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

PLANNING COMMISSION AGENDA
July 23, 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

Ex-Officio Members

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

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) 207-7268 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) 207-7268 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

A. Agenda items may be discussed (Development Services Department)

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

2. 2:00 P.M. - Call to Order

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. **120409: ***Request by LCWW Partners and La Cantera Development Co., for approval of a major plat to replat and subdivide a 57.905-acre tract of land to establish the **La Cantera Residential (Enclave) S**ubdivision, generally located northwest of the intersection of La Cantera Parkway and IH-10 West. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6. **130446:** Request by Vickery Mosaic TBY, LLC., for approval of a major plat to subdivide a 9.048 acre tract of land to establish the **Vickery Grove Unit 2 & 3 (PUD)** Subdivision, generally located east of the intersection of South Hausman Road and Braefield. **Staff recommends Approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanatonio.gov, Development Services Department)

7. **130599:** Request by K.B. Home, for approval of a major plat to subdivide a 5.015-acre tract of land to establish the **Sawyer Meadows Unit 1B** Subdivision, generally located south of the intersection of Heavenly Arbor and Welch Falls. **Staff recommends Approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

8. **140027:** Request by Forestar (USA) Real Estate Group, for approval of a major plat to vacate, resubdivide and subdivide a 1.205 acre tract of land to establish **Resort Pkwy Extension (Enclave)** Subdivision, generally located west of the intersection of Resort Parkway and TPC Parkway. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

9. **140102:** Request by Neighborhood Revitalization Initiative, Ltd., for approval of a major plat to subdivide a 7.431-acre tract of land to establish the **Northeast Crossing 8A, Ph.1 (TIF)** Subdivision, generally located south of Eisenhauer Road and east of Midcrown Drive. **Staff recommends Approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

10. **140169:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 10.797 acre tract of land to establish the **Alamo Ranch Unit 48A PH2, PUD** Subdivision, generally located at the intersection of Paddling Pass and Hillglen Way. **Staff recommends Approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanatonio.gov, Development Services Department)

Variance

11. **A. PPR 6147:** A request for approval of a Variance to the Secondary Access, Section 35-506(e)(7) of the Unified Development Code, for the **Hidden Canyon Subdivision, Unit 2, P.U.D.** (Pablo G. Martinez, PE, Development Services Engineer, (210) 207-0265, pablo.g.martinez@sanantonio.gov, Development Services Department)

    B. 130353: *Request by Stone Oak Hidden Canyon, L.L.C., for approval of a major plat to subdivide and replat a 54.562-acre tract of land to establish the **Hidden Canyon Subdivision, Unit 2 P.U.D.**, generally located north of the intersection of Majestic Bluff and Rugged Hills. **Staff**

recommends Approval. (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Planned Unit Development

12. 14-00003*: Request by Fair Oaks Mosaic TBY, for approval of **Canyon View Subdivision PUD** Plan, generally located northeast of the intersection of Hardy Oaks and Crescent Oaks. **Staff recommends Approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

13. PA 14059: *(Continued from July 9, 2014)* A request by P.W. Christensen, P.C., for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.833 of an acre of land out of Lots 15 and 18, Block 11, NCB 19216 located in the 20900 Block of Gathering Oak, from "Rural Estate Tier" to "Regional Center". **Staff recommends Approval**. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

14. PA 14064: A request by Isaac Ojeda, for approval of a resolution to amend the future land use plan contained in the **North Central Neighborhoods Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1722 of an acre of land, being Lot 20, NCB 6009 located at 1023 Shook Avenue, from "High Density Residential" to "Neighborhood Commercial". **Staff recommends Approval**. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

15. PA 14065: A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the **Kelly/South San PUEBLO Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.7807 of an acre of land, being Lot13, Block 2, NCB 11306 located in the 1400 Block of Thompson Place, from "Medium Density Residential" to "Community Commercial". **Staff recommends Approval**. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

16. PA 14066: A request by Melanie Chaney, for approval of a resolution to amend the future land use plan contained in the **Highlands Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 2.4861 acres of land out of Lots 2, 3, and the West 57.84 feet of Lot 4, Block 6, NCB 10938 located at 712, 720, and 728 Hot Wells, from "Low Density Residential" to "Community Commercial". **Staff recommends Approval**. (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)

17. Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment of approximately 1.173 acres of land from the City of Live Oak to the City of San Antonio. The subject area is generally located along O'Conner Road, to the east of I-35 North, in southwest Live Oak. **Staff recommends Approval**. (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning & Community Development)

Other Items

18. Approval of the minutes for the July 9, 2014, Planning Commission meeting.

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

20. Adjournment.

*Military Notification

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 5**

Public Hearing:
Planning Commission
July 23, 2014

Application/Case Number:
120409

Project Name:
La Cantera Residential (Enclave)

Applicant:
James K. Hardin

Representative:
Pape-Dawson Engineers,
c/o W.R. Wood, P.E.

Owner:
La Cantera Development Co
LCWW Partners

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

Property Address/Location:
Generally located northwest of the intersection of La Cantera Parkway and IH-10 West

Tract Size:
57.905 acres

Council District(s):
8

Notification:
Published in Daily Commercial Recorder July 3, 2014

Internet Agenda Posting July 18, 2014

REQUEST

Approval of a major plat to replat and subdivide a 57.905-acre tract of land to establish the **La Cantera Residential (Enclave)** Subdivision

APPLICATION TYPE

Replat and Subdivide

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 1, 2014

CASE HISTORY

Area being replatted was previously platted as a portion of Lot 6, Block 1, NCB 18411, previously platted in the La Cantera Unit-3C subdivision plat, recorded in Volume 9553, Page 25-29, of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-five (**25**) single-family residential lots, two (**2**) non-single family residential lots, and approximately five thousand three hundred seventy four (**5,374)** linear feet of private streets.

B. Zoning

"ED MSAO-1 ERZD" Entertainment Military Sound Attenuation Overlay Edwards Recharge Zone District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 18, 2014.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). One sensitive recharge feature was observed on this site. The request meets all of the requirements for development over the recharge zone.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 18, 2014.

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with Section 35-344(i) of the UDC.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

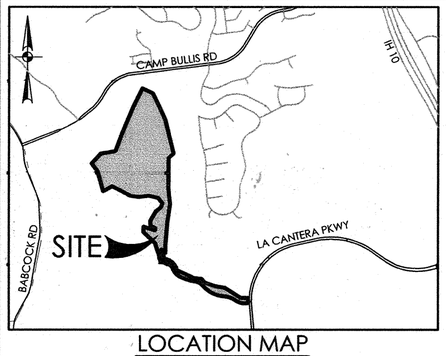
POADP 237B, La Cantera, accepted on March 19, 1999.

III. RECOMMENDATION

Approval of the proposed **La Cantera Residential (Enclave)** Subdivision.

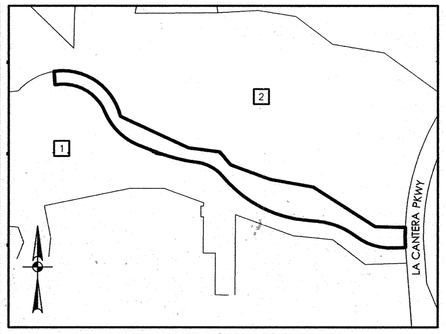
IV. ATTACHMENT

1. Proposed Plat
2. SAWS Aquifer Letter



LOCATION MAP

NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1" = 500'

THE 3.891 ACRES BEING REPLATTED IS A PORTION OF LOT 6, BLOCK 1, NCB 18411, PREVIOUSLY PLATTED AS THE LA CANTERA UNIT-3C RECORDED IN VOLUME 9553, PAGES 25-29 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 LA CANTERA UNIT-3C, PLAT NO. 010465 WHICH IS RECORDED IN VOLUME 9553, PAGE(S) 25-29, 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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: JAMES K. HARDIN, ASSISTANT GENERAL COUNSEL
LA CANTERA DEVELOPMENT CO., A DELAWARE CORPORATION
9830 COLONNADE BLVD., SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8400

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 30th DAY OF June, A.D. 20 14.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

IMPACT FEE PAYMENT NOTE:

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

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

C.P.S. ENERGY NOTES:

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

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.

SAWS NOTE:

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

FINISHED FLOOR NOTE:

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

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 ENTITLED "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.

OPEN SPACE NOTE:

LOT 901 & 902, BLOCK 5, NCB 18411 ARE DESIGNATED AS OPEN SPACE AND AS A PERMEABLE DRAINAGE EASEMENT.

DRAINAGE EASEMENT NOTE:

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

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LA CANTERA RESIDENTIAL SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LA CANTERA RESIDENTIAL HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901, 902 AND 999, BLOCK 5.

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 3000 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 5, NCB 18411 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

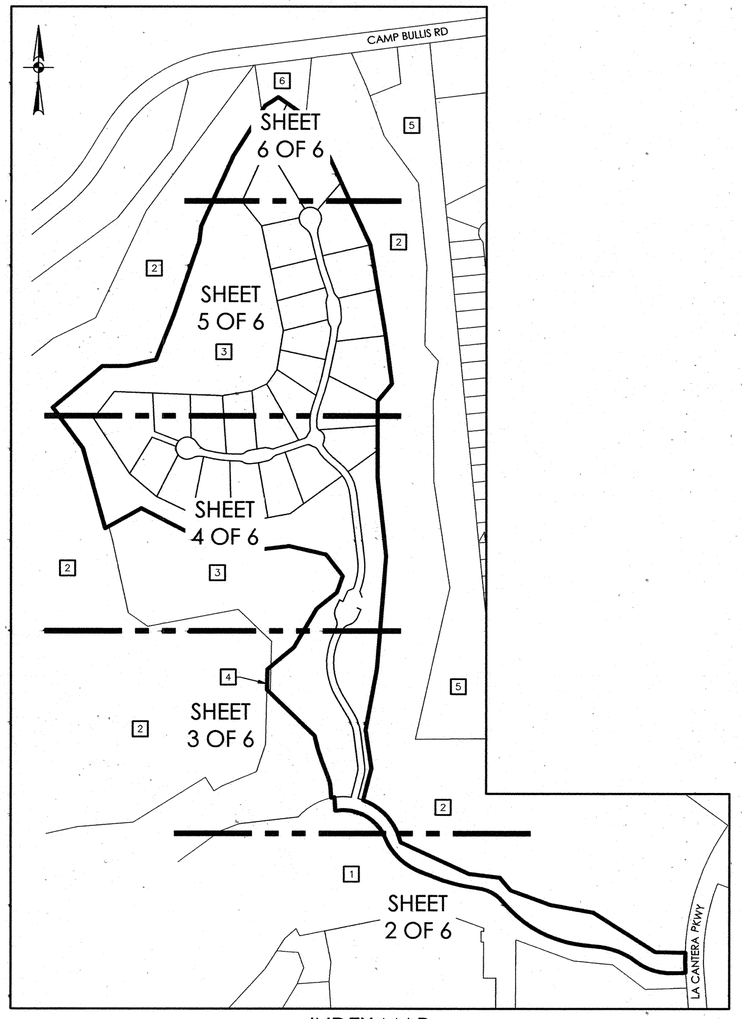
LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		1234.56	MIN. FINISHED FLOOR ELEVATION

-1140- EXISTING CONTOURS
1140 PROPOSED CONTOURS
EDWARDS AQUIFER RECHARGE ZONE LIMIT
ORIGINAL SURVEY/COUNTY LINE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFER TO SHEET 6 OF 6 FOR LINE AND CURVE TABLES



INDEX MAP

SCALE: 1" = 500'

1. LOT 6, BLOCK 1, NCB 18411 LA CANTERA UNIT-3C (VOL 9553, PG 25-29, DPR)
2. UNPLATTED 47.181 ACRES LCWW PARTNERS (VOL 6970, PG 1648-1671, OPR)
3. UNPLATTED 128.44 ACRES LA CANTERA DEVELOPMENT CO. (VOL 4824, PG 799-803, OPR)
4. UNPLATTED 136.900 ACRES LA CANTERA DEVELOPMENT CO. (VOL 4811, PG 352-357, OPR)
5. UNPLATTED 618.58 ACRES LA CANTERA DEVELOPMENT CO. (VOL 4735, PG 911-919, OPR)
6. UNPLATTED 1.576 ACRES LA CANTERA DEVELOPMENT CO. (VOL 7128, PG 1211-1218, OPR)
9. 16' SANITARY SEWER EASEMENT
10. 10' WATER EASEMENT
11. 5' WATER EASEMENT
12. 20' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
13. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
14. 15' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
15. 15' DRAINAGE EASEMENT
1. 30' WATER, ELECTRIC, CABLE TELEVISION, GAS AND TELEPHONE EASEMENT (VOL. 9535, PG. 144-145, DPR)
2. 16' SANITARY SEWER EASEMENT (VOL. 9535, PG. 144-145, DPR)
3. ACCESS AND UNDERGROUND UTILITY EASEMENT (VOL. 7242, PG. 1798-1821, OPR)
4. ACCESS AND UNDERGROUND UTILITY EASEMENT (VOL. 7242, PG. 1822-1830, OPR)
5. 75' ELECTRIC EASEMENT (VOL. 7467, PG. 917-919, OPR)
6. VARIABLE WIDTH ELECTRIC EASEMENT (VOL 6835, PG. 1919-1925, OPR)
7. VARIABLE WIDTH TELEPHONE EASEMENT (VOL 9535, PG. 144-145, DPR)
8. 10' GAS EASEMENT (VOL 7244, PG. 781-786, OPR)
9. 16' SANITARY SEWER EASEMENT (VOL 7242, PG. 1765-1772, OPR)
10. DRAINAGE AND SANITARY SEWER EASEMENT (VOL 9525, PG. 12-16, DPR)
11. 14' ELECTRIC, DRAINAGE, & SANITARY SEWER EASEMENT (VOL 9525, PG. 12-16, DPR)
12. VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9535, PG. 133-138, DPR)
13. 16' SANITARY SEWER EASEMENT (VOL 9525, PG. 12-16, DPR)
14. 14' ELECTRIC AND SANITARY SEWER EASEMENT (VOL 9525, PG. 12-16, DPR)
15. 25' BUILDING SETBACK (VOL 9535, PG. 144-145, DPR)
16. VARIABLE WIDTH EASEMENT (VOL 7242, PG. 1679-1697, OPR)
17. 16' SANITARY SEWER EASEMENT (VOL 9535, PG. 133-138, DPR)
18. STORM DRAINAGE EASEMENT (VOL 9535, PG. 133-138, DPR)
19. VARIABLE WIDTH UNDERGROUND UTILITY EASEMENT (VOL 7242, PG. 1773-1780, OPR)

PLAT NUMBER 120409

REPLAT & SUBDIVISION PLAT OF LA CANTERA RESIDENTIAL (ENCLAVE)

BEING 57.905 ACRES ESTABLISHING LOTS 1-25, 901, 902 AND 999, BLOCK 5, NCB 18411, SAID 57.905 ACRES BEING OUT OF THOSE TRACTS DESCRIBED IN DEED TO LA CANTERA DEVELOPMENT COMPANY BEING THAT 618.58 ACRE TRACT RECORDED IN VOLUME 4735, PAGES 911-919, THAT 136.900 ACRE TRACT RECORDED IN VOLUME 4811, PAGES 352-357, 1.576 ACRE TRACT RECORDED IN VOLUME 7128, PAGES 1211-1218 AND THAT 128.44 ACRE TRACT RECORDED IN VOLUME 4824, PAGES 799-803, AND SAID 57.905 ACRES INCLUDING 47.577 ACRES OUT OF THAT 207.51 ACRE TRACT OF LAND CONVEYED TO LCWW PARTNERS IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6970, PAGES 1648-1671 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, AND ALSO INCLUDING 3.891 ACRES OUT OF LOT 6, BLOCK 1, NCB 18411 OF THE LA CANTERA UNIT-3C SUBDIVISION RECORDED IN VOLUME 9553, PAGES 25-29 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE TEXAS CENTRAL RAILWAY CO SURVEY NUMBER 599, ABSTRACT 1071, COUNTY BLOCK 4762, THE JASPER WOOLRIDGE, SURVEY NUMBER 600, ABSTRACT 1226, COUNTY BLOCK 4548, AND CHAS H SEIDENSCHNUR, SURVEY NUMBER 410, ABSTRACT 1222, COUNTY BLOCK 4725, NOW ALL IN NEW CITY BLOCK 18411 & 14859 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
DATE OF PRINT: June 27, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAMES K. HARDIN, ASSISTANT GENERAL COUNSEL
LCWW PARTNERS, A TEXAS JOINT VENTURE
BY: US-LAS COLINAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ITS MANAGING VENTURE
BY: USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION, ITS GENERAL PARTNER
9830 COLONNADE BLVD., SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES K. HARDIN 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 30 DAY OF June, A.D. 2014.

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: JAMES K. HARDIN, ASSISTANT GENERAL COUNSEL
LA CANTERA DEVELOPMENT CO., A DELAWARE CORPORATION
9830 COLONNADE BLVD., SUITE 600
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

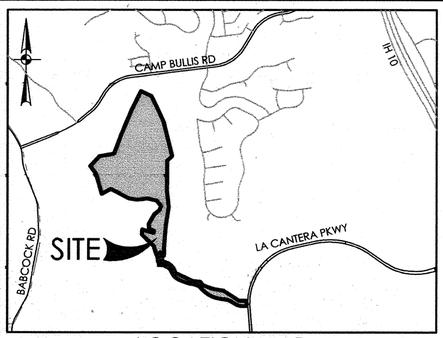
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

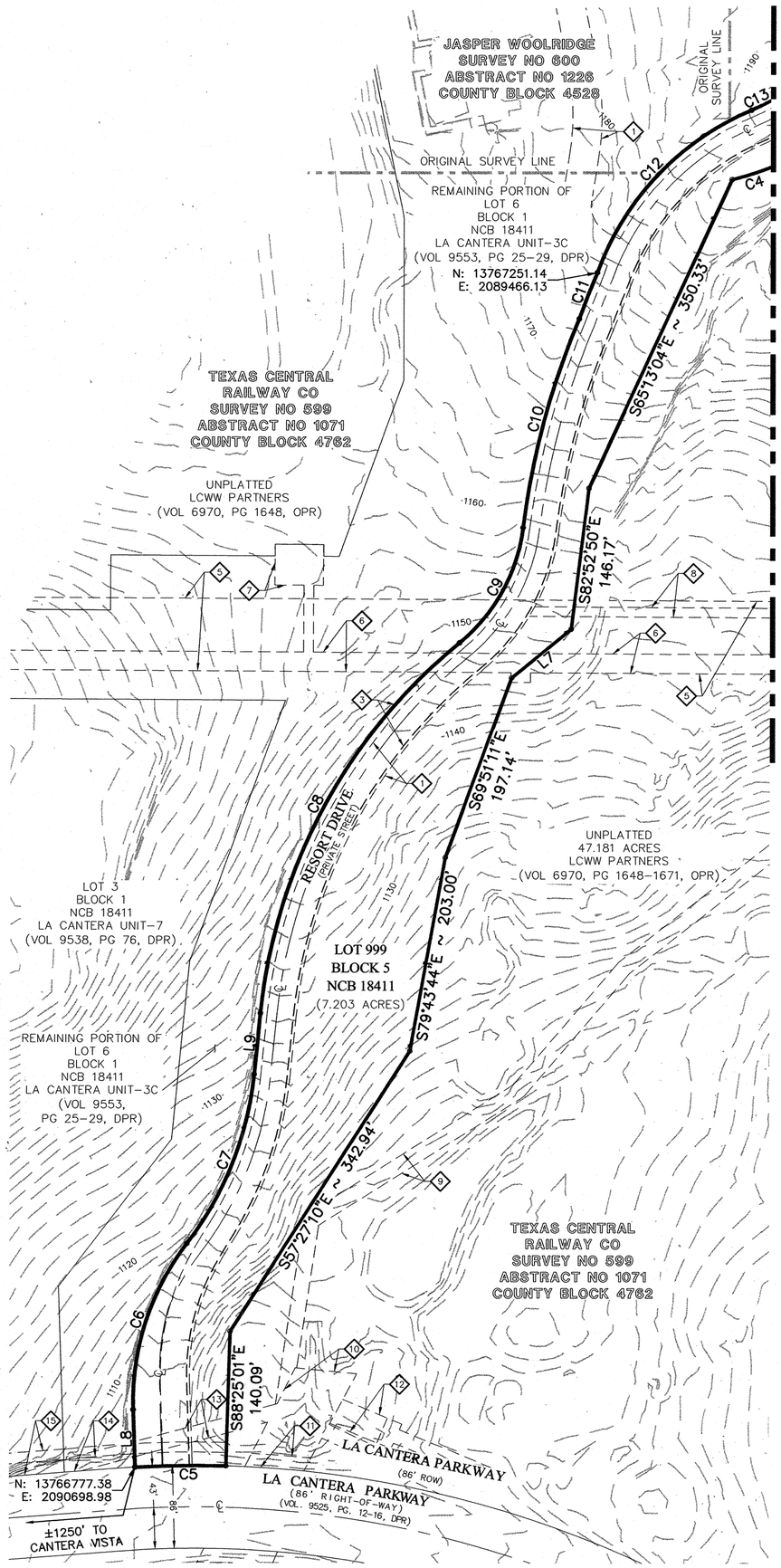
LA CANTERA RESIDENTIAL (ENCLAVE)
Civil Job No. 7931-10; Survey Job No. 9412-07 & 9372-13
Date: Jun 27, 2014, 2:33pm User ID: KDavis
File: P:\7931\10\Design\Civil\Plat\7931030.dwg



LOCATION MAP
NOT-TO-SCALE

REFER TO SHEET 6 OF 6 FOR LINE AND CURVE TABLES

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



PLAT NUMBER 120409

REPLAT & SUBDIVISION PLAT OF
LA CANTERA RESIDENTIAL
(ENCLAVE)

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PAPE-DAWSON ENGINEERS
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STATE OF TEXAS
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STATE OF TEXAS
COUNTY OF BEXAR

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DEBORAH SMITH
Notary Public, State of Texas
My Comm. Exp. 03-07-2018
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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Notary Public, State of Texas
My Comm. Exp. 03-07-2018
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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

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

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

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
W.R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

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.

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

LA CANTERA RESIDENTIAL (ENCLAVE)
Civil Job No. 7931-10; Survey Job No. 9412-07 & 9372-13

Date: Jun 27, 2014, 2:32pm User ID: KDavis
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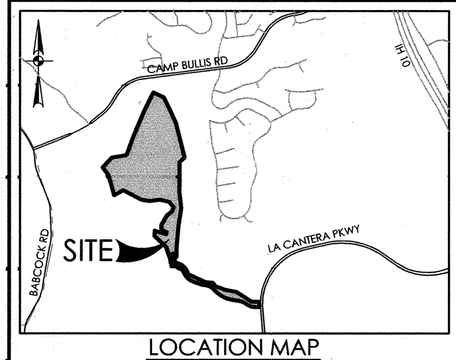
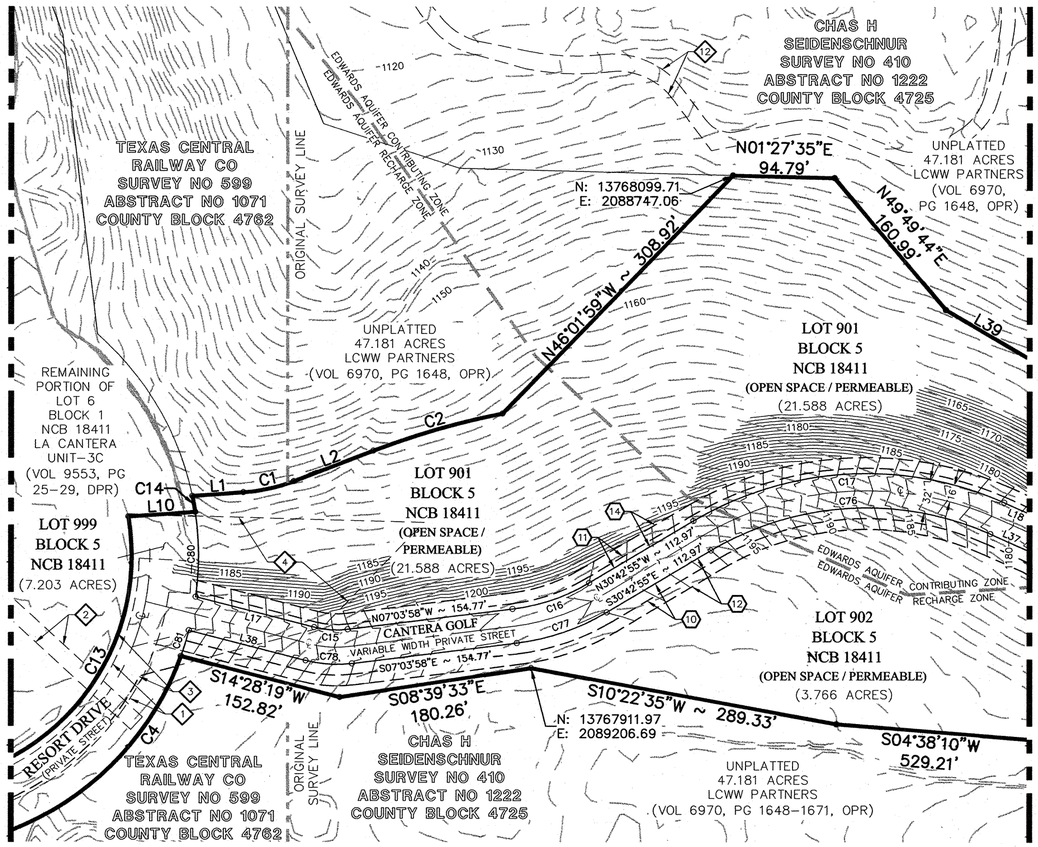


LOCATION MAP
NOT-TO-SCALE

REFER TO SHEET 6 OF 6 FOR LINE AND CURVE TABLES

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



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DATE OF PRINT: June 27, 2014

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COUNTY OF BEXAR

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COUNTY OF BEXAR

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Notary Public
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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STATE OF TEXAS
COUNTY OF BEXAR

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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.

