1, & C-1	Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.
Medium Density Mixed Use Light Brown Related Zoning Districts: R-4, R-6, NP-8, NP-10, NP-15, R-20, RE, RM-4, RM-5, RM-6, NC, O-1, & C-1 (except C-2, C-3 & MF Zoning Districts)	Medium Density Mixed Use allows for a concentrated, well structured, and integrated blend of medium density residential, light retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Medium Density Mixed Use is preferred along arterials, or in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

LAND USE CONCEPTS

Oakland Estates, which has historically been a single family estate subdivision with a rural ambience, is a neighborhood that has been impacted by adjacent urban development as the city has grown the last 30 years. Bounded by major arterials, this neighborhood is unlike other recent residential neighborhoods. The residential subdivisions adjacent to Oakland Estates exhibit a suburban development pattern and are oriented to the interior of the residential development, front local residential roads, and often have perimeter walls along the arterial roadway as a buffer. However, with the historic 1926 development pattern of Oakland Estates, the exterior lots along the major arterials (Babcock, Huebner and Prue Roads) are oriented to the exterior of the neighborhood and face the arterial roadway. The orientation of the lots to heavily traveled arterial roads and the lack of a local residential street to serve the residential development of these lots limit the residential use of the property. The intent of the land use plan is to provide an objective land use approach that respects the historic neighborhood patterns, while responding to the adjacent urban growth patterns.

Babcock and Prue Road Land Use Patterns

Low Density Residential Estate Land uses consisting of single family residences are preferred for the interior lots and Babcock Road properties. Low Density Residential land uses are preferred for the properties along Prue Road. Gated communities are discouraged.

Huebner Road Land Uses

Community Commercial land uses are recommended along Huebner Road spanning from Babcock to Southwell Roads. Community Commercial uses, that draw their customer base from the larger community, are developed as nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible trees in parking lots, and landscaping on planter strips between the parking lot and the street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Ingress and egress on interior streets should be prohibited through covenants to protect the single-family estate residential character.

Land Uses for triangular area bound by Prue Road, Prue Road Extension, Huebner Road and Southwell Road

Southwell Road is a local street of the Oakland Estates neighborhood. The proposed land use allows a more intense residential and commercial development based on the establishment of an agreement to prohibit access to Southwell Road, and supporting shared internal access to the Prue Road Extension. If non-access to Southwell Road is not established, land uses between Southwell Road and the eastern 1926 Plat boundary should be low density residential. This pattern would encourage a wall along Southwell Road. Medium Density Mixed Use would occur until the 1926 Plat boundary, and a more intense Community Commercial land use would be permitted from the Plat boundary to the Prue Rd. Extension. Medium Density Mixed Use would incorporate medium density residential uses such as townhomes, zero lot line configurations, duplexes, triplexes and fourplexes, in addition to Single Family residential. Community Commercial use would continue to extend from the Prue Rd. Extension to Fredericksburg Road.

LAND USE CONCEPTS

Medium Density Mixed Use includes:

- Single Family Residential not to exceed 11 du/acre
- Single Family Residential Estates (NP-8, NP-10, NP-15, R-20, RE)
- Residential Mixed Districts (RM-4, RM-5, RM-6)
- Neighborhood Commercial District (NC), Office District (O-1)
- Light Commercial District (C-1)

Institutional Uses

Several religious institutions are located throughout the neighborhood. These are currently designated as Public/Institutional land use; however, it is preferred that if these uses become vacated, that the use revert back to Low Density Residential

Disclaimer for maps:

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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO 20**

Public Hearing:
Planning Commission
January 22, 2014

Case Number:
PA 14021

Applicant:
Brown & Ortiz, P.C.

Representative:
Brown & Ortiz, P.C.

Owner:
Brass Heuermann 10 LP

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

Property Address/Location:
Approximately 20.552 acres of land out of NCB 18333, located on the south side of Heuermann Road between Milsa Drive and IH-10.

Legal Description/Location:
Approximately 20.552 acres of land out of NCB 18333, located on the south side of Heuermann Road between Milsa Drive and IH-10.

Tract Size:
20.552 acres

Council District(s):
District 8

Notification:
Published in Daily Commercial Recorder 1/6/2014
Notices Mailed 1/9/2014
- 14 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 38 to planning team members