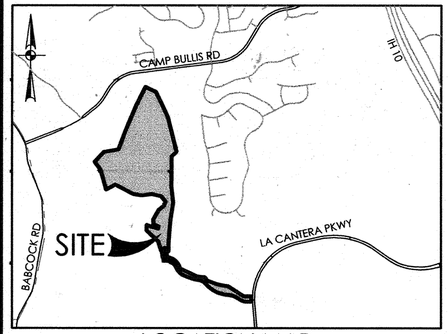
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

LA CANTERA RESIDENTIAL (ENCLAVE)

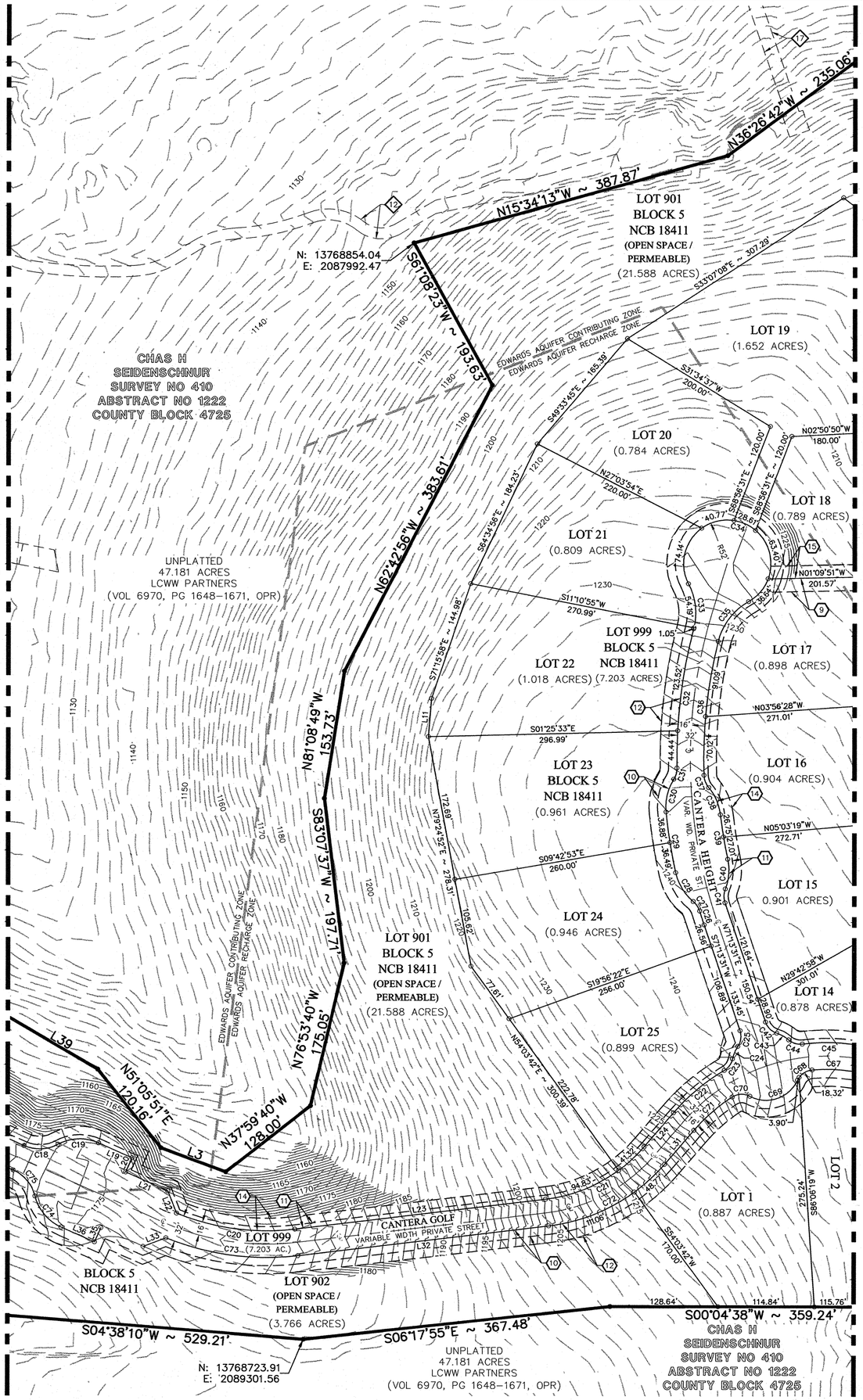
Civil Job No. 7931-10; Survey Job No. 9412-07 & 9372-13

Date: Jun 27, 2014, 2:31pm User ID: KDavis
File: P:\79\31\10\Design\Civil\Plat\Pk79310.dwg



LOCATION MAP
NOT-TO-SCALE

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



REFER TO SHEET 6 OF 6 FOR LINE AND CURVE TABLES

PLAT NUMBER 120409

REPLAT & SUBDIVISION PLAT OF LA CANTERA RESIDENTIAL (ENCLAVE)

BEING 57.905 ACRES ESTABLISHING LOTS 1-25, 901, 902 AND 999, BLOCK 5, NCB 18411, SAID 57.905 ACRES BEING OUT OF THOSE TRACTS DESCRIBED IN DEED TO LA CANTERA DEVELOPMENT COMPANY BEING THAT 618.58 ACRE TRACT RECORDED IN VOLUME 4735, PAGES 911-919, THAT 136.900 ACRE TRACT RECORDED IN VOLUME 4811, PAGES 352-357, 1.576 ACRE TRACT RECORDED IN VOLUME 7128, PAGES 1211-1218 AND THAT 128.44 ACRE TRACT RECORDED IN VOLUME 4824, PAGES 799-803, AND SAID 57.905 ACRES INCLUDING 47.577 ACRES OUT OF THAT 207.51 ACRE TRACT OF LAND CONVEYED TO LCWW PARTNERS IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6970, PAGES 1648-1671 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, AND ALSO INCLUDING 3.891 ACRES OUT OF LOT 6, BLOCK 1, NCB 18411 OF THE LA CANTERA UNIT-3C SUBDIVISION RECORDED IN VOLUME 9553, PAGES 25-29 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE TEXAS CENTRAL RAILWAY CO SURVEY NUMBER 599, ABSTRACT 1071, COUNTY BLOCK 4762, THE JASPER WOOLRIDGE, SURVEY NUMBER 600, ABSTRACT 1226, COUNTY BLOCK 4548, AND CHAS H SEIDENSCHNUR, SURVEY NUMBER 410, ABSTRACT 1222, COUNTY BLOCK 4725, NOW ALL IN NEW CITY BLOCK 18411 & 14859 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

DATE OF PRINT: June 27, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAMES K. HARDIN, ASSISTANT GENERAL COUNSEL
LCWW PARTNERS, A TEXAS JOINT VENTURE
BY: US-LAS COLINAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ITS MANAGING VENTURE
BY: USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION, ITS GENERAL PARTNER
9830 COLONNADE BLVD., SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES K. HARDIN 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 30 DAY OF June, A.D. 2014.

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: JAMES K. HARDIN, ASSISTANT GENERAL COUNSEL
LA CANTERA DEVELOPMENT CO., A DELAWARE CORPORATION
9830 COLONNADE BLVD., SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8400

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LA CANTERA RESIDENTIAL 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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

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
W.R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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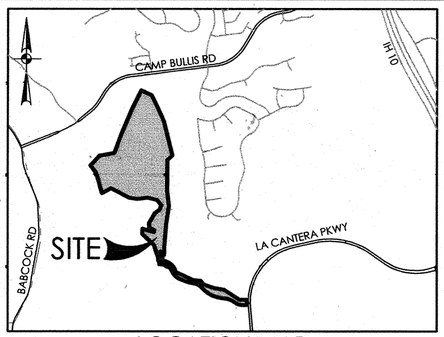
Civil Job No. 7931-10; Survey Job No. 9412-07 & 9372-13

Date: Jun 27, 2014, 2:30pm User ID: KDavis
File: P:\7931\10\Design\Civil\Plat\PL793110.dwg

REFER TO SHEET 6 OF 6 FOR LINE AND CURVE TABLES

PLAT NUMBER 120409

REPLAT & SUBDIVISION PLAT OF LA CANTERA RESIDENTIAL (ENCLAVE)



LOCATION MAP
NOT-TO-SCALE

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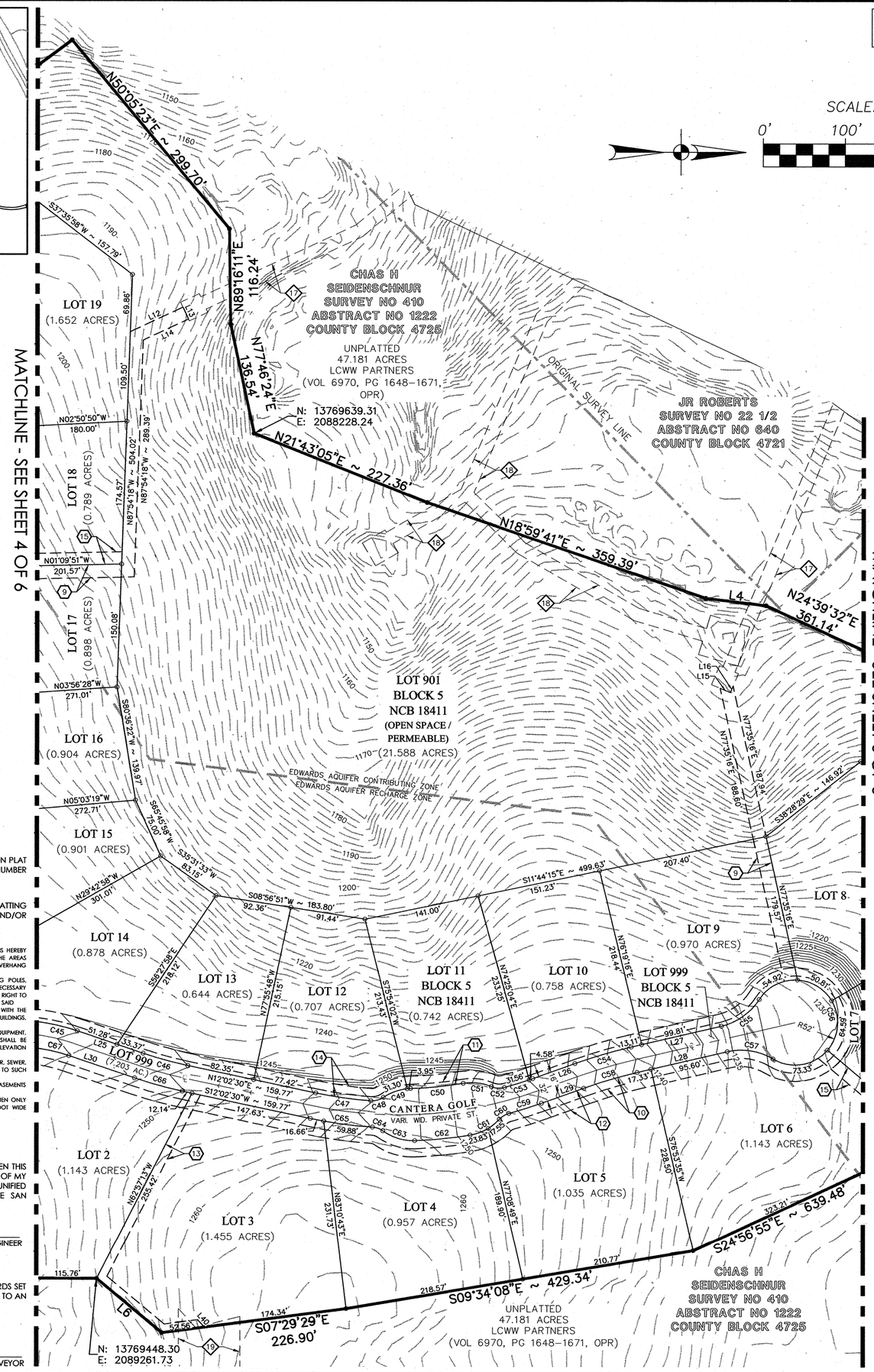

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PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: June 27, 2014

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COUNTY OF BEXAR

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COUNTY OF BEXAR

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DEBORAH SMITH
Notary Public
State of Texas
My Commission Expires
August 07, 2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

LA CANTERA RESIDENTIAL (ENCLAVE)
Civil Job No. 7931-10; Survey Job No. 9412-07 & 9372-13
Date: Jun 27, 2014, 2:28pm User ID: JDavis
File: P:\79\31\10\Design\Civil\Plat\PL793110.dwg

PLAT NUMBER 120409

REPLAT & SUBDIVISION PLAT OF LA CANTERA RESIDENTIAL (ENCLAVE)

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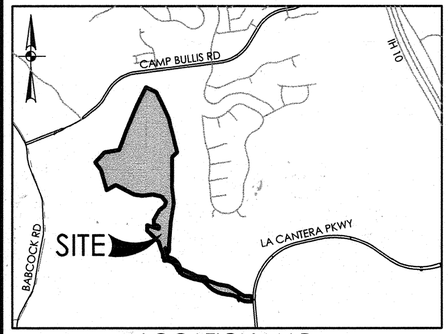
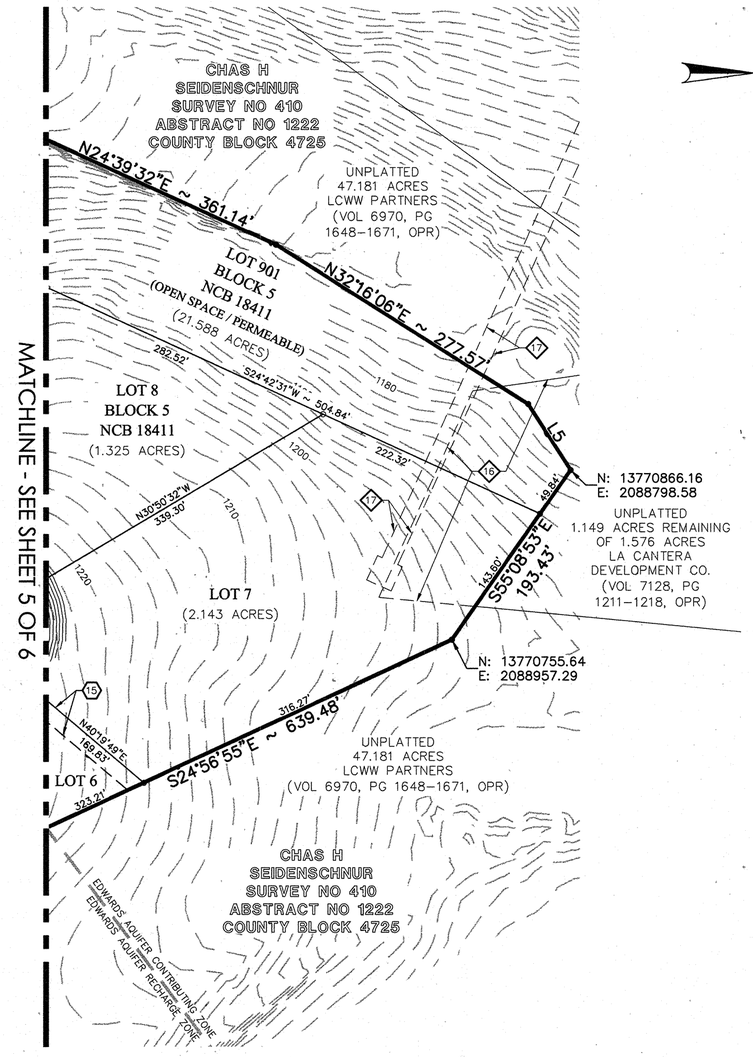
PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION #: 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: June 27, 2014



LOCATION MAP
NOT-TO-SCALE



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

LINE TABLE

LINE #	BEARING	LENGTH
L1	N4°02'18"W	47.70'
L2	N21°01'27"W	79.35'
L3	N20°19'10"E	82.28'
L4	N6°54'16"E	74.29'
L5	N57°23'17"E	73.06'
L6	S39°48'15"W	103.40'
L7	S39°24'27"E	79.43'
L8	S88°03'01"W	60.40'
L9	N84°18'39"W	63.62'
L10	N4°02'18"W	62.52'
L11	S85°24'30"E	45.67'
L12	S24°57'35"E	70.72'
L13	S65°01'55"W	16.00'
L14	S24°57'35"E	60.93'
L15	N22°37'55"E	13.59'
L16	N67°22'05"W	8.49'
L17	N14°24'09"E	114.06'
L18	N23°55'20"E	42.01'
L19	N23°55'20"E	43.66'
L20	S66°04'40"E	18.66'
L21	N23°55'20"E	55.00'
L22	N68°38'31"E	28.70'
L23	N6°53'28"W	300.72'
L24	N49°17'16"W	53.62'
L25	N18°45'04"E	84.64'
L26	N19°45'45"W	54.61'
L27	N13°06'25"W	112.93'
L28	S13°06'25"E	112.93'
L29	S19°45'45"E	54.61'
L30	S18°45'04"W	84.64'
L31	S49°17'16"E	53.62'
L32	S6°53'28"E	300.72'
L33	S20°47'51"E	29.11'
L35	S66°04'40"E	18.66'
L36	S23°55'20"W	43.66'
L37	S23°55'20"W	42.01'
L38	S14°24'09"W	112.29'
L39	N30°23'34"E	209.01'
L40	N47°27'41"E	12.21'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	163.00'	16°59'09"	N12°31'52"W	48.15'	48.32'
C2	737.00'	9°45'18"	N16°08'48"W	125.33'	125.48'
C4	275.00'	57°03'28"	S41°41'12"E	262.68'	273.86'
C5	1093.71'	4°54'27"	S0°52'06"E	93.65'	93.68'
C6	267.00'	39°24'03"	N72°14'57"W	180.01'	183.61'
C7	343.00'	31°45'42"	N68°25'47"W	187.72'	190.14'
C8	567.00'	44°54'12"	N61°51'33"W	433.08'	444.36'
C9	183.00'	43°28'23"	N61°08'38"W	135.54'	138.85'
C10	817.00'	15°39'43"	N75°02'58"W	222.63'	223.33'
C11	983.00'	2°58'58"	N68°42'36"W	51.17'	51.17'
C12	287.00'	47°20'14"	N46°31'58"W	230.43'	237.12'
C13	213.00'	77°07'47"	N61°25'45"W	265.57'	286.73'
C14	275.00'	3°08'38"	S79°48'04"W	15.09'	15.09'
C15	84.00'	21°28'08"	N3°40'06"E	31.29'	31.47'
C16	184.00'	23°38'57"	N18°53'27"W	75.41'	75.95'
C17	316.00'	54°38'15"	N3°23'48"W	290.05'	301.34'
C18	46.00'	52°07'51"	N2°08'35"W	40.42'	41.85'
C19	55.00'	52°07'51"	S2°08'35"E	48.33'	50.04'
C20	284.00'	28°57'36"	N7°35'20"E	142.02'	143.55'
C21	184.00'	42°23'48"	N28°05'22"W	133.07'	136.15'
C22	241.00'	18°45'09"	N39°54'41"W	78.53'	78.88'
C23	21.00'	47°42'16"	N54°23'15"W	16.98'	17.48'
C24	41.00'	22°49'33"	N66°49'36"W	16.23'	16.33'
C25	21.00'	53°21'39"	N82°05'39"W	18.86'	19.56'
C26	616.00'	1°37'21"	S72°02'12"W	17.44'	17.44'
C27	24.00'	33°19'46"	S56°10'59"W	13.76'	13.96'
C28	61.50'	38°03'10"	S58°32'41"W	40.10'	40.84'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C29	632.00'	6°39'05"	S80°53'49"W	73.33'	73.37'
C30	61.50'	38°03'10"	N76°45'04"W	40.10'	40.84'
C31	24.00'	33°19'46"	N74°23'22"W	13.76'	13.96'
C32	616.00'	15°37'20"	N83°14'34"W	167.44'	167.96'
C33	75.00'	42°12'20"	S83°27'56"W	54.01'	55.25'
C34	52.00'	268°21'59"	N16°32'45"E	74.58'	243.56'
C35	75.00'	46°52'06"	S52°42'18"E	59.65'	61.35'
C36	584.00'	15°49'01"	S84°02'52"E	160.71'	161.22'
C37	24.00'	38°05'49"	N68°59'43"E	15.67'	15.96'
C38	61.50'	33°17'24"	N66°35'31"E	35.23'	35.73'
C39	568.00'	5°25'24"	N80°31'31"E	53.74'	53.76'
C40	61.50'	33°34'00"	S85°24'11"E	35.52'	36.03'
C41	24.00'	40°09'17"	S88°41'50"E	16.48'	16.82'
C42	21.00'	53°21'18"	N44°32'52"E	18.86'	19.56'
C43	41.00'	22°49'12"	N29°16'49"E	16.22'	16.33'
C44	21.00'	47°42'16"	N16°50'18"E	16.98'	17.48'
C45	241.00'	25°45'54"	N5°52'07"E	107.46'	108.37'
C46	484.00'	6°42'33"	N15°23'47"E	56.64'	56.68'
C47	484.00'	8°02'26"	N8°01'17"E	67.87'	67.92'
C48	24.00'	38°37'01"	N15°18'26"W	15.87'	16.18'
C49	61.50'	32°49'58"	N18°11'57"W	34.76'	35.24'
C50	468.00'	7°55'03"	N5°44'29"W	64.62'	64.67'
C51	61.50'	32°49'58"	N6°42'59"E	34.76'	35.24'
C52	24.00'	38°37'01"	N3°49'28"E	15.87'	16.18'
C53	484.00'	4°16'42"	N17°37'24"W	36.13'	36.14'
C54	616.00'	6°39'20"	N16°26'05"W	71.51'	71.55'
C55	75.00'	44°13'51"	N35°13'21"W	56.47'	57.90'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C56	52.00'	268°27'42"	N76°53'35"E	74.52'	243.65'
C57	75.00'	44°13'51"	S9°00'30"W	56.47'	57.90'
C58	584.00'	6°39'20"	S16°26'05"E	67.80'	67.84'
C59	516.00'	4°39'05"	S17°26'12"E	41.88'	41.89'
C60	24.00'	32°53'21"	S31°33'20"E	13.59'	13.78'
C61	61.50'	38°33'08"	S28°43'27"E	40.60'	41.38'
C62	532.00'	7°19'40"	S5°47'03"E	67.99'	68.04'
C63	61.50'	38°33'08"	S17°09'21"W	40.60'	41.38'
C64	24.00'	32°53'21"	S19°59'15"W	13.59'	13.78'
C65	516.00'	8°29'56"	S7°47'32"W	76.47'	76.54'
C66	516.00'	6°42'33"	S15°23'47"W	60.39'	60.42'
C67	209.00'	23°37'57"	S6°56'05"W	85.59'	86.20'
C68	21.00'	60°37'11"	S35°11'28"E	21.20'	22.22'
C69	41.00'	93°27'10"	S18°46'29"E	59.70'	66.87'
C70	21.00'	60°37'11"	S2°21'29"E	21.20'	22.22'
C71	209.00'	16°37'12"	S40°58'40"E	60.41'	60.63'
C72	216.00'	42°23'48"	S28°05'22"E	156.21'	159.83'
C73	316.00'	29°05'40"	S7°39'22"W	158.74'	160.46'
C74	55.00'	52°07'51"	N49°59'15"E	48.33'	50.04'
C75	46.00'	52°07'51"	S49°59'15"W	40.42'	41.85'
C76	284.00'	54°38'15"	S3°23'48"E	260.68'	270.82'
C77	216.00'	23°38'57"	S18°53'27"E	88.52'	89.16'
C78	116.00'	21°28'08"	S3°40'06"W	43.21'	43.47'
C80	275.00'	16°30'42"	N89°37'44"E	78.98'	79.25'
C81	275.00'	5°13'06"	S72°49'30"E	25.04'	25.05'

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

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 W.R. WOOD 65364 LICENSED PROFESSIONAL ENGINEER

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.

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

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.

OWNER/DEVELOPER: JAMES K. HARDIN, ASSISTANT GENERAL COUNSEL
LCWW PARTNERS, A TEXAS JOINT VENTURE
BY: US-LAS COLINAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ITS MANAGING VENTURE
BY: USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION, ITS GENERAL PARTNER
9830 COLONNADE BLVD., SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES K. HARDIN 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 30 DAY OF June, A.D. 2014.

DEBORAH SMITH Notary Public State of Texas My Comm. Exp. 03-07-2016 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: JAMES K. HARDIN, ASSISTANT GENERAL COUNSEL
LA CANTERA DEVELOPMENT CO., A DELAWARE CORPORATION
9830 COLONNADE BLVD., SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES K. HARDIN 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 30 DAY OF June, A.D. 2014.

DEBORAH SMITH Notary Public State of Texas My Comm. Exp. 03-07-2016 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LA CANTERA RESIDENTIAL 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

LA CANTERA RESIDENTIAL (ENCLAVE)
Civil Job No. 7931-10; Survey Job No. 9412-07 & 9372-13
Date: Jun 27, 2014, 2:27pm User ID: KDavis
File: P:\79\31\10\Design\Civil\Plat\PL793110.dwg

San Antonio Water System

DEVELOPMENT SERVICES
RECEIVED

2014 JUN 30 PM 4: 28

June 20, 2014

Mr. Thomas Carter, P.E.
Pape-Dawson Engineers
555 E. Ramsey Street
San Antonio, Texas 78216

RE: File No. 1406007 - Request for review of **La Cantera Residential (Enclave) Re-plat, Plat No. 120409** located between Babcock Road and Camp Bullis Road off IH 10 North.