Internet Agenda Posting 1/17/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Rural Estate Tier to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector Plan to change the future land use classification of the subject property from Rural Estate Tier to General Urban Tier.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning classification of the subject property and the existing General Urban Tier uses to the north and south would allow for development that is compatible with the proposed General Urban Tier.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	**Update History:** None
Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector. **LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.**	
Comprehensive Land Use Categories	**Example Zoning Districts**
Rural Estate Tier: The Rural Estate Tier accommodates low density residential estate development as well as non-residential, neighborhood scaled commercial uses. **Residential** uses typically include large tract detached single family housing located on lots of half an acre or more. The **Non-Residential** commercial uses intended for the Rural Estate Tier are intended for outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. Commercial uses to serve these low density rural estate neighborhoods are appropriately located at the intersection of arterials, collectors, and/or rural roads.	RP, RE, R-20, NC, C-1, RD
General Urban Tier: General Urban Tier: General Urban Tier uses include both residential and non-residential uses. **Residential** uses are typically medium to high densities. They are generally small tract detached multi -family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). **Non-Residential** uses are typically are community commercial intensity. Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.	R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Rural Estate Tier	Vacant land
North	Suburban Tier and General Urban Tier	Vacant land and Single-Family Home
East	Rural Estate Tier	Commercial Uses and Vacant land
South	General Urban Tier and Rural Estate Tier	Multi-Family Residences and Vacant land
West	Rural Estate Tier	Vacant Land

Land Use:

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 proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The entire IH-10 corridor north of Loop 1604 has experienced strong and rapid growth. This area of IH-10 is being rapidly developed for commercial, mixed use and higher density residential uses. 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 classified as Rural Estate Tier. A good portion of the area to the west and east is also classified as Rural Estate Tier. The area to the north is classified as Suburban and General Urban Tier and the area to the south is also General Urban Tier. Although the subject property is classified as Rural Estate Tier the existing zoning on the subject property and the area to the east allows uses that are consistent with General Urban Tier. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning classification and the existing General Urban Tier uses to the north and south would allow for development that is compatible with the proposed General Urban Tier.

The development of the subject property as General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a moderately higher density assisted/independent living facility that is compatible with the already-existing intense residential areas to the north and south and commercial uses to the east of the subject property.

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 proposed amendment would provide additional housing and employment opportunities for individuals living in the immediate area or in close proximity to the IH-10 corridor. The area surrounding the subject property is transitioning away from previous rural uses to more intense urban development because of it's location between low density residential development, public parkland and industrial uses to the west and the Interstate corridor to the east. The General Urban Tier is appropriate for this corridor.

The amendment must uphold the vision for the future of the North Sector Plan.

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

a. **Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**

b. **Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**

c. **Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**

d. **Significantly alter recreational amenities such as open space, parks, and trails.**

The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, 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's current zoning and it's location in close proximity to IH-10 West and the general surrounding conditions, which include moderately high density multi-family residential uses, and a mix of community-scale commercial uses, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area.

Due to its close proximity to Camp Bullis, the subject property is within the Military Sound Attenuation Overlay (MSAO) and the Military Lighting Overlay (MLOD) Districts. The overlay districts impose development standards meant to protect the area's natural resources, the Military's training mission, and to ensure development consistent with the character of the surrounding area. A significant portion of the property is also located within the "GC-1" Hill Country Gateway Corridor District and will be subject to the applicable design, landscaping and signage requirements of the district. Adherence will be evaluated as this project moves through the development process.

Transportation: The City's Major Thoroughfare Plan indentified Milsa Drive as a Secondary Arterial Type A, and IH-10 as a Freeway. Oak Drive and Heuermann Road are local streets. The neighboring area does not have sidewalks or mass transit service. The requested land use change could generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

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

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2 "MSAO-1", C-2 GC-1 "MSAO-1"
Proposed Zoning: MF-25 "MLOD-1", "GC-1"
Corresponding Zoning Case: Z2014057
Zoning Commission Public Hearing Date: February 4, 2014

III. RECOMMENDATION

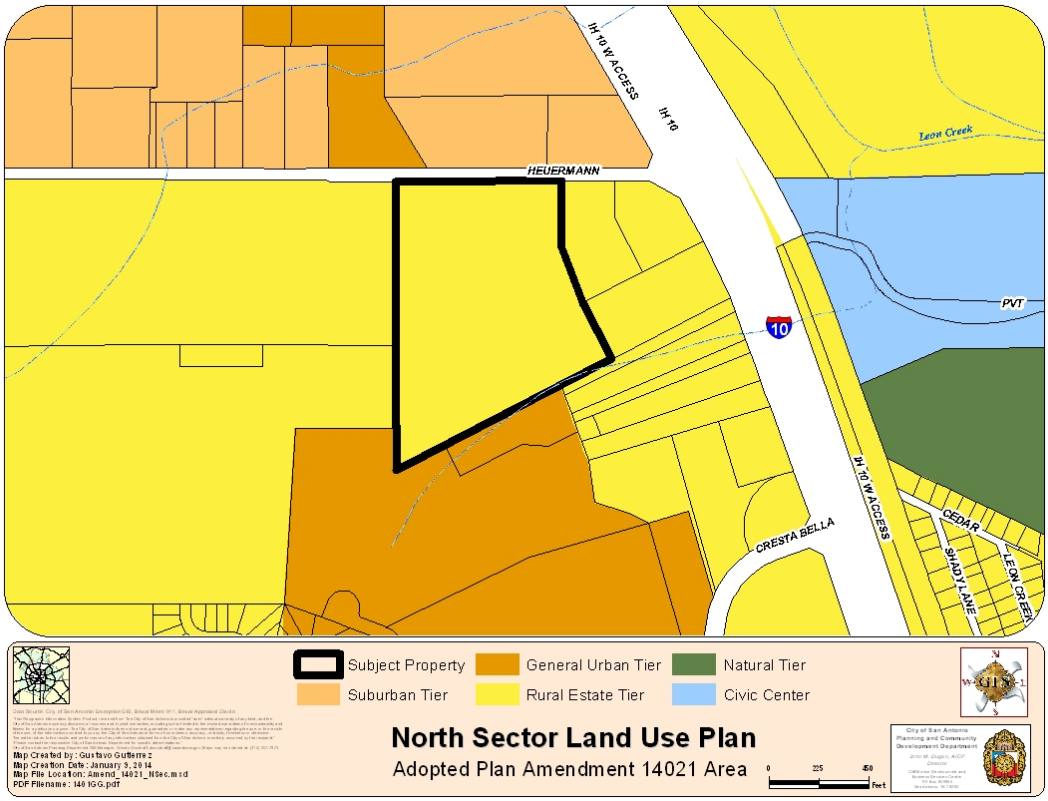
The subject property is located in an area that has experienced extensive development. The subject property's current zoning and it's location in close proximity to IH-10 West and the general surrounding conditions, which include moderately high density multi-family residential uses, and a mix of community-scale commercial uses, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area. The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