Dear Mr. Carter:

On June 19, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 57.905 of which 38.69 acres are located within the EARZ, and 19.21 acres are on the Contributing Zone. One sensitive recharge feature (S-1) a solution cavity was observed on the site and will be preserved. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 684, 1968. Certain changes to the project may create a substantial alteration to the provision of the Water Quality Ordinance and alter its category.

As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the **approval** of La Cantera Residential (Enclave) Re-plat, Plat No. 120409.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 6**

Public Hearing:
Planning Commission
July 23, 2014

Application/Case Number:
130446

Project Name:
Vickery Grove Unit 2 & 3 (PUD)

Applicant:
Blake Yantis, Agent

Representative:
KFW Engineers & Surveying
c/o George L. Weron, P.E.

Owner:
Vickery Mosaic TBY, LLC

Staff Coordinator:
Richard Carrizales, Planner
(210) – 207-8050
richard.carrizales@sanantonio.gov

Property Address/Location:
Generally located east of the intersection of South Hausman Road and Braefield

Tract Size:
9.048-acres

Council District(s):
8

Notification:
Internet Agenda Posting July 18, 2014

REQUEST

Approval of a major plat to subdivide a 9.048-acre tract of land to establish the **Vickery Grove Unit 2 & 3 (PUD)** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 8, 2014

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of fifty-two (**52**) single-family residential lots, one (**1**) non-single family residential lot and approximately one thousand five hundred sixty-nine (**1,569**) linear feet of private streets.

B. Zoning

"PUD R-5 ERZD" Planned Unit Development Single-Family Residential Edwards Recharge Zone District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on May 20, 2014.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT 2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 29, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 13-00026, Vickery Grove, accepted on February 7, 2014
PUD 13-00012, Vickery Grove, approved on February 12, 2014

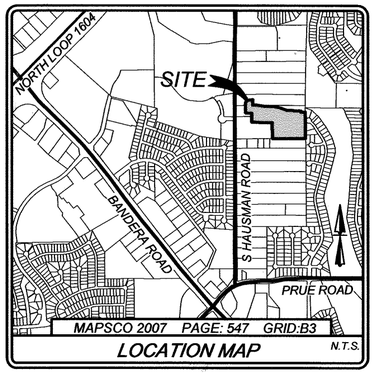
III. RECOMMENDATION

Approval of the proposed **Vickery Grove Unit 2 & 3 (PUD)** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat
2. SAWS Aquifer Letter

PLAT NUMBER: 130446



LOCATION MAP N.T.S.

LEGEND

F.I.R. =	FOUND ½" IRON ROD OR AS NOTED
S.I.R. =	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. =	RIGHT-OF-WAY
ESMT =	EASEMENT
O.P.R. =	OFFICIAL PUBLIC RECORDS
G.E.T.TV.E. =	GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B. S. L. =	BUILDING SETBACK LINE
(824) =	PROPOSED CONTOURS
D.P.R. =	DEED AND PLAT RECORDS

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE 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 410 OF 785, COMMUNITY PANEL NO. 48029C0410 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

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. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VICKERY GROVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE VICKERY GROVE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO : LOT 902 BLK 3 AND LOT 999 BLK1.
4. LOT 999, BLK 1 IS A PRIVATE STREET AND SHALL BE DEDICATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, SANITARY SEWER & WATER EASEMENT.

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.

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

SAWS NOTE
THE DEVELOPER DEDICATES THE SANITARY SEWER AND / OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

C.P.S. NOTES:

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

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

FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS 48029C0410G AND 48029C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

EDWARDS 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 ENTITLED "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.

SUBDIVISION PLAT ESTABLISHING

VICKERY GROVE UNITS 2 & 3 (P.U.D)

A 9.048 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18047, OUT OF THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 9.995 ACRE TRACT OF LAND KNOWN AS TRACTS 9 AND 10, BASSETT SUBDIVISION, AN UNRECORDED SUBDIVISION AND CONVEYED TO VICKERY MOSAIC TBY, LLC, OF RECORD IN VOLUME 16135 PAGE 1221, A PORTION OF A 5.00 ACRE TRACT OF LAND KNOWN AS TRACT 11, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16135 PAGE 1229, A PORTION OF A 4.9862 ACRE TRACT OF LAND KNOWN AS TRACT 12, BASSETT SUBDIVISION, CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16484 PAGE 1767 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE : 1"= 100'

0' 50' 100' 150' 200'

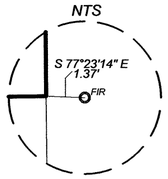
KEY NOTES

1. 20' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT
2. 10' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT
3. 10' PRIVATE DRAINAGE EASEMENT
4. 10' WATER EASEMENT
5. 5' WATER EASEMENT

1. 10' WATER EASEMENT PLATTED WITH VICKERY GROVE UNIT 1 (P.U.D) PLAT # 130445.
2. 20' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT PLATTED WITH VICKERY GROVE UNIT 1 (P.U.D) PLAT # 130445.
3. 5' WATER & EASEMENT PLATTED WITH VICKERY GROVE UNIT 1 (P.U.D) PLAT # 130445.
4. 10' PRIVATE DRAINAGE EASEMENT PLATTED WITH VICKERY GROVE UNIT 1 (P.U.D) PLAT # 130445.
5. PLATTED WITH VICKERY GROVE UNIT 1 (P.U.D) PLAT # 130445.

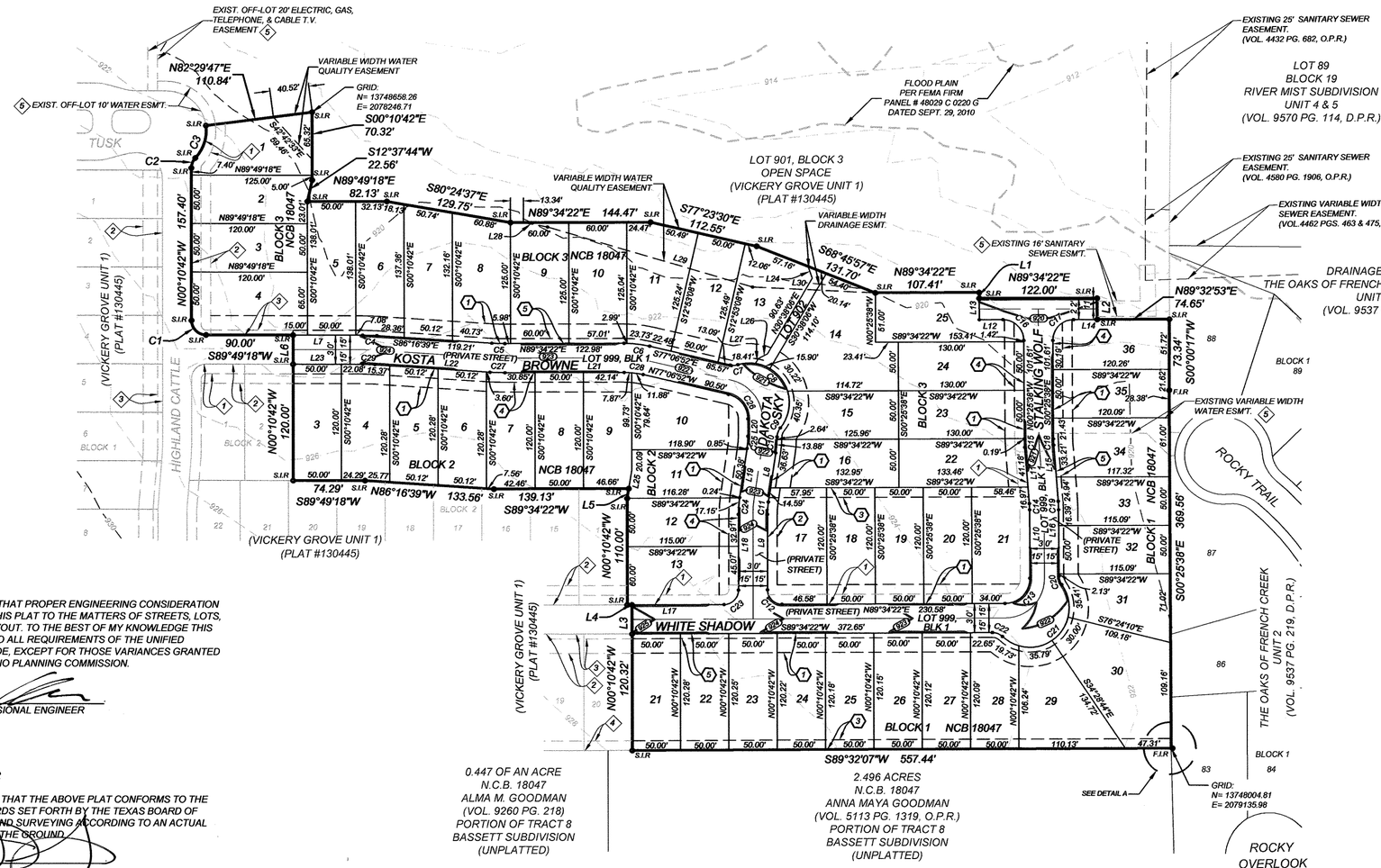
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

DETAIL A
NTS



DEVELOPER:
MOSAIC LAND DEVELOPMENT, LLC.
1802 NW MILITARY, STE. 100
SAN ANTONIO, TEXAS 78213
PH. (210) 764-9575

KFW ENGINEERS & SURVEYING
FIRM 9513 & 10122300
14603 HUEBNER RD. BLDG. 40
SAN ANTONIO, TX 78230
PHONE (210) 979-8444
FAX (210) 979-8441



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

OWNER:
VICKERY MOSAIC TBY, LLC.
1802 NW MILITARY, STE. 100
SAN ANTONIO, TEXAS 78213
PH. (210) 764-9575

DULY AUTHORIZED AGENT:
MOSAIC LAND DEVELOPMENT, LLC.
1802 NW MILITARY, STE. 100
SAN ANTONIO, TEXAS 78213
PH. (210) 764-9575

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE VAMOS, 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 3rd DAY OF July A.D. 2014

NOTARY PUBLIC BEXAR COUNTY TEXAS

KRISTIN CLARK
10-31-2014

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
GEORGE L. WERON
98203
LICENSED
PROFESSIONAL ENGINEER

7/10/2014

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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD. BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
TERESA A. SEIDEL
5672
REGISTERED
PROFESSIONAL LAND SURVEYOR

7/02/2014

THIS PLAT OF VICKERY GROVE UNITS 2 & 3 (P.U.D) 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. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D. ____ AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____.

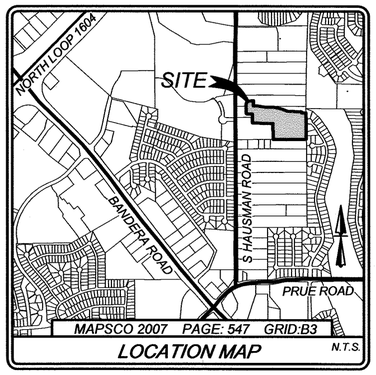
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. ____.

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

Attachment No. 1

Date: Jul 02, 2014, 4:23pm User ID: mgarza
File: P:\172\28\02\Design\Civil\PLAT\PL1722801-UNIT 2.dwg

PLAT NUMBER: 130446



LOCATION MAP N.T.S.

LEGEND

F.I.R. =	FOUND ½" IRON ROD OR AS NOTED
S.I.R. =	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. =	RIGHT-OF-WAY
ESMT =	EASEMENT
O.P.R. =	OFFICIAL PUBLIC RECORDS
G.E.T.TV.E. =	GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B. S. L. =	BUILDING SETBACK LINE
(924) =	PROPOSED CONTOURS
D.P.R. =	DEED AND PLAT RECORDS

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE 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 410 OF 785, COMMUNITY PANEL NO. 48029C0410 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

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. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VICKERY GROVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE VICKERY GROVE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO : LOT 902 BLK 3 AND LOT 999 BLK1.
4. LOT 999, BLK 1 IS A PRIVATE STREET AND SHALL BE DEDICATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, SANITARY SEWER & WATER EASEMENT.

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.

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

SAWS NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND / OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

C.P.S. NOTES:

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

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

FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS 48029C0410G AND 48029C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

EDWARDS 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 ENTITLED "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.

KEY NOTES

1. 20' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT
2. 10' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT
3. 10' PRIVATE DRAINAGE EASEMENT
4. 10' WATER EASEMENT
5. 5' WATER EASEMENT

1. 10' WATER EASEMENT PLATTED WITH VICKERY GROVE UNIT 1 (P.U.D) PLAT # 130445.
2. 20' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT PLATTED WITH VICKERY GROVE UNIT 1 (P.U.D) PLAT # 130445.
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SUBDIVISION PLAT ESTABLISHING

VICKERY GROVE UNITS 2 & 3 (P.U.D)

A 9.048 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18047, OUT OF THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 9.995 ACRE TRACT OF LAND KNOWN AS TRACTS 9 AND 10, BASSETT SUBDIVISION, AN UNRECORDED SUBDIVISION AND CONVEYED TO VICKERY MOSAIC TBY, LLC, OF RECORD IN VOLUME 16135 PAGE 1221, A PORTION OF A 5.00 ACRE TRACT OF LAND KNOWN AS TRACT 11, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16135 PAGE 1229, A PORTION OF A 4.9862 ACRE TRACT OF LAND KNOWN AS TRACT 12, BASSETT SUBDIVISION, CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16484 PAGE 1767 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE : 1"= 100'

0' 50' 100' 150' 200'

DEVELOPER:
MOSAIC LAND DEVELOPMENT, LLC.
1802 NW MILITARY, STE. 100
SAN ANTONIO, TEXAS 78213
PH. (210) 764-9575

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°10'42"W
C2	11.39'	15.00'	5.99'	43°31'30"	11.12'	N21°35'03"E
C3	36.39'	41.00'	19.49'	50°51'00"	35.21'	N17°55'18"E
C4	14.64'	215.00'	7.32'	3°54'03"	14.63'	S88°13'40"E
C5	13.40'	185.00'	6.70'	4°08'59"	13.40'	S88°21'09"E
C6	26.72'	115.00'	13.42'	13°18'46"	26.66'	S83°46'15"E
C7	7.91'	15.00'	4.05'	30°11'47"	7.81'	N87°47'14"E
C8	104.88'	41.00'	136.51'	146°33'56"	78.53'	S34°01'41"E
C9	10.21'	15.00'	5.31'	38°59'53"	10.01'	S19°45'20"W
C10	16.52'	115.00'	8.27'	8°13'48"	16.50'	S4°22'18"W
C11	12.85'	85.00'	6.44'	8°39'53"	12.84'	S4°09'15"W
C12	23.63'	15.00'	15.07'	90°14'56"	21.26'	S45°18'10"E
C13	40.84'	26.00'	26.00'	90°00'00"	36.77'	N44°34'22"E
C14	6.47'	85.00'	3.24'	4°21'37"	6.47'	N2°36'27"W
C15	8.75'	115.00'	4.38'	4°21'37"	8.75'	N2°36'27"W
C16	33.77'	21.50'	21.50'	90°00'00"	30.41'	N45°25'38"W
C17	33.77'	21.50'	21.50'	90°00'00"	30.41'	S44°34'22"W
C18	6.47'	85.00'	3.24'	4°21'37"	6.47'	S2°36'27"E
C19	8.75'	115.00'	4.38'	4°21'37"	8.75'	S2°36'27"E
C20	9.29'	15.00'	4.80'	35°28'18"	9.14'	S18°09'47"E
C21	120.93'	41.00'	425.53'	168°59'34"	81.62'	S48°35'51"W
C22	11.39'	15.00'	5.99'	43°31'17"	11.12'	N68°40'00"W
C23	23.50'	15.00'	14.93'	89°45'04"	21.17'	N44°41'50"E
C24	17.39'	115.00'	8.71'	8°39'53"	17.37'	N4°09'15"E
C25	12.85'	85.00'	6.44'	8°39'53"	12.84'	N4°09'15"E
C26	34.91'	26.00'	20.66'	76°56'10"	32.35'	N38°38'47"W
C27	15.57'	215.00'	7.79'	4°08'59"	15.57'	N88°21'09"W
C28	19.75'	85.00'	9.92'	13°18'46"	19.71'	N83°46'15"W
C29	12.60'	185.00'	6.30'	3°54'03"	12.59'	N88°13'40"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.08'	S0°25'38"E
L2	22.00'	S0°25'38"E
L3	30.00'	N0°25'38"W
L4	4.82'	S89°34'22"W
L5	10.15'	N9°18'23"E
L6	30.00'	N0°10'42"W
L7	72.08'	N89°49'18"E
L8	51.23'	S8°29'11"W
L9	77.72'	S0°10'42"E
L10	70.62'	N0°25'38"W
L11	58.15'	N4°47'15"W
L12	24.50'	S89°34'22"W
L13	22.00'	N0°25'38"W
L14	24.50'	S89°34'22"W
L15	58.15'	S4°47'15"E
L16	68.51'	S0°25'38"E
L17	95.24'	N89°34'22"E
L18	77.98'	N0°10'42"W
L19	51.23'	N8°29'11"E
L20	17.82'	N0°10'42"W
L21	122.98'	S89°34'22"W
L22	119.21'	N86°16'39"W
L23	72.08'	S89°49'18"W
L24	12.94'	S19°03'55"E
L25	20.20'	S9°18'23"W
L26	10.58'	N61°58'22"E
L27	5.83'	S30°38'06"W
L28	24.99'	S79°34'44"E
L29	220.81'	S73°55'23"E
L30	127.10'	S87°27'52"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.

DULY AUTHORIZED AGENT

OWNER:
VICKERY MOSAIC TBY, LLC.
1802 NW MILITARY, STE. 100
SAN ANTONIO, TEXAS 78213
PH. (210) 764-9575

DULY AUTHORIZED AGENT:
MOSAIC LAND DEVELOPMENT, LLC.
1802 NW MILITARY, STE. 100
SAN ANTONIO, TEXAS 78213
PH. (210) 764-9575

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE VANTIS, 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 3rd DAY OF JULY A.D. 2014

NOTARY PUBLIC BEXAR COUNTY TEXAS

KRISTIN CLARK
MY COMMISSION EXPIRES
10-31-2014

THIS PLAT OF VICKERY GROVE UNITS 2 & 3 (P.U.D) 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. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D. ____ AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____.

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

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

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
GEORGE L. WERON
98203
LICENSED
PROFESSIONAL ENGINEER
7/7/14

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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD. BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
TERESA A. SEIDEL
5672
REGISTERED
PROFESSIONAL LAND SURVEYOR
7/02/2014

Date: Jul 02, 2014, 4:23pm User ID: mgarza
File: P:\172\28\02\Design\Civil\PLAT\PL1722801-UNIT 2.dwg

Attachment No. 2

San Antonio Water System

March 25, 2014

Mr. Burt Wellmann, P.E.
KFW Engineers
14603 Huebner Road, Bldg. #40
San Antonio, Texas 78230

RE: File No. 1403008 - Request for review of **Vickery Grove Units 2 & 3 (PUD), Plat No. 130446** located east of the intersection of South Hausman Road and Braefield Drive.

Dear Mr. Wellmann:

On March 25, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 9.048 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within a 100-year floodplain area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 2047. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated February 5, 2014-File No. 227.

Certain changes to the project may create a substantial alteration to the provision of the Water Quality Ordinance and altar its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated February 18, 2014.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Vickery Grove Units 2 & 3 (PUD), Plat No. 130446.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 7**

Public Hearing:
Planning Commission
July 23, 2014

Application/Case Number:
130599

Project Name:
Sawyer Meadows Unit 1B

Applicant:
Joseph Hernandez

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

Owner:
K.B. Home

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

Property Address/Location:
Generally located south of the intersection of Heavenly Arbor and Welch Falls

Tract Size:
5.015-acres

Council District:
ETJ

Notification:
Internet Agenda posting July 18, 2014

REQUEST

Approval of a major plat to subdivide a 5.015-acre tract of land to establish **Sawyer Meadows Unit 1B** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 8, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of nineteen (**19**) single-family lots, one (**1**) non-single family lot, and approximately three hundred fifty six (**356**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 1, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

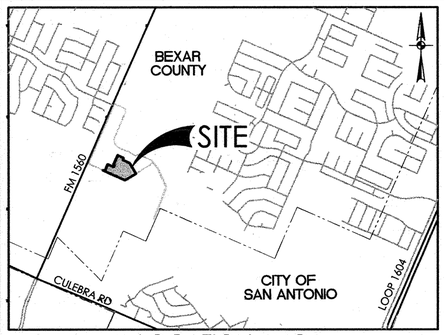
MDP 004-12, Sawyer Meadows, accepted on December 6, 2012

III. RECOMMENDATION

Approval of the proposed **Sawyer Meadows Unit 1B** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	NCB	NEW CITY BLOCK
BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CATV	CABLE TELEVISION		
CB	COUNTY BLOCK		
CV	CLEAR VISION		
DOC	DOCUMENT NUMBER	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
		ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ELEC	ELECTRIC	○	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT		
FFE	FINISHED FLOOR ELEVATION	1234.56	FINISHED FLOOR ELEVATION

-1140- EXISTING CONTOURS
1140 PROPOSED CONTOURS
1% ANNUAL CHANCE (100-YR) FLOODPLAIN
CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. UNDER CURRENT FEMA REVIEW

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(11) 20' BUILDING SETBACK
(12) 10' BUILDING SETBACK

(1) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 22-26 DPR)
(2) 20' BUILDING SETBACK (VOL 9657, PG 22-26 DPR)
(3) 10' BUILDING SETBACK (VOL 9657, PG 22-26 DPR)

[5] SAWYER MEADOWS UNIT 1 (VOL 9657, PG 22-26 DPR)
[6] SEE DETAIL "A" ~~THIS SHEET~~

DRAINAGE EASEMENT NOTE:

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

OPEN SPACE DESIGNATION NOTE:

LOT 902, BLOCK 90, COUNTY BLOCK 4449 SHALL BE DESIGNATED AS AN OPEN SPACE / TREE SAVE AREA AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

SETBACK NOTE:

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

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY A CLOMR STUDY DONE BY PAPE-DAWSON ENGINEERS INC. UNDER CURRENT FEMA REVIEW, AND THE HIGHER OF THE 4% ANUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR THE CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

[1] ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED." AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

[2] ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN." AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

[3] ZONE X (SHADED, FUTURE BASE FLOOD), DEFINED AS: "OTHER FLOOD AREAS; AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

[4] CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. UNDER CURRENT FEMA REVIEW. FEMA CASE # 14-06-3145R

SAWS NOTE:

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.

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

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

FINISHED FLOOR NOTE:

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

FIRE FLOW NOTE:

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

FEMA NOTE:

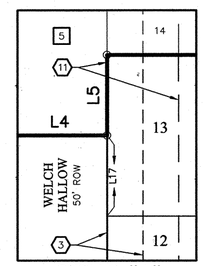
A PORTION OF LOTS 56-65, BLOCK 90 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AND A PORTION OF LOT 55, BLOCK 90, LOTS 8-13, BLOCK 91 LIES WITH THE FEMA FUTURE 1% ANNUAL CHANCE (SHADED X) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO, AND BEXAR COUNTY. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SAWYER MEADOWS UNIT 1B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 902, BLOCK 90

SCALE: 1"= 100'

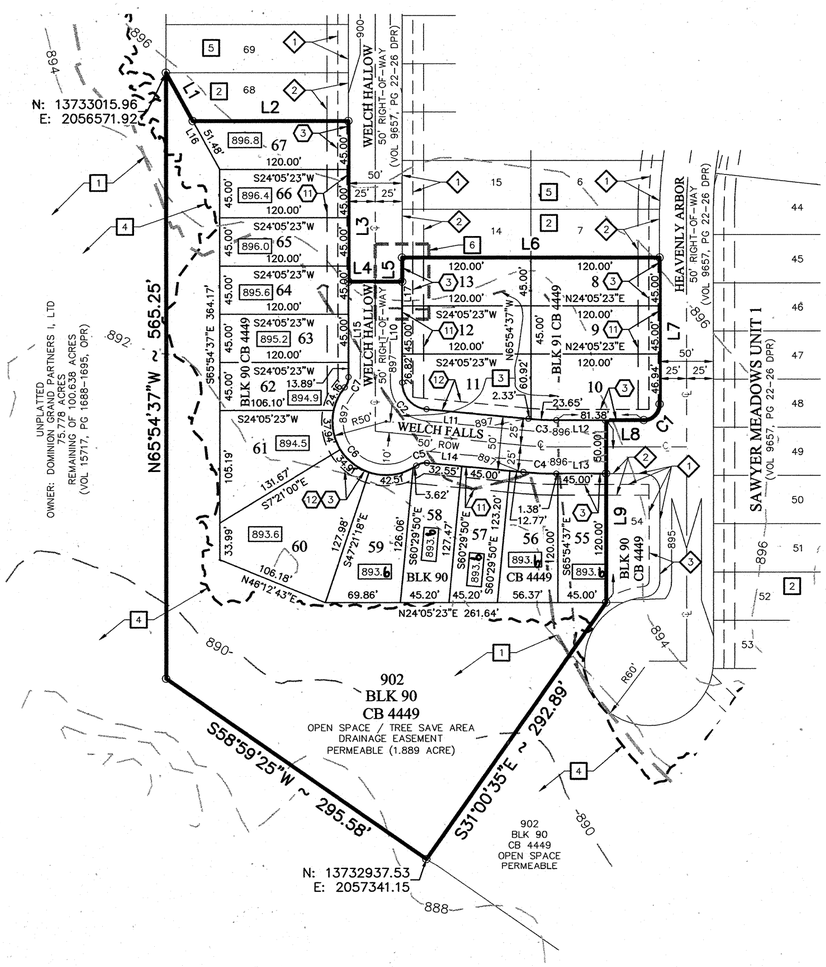
0' 100' 200' 300'



DETAIL "A"

NOT-TO-SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S20°54'37"E	21.21'	23.56'
C2	25.00'	84°35'13"	N71°47'46"E	33.65'	36.91'
C3	275.00'	5°24'47"	N26°47'46"E	25.97'	25.98'
C4	325.00'	5°24'47"	S26°47'46"W	30.69'	30.70'
C5	15.00'	39°42'54"	S9°38'43"W	10.19'	10.40'
C6	50.00'	164°01'02"	S71°47'46"W	99.03'	143.13'
C7	15.00'	39°42'54"	N46°03'10"W	10.19'	10.40'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N85°02'06"E	51.48'
L2	N24°05'23"E	145.00'
L3	S65°54'37"E	149.67'
L4	N24°05'23"E	50.00'
L5	N65°54'39"W	22.45'
L6	N24°05'23"E	240.00'
L7	S65°54'37"E	136.94'
L8	S24°05'23"W	35.00'
L9	S65°54'37"E	170.00'
L10	S65°54'37"E	94.37'
L11	N29°30'10"E	95.47'
L12	N24°05'23"E	46.38'
L13	S24°05'23"W	46.38'
L14	S29°30'10"W	90.32'
L15	N65°54'37"W	89.23'
L16	S85°02'06"W	102.96'
L17	N65°54'37"W	22.55'

SURVEYOR'S NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

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

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
SHAUNA L. WEAVER
89512
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

PLAT NUMBER 130599

SUBDIVISION PLAT OF

SAWYER MEADOWS UNIT 1B

A 5.015 ACRE TRACT ESTABLISHING LOTS 55-67 OF BLOCK 90 AND LOTS 8-13 OF BLOCK 91 ALL ASSIGNED TO COUNTY BLOCK 4449, BEING OUT OF THAT 96.931 ACRE TRACT CONVEYED TO KB HOME LONE STAR INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15959, PAGES 1537-1542 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450, OF BEXAR COUNTY, TEXAS.

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

DATE OF PRINT: July 2, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOSEPH HERNANDEZ
K.B. HOME
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229
(210) 301-2886

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF July, A.D. 2014.

RHONDA YERKEY
My Commission Expires
April 14, 2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1

SAWYER MEADOWS UNIT 1B

Civil Job No. 7974-16; Survey Job No. 9196-12

Date: Jul 02, 2014, 9:37am User ID: SLucio
File: P:\79\74\16\Design\Civil\Plat\PL797416.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 8**

Public Hearing:
Planning Commission
July 23, 2014

Application/Case Number:
140027

Project Name:
Resort Pkwy Extension (Enclave)

Applicant:
John K. Pierret

Representative:
Pape-Dawson Engineers, Inc.
c/o Cara C. Tackett, P.E.

Owner:
Forestar (USA) Real Estate Group

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

Property Address/Location:
Generally located west of the intersection of Resort Parkway and TPC Parkway

Tract Size:
1.205-acres

Council District:
ETJ

Notification:
Internet Agenda posting July 18, 2014

REQUEST

Approval of a major plat to vacate, resubdivide and subdivide a 1.205-acre tract of land to establish **Resort Pkwy Extension (Enclave)** Subdivision

APPLICATION TYPE

Vacate, Resubdivision, and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 09, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of approximately six hundred thirty eight (**638**) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 1, 2014.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 13-00024, Cibolo Canyons, accepted on December 5, 2013

III. RECOMMENDATION

Approval of the proposed **Resort Pkwy Extension (Enclave)** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat
2. SAWS Request for Review Letter

PLAT NUMBER 140027

VACATING, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING RESORT PKWY EXTENSION (ENCLAVE)

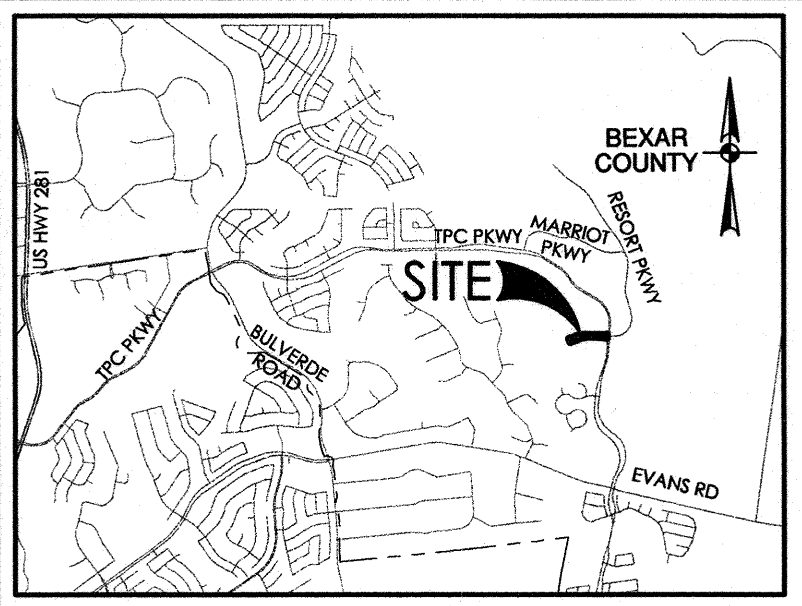
A 1.205 ACRE TRACT OF LAND OUT OF A 229.0 ACRE TRACT OF LAND CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED VOLUME 5792, PAGES 1697 -1700 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDE OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARDEN SURVEY NUMBER 478-1/3, ABSTRACT 350, COUNTY BLOCK 4911, AND THE EL PASO IRR. CO., SURVEY NO. 92.1, ABSTRACT 845, CB 4910, BEXAR COUNTY, TEXAS.

SCALE: 1"= 50'

0' 50' 100' 150'

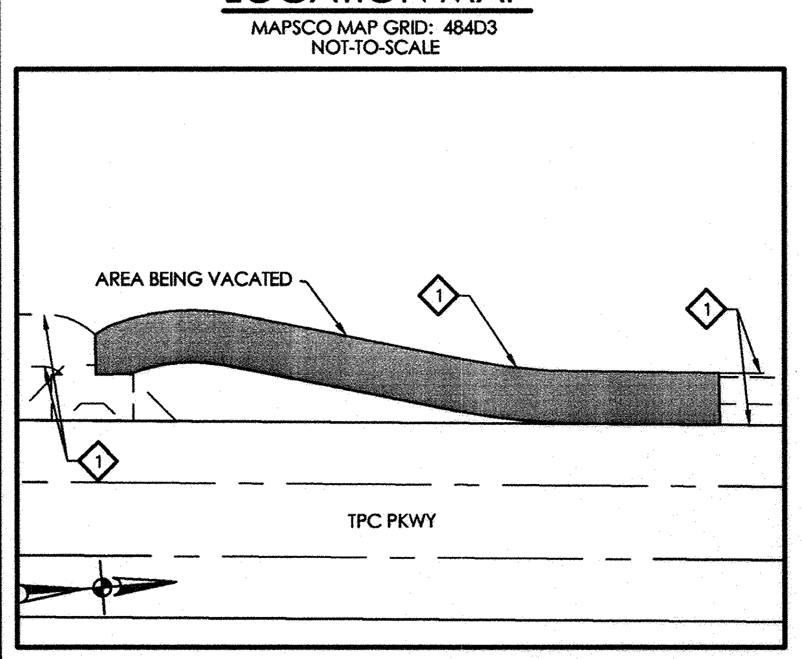
PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: June 18, 2014



LOCATION MAP

MAPSCO MAP GRID: 484D3
NOT-TO-SCALE



AREA BEING VACATED THROUGH VACATING DECLARATION

SCALE: 1"= 100'

THE 0.204 ACRE AREA BEING VACATED WITH THIS PLAT IS A PORTION OF A 27' DRAINAGE EASEMENT PREVIOUSLY PLATTED WITH THE CIBOLO CANYON UNIT-2, PHASE - 2D SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9575, PAGES 166-167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
● SET 1/2" IRON ROD (PD)
○ FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)

1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
ORIGINAL SURVEY/COUNTY LINE

(7) VARIABLE WIDTH DRAINAGE EASEMENT (OFF LOT 0.126 ACRES)
(10) 10' X 15' WATER EASEMENT
(11) VARIABLE WIDTH TURN AROUND EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PRIVATE STREET. (0.2778 AC OFF LOT)
◇1 27' DRAINAGE EASEMENT (VOL 9575, PG 166-167, DPR)
◇2 VARIABLE WIDTH DRAINAGE EASEMENT (PLAT 140026)
◇3 20' X 20' (PLAT 140026)
◇4 20-FOOT GAS AND ELECTRIC EASEMENT (VOL 13973, PG 464, RPR)
◇5 11' ROW DEDICATION (PLAT 140026)
◇6 10' UTILITY EASEMENT (PLAT 140026)
◇7 27' DRAINAGE EASEMENT (VOL 9575, PG 166-167, DPR) TO BE VACATED WITH PLAT 140026

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Cara C. Tackett
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS CARA C. TACKETT 89491 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

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

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.

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 ENTITLED "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.

BEXAR COUNTY MAINTENANCE NOTE:

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

DRAINAGE EASEMENT NOTE:

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

SAWS DEDICATION NOTE:

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

IMPACT FEE PAYMENT NOTE:

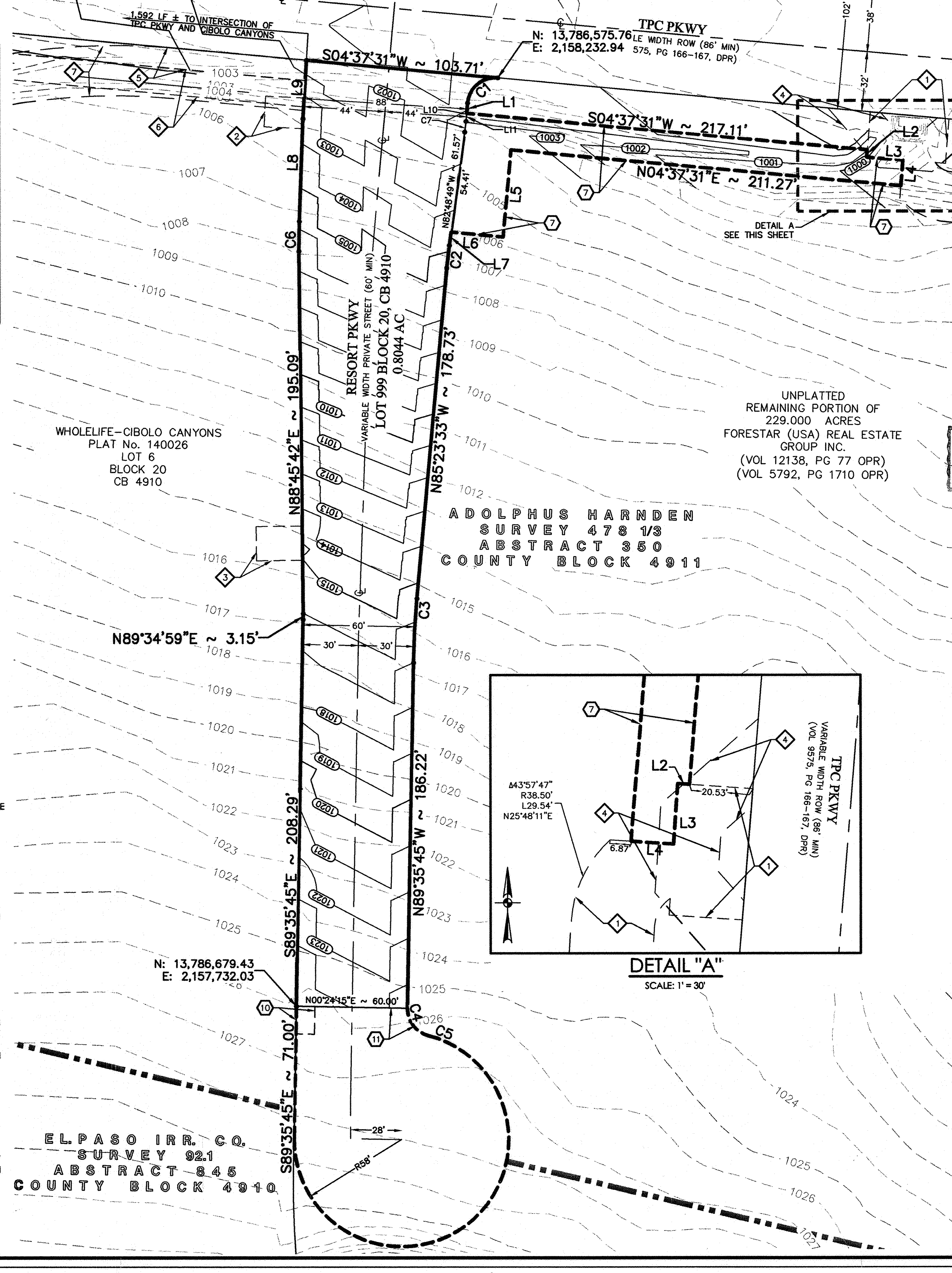
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N40°22'29"W	21.21'	23.56'
C2	272.00'	2°34'44"	N84°06'11"W	12.24'	12.24'
C3	470.00'	4°12'12"	N87°29'39"W	34.47'	34.48'
C4	15.00'	76°32'01"	S52°08'15"W	18.58'	20.04'
C5	58.00'	256°31'23"	S37°52'04"E	91.08'	259.68'
C6	340.00'	2°42'23"	S89°53'06"E	16.06'	16.06'
C7	130.00'	2°33'41"	N84°05'39"W	5.81'	5.81'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N85°22'29"W	5.53'
L2	N86°10'42"W	3.89'
L3	S03°49'18"W	19.56'
L4	N86°10'42"W	13.80'
L5	N85°22'29"W	47.07'
L6	N04°37'31"E	28.21'
L7	N82°48'49"W	7.16'
L8	S88°31'55"E	55.34'
L9	S87°01'27"E	31.53'
L10	N85°22'29"W	9.85'
L11	N85°22'29"W	4.32'



DETAIL "A"
SCALE: 1' = 30'

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.

John K. Pierret E.V.P.

OWNER/DEVELOPER: JOHN K. PIERRET
FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 78254
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET 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 JUNE, A.D. 2014.

RICHARD OLIVAREZ
Notary Public, State of Texas
My Commission Expires
October 22, 2017

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 RESORT PKWY EXTENSION (ENCLAVE) 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

RESORT PKWY EXTENSION (ENCLAVE)

Civil Job No. 7838-56; Survey Job No. 3538-17

Date: Jun 18, 2014, 4:58pm User ID: EPosey
File: P:\78\38\56\Design\Civil\Plat\PL783856-RPE.dwg

San Antonio Water System

January 16, 2014

Mr. Jason Diamond, P.E.
Pape-Dawson Engineers
555 E Ramsey
San Antonio, Texas 78216

RE: SAWS File No.1401003 - Request for review of **Resort Pkwy Extension, Plat No.140027** located west of the intersection of Resort Parkway & TPC Parkway.

Dear Mr. Diamond:

On January 15, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 1.208 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is located within the COSA non annexation agreement for the PGA property and is governed by the entire non annexation area staying at/or below an overall 15 percent Impervious Cover. Should any documentation become available that would alter this non annexation, the documentation may be submitted to the San Antonio Water System for review and possible Category determination.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated June 26, 2002.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System recommends the **approval** of Resort Pkwy Extension, Plat No. 140027.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 9**

Public Hearing:
Planning Commission
July 23, 2014

Application/Case Number:
140102

Project Name:
Northeast Crossing 8A, PH.1 (TIF)

Applicant:
Gordon V. Hartman

Representative:
KFW Engineers & Surveying
c/o George L. Weron, P.E.

Owner:
Neighborhood Revitalization
Initiative, Ltd.

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

Property Address/Location:
Generally located south of Eisenhauer Road, east of Midcrown Drive

Tract Size:
7.431-acres

Council District:
2

Notification:
Internet Agenda posting July 18, 2014

REQUEST

Approval of a major plat to subdivide a 7.431-acre tract of land to establish **Northeast Crossing 8A, PH.1 (TIF)** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 8, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-eight (**28**) single-family lots, three (**3**) non-single family lots, and approximately one thousand one hundred nine (**1,109**) linear feet of public streets.

B. Zoning

"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
"C-2 AHOD" Commercial Airport Hazard Overlay District

C. Major Thoroughfares

Eisenhauer, 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 April 26, 2014.

F. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 13-00042, New World, accepted on April 4, 2014

III. RECOMMENDATION

Approval of the proposed **Northeast Crossing 8A, PH.1 (TIF)** Subdivision Plat

IV. ATTACHMENT

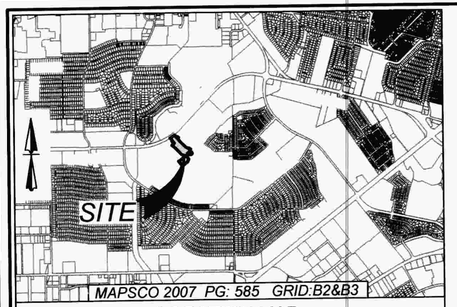
1. Proposed plat

PLAT NUMBER: 140102

SUBDIVISION PLAT ESTABLISHING

NORTHEAST CROSSING 8A, PH. 1 (TIF)

BEING 7.431 ACRES OF LAND, IN NEW CITY BLOCK 15826, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 443.91 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9513, PAGE 1815, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



MAPSCO 2007 PG: 585 GRID:B2&B3

LOCATION MAP N.T.S.

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. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
4. LOT 900, BLOCK 6 IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT. LOT 901, BLOCK 7 IS DESIGNATED AS A VARIABLE WIDTH DRAINAGE EASEMENT.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OR 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 410 OF 785, COMMUNITY PANEL NO. 48029C0410 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

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.

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

C.P.S. NOTES:

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

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

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

FLOODPLAIN NOTE
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS 48029C0410G AND 48029C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

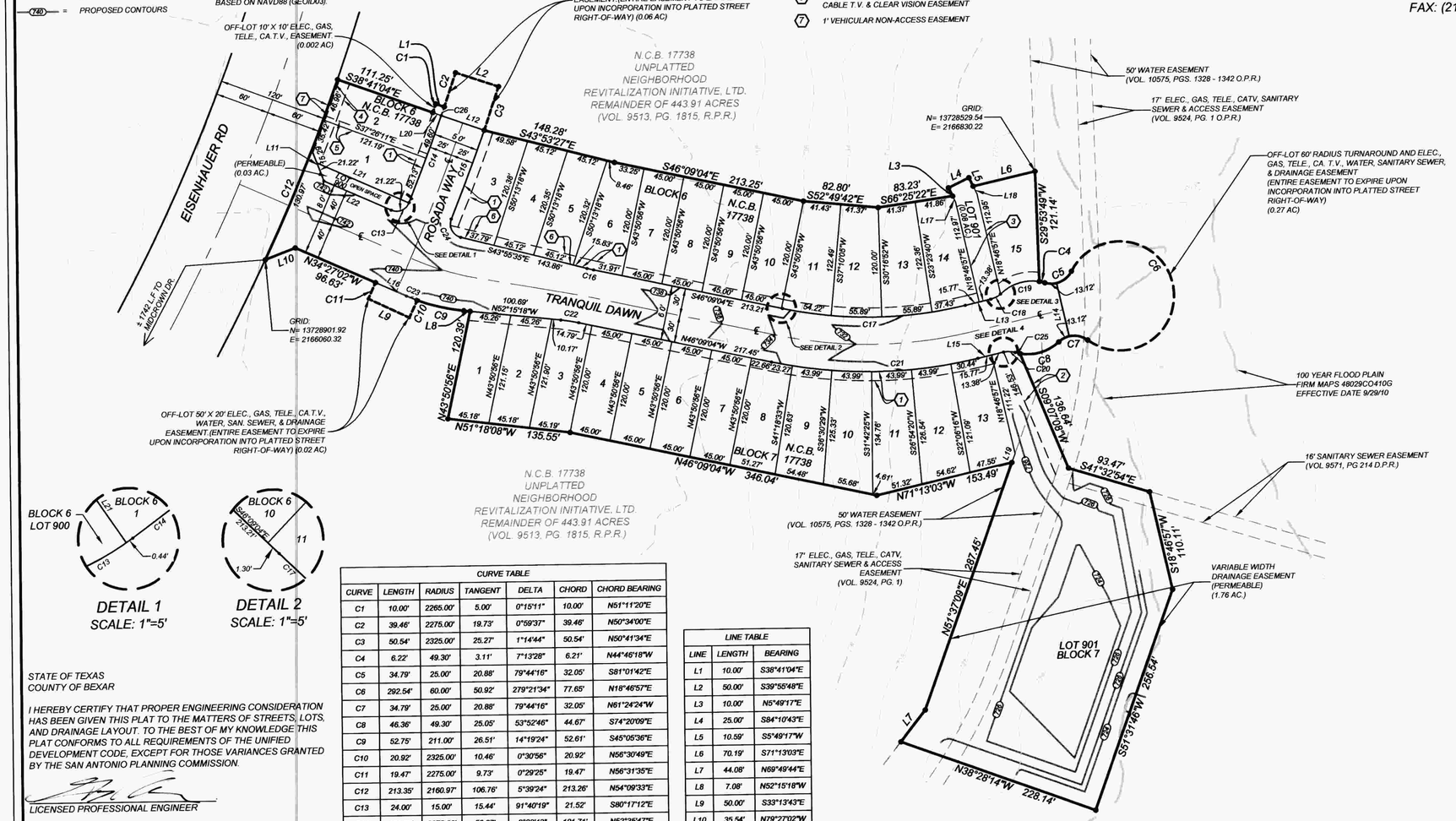
S.A.W.S. NOTE
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 16' SANITARY SEWER EASEMENT
3. 25' SANITARY SEWER AND DRAINAGE EASEMENT
4. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
6. 10' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & CLEAR VISION EASEMENT
7. 1' VEHICULAR NON-ACCESS EASEMENT

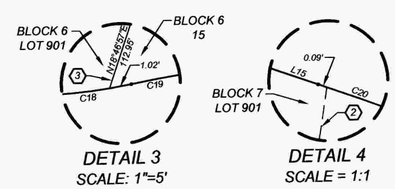
LEGEND

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
ESMT =	EASEMENT
O.P.R. =	OFFICIAL PUBLIC RECORDS
G.E.T.TV.E. =	GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B. S. L. =	BUILDING SETBACK LINE
D. P. R. =	DEED AND PLAT RECORDS
(740) =	PROPOSED CONTOURS



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	10.00'	2265.00'	5.00'	0°15'11"	10.00'	N51°11'20"E
C2	39.46'	2275.00'	19.73'	0°59'37"	39.46'	N50°34'00"E
C3	50.54'	2325.00'	25.27'	1°14'44"	50.54'	N50°41'34"E
C4	6.22'	49.30'	3.11'	7°13'28"	6.21'	N44°46'18"W
C5	34.79'	25.00'	20.88'	79°44'16"	32.05'	S81°01'42"E
C6	292.54'	60.00'	50.92'	279°21'34"	77.65'	N18°46'57"E
C7	34.79'	25.00'	20.88'	79°44'16"	32.05'	N61°24'24"W
C8	46.36'	49.30'	25.05'	53°52'46"	44.67'	S74°20'09"E
C9	52.75'	211.00'	26.51'	14°19'24"	52.61'	S45°05'36"E
C10	20.92'	2325.00'	10.46'	0°30'56"	20.92'	N56°30'49"E
C11	19.47'	2275.00'	9.73'	0°29'25"	19.47'	N56°31'35"E
C12	213.35'	2160.97'	106.76'	5°39'24"	213.26'	N54°09'33"E
C13	24.00'	15.00'	15.44'	91°40'19"	21.52'	S80°17'12"E
C14	101.72'	2275.00'	50.87'	2°33'43"	101.71'	N52°35'47"E
C15	103.74'	2325.00'	51.88'	2°33'23"	103.73'	N52°35'37"E
C16	7.34'	189.00'	3.67'	2°13'29"	7.34'	S45°02'20"E
C17	203.43'	465.00'	103.37'	25°03'59"	201.81'	S58°41'04"E
C18	13.12'	25.00'	6.71'	30°03'29"	12.97'	S86°14'48"E
C19	45.51'	49.30'	24.52'	52°53'30"	43.91'	N74°49'48"W
C20	13.12'	25.00'	6.71'	30°03'29"	12.97'	N56°11'19"W
C21	229.68'	525.00'	116.71'	25°03'59"	227.86'	N58°41'04"W
C22	20.13'	189.00'	10.08'	6°06'13"	20.12'	N49°12'11"W
C23	12.82'	211.00'	6.41'	3°28'51"	12.82'	S36°11'28"E
C24	25.60'	15.00'	17.19'	97°47'54"	22.61'	S4°58'22"W
C25	5.37'	49.30'	2.69'	6°14'11"	5.36'	S44°16'40"E
C26	10.00'	2275.00'	5.00'	0°15'07"	10.00'	S51°11'22"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S38°41'04"E
L2	50.00'	S39°55'48"E
L3	10.00'	N5°49'17"E
L4	25.00'	S84°10'43"E
L5	10.59'	S5°49'17"W
L6	70.19'	S71°13'03"E
L7	44.08'	N69°49'44"E
L8	7.08'	N52°15'18"W
L9	50.00'	S33°13'43"E
L10	35.54'	N79°27'02"W
L11	36.51'	N10°32'58"E
L12	50.00'	S38°41'04"E
L13	29.15'	N71°13'03"W
L14	60.00'	N18°46'57"E
L15	29.15'	N71°13'03"W
L16	37.20'	N34°27'02"W
L17	7.18'	S5°49'17"W
L18	9.43'	S5°49'17"W
L19	10.45'	S51°37'09"W
L20	10.00'	S38°41'04"E
L21	110.86'	N34°27'02"W
L22	80.86'	N34°27'02"W



OWNER:
NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.
1202 W. BITTERS RD. BLDG 1,
SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811

KFW ENGINEERS & SURVEYING
FIRM 9513 & 10122300
14603 HUEBNER RD. BLDG. 40
SAN ANTONIO, TX 78230
PHONE (210) 979-8444
FAX (210) 979-8441

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: _____

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Epidon V Hartman, 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 3rd DAY OF July A.D. 2014

Jaime A Johnson
NOTARY PUBLIC BEXAR COUNTY TEXAS

JAIME L. JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-06-2017

THIS PLAT OF NORTHEAST CROSSING 8A, PH. 1 (TIF) 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. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. ____ AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____.