IV. ATTACHMENTS

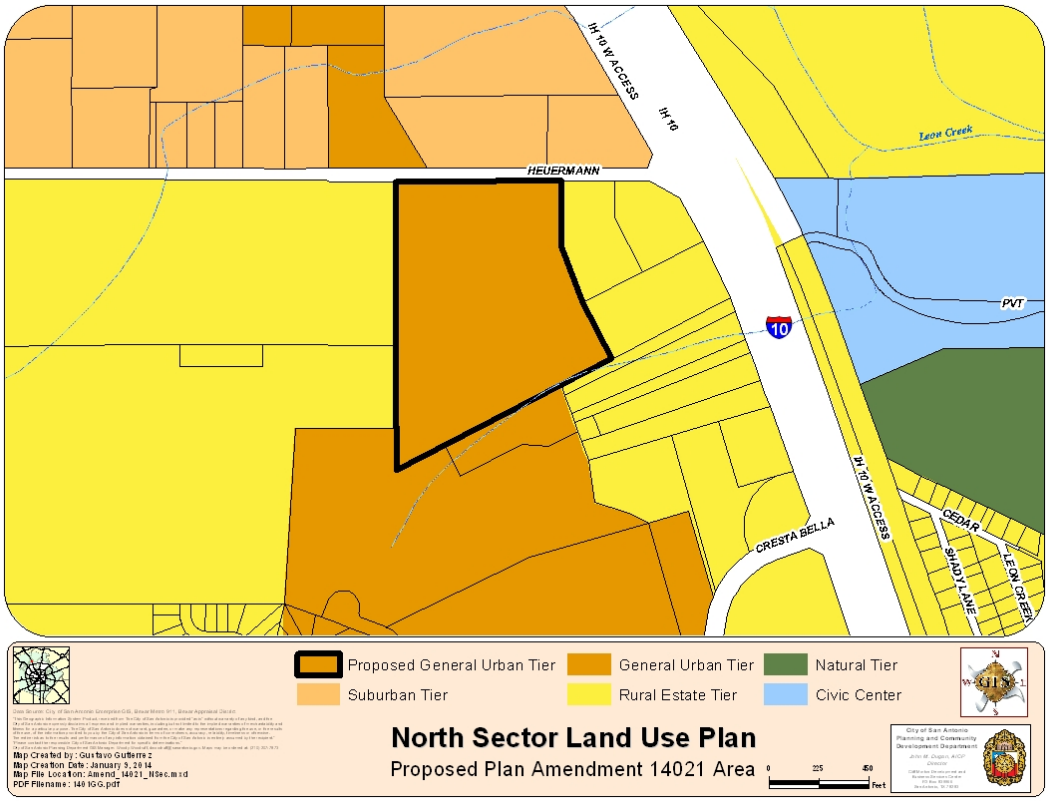
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

2012 Aerial

Subject Property

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Created by: Gustavo Gutierrez
Map Creation Date: January 9, 2014
Map File Location: Amend_14021_NSec.mxd
PDF Filename: 140 IGG.pdf

North Sector Land Use Plan

Proposed Plan Amendment 14021 Area

0 225 450 Feet

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

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 RURAL ESTATE TIER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 20.552 ACRES OF LAND OUT OF NCB 18333, LOCATED ON THE SOUTH SIDE OF HEUERMANN ROAD BETWEEN MILSA DRIVE AND IH-10.

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 January 22, 2014 and **APPROVED** the amendment on January 22, 2014; and

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

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

SECTION 1: The amendment to the 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 22nd DAY OF JANUARY 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Roberto R. Rodriguez, Chair San Antonio Planning Commission