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

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

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 GEORGE L. WERON 98203 PROFESSIONAL ENGINEER
7/7/14

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS TERESA A. SEIDEL 5672 REGISTERED PROFESSIONAL LAND SURVEYOR
7/02/2014

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

Date: Jul 02, 2014, 4:17pm User ID: mgarza
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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 10**

Public Hearing:
Planning Commission
July 23, 2014

Application/Case Number:
140169

Project Name:
Alamo Ranch Unit 48 PH2, PUD

Applicant:
Trey Marsh

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

Owner:
Pulte Homes of Texas, L.P.

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

Property Address/Location:
Generally located at the intersection of Paddling Pass and Hillglen Way.

Tract Size:
10.797 acres

Council District:
ETJ

Notification:
Internet Agenda posting July 18, 2014

REQUEST

Approval of a major plat to subdivide a 10.797-acre tract of land to establish **Alamo Ranch Unit 48A PH2, PUD** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 14, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty two (**32**) single family lots, one **(1)** non-single family lot and approximately one thousand seven hundred sixty nine (**1,769**) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

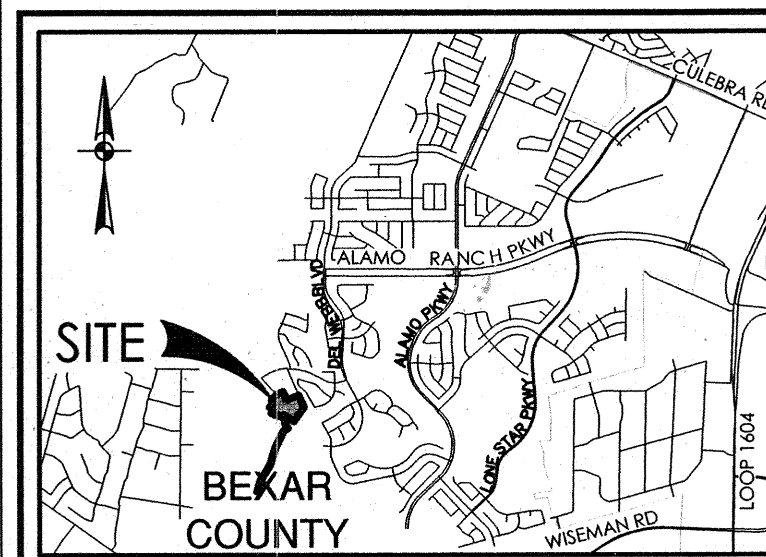
MDP 808D, Alamo Ranch/West Winds, accepted on May 25, 2006.
PUD 07-016, Alamo Ranch-Del Webb, Phase 3 PUD, approved on June 13, 2007.

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 48A PH2, PUD** subdivision plat

IV. ATTACHMENT

1. Proposed plat



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		1140	EXISTING CONTOURS
		1140	PROPOSED CONTOURS

- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (7) VARIABLE WIDTH CLEAR VISION EASEMENT
- (11) 15' BUILDING SETBACK
- (12) 10' BUILDING SETBACK
- (13) VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.069 ACRES TOTAL - "OFF-LOT")
- (14) 16' SANITARY SEWER EASEMENT (0.824 OF AN ACRE - "OFF-LOT")
- (15) 28' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
- ◇1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9661, PG 119-120 DPR)
- ◇2 15' BUILDING SETBACK (VOL 9661, PG 119-120 DPR)
- ◇3 15' PRIVATE DRAINAGE EASEMENT (VOL 9661, PG 119-120 DPR)
- ◇4 10' BUILDING SETBACK (VOL 9661, PG 119-120 DPR)
- ◇5 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9661, PG 119-120 DPR)
- ◇6 28' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9661, PG 119-120 DPR)
- ◇7 25' DRAINAGE AND SEWER EASEMENT (VOL 9661, PG 119-120 DPR)
- ◇8 30' GAS EASEMENT (VOL 6243, PG 716-724, DR)
- ◇9 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9575, PG 12-14, DPR)
- ◇10 16' SANITARY SEWER EASEMENT ALAMO RANCH UNIT 53B PHASE 1 (PLAT NO. 130588)
- ◇11 VARIABLE WIDTH ELECTRIC EASEMENT (TO BE RECORDED BY SEPARATE INSTRUMENT)
- ◇12 28' GAS, ELECTRIC, TELEPHONE, OVERHEAD AND CABLE TV EASEMENT (VOL 9640, PG 214, DPR)
- [1] DETAIL CLEAR VISION EASEMENT "1" SEE SHEET 3 OF 3
- [2] DETAIL CLEAR VISION EASEMENT "2" SEE SHEET 3 OF 3
- [3] DETAIL CLEAR VISION EASEMENT "3" SEE SHEET 3 OF 3
- [4] DETAIL CLEAR VISION EASEMENT "4" SEE SHEET 3 OF 3
- [5] DETAIL "5" SEE SHEET 3 OF 3

SURVEYOR'S NOTES:

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

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.

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

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 — DENNIS R. RION — 67109 — 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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 48A PH2, PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 902 & 999, BLOOCK 143

DRAINAGE EASEMENT NOTE:

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

SETBACK NOTE:

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

SAWS INGRESS/EGRESS NOTE:

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

SAWS NOTE:

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

GREY FOREST NOTE:

GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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.

OPEN SPACE DESIGNATION NOTE:

LOT 902, BLOCK 143, COUNTY BLOCK 4400 SHALL BE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

FIRE FLOW NOTE:

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

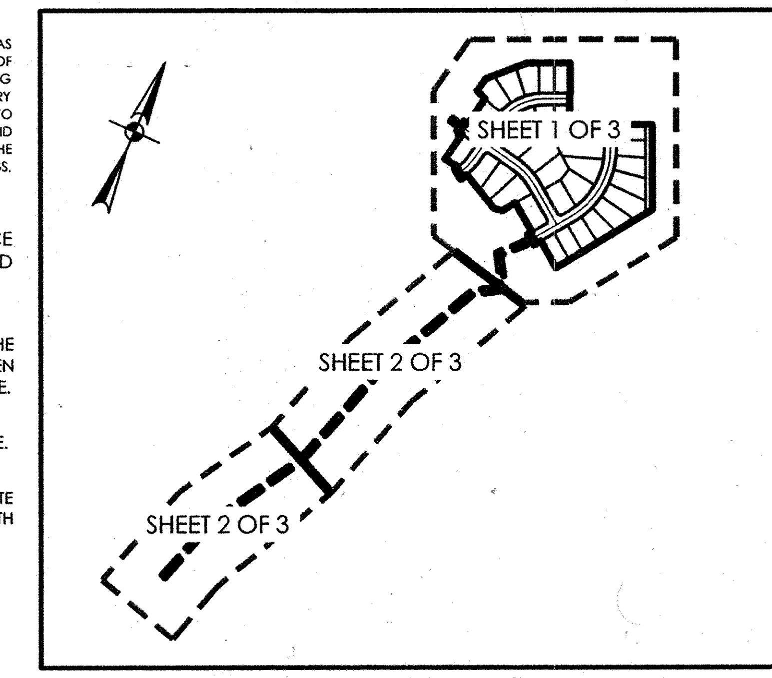
FINISHED FLOOR NOTE:

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

STORM WATER DETENTION NOTE:

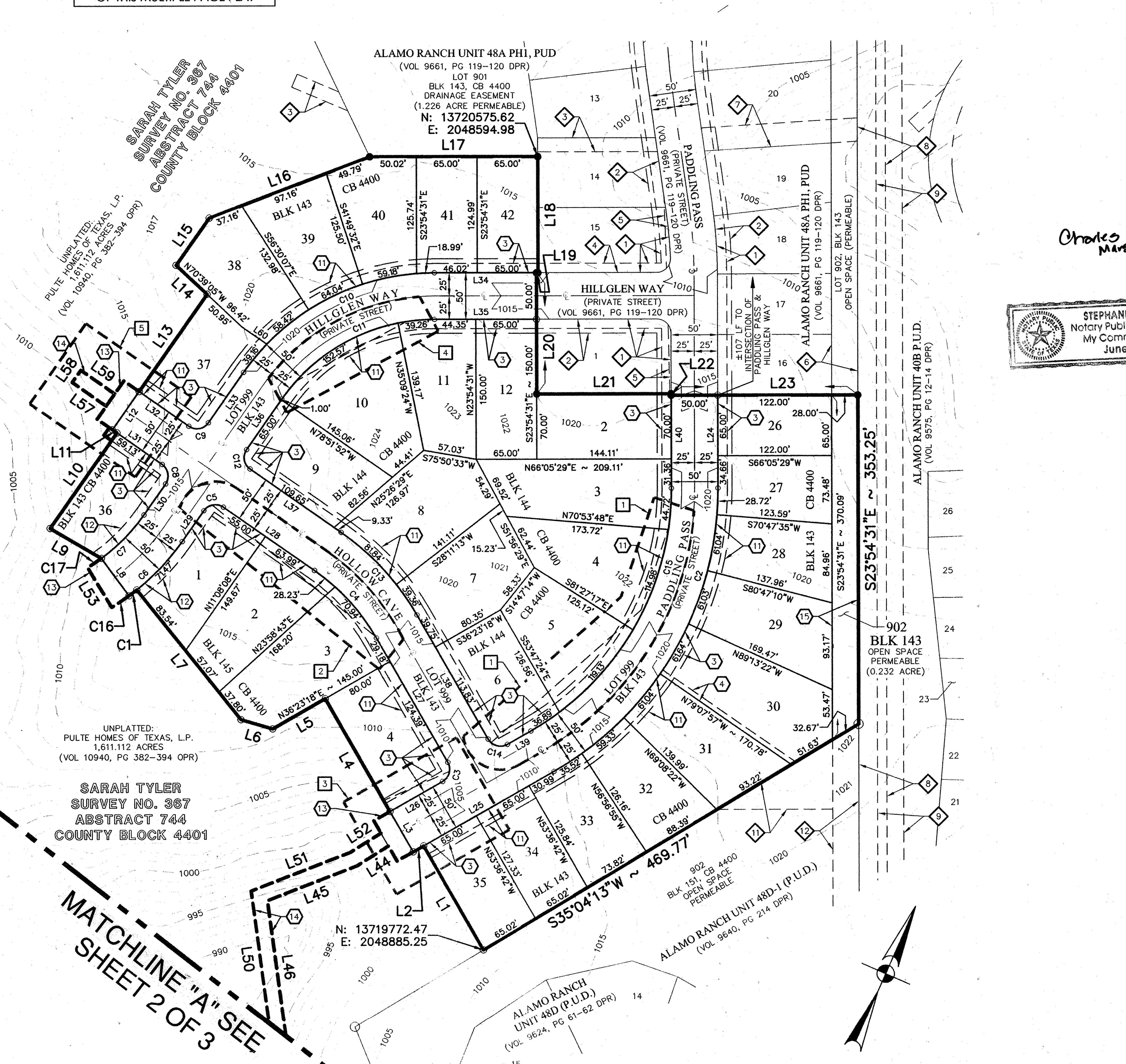
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A PRIVATE DRAINAGE EASEMENT TO BE RECORDED WITH ALAMO RANCH UNIT 50C PHASE 1 PLAT NO. 140128

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



INDEX MAP

SCALE: 1"= 800'



SCALE: 1"= 100'

0' 100' 200' 300'

SEE SHEET 2 OF 3 FOR
LINE AND CURVE TABLES

PLAT NUMBER 140169

SUBDIVISION PLAT OF
ALAMO RANCH UNIT 48A PH2, PUD

BEING IN TOTAL A 10.797 ACRE TRACT OF LAND ESTABLISHING LOTS 26-42 & 902, BLOCK 143, LOTS 2-12, BLOCK 144, LOTS 1-4, BLOCK 145, 10.576 ACRES OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 AND 0.221 ACRES OUT OF THAT 75.041 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11261, PAGES 1741-1748 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, SAID BLOCK 143 AND 144 NOW ASSIGNED TO COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS.

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

DATE OF PRINT: July 11, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: ~~TREY MARSH~~ Charles Marsh
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ~~TREY MARSH~~ Charles Marsh 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 11th July, A.D. 2014.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 48A PH2, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ________ DAY OF ________________, A.D. 20______.

BY: ______________________________ CHAIRMAN

BY: ______________________________ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS ________ DAY OF ________________ A.D. 20 ______.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________________, DEPUTY

Date: Mar 4, 2014 9:02 AM User ID: SLucio
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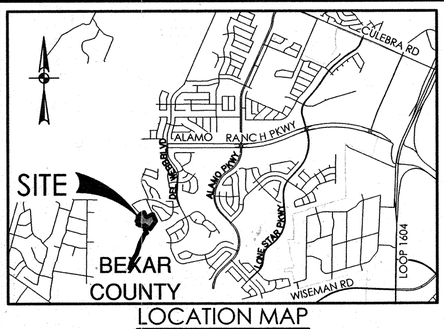


LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1140	EXISTING CONTOURS
		1140	PROPOSED CONTOURS

- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (7) VARIABLE WIDTH CLEAR VISION EASEMENT
- (11) 15' BUILDING SETBACK
- (12) 10' BUILDING SETBACK
- (13) VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.069 ACRES TOTAL - "OFF-LOT")
- (14) 16' SANITARY SEWER EASEMENT (0.824 OF AN ACRE - "OFF-LOT")
- (15) 28' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
- (1) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9661, PG 119-120 DPR)
- (2) 15' BUILDING SETBACK (VOL 9661, PG 119-120 DPR)
- (3) 15' PRIVATE DRAINAGE EASEMENT (VOL 9661, PG 119-120 DPR)
- (4) 10' BUILDING SETBACK (VOL 9661, PG 119-120 DPR)
- (5) VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9661, PG 119-120 DPR)
- (6) 28' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9661, PG 119-120 DPR)
- (7) 25' DRAINAGE AND SEWER EASEMENT (VOL 9661, PG 119-120 DPR)
- (8) 30' GAS EASEMENT (VOL 6243, PG 716-724, DR)
- (9) 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9575, PG 12-14, DPR)
- (10) 16' SANITARY SEWER EASEMENT ALAMO RANCH UNIT 53B PHASE 1 (PLAT NO. 130588)
- (11) VARIABLE WIDTH ELECTRIC EASEMENT (TO BE RECORDED BY SEPARATE INSTRUMENT)
- (12) 28' GAS, ELECTRIC, TELEPHONE, OVERHEAD AND CABLE TV EASEMENT (VOL 9640, PG 214, DPR)
- [1] DETAIL CLEAR VISION EASEMENT "1" SEE SHEET 3 OF 3
- [2] DETAIL CLEAR VISION EASEMENT "2" SEE SHEET 3 OF 3
- [3] DETAIL CLEAR VISION EASEMENT "3" SEE SHEET 3 OF 3
- [4] DETAIL CLEAR VISION EASEMENT "4" SEE SHEET 3 OF 3
- [5] DETAIL "5" SEE SHEET 3 OF 3

SURVEYOR'S NOTES:

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

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.

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

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

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

4. CONCREBE 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
DENNIS R. RION
67109
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

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	2°24'05"	S28°43'00"W	10.48'	10.48'
C2	350.00'	60°17'50"	S6°14'24"W	351.57'	368.33'
C3	15.00'	90°00'00"	N8°36'42"W	21.21'	23.56'
C4	225.00'	25°15'11"	N66°14'17"W	98.37'	99.17'
C5	15.00'	90°00'00"	S56°08'08"W	21.21'	23.56'
C6	250.00'	18°46'55"	S20°31'35"W	81.59'	81.95'
C7	200.00'	18°46'55"	N20°31'35"E	65.27'	65.56'
C8	15.00'	90°00'00"	N33°51'52"W	21.21'	23.56'
C9	15.00'	90°00'00"	N56°08'08"E	21.21'	23.56'
C10	250.00'	54°57'21"	N38°36'48"E	230.70'	239.79'
C11	200.00'	54°57'21"	S38°36'48"W	184.56'	191.83'
C12	15.00'	90°00'00"	S33°51'52"E	21.21'	23.56'
C13	275.00'	25°15'11"	S66°14'17"E	120.23'	121.21'
C14	15.00'	90°00'00"	N81°23'18"E	21.21'	23.56'
C15	300.00'	60°17'50"	N6°14'24"E	301.35'	315.72'
C16	250.00'	5°05'59"	S32°28'02"W	22.24'	22.25'
C17	200.00'	5°05'59"	N32°28'02"E	17.80'	17.80'

LINE TABLE

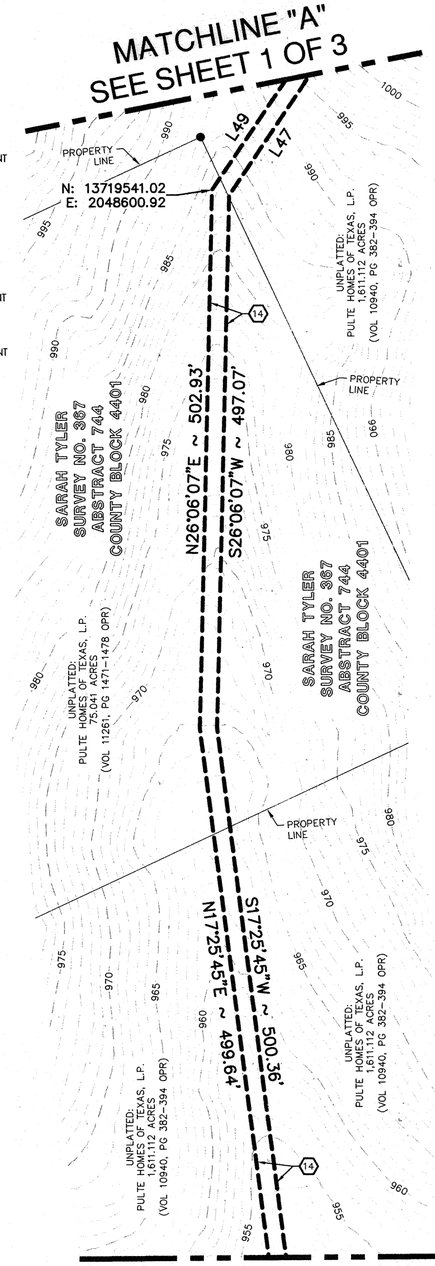
LINE #	BEARING	LENGTH
L1	N53°36'42"W	128.83'
L2	S36°23'18"W	12.95'
L3	N53°36'42"W	50.00'
L4	N53°36'42"W	139.39'
L5	S36°23'18"W	65.00'
L6	S82°26'47"W	35.36'
L7	N62°29'02"W	178.41'
L8	N60°04'57"W	50.00'
L9	N83°22'06"W	63.68'
L10	N11°08'08"E	125.00'
L11	N78°51'52"W	5.87'
L12	N11°08'08"E	50.00'
L13	N11°08'08"E	127.28'
L14	N70°39'05"W	45.47'
L15	N11°08'08"E	62.16'
L16	N45°12'50"E	184.12'
L17	N66°06'41"E	180.02'
L18	S23°54'31"E	124.97'
L19	S66°05'29"W	1.68'
L20	S23°54'31"E	130.00'
L21	N66°05'29"E	144.11'
L22	S23°54'31"E	1.70'
L23	N66°05'29"E	200.00'
L24	S23°54'31"E	99.66'
L25	S36°23'18"W	173.95'

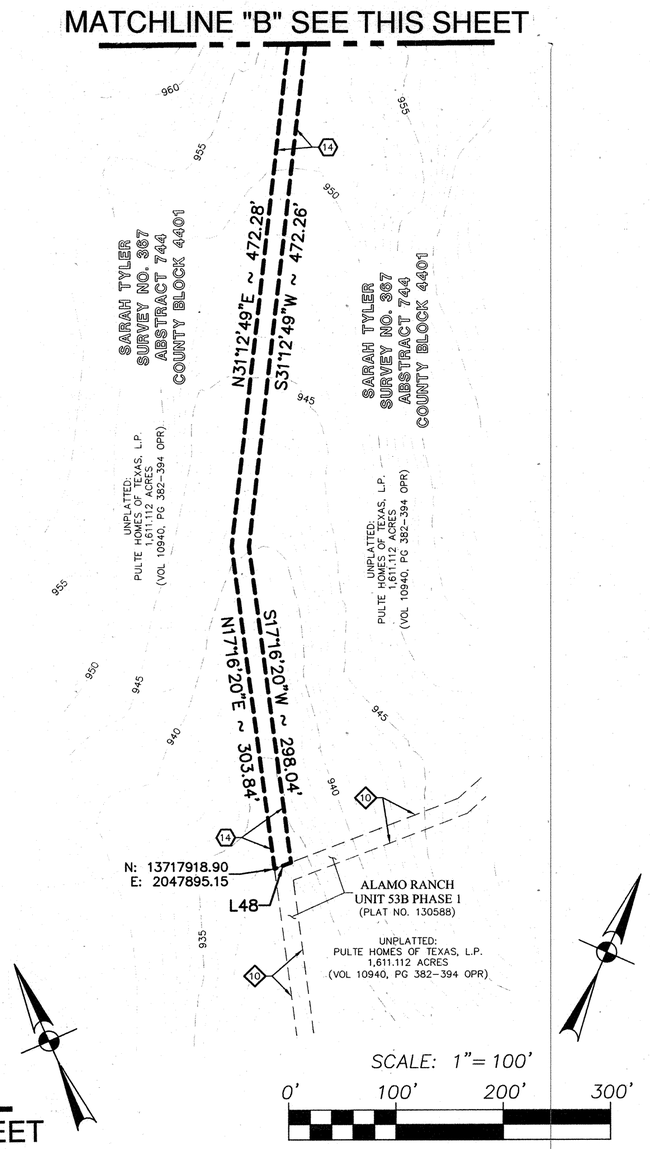
LINE TABLE

LINE #	BEARING	LENGTH
L26	N36°23'18"E	65.00'
L27	N53°36'42"W	153.58'
L28	N78°51'52"W	118.99'
L29	S11°08'08"W	40.61'
L30	N11°08'08"E	40.61'
L31	N78°51'52"W	65.00'
L32	S78°51'52"E	65.00'
L33	N11°08'08"E	66.00'
L34	N66°05'29"E	109.35'
L35	S66°05'29"W	109.35'
L36	S11°08'08"W	66.00'
L37	S78°51'52"E	118.99'
L38	S53°36'42"E	153.58'
L39	N36°23'18"E	28.95'
L40	N23°54'31"W	99.66'
L41	S36°23'18"W	20.00'
L42	N53°36'42"W	50.00'
L43	N36°23'18"E	20.00'
L44	S34°03'34"W	39.86'
L45	S44°53'48"W	102.76'
L46	S31°27'38"E	148.41'
L47	S58°32'22"W	136.49'
L48	N86°13'34"W	16.45'
L49	N58°32'22"E	125.15'
L50	N31°27'38"W	144.99'

LINE TABLE

LINE #	BEARING	LENGTH
L51	N44°53'48"E	113.83'
L52	N34°03'34"E	38.99'
L53	N54°58'58"W	50.00'
L54	N78°51'52"W	20.00'
L55	N11°08'08"E	50.00'
L56	S78°51'52"E	20.00'
L57	N78°51'52"W	44.27'
L58	N11°08'08"E	16.00'
L59	S78°51'52"E	44.27'
L60	N78°51'52"W	32.63'
L61	N78°51'52"W	10.00'
L62	N11°08'08"E	10.00'
L63	S81°27'17"E	10.52'
L64	N70°53'48"E	0.55'
L65	N11°08'08"E	9.64'
L66	N23°58'43"E	14.44'
L67	N35°09'24"W	3.05'





SCALE: 1"= 100'

0' 100' 200' 300'

SHEET 2 OF 3

PLAT NUMBER 140169

SUBDIVISION PLAT OF ALAMO RANCH UNIT 48A PH2, PUD

BEING IN TOTAL A 10.797 ACRE TRACT OF LAND ESTABLISHING LOTS 26-42 & 902, BLOCK 143, LOTS 2-12, BLOCK 144, LOTS 1-4, BLOCK 145, 10.576 ACRES OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 AND 0.221 ACRES OUT OF THAT 75.041 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11261, PAGES 1741-1748 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, SAID BLOCK 143 AND 144 NOW ASSIGNED TO COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS.

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

DATE OF PRINT: July 11, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: ~~TREY MARSH~~ Charles Marsh
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh ~~TREY MARSH~~ 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 11th July, A.D. 20 14.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 48A PH2, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

ALAMO RANCH UNIT 48A PH2, PUD

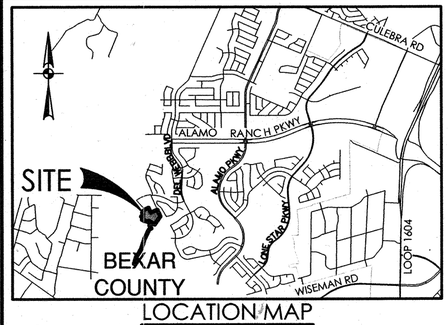
Civil Job No. 6782-91; Survey Job No. 9130-04 & 9098-07

Date: Mar 4, 2014 9:02 AM User ID: Sucio
File: P:\67\82\91\Design\Civil\Plat\PL678291.dwg

PLAT NUMBER 140169

SUBDIVISION PLAT OF
ALAMO RANCH UNIT 48A PH2, PUD

BEING IN TOTAL A 10.797 ACRE TRACT OF LAND ESTABLISHING LOTS 26-42 & 902, BLOCK 143, LOTS 2-12, BLOCK 144, LOTS 1-4, BLOCK 145, 10.576 ACRES OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 AND 0.221 ACRES OUT OF THAT 75.041 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11261, PAGES 1741-1748 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, SAID BLOCK 143 AND 144 NOW ASSIGNED TO COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		1140	EXISTING CONTOURS
		1140	PROPOSED CONTOURS

- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (7) VARIABLE WIDTH CLEAR VISION EASEMENT
- (11) 15' BUILDING SETBACK
- (12) 10' BUILDING SETBACK
- (13) VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.069 ACRES TOTAL - "OFF-LOT")
- (14) 16' SANITARY SEWER EASEMENT (0.824 OF AN ACRE - "OFF-LOT")
- (15) 28' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
- (1) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9661, PG 119-120 DPR)
- (2) 15' BUILDING SETBACK (VOL 9661, PG 119-120 DPR)
- (3) 15' PRIVATE DRAINAGE EASEMENT (VOL 9661, PG 119-120 DPR)
- (4) 10' BUILDING SETBACK (VOL 9661, PG 119-120 DPR)
- (5) VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9661, PG 119-120 DPR)
- (6) 28' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9661, PG 119-120 DPR)
- (7) 25' DRAINAGE AND SEWER EASEMENT (VOL 9661, PG 119-120 DPR)
- (8) 30' GAS EASEMENT (VOL 6243, PG 716-724, DR)
- (9) 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9575, PG 12-14, DPR)
- (10) 16' SANITARY SEWER EASEMENT ALAMO RANCH UNIT 53B PHASE 1 (PLAT NO. 130588)
- (11) VARIABLE WIDTH ELECTRIC EASEMENT (TO BE RECORDED BY SEPARATE INSTRUMENT)
- (12) 28' GAS, ELECTRIC, TELEPHONE, OVERHEAD AND CABLE TV EASEMENT (VOL 9640, PG 214, DPR)
- [1] DETAIL CLEAR VISION EASEMENT "1" SEE SHEET 3 OF 3
- [2] DETAIL CLEAR VISION EASEMENT "2" SEE SHEET 3 OF 3
- [3] DETAIL CLEAR VISION EASEMENT "3" SEE SHEET 3 OF 3
- [4] DETAIL CLEAR VISION EASEMENT "4" SEE SHEET 3 OF 3
- [5] DETAIL "5" SEE SHEET 3 OF 3

SURVEYOR'S NOTES:

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

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.

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

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

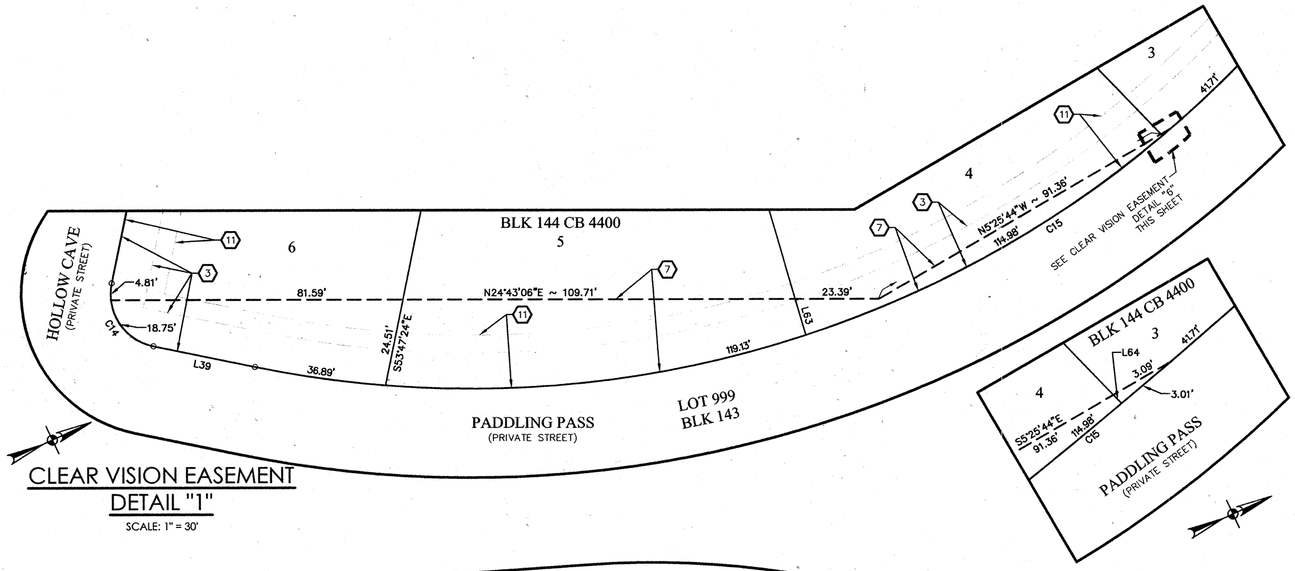
STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

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.

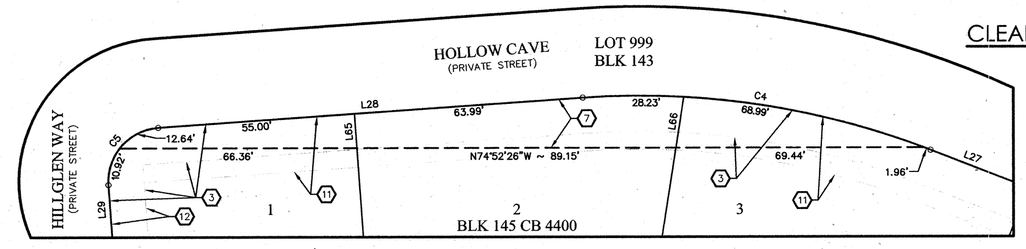
REGISTERED PROFESSIONAL LAND SURVEYOR

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

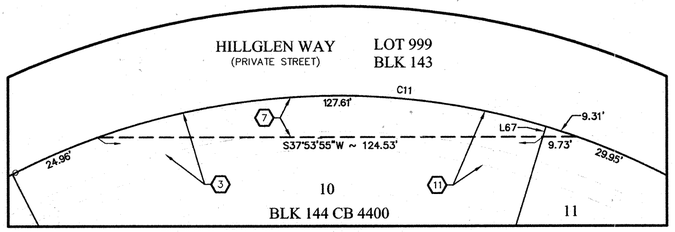


CLEAR VISION EASEMENT
DETAIL "1"
SCALE: 1" = 30'

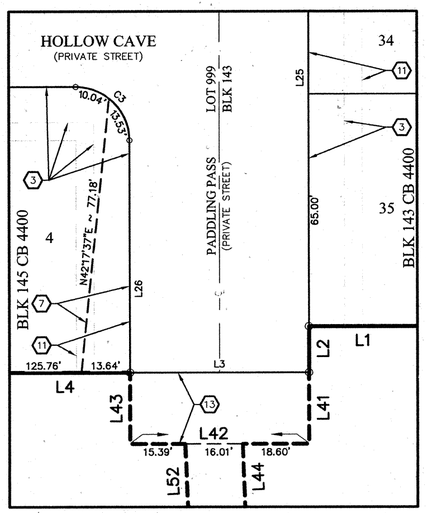
CLEAR VISION EASEMENT
DETAIL "6"
SCALE: 1" = 5'



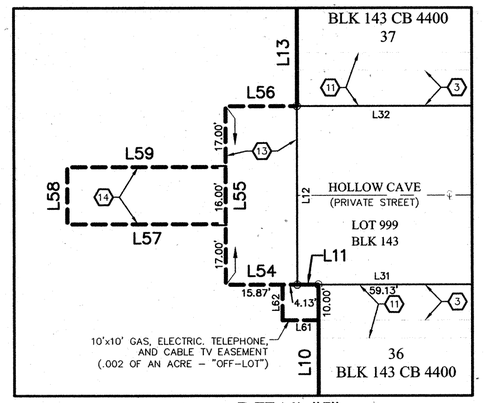
CLEAR VISION EASEMENT
DETAIL "2"
SCALE: 1" = 30'



CLEAR VISION EASEMENT
DETAIL "4"
SCALE: 1" = 30'



CLEAR VISION EASEMENT
DETAIL "3"
SCALE: 1" = 30'



DETAIL "5"
SCALE: 1" = 30'

SEE SHEET 2 FOR
LINE AND CURVE TABLES

SHEET 3 OF 3

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

DATE OF PRINT: July 11, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: ~~TREY MARSH~~ Charles March
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles March ~~TREY MARSH~~ 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 11th July, A.D. 2014.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 48A PH2, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

ALAMO RANCH UNIT 48A PH2, PUD

Civil Job No. 6782-91; Survey Job No. 9130-04 & 9098-07

Date: Mar 4, 2014 9:02 AM User ID:SLucio
File: P:\67\82\01\Design\Civil\Plat\PL678291.dwg

CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT **AGENDA ITEM NO. 11**

Public Hearing:
Planning Commission
July 23, 2014

Application/Case Number:
1. PPR #6147
2. Plat ID #130353

Applicant:
Rajeev Puri
Stone Oak Hidden Canyon, L.L.C.

Representative:
Christopher R. Dice, P.E.,
M.W. Cude Engineers, LLC

Owner:
Stone Oak Hidden Canyon, L.L.C.

Staff Coordinator:
Pablo G Martinez, PE
Development Serivces Engineer
(210)207-0265
pablo.g.martinez@sanantonio.gov
Ian Benavidez, Planner
(210) 207-8268
ian.benavidez@sanantonio.gov

Property Address/Location:
Generally located north of the intersection of Majestic Bluff and Rugged Hills

Tract Size:
Plat is 54.562 acres

Council District(s):
9

Notification:
Internet Agenda posting July 18, 2014
Notices mailed July 3, 2014
- 14 to property owners within 200 feet within the subdivision
- Notice to the Champions Ridge HOA Inc. and MG Homeowners Association Inc.

Internet Agenda posting July 18, 2014

REQUEST

1) A request for approval of a Variance to the Secondary Access, Section 35-506(e)(7) of the Unified Development Code, for the **Hidden Canyon Subdivision, Unit 2, P.U.D.**

2) A request for approval of a major plat (#130353) to replat and subdivide a 54.562-acre tract of land to establish **Hidden Canyon Subdivision, Unit 2 P.U.D.** subdivision

APPLICATION TYPE:

Secondary Access Variance and Plat

RECOMMENDED ACTION

Approval of the proposed variance to Section 35-506 (e)(7). **Approval** of the Plat, **Pending** approval of variance request.

ALTERNATIVE ACTIONS

1) Approval of request
2) Denial of request
3) Continuance for additional information

DATE FILED

April 11, 2014

I. SYNOPSIS OF ANALYSIS

The applicant has submitted a subdivision plat and applied for a Variance to the Secondary Access Section 35-506(e)(7) of the Unified Development Code (UDC). The application was reviewed by the Land Development Engineering staff who has determined that the applicant has made all efforts in providing connectivity to the adjacent development with no success, and as an alternative, the applicant has upgraded the main entrance with a divided road to improve the accessibility to the subdivision and improve circulation. Although, a variance is required, the secondary access has been met through the divided road.

.

A. Proposed Use

The proposed plat will consist of Seventy Eight (**78**) single family lots, nine (**9**) non single family lots, and six thousand nine hundred twenty seven (**6,927**) linear feet of private right of way.

B. Zoning

"PUD R-6 ERZD MLOD" Planned Unit Development Single Family Residential Edwards Recharge Zone Military Lighting Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 2, 2014.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 2, 2014.

II. SUPPLEMENTAL INFORMATION

A. Variance Request

The applicant submitted a variance request to UDC Section 35-506 (e) (7) regarding the secondary access requirement.

B. Associated Applications

MDP 390-G, The Mesas of Stone Oak, accepted on April 20, 2012
PUD 12-001, Hidden Canyon Subdivision, approved April 25, 2012

C. Notices

To the present, staff has received two written response in opposition from the surrounding property owners.

III. RECOMMENDATION

The Director of Development Services recommends approval of the variance.

The Director of Development Services recommendation for the **Hidden Canyon Subdivision, Unit 2 P.U.D Subdivision plat # 130353** is **Pending** approval of this variance request.

IV. ATTACHMENTS

1. Variance Request
2. Variance Response
3. Plat

PPR#6147

DEVELOPMENT SERVICES RECEIVED 2014 JUN -2 PM 4:43

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Hidden Canyon Subdivision, Unit 2 PUD
A/P # /PPR # /Plat #	130353
Date:	April 24, 2014
Code Issue:	Secondary Access
Code Sections:	35-507(e)(7)

Submitted By: ☐ Owner ☑ Owners Agent * (Requires notarized Letter of Agent)

Owners Name: Rajeev Puri

Company: Stone Oak Hidden Canyon L.L.C.

Address: 24165 IH 10 West, Suite 217-641 **Zip Code:** 78257

Tel #: 210-698-3004 **Fax#** 210-698-3014 **E-Mail:**

Consultant: Christopher R. Dice

Company: M.W. Cude Engineers

Address: 1350 N. Loop 1604 East, Suite 104 **Zip Code:** 78232

Tel #: 210-681-2951 **Fax#** 210-523-7112 **E-Mail:** cdice@mwcude.com

Signature:

2014 APR 28 PM 1:55

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
   ☐ Other _____
2. City Council District 9 Ferguson Map Grid 482-F4 Zoning District R6-PUD
3. San Antonio City Limits ☑ Yes ☐ No
4. Edwards Aquifer Recharge Zone? ☑ Yes ☐ No
5. Previous/existing landfill? ☐ Yes ☑ No
6. Parkland Greenbelts or open space? Floodplain? ☑ Yes ☐ No

Stone Oak Hidden Canyon, LLC

DEVELOPMENT SERVICES
RECEIVED
2014 JUN -2 PM 4:43

April 24, 2014

City of San Antonio
Development Services
1901 So. Alamo
San Antonio, Texas 78204

Re: Hidden Canyon Subdivision, Unit 2 Planned Unit Development
(Plat ID number 130353)

Dear Mr. Sanchez,

Please consider this letter my authorization to allow Mr. Christopher R. Dice, Partner of M.W. Cude Engineers, L.L.C. to sign as agent on all related documents associated with the variance request for Hidden Canyon Subdivision, Unit 2 Planned Unit Development.

Feel free to call me if you have any questions.

Sincerely,

Rajeev Puri, Manager
Stone Oak Hidden Canyon, L.L.C.

RECEIVED
APR 30 2014
By_____

STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing authorization was acknowledged before me this 24th day of April, 2014 by Rajeev Puri, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

JONI L. WARREN
Notary Public, State of Texas
My Commission Expires
February 24, 2017

Joni L. Warren
NOTARY PUBLIC
Print Name: Joni L. Warren
My Commission Expires: 2/24/2017

24165 IH 10, Suite 217-641, San Antonio, TX 78257 * Phone: 210 698-3004 * Fax: 210 698-3014

June 6, 2014

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

RE: Hidden Canyon Subdivision, Unit 2 PUD
Plat ID # 130353
Variance Request concerning Secondary Access (UDC Section 35-506(e)(7)

Dear COSA DSD,

This Variance Request letter is being submitted in reference to the Hidden Canyon Subdivision, Unit 2 PUD plat concerning the Secondary Access requirements as defined in the City of San Antonio Unified Development Code Section 35-506(e)(7). This project is part of the Hidden Canyon Planned Unit Development, which is inside The Mesas of Stone Oak Planned Overall Area Development and is located within the overall Stone Oak Master Planned Community inside the city limits of San Antonio, Texas.

The Applicant wishes to request consideration of a variance to allow for the platting of 147 single family residential lots off a single access point based on the following consideration. On any street providing access to more than 125 lots, the Applicant agrees to construct a street with a paved width of forty (40) feet.

The following information is concerning the hardship and uniqueness of the subject property and confirmation that granting this variance will not be to detriment of the public's health, safety and welfare, will not be harmful to the subject property or the adjacent properties, and will not affect the orderly subdivision of any adjacent property. If the applicant is required to provide a secondary access to the subdivision, he/she can make no reasonable use of his/her property. This 128 acre development is located within an area that is almost fully developed and only has access to public right-of-way along the western edge of Canyon Golf Road. There are no projecting public streets and only one projecting private street that can be tied into from the adjacent developments. All the adjacent developed properties are planned unit developments and were not required to stub access to the subject property at the time of their development. The homeowners association from the property with the projecting private street, Mesa Grande Subdivision, has notified the Developer that they will not allow a connection to their private subdivision and have erected a fence on their property to prohibit this street connection. The applicant will make the secondary access connection to the projecting private street if agreed to by the Mesa Grande Subdivision Homeowners Association prior to substantial completion of the Hidden Canyon Subdivision, Unit 2 PUD street construction.

RECEIVED
JUN 09 2014
By

- The hardship relates to the applicant's land, rather than personal circumstances: This hardship is related to the development by others of adjacent tracts of land, and the lack of extension of public rights-of-way to the subject property.

- The hardship is unique, or nearly so, rather than one shared by many surrounding properties: The location of this property is within a highly developed area and the large size and shape of the subject property is rare inside such an area. The size and shape of the subject property has been dictated by previous developments due to the fact that the previous developments were located on the adjacent hilltops and the low areas were left undeveloped. The attached Hidden Canyon PUD provides a visual explanation of this issue.

- The hardship is not the result of the Applicant's own actions: This hardship is related only to the topography of the subject property, it's size and shape, the lack of access to public rights-of-way within adjacent developments, and the actions of the homeowners association of Mesa Grande Subdivision, and is not due to the Applicant's own actions.

- The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations: The variance submitted will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area. Furthermore, the granting of this variance will not have the effect of preventing the orderly subdivision of other land in this area. On any street providing access to more than 125 lots, the Applicant agrees to construct a street with a paved width of forty (40) feet. In addition, the Applicant agrees to provide this single access road with a median where the lot layout and topography allow in order to provide increased access to emergency vehicles.

- A Traffic Impact Analysis study reflecting a single access point has been submitted to and approved by the City of San Antonio. Reference Traffic Impact Analysis study by Kimley Horn and Associates revised December 2013.

In my professional opinion, this variance request recognizes and conforms to the spirit and intention of the UDC as it provides for adequate emergency vehicle access and will not adversely affect the health, safety, or welfare of the public. Please review this request and contact me by phone at (210) 681-2951 or by email at cdice@mwcude.com if you have any questions or require any additional information.

Sincerely,

6/9/14

Christopher Dice, P.E.
Partner

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

RECEIVED
JUN 09 2014
By

DEVELOPMENT SERVICES
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2014 JUN -2 PM 4:45

CUDE ENGINEERS EST. 1980

April 13, 2014

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

RE: Hidden Canyon Subdivision, Unit 2 PUD
Plat ID # 130353
Variance Request concerning Secondary Access (UDC Section 35-506(e)(7)

Dear COSA DSD,

This Variance Request letter is being submitted in reference to the Hidden Canyon Subdivision, Unit 2 PUD plat concerning the Secondary Access requirements as defined in the City of San Antonio Unified Development Code Section 35-506(e)(7). This project is part of the Hidden Canyon Planned Unit Development, which is inside The Mesas of Stone Oak Planned Overall Area Development and is located within the overall Stone Oak Master Planned Community inside the city limits of San Antonio, Texas.

The Applicant wishes to request consideration of a variance to allow for the platting of 147 single family residential lots off a single access point based on the following consideration. The Applicant agrees to construct a single access point meeting the private street width and pavement width requirements in regards to anticipated traffic volumes and street connection classifications as provided within the City of San Antonio's Unified Development Code.

The following information is concerning the hardship and uniqueness of the subject property and confirmation that granting this variance will not be to detriment of the public's health, safety and welfare, will not be harmful to the subject property or the adjacent properties, and will not affect the orderly subdivision of any adjacent property. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property: This 128 acre development is located within an area that is almost fully developed and only has access to public right-of-way along the western edge of Canyon Golf Road. There are no projecting public streets and only one projecting private street that can be tied into from the adjacent developments as all the adjacent developed property is planned unit developments and was not required to stub access to the subject property at the time of their development. The homeowners association from the property with the projecting private street, Mesa Grande Subdivision, has notified the Developer that they will not allow a connection to their private subdivision and have erected a fence on their property to prohibit this street connection.

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APR 17 2014
By_____

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- The hardship relates to the applicant's land, rather than personal circumstances: This hardship is related to the development by others of adjacent tracts of land, and the lack of extension of public rights-of-way to the subject property.

- The hardship is unique, or nearly so, rather than one shared by many surrounding properties: The location of this property is within a highly developed area and the large size and shape of the subject property is rare inside such an area. The size and shape of the subject property has been dictated by previous developments due to the fact that the previous developments were located on the adjacent hilltops and the low areas were left undeveloped. The attached Hidden Canyon PUD provides a visual explanation of this issue.

- The hardship is not the result of the Applicant's own actions: This hardship is related only to the topography of the subject property, it's size and shape, the lack of access to public rights-of-way within adjacent developments, and the actions of the homeowners association of Mesa Grande Subdivision, and is not due to the Applicant's own actions.

- The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations: The variance submitted will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area. Furthermore, the granting of this variance will not have the effect of preventing the orderly subdivision of other land in this area. The Applicant agrees to construct a single access point meeting the private street width and pavement width requirements in regards to anticipated traffic volumes and street connection classifications as provided within the City of San Antonio's Unified Development Code. In addition, the Applicant agrees to provide this single access road with a median where the lot layout and topography allow in order to provide increased access to emergency vehicles.

In my professional opinion, this variance request recognizes and conforms to the spirit and intention of the UDC as it provides for adequate emergency vehicle access and will not adversely affect the health, safety, or welfare of the public. Please review this request and contact me by phone at (210) 681-2951 or by email at cdice@mwcude.com if you have any questions or require any additional information.

Sincerely,

4/13/14

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

Christopher Dice, P.E.
Partner
TBPE Firm 455

RECEIVED APR 17 2014 By

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT SERVICES RECEIVED 2014 MAY -2 PM 4:43

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Hidden Canyon
Address:	
A/P #/PPR #/Plat#:	Plat#130353
AEVR #:	
AEVR Submittal Date:	4/13/14
AEVR Submitted by:	Christopher Dice, P.E.
Issue:	Secondary Access
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (e)(7)
By:	Jesse T. Muñiz, P.E.

The Development Services Department - Engineering reviewed a letter received on April 30, 2014 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506 (e) (7) (Secondary Access) is made. The proposed development consists of 147 single-family residential lots located near the northwest intersection of Stone Oak Parkway and Canyon Golf Road.

Response to Section 35-506 (e) (7) (Secondary Access) Exception: Section (e)(7), Where a single family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units, a secondary access will be required. The secondary access shall meet the same requirements as the primary access (an entry for emergency purposes only shall not be allowed in place of a secondary access.)

The applicant is requesting a variance to the UDC. The DSD staff agrees with the applicant's analysis for the following reasons:

1. The property is surrounded by existing development without a public street stub-out to connect to.

2. The one adjacent property with a private street stub-out will not allow a connection and has already constructed a fence across the road.

3. The applicant will construct the single access road with a median where the lot layout and topography allow in order to provide increased access to emergency vehicles.

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2014 JUN -2 PM 4:43

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

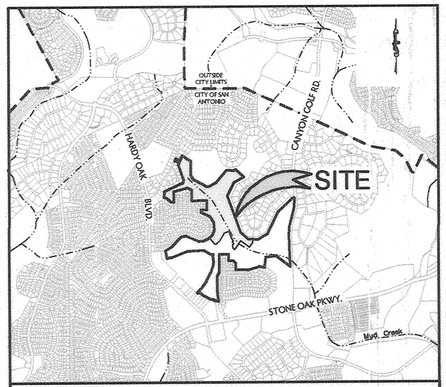
RECOMMEND: APPROVAL OF VARIANCE

Jesse T. Muñiz, P.E. — 5-7-14 Date
Engineer
DSD – Land Development Engineering

Pablo G. Martinez, P.E. — 5/7/14 Date
Development Services Engineer
DSD-Land Development Engineering

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

John P. Jacks — 5-7-14 Date
Assistant Director
DSD



LOCATION MAP

MAPSCO MAP GRID 482 F4

NOT TO SCALE

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

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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

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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954493) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. 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 OFFICE 35-477(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01564.200

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Rajeev Puri 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 JUNE, A.D. 2014.

Erin Saucedo
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CHAMPIONS RIDGE SUBDIVISION, UNIT 3B P.U.D. WHICH IS RECORDED IN

VOLUME 9554, PAGE 118, BEXAR COUNTY DEED AND PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA GRANDE SUBDIVISION UNIT 1 P.U.D. WHICH IS RECORDED IN

VOLUME 9550, PAGES 53-55, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA VERDE - UNIT 4A P.U.D. WHICH IS RECORDED IN

VOLUME 9555, PAGES 55-57, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CHAMPIONS RIDGE SUBDIVISION UNIT 1 P.U.D. WHICH IS RECORDED IN

VOLUME 9542, PAGES 191-192, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESAS SUBDIVISION, UNIT 2 WHICH IS RECORDED IN

VOLUME 9543, PAGE 95, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESAS SUBDIVISION, UNIT 3 WHICH IS RECORDED IN

VOLUME 9543, PAGE 96, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA GRANDE SUBDIVISION, UNIT 5 P.U.D. WHICH IS RECORDED IN

VOLUME 9566, PAGE 159, BEXAR COUNTY DEED & PLAT RECORDS.

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

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

OWNER

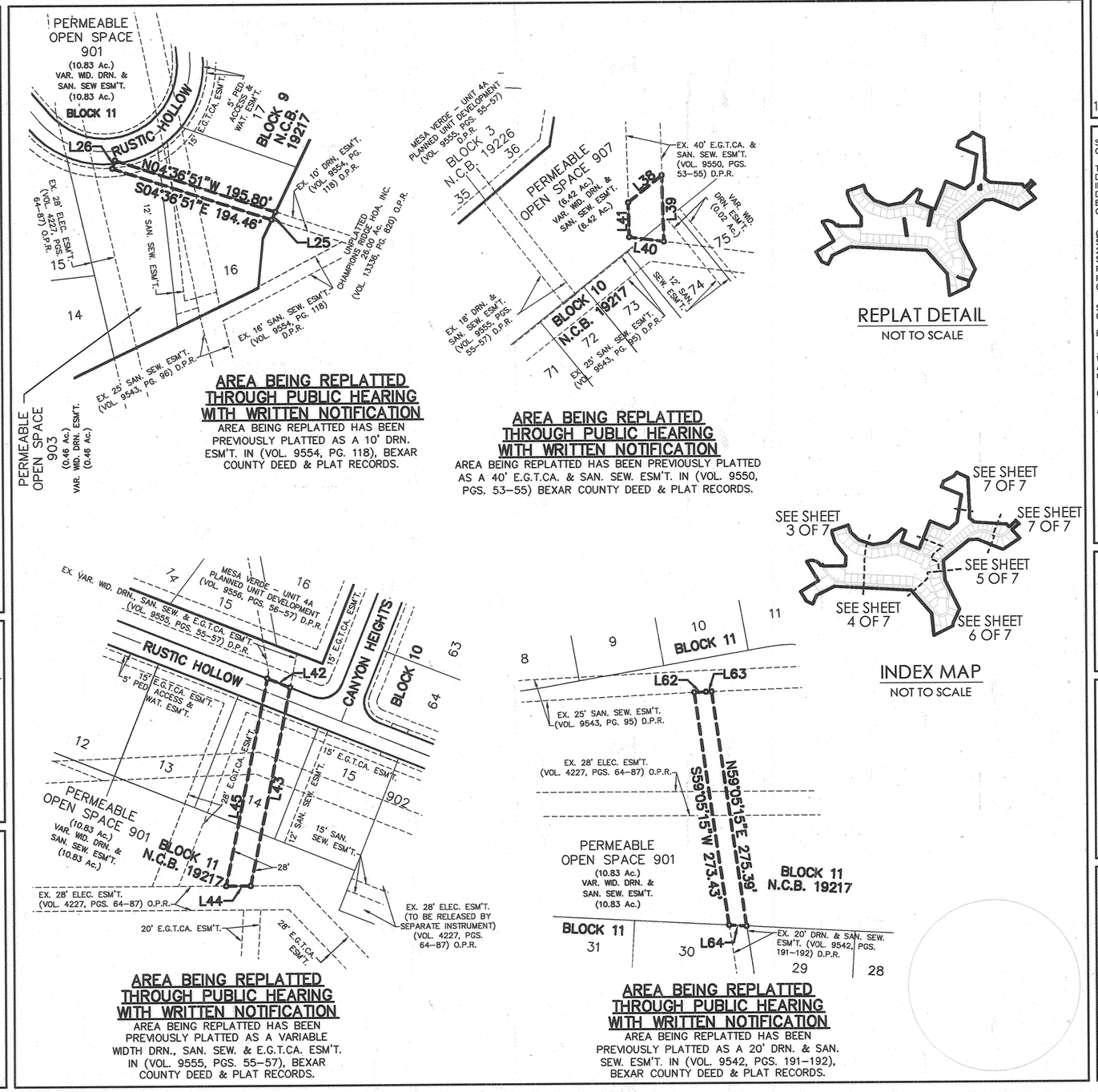
DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF JUNE, 2014.

Erin Saucedo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-16-16

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016



REPLAT DETAIL

NOT TO SCALE

INDEX MAP

NOT TO SCALE

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

LEGEND

Ac.	= ACRES	PG.	= PAGE
C1	= CURVE NUMBER	PGS.	= PAGES
CPS	= CITY PUBLIC SERVICE	PSI	= POUNDS PER SQUARE INCH
D.P.R.	= DEED AND PLAT RECORDS	P.U.D.	= PLANNED UNIT DEVELOPMENT
DRN.	= DRAINAGE	R	= RADIUS
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	SAN. SEW.	= SANITARY SEWER
ELEC.	= ELECTRIC	VAR.	= VARIABLE
ESM'T.	= EASEMENT	VOL.	= VOLUME
EX.	= EXISTING	WAT.	= WATER
F.I.P.	= FOUND 1/2" IRON PIN	WID.	= WIDTH
G.P.M.	= GALLONS PER MINUTE	-ELEV-	= PROPOSED CONTOUR
L1	= LINE NUMBER		= STREET CENTERLINE
NAD	= NORTH AMERICAN DATUM	-ELEV-	= EXISTING GROUND MAJOR CONTOUR
N.C.B.	= NEW CITY BLOCK	-ELEV-	= EXISTING GROUND MINOR CONTOUR
NO.	= NUMBER		= EXISTING PROPERTY LINE
O.P.R.	= OFFICIAL PUBLIC RECORDS		= TREE PRESERVATION AREA
PED.	= PEDESTRIAN		

STATE OF TEXAS
CHRISTOPHER R. DICE
104667
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.

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

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

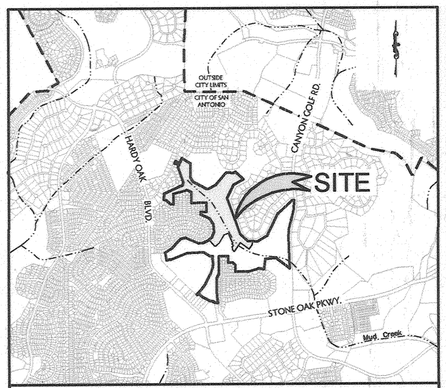
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP

MAPSCO MAP GRID 482 F4 NOT TO SCALE

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954493) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. 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 OFFICE 35-477(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01564.200

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CHAMPIONS RIDGE SUBDIVISION, UNIT 3B P.U.D. WHICH IS RECORDED IN

VOLUME 9554, PAGE 118, BEXAR COUNTY DEED AND PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA GRANDE SUBDIVISION UNIT 1 P.U.D. WHICH IS RECORDED IN

VOLUME 9550, PAGES 53-55, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA VERDE - UNIT 4A P.U.D. WHICH IS RECORDED IN

VOLUME 9555, PAGES 55-57, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CHAMPIONS RIDGE SUBDIVISION, UNIT 1 P.U.D. WHICH IS RECORDED IN

VOLUME 9542, PAGES 191-192, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESAS SUBDIVISION, UNIT 2 WHICH IS RECORDED IN

VOLUME 9543, PAGE 95, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESAS SUBDIVISION, UNIT 3 WHICH IS RECORDED IN

VOLUME 9543, PAGE 96, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA GRANDE SUBDIVISION, UNIT 5 P.U.D. WHICH IS RECORDED IN

VOLUME 9566, PAGE 159, BEXAR COUNTY DEED & PLAT RECORDS.

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

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

OWNER

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF JUNE, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-16-16

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

LEGEND

Ac.	= ACRES	PG.	= PAGE
C1	= CURVE NUMBER	PGS.	= PAGES
CPS	= CITY PUBLIC SERVICE	PSI	= POUNDS PER SQUARE INCH
D.P.R.	= DEED AND PLAT RECORDS	P.U.D.	= PLANNED UNIT DEVELOPMENT
DRN.	= DRAINAGE	R	= RADIUS
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	SAN. SEW.	= SANITARY SEWER
		VAR.	= VARIABLE
ELEC.	= ELECTRIC	VOL.	= VOLUME
ESM'T.	= EASEMENT	WAT.	= WATER
EX.	= EXISTING	WID.	= WIDTH
F.I.P.	= FOUND 1/2" IRON PIN	(ELEV)	= PROPOSED CONTOUR
G.P.M.	= GALLONS PER MINUTE		= STREET CENTERLINE
L1	= LINE NUMBER	--ELEV--	= EXISTING GROUND MAJOR CONTOUR
NAD	= NORTH AMERICAN DATUM	--ELEV--	= EXISTING GROUND MINOR CONTOUR
N.C.B.	= NEW CITY BLOCK		= EXISTING PROPERTY LINE
NO.	= NUMBER		= TREE PRESERVATION AREA
O.P.R.	= OFFICIAL PUBLIC RECORDS		
PED.	= PEDESTRIAN		

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

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

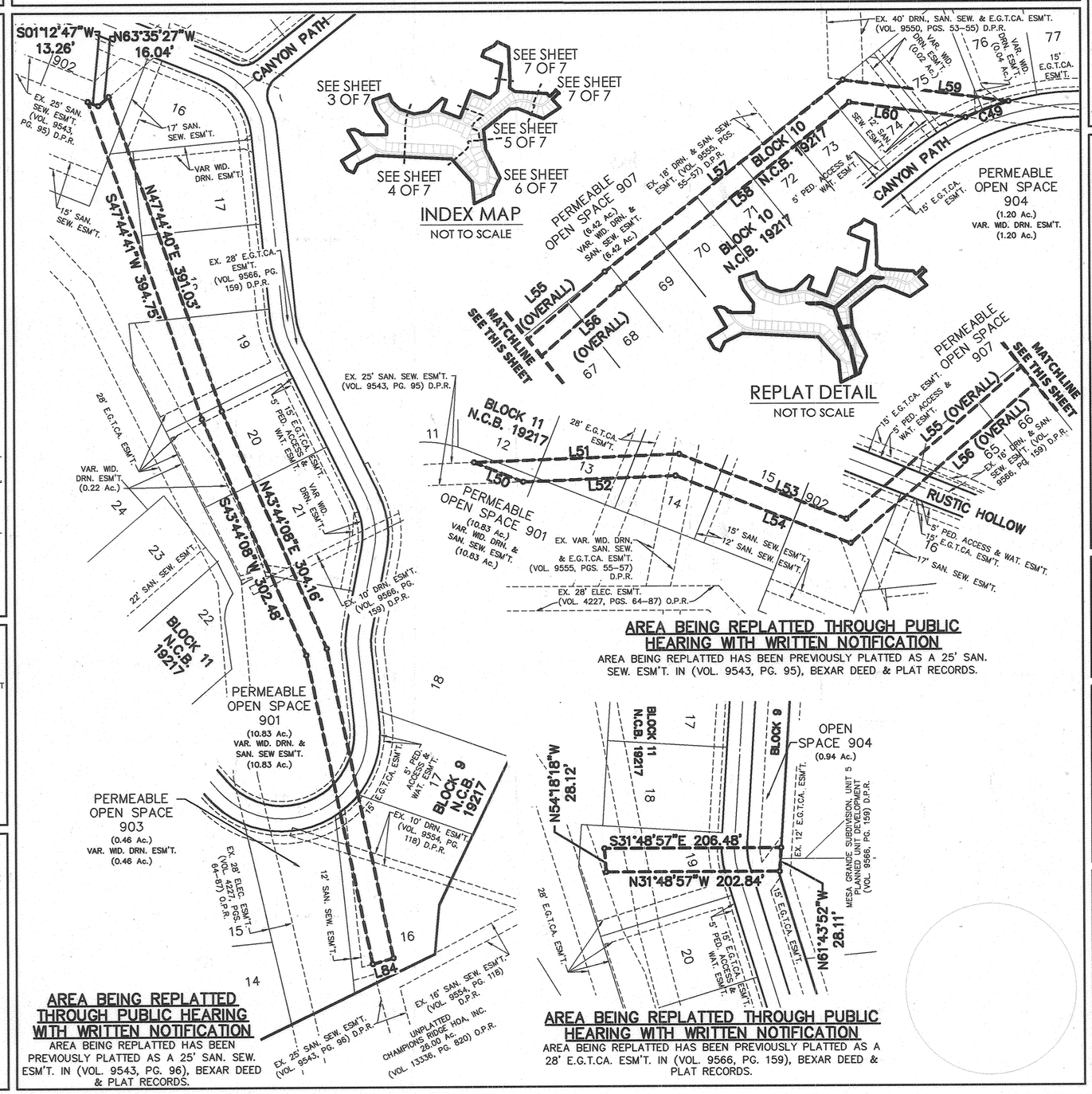
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-841
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI 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 JUNE, A.D. 2014.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

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

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

BY: _____
CHAIRMAN

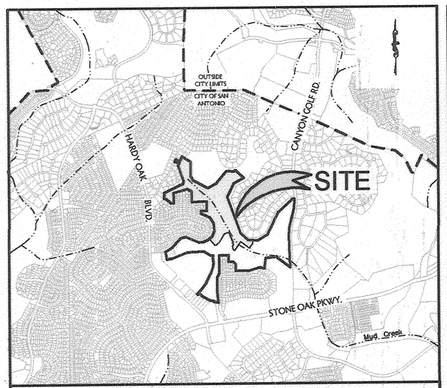
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP

MAPSCO MAP GRID 482 F4

NOT TO SCALE

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

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954493) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. 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 OFFICE 35-477(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

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1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

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LEGEND

Ac.	= ACRES
C1	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEC.	= ELECTRIC
ESM'T.	= EASEMENT
EX.	= EXISTING
F.I.P.	= FOUND 1/2" IRON PIN
G.P.M.	= GALLONS PER MINUTE
L1	= LINE NUMBER
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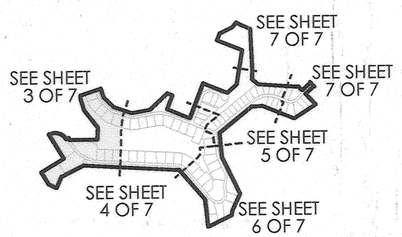
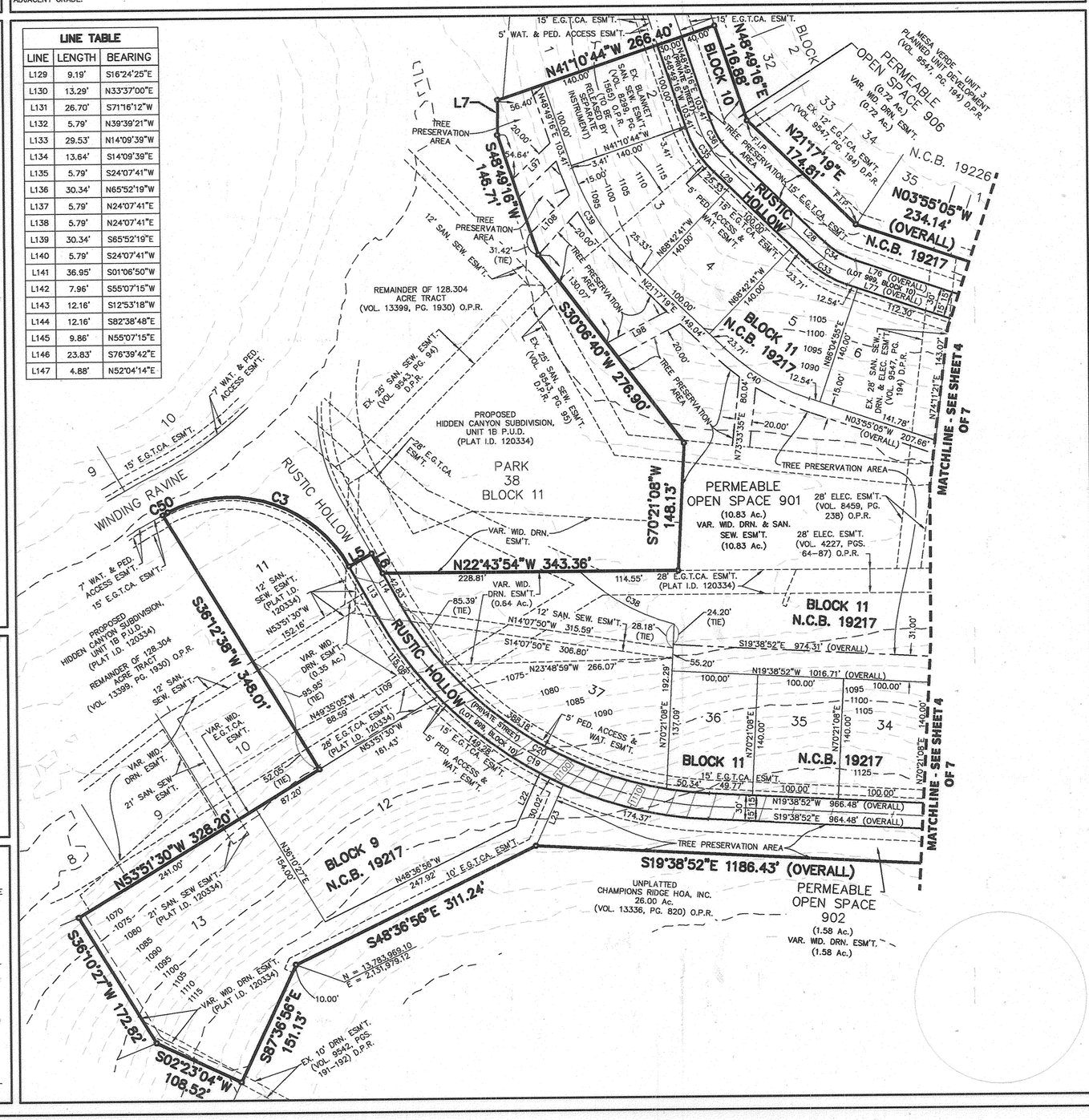
N.C.B.	= NEW CITY BLOCK
NO.	= NUMBER
O.P.R.	= OFFICIAL PUBLIC RECORDS
PED.	= PEDESTRIAN
PG.	= PAGE
PGS.	= PAGES
PSI	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
R	= RADIUS
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
—ELEV—	= PROPOSED CONTOUR
	= STREET CENTERLINE
--ELEV--	= EXISTING GROUND MAJOR CONTOUR
--ELEV--	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= TREE PRESERVATION AREA



INDEX MAP

NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L129	9.19'	S16°24'25"E
L130	13.29'	N33°37'00"E
L131	26.70'	S71°16'12"W
L132	5.79'	N39°39'21"W
L133	29.53'	N14°09'39"W
L134	13.64'	S14°09'39"E
L135	5.79'	S24°07'41"W
L136	30.34'	N65°52'19"W
L137	5.79'	N24°07'41"E
L138	5.79'	N24°07'41"E
L139	30.34'	S65°52'19"E
L140	5.79'	S24°07'41"W
L141	36.95'	S01°06'50"W
L142	7.96'	S55°07'15"W
L143	12.16'	S12°53'18"W
L144	12.16'	S82°38'48"E
L145	9.86'	N55°07'15"E
L146	23.83'	S76°39'42"E
L147	4.88'	N52°04'14"E



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Rajeev Puri 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 June, A.D. 2014.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

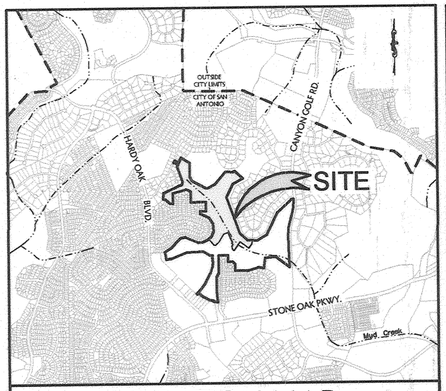
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDE ENGINEERS L.L.C.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP

MAPSCO MAP GRID 482 F4 — NOT TO SCALE

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

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954493) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. 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 OFFICE 35-477(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

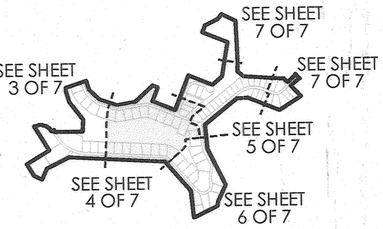
SCALE: 1"=100'

100 50 0 100

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01564.200

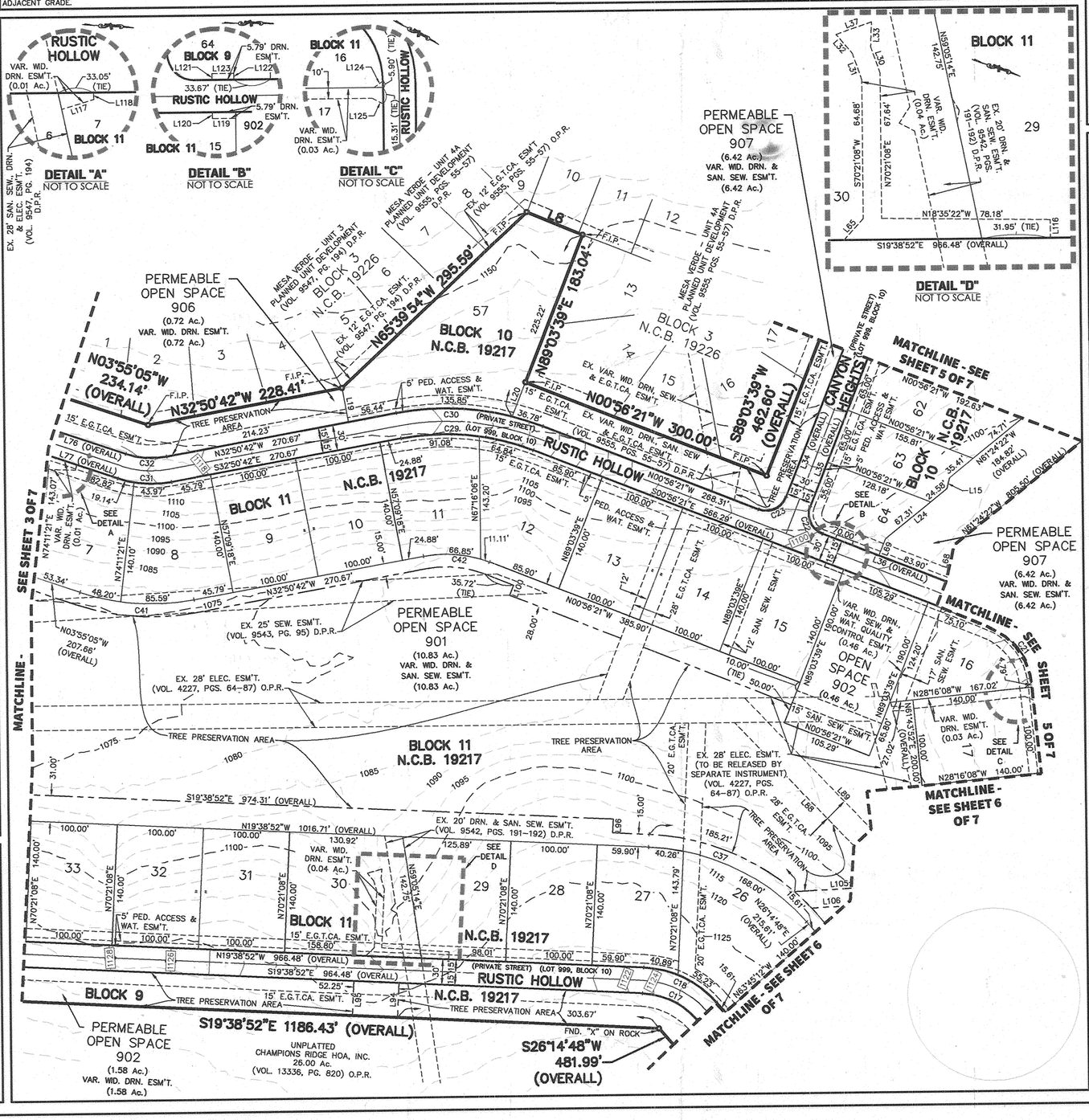
LEGEND

Ac.	= ACRES
C1	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEC.	= ELECTRIC
ESM'T.	= EASEMENT
EX.	= EXISTING
F.I.P.	= FOUND 1/2" IRON PIN
G.P.M.	= GALLONS PER MINUTE
L1	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
N.C.B.	= NEW CITY BLOCK
NO.	= NUMBER
O.P.R.	= OFFICIAL PUBLIC RECORDS
PED.	= PEDESTRIAN
PG.	= PAGE
PGS.	= PAGES
PSI	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
R	= RADIUS
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV	= PROPOSED CONTOUR
	= STREET CENTERLINE
ELEV	= EXISTING GROUND MAJOR CONTOUR
ELEV	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= TREE PRESERVATION AREA



INDEX MAP

NOT TO SCALE



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI 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 JUNE, A.D. 2014.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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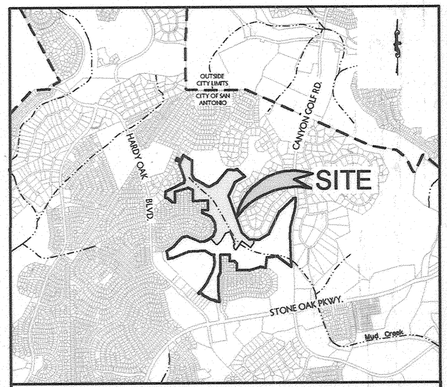
REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP

MAPSCO MAP GRID 482 F4

NOT TO SCALE

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THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

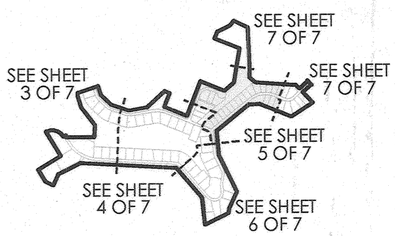
SCALE: 1"=100'

100 50 0 100

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01564.200

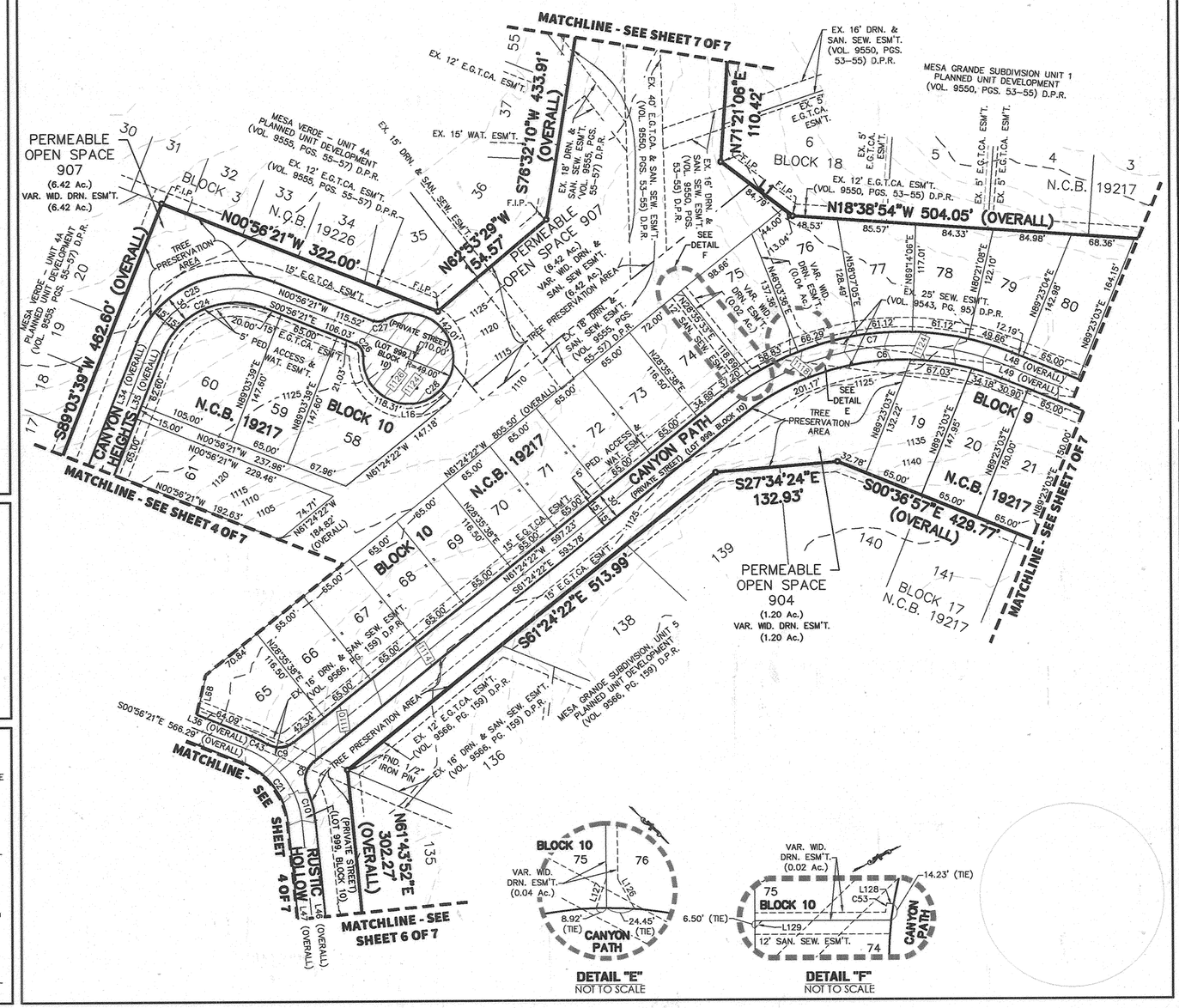
LEGEND

Ac.	=	ACRES
C1	=	CURVE NUMBER
CPS	=	CITY PUBLIC SERVICE
D.P.R.	=	DEED AND PLAT RECORDS
DRN.	=	DRAINAGE
E.G.T.CA.	=	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEC.	=	ELECTRIC
ESM'T.	=	EASEMENT
EX.	=	EXISTING
F.I.P.	=	FOUND 1/2" IRON PIN
G.P.M.	=	GALLONS PER MINUTE
L1	=	LINE NUMBER
NAD	=	NORTH AMERICAN DATUM
N.C.B.	=	NEW CITY BLOCK
NO.	=	NUMBER
O.P.R.	=	OFFICIAL PUBLIC RECORDS
PED.	=	PEDESTRIAN
PG.	=	PAGE
PGS.	=	PAGES
PSI	=	POUNDS PER SQUARE INCH
P.U.D.	=	PLANNED UNIT DEVELOPMENT
R	=	RADIUS
SAN. SEW.	=	SANITARY SEWER
VAR.	=	VARIABLE
VOL.	=	VOLUME
WAT.	=	WATER
WID.	=	WIDTH
—ELEV—	=	PROPOSED CONTOUR
	=	STREET CENTERLINE
--ELEV--	=	EXISTING GROUND MAJOR CONTOUR
--ELEV--	=	EXISTING GROUND MINOR CONTOUR
	=	EXISTING PROPERTY LINE
	=	TREE PRESERVATION AREA



INDEX MAP

NOT TO SCALE



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI 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 JUNE, A.D. 2014.

ERIN SAUCEDO
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

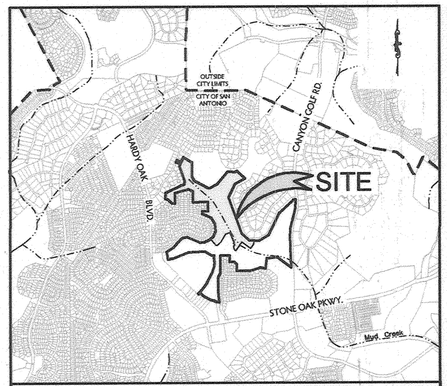
STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP

MAPSCO MAP GRID 482 F4

NOT TO SCALE

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

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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

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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P## 1954493) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. 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 OFFICE 35–477(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

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LEGEND

Ac.	=	ACRES
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G.P.M.	=	GALLONS PER MINUTE
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N.C.B.	=	NEW CITY BLOCK
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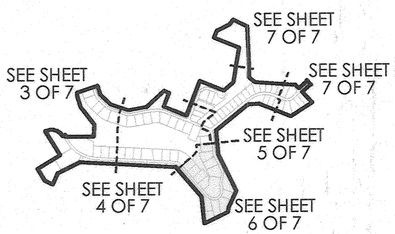
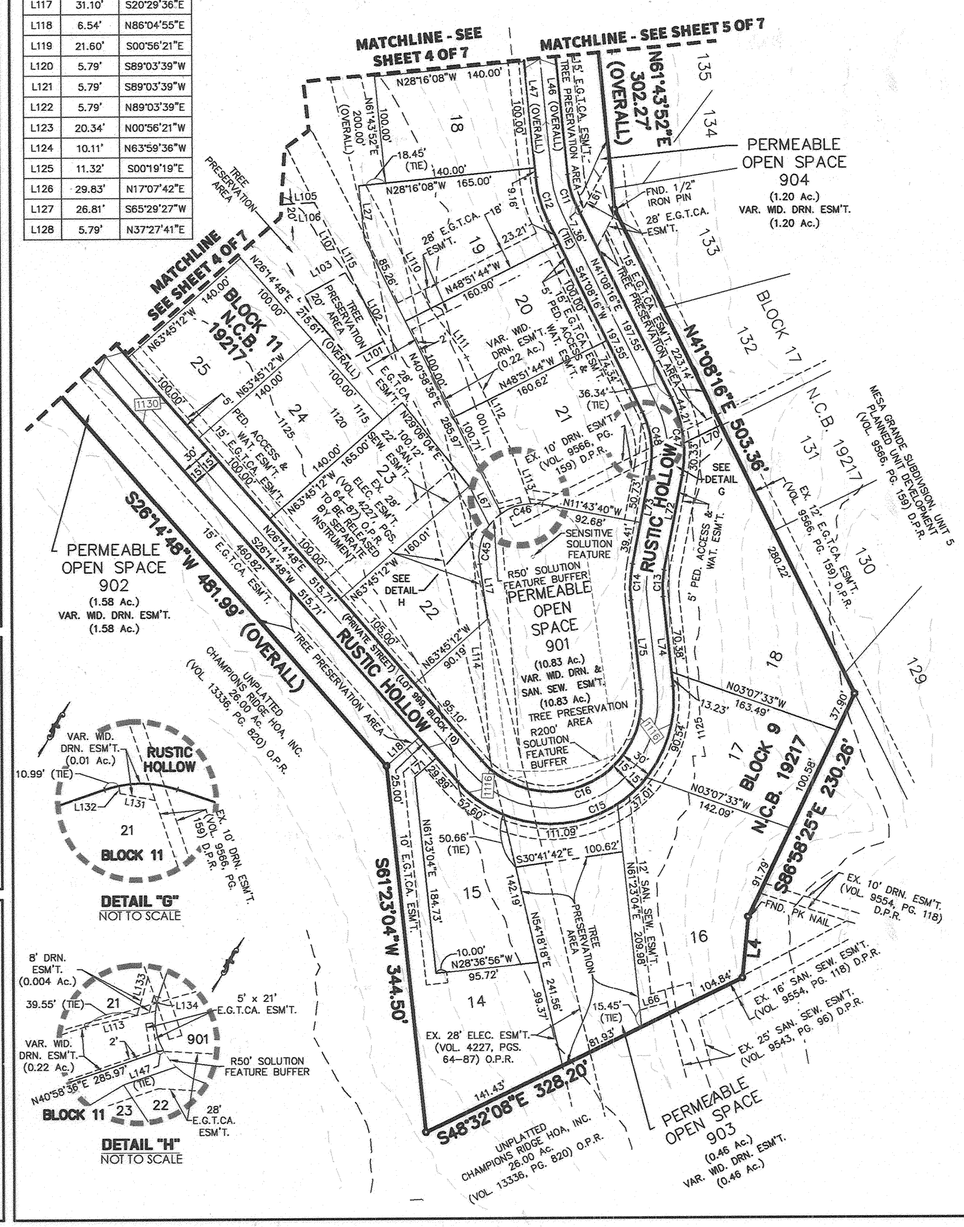


INDEX MAP

NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L114	229.78'	S62°48'13"W
L115	378.87'	S40°58'36"W
L116	8.56'	N70°21'08"E
L117	31.10'	S20°29'36"E
L118	6.54'	N86°04'55"E
L119	21.60'	S00°56'21"E
L120	5.79'	S89°03'39"W
L121	5.79'	S89°03'39"W
L122	5.79'	N89°03'39"E
L123	20.34'	N00°56'21"W
L124	10.11'	N63°59'36"W
L125	11.32'	S00°19'19"E
L126	29.83'	N17°07'42"E
L127	26.81'	S65°29'27"W
L128	5.79'	N37°27'41"E



DETAIL "G"
NOT TO SCALE

DETAIL "H"
NOT TO SCALE

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	97.83'	N14°36'15"E	L54	219.96'	S01°12'47"E
L2	64.04'	N23°54'26"E	L55	392.67'	N63°35'27"W
L3	80.00'	N23°54'26"E	L56	407.33'	S63°35'27"E
L4	57.71'	N72°45'34"E	L57	357.99'	N61°24'21"W
L5	30.00'	N51°53'20"W	L58	346.83'	S61°24'21"E
L6	26.42'	S38°06'40"W	L59	195.55'	N15°06'58"W
L7	41.09'	S68°08'37"W	L60	137.50'	S15°06'58"E
L8	70.02'	N00°19'32"E	L61	56.93'	N84°29'02"W
L9	91.70'	S89°03'39"W	L62	13.81'	N25°23'45"W
L10	74.16'	N73°48'24"W	L63	6.29'	N24°32'19"W
L11	34.44'	N65°52'19"W	L64	20.39'	S19°38'52"E
L12	9.43'	N23°54'26"E	L65	13.53'	N67°16'57"W
L13	69.25'	S38°06'40"W	L66	27.05'	S38°32'08"E
L14	69.25'	S38°06'40"W	L67	41.39'	N40°58'36"E
L15	12.96'	N80°27'26"E	L68	43.82'	N80°27'26"E
L16	15.97'	N22°12'48"E	L69	21.44'	N89°03'39"E
L17	52.36'	N59°35'34"E	L70	38.39'	N48°51'44"W
L18	40.00'	N63°45'12"W	L71	27.02'	N63°45'12"W
L19	40.00'	N57°09'18"E	L72	90.14'	N78°16'20"E
L20	42.18'	N89°03'39"E	L73	90.14'	S78°16'20"W
L22	67.90'	N88°09'45"W	L74	83.61'	N61°08'50"E
L23	77.71'	N88°09'45"W	L75	83.61'	S61°08'50"W
L24	91.89'	N61°24'22"W	L76	207.66'	N03°55'05"W
L25	10.09'	S86°58'25"E	L77	207.66'	S03°55'05"E
L26	10.00'	S85°23'09"W	L80	21.00'	N65°52'19"W
L27	49.96'	N61°43'52"E	L81	30.00'	N24°07'41"E
L28	149.04'	N21°17'19"E	L82	172.87'	S65°52'19"E
L29	149.04'	S21°17'19"W	L83	71.87'	N65°52'19"W
L30	13.06'	N51°24'44"E	L84	25.06'	S38°32'08"E
L31	13.10'	S51°24'44"W	L85	27.00'	S24°07'41"W
L32	11.45'	S29°36'39"W	L86	15.52'	N23°54'26"E
L33	11.45'	N73°12'49"E	L88	198.26'	S23°57'11"W
L34	327.60'	S89°03'39"W	L89	214.54'	S23°57'11"W
L35	327.60'	N89°03'39"E	L94	40.00'	S70°21'08"W
L36	217.98'	N00°56'21"W	L95	40.00'	N70°21'08"E
L37	17.51'	N38°35'16"W	L96	16.00'	N70°21'08"E
L38	50.15'	N61°24'22"W	L97	60.87'	N66°32'22"W
L39	77.06'	N65°41'16"E	L98	79.01'	N50°16'02"W
L40	40.52'	S15°06'58"E	L99	50.44'	S28°34'21"W
L41	40.34'	S65°41'12"W	L100	12.50'	S89°03'39"W
L42	28.45'	N00°56'21"W	L101	35.04'	S51°20'47"E
L43	234.75'	N78°49'10"E	L102	72.72'	N40°58'36"E
L44	28.58'	S22°43'54"E	L103	59.19'	N51°20'47"W
L45	245.54'	S78°49'10"W	L105	92.71'	N25°43'23"W.
L46	213.95'	N61°43'52"E	L106	82.99'	N25°43'23"W
L47	213.95'	S61°43'52"W	L107	29.31'	N40°58'36"E
L48	140.49'	N00°36'57"W	L108	62.49'	N66°32'58"W
L49	140.49'	S00°36'57"E	L109	65.41'	N54°47'32"W
L50	61.80'	S00°56'21"E	L110	129.77'	N39°40'48"E
L51	239.92'	N24°48'01"W	L111	56.51'	N31°04'36"E
L52	178.18'	S24°48'01"E	L112	95.69'	N41°46'44"E
L53	210.04'	N01°12'47"W	L113	53.52'	N47°20'57"E

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217–641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698–3004
FAX: (210) 698–3014
CONTACT PERSON: RAJEEV PURI

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Rajeev Puri 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 JUNE, A.D. 2014.

Erin Saucedo
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

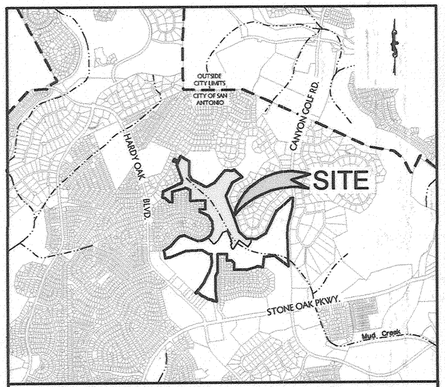
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDE ENGINEERS L.L.C.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP

MAPSCO MAP GRID 482 F4

NOT TO SCALE

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

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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

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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954493) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. 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 OFFICE 35-477(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

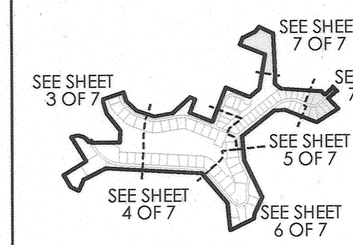
SCALE: 1"=100'

100 50 0 100

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01564.200

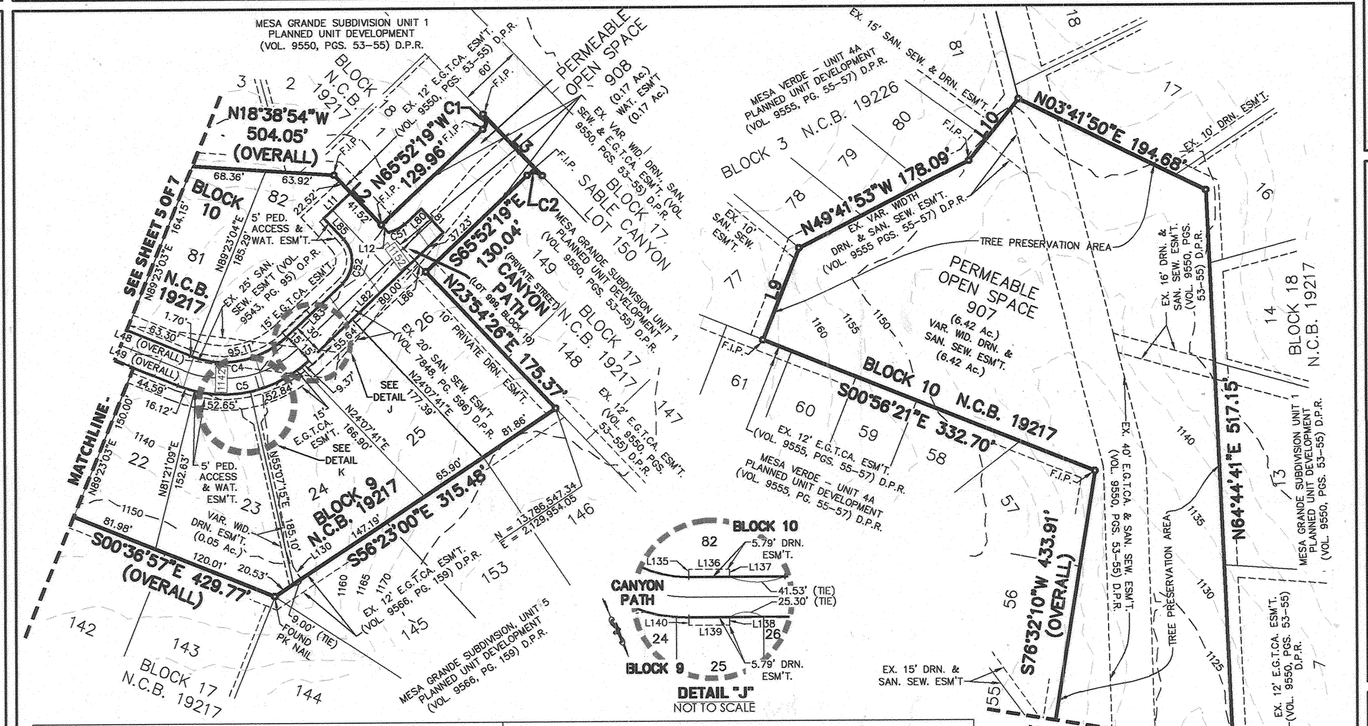
LEGEND

Ac.	= ACRES
C1	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEC.	= ELECTRIC
ESM'T.	= EASEMENT
EX.	= EXISTING
F.I.P.	= FOUND 1/2" IRON PIN
G.P.M.	= GALLONS PER MINUTE
L1	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
N.C.B.	= NEW CITY BLOCK
NO.	= NUMBER
O.P.R.	= OFFICIAL PUBLIC RECORDS
PED.	= PEDESTRIAN
PG.	= PAGE
PGS.	= PAGES
PSI	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
R	= RADIUS
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
—ELEV—	= PROPOSED CONTOUR
	= STREET CENTERLINE
--ELEV--	= EXISTING GROUND MAJOR CONTOUR
--ELEV--	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= TREE PRESERVATION AREA



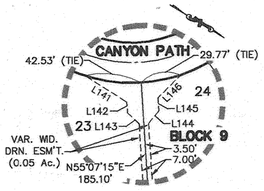
INDEX MAP

NOT TO SCALE



DETAIL "J"

NOT TO SCALE



DETAIL "K"

NOT TO SCALE

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°13'15"	10.04'	15.75'	14.17'	S69°01'21"W
C2	10.00'	89°46'44"	9.96'	15.67'	14.11'	S20°57'50"E
C3	159.00'	87°27'38"	152.10'	242.71'	219.82'	S05°37'09"E
C4	85.00'	65°15'23"	54.42'	96.81'	91.66'	N33°14'37"W
C5	115.00'	65°15'23"	73.63'	130.98'	124.01'	S33°14'37"E
C6	285.00'	60°47'26"	167.18'	302.38'	288.40'	S31°00'39"E
C7	315.00'	60°47'26"	184.77'	334.21'	318.76'	N31°00'39"W
C8	25.00'	75°12'49"	19.26'	32.82'	30.51'	N80°59'14"E
C9	25.00'	70°16'59"	17.60'	30.67'	28.78'	N26°15'53"W
C10	110.00'	18°21'03"	17.77'	35.23'	35.08'	N52°33'21"E
C11	90.00'	20°35'36"	16.35'	32.35'	32.17'	N51°26'04"E
C12	120.00'	20°35'36"	21.80'	43.13'	42.90'	S51°26'04"W
C13	85.00'	17°07'30"	12.80'	25.41'	25.31'	N69°42'35"E
C14	115.00'	17°07'30"	17.32'	34.37'	34.24'	S69°42'35"W
C15	115.00'	145°05'59"	365.84'	291.23'	219.41'	S46°18'11"E
C16	85.00'	145°05'59"	270.41'	215.26'	162.18'	N46°18'11"W
C17	90.00'	45°53'40"	38.11'	72.09'	70.18'	S03°17'58"W
C18	120.00'	45°53'40"	50.81'	96.12'	93.57'	N03°17'58"E
C19	465.00'	57°45'32"	256.48'	468.76'	449.16'	S09°13'54"W
C20	435.00'	57°45'32"	239.93'	438.52'	420.18'	N09°13'54"E
C21	80.00'	62°40'14"	48.71'	87.50'	83.21'	N30°23'46"E
C22	25.00'	90°00'00"	25.00'	39.27'	35.36'	N44°03'39"E
C23	25.00'	90°00'00"	25.00'	39.27'	35.36'	N45°56'21"W
C24	85.00'	90°00'00"	85.00'	133.52'	120.21'	S45°56'21"E
C25	115.00'	90°00'00"	115.00'	180.64'	162.63'	N45°56'21"W
C26	14.00'	71°29'26"	10.08'	17.47'	16.36'	S34°48'22"W
C27	14.00'	52°54'09"	6.97'	12.93'	12.47'	N27°23'26"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C28	49.00'	304°23'35"	25.84'	260.32'	45.71'	S81°38'42"E
C29	280.00'	31°54'21"	80.04'	155.92'	153.91'	S16°53'32"E
C30	310.00'	31°54'21"	88.62'	172.63'	170.41'	N16°53'32"W
C31	125.00'	28°55'37"	32.24'	63.11'	62.44'	S18°22'54"E
C32	95.00'	28°55'37"	24.50'	47.96'	47.46'	N18°22'54"W
C33	125.00'	25°12'24"	27.95'	54.99'	54.55'	S08°41'07"W
C34	95.00'	25°12'24"	21.24'	41.79'	41.46'	N08°41'07"E
C35	125.00'	27°31'56"	30.62'	60.07'	59.49'	S35°03'17"W
C36	95.00'	27°31'56"	23.28'	45.65'	45.21'	N35°03'17"E
C37	260.00'	45°53'40"	110.08'	208.26'	202.74'	S03°17'58"W
C38	245.00'	29°39'24"	64.86'	126.81'	125.40'	N07°00'40"E
C39	265.00'	27°31'56"	64.92'	127.34'	126.12'	N35°03'17"E
C40	265.00'	25°12'24"	59.25'	116.58'	115.65'	N08°41'07"E
C41	265.00'	28°55'37"	68.35'	133.79'	132.37'	N18°22'54"W
C42	140.00'	31°54'21"	40.02'	77.96'	76.96'	S16°53'32"E
C43	110.00'	09°48'58"	9.45'	18.85'	18.82'	S03°58'08"W
C45	50.00'	43°39'26"	20.03'	38.10'	37.18'	N81°25'17"E
C46	50.00'	46°48'27"	21.64'	40.85'	39.72'	S35°07'53"E
C47	115.00'	37°08'04"	38.63'	74.53'	73.24'	N59°42'18"E
C48	85.00'	37°08'04"	28.55'	55.09'	54.13'	S59°42'18"W
C49	315.00'	09°45'11"	26.88'	53.62'	53.56'	S42°56'34"E
C50	477.00'	00°48'42"	3.38'	6.76'	6.76'	N49°45'19"W
C51	29.00'	34°20'57"	8.96'	17.39'	17.13'	N48°41'50"W
C52	29.00'	90°00'00"	29.00'	45.55'	41.01'	S69°07'41"W
C53	320.79'	01°26'28"	4.03'	8.07'	8.07'	N52°46'56"W

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI 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 JUNE, A.D. 2014.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

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COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR

JUNE 2014 SHEET 7 OF 7

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 12**

Public Hearing:
Planning Commission
July 23, 2014

Application/Case Number:
14-00003

Project Name:
Canyon View Subdivision PUD

Applicant:
Blake Yantis

Representative:
Cude Engineers, Inc., c/o Christopher R. Dice, P.E.

Owner:
Fair Oaks Mosaic TBY

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

Property Address/Location:
Generally located northeast of the intersection of Hardy Oaks and Crescent Oaks

Tract Size:
28.81 acres

Council District(s):
9

Notification:
Notices mailed July 8, 2014
- 30 to property owners within 200 feet

Internet Agenda Posting July 18, 2014

REQUEST

Approval of the **Canyon View Subdivision (PUD)** Plan

APPLICATION TYPE

Planned Unit Development

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

The possible actions the Planning Commission may take on this are as follows:
1. Approval as requested
2. Approval with conditions
3. Denial

I. ANALYSIS

A. Proposed Uses

The proposed plan will consist of one hundred (**100**) single-family residential lots, three (3) non-single family lots and approximately five thousand fifty nine (**5,059**) linear feet of private streets.

B. Zoning

"R-6 PUD ERZD MLOD" Single-family residential Planned Unit Development Edwards Recharge Zone Military Lighting Overlay District

C. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	**Current Land Use**
North	R-6 PUD ERZD MLOD	Vacant
South	C-2 ERZD MLOD	Commercial
East	R-6 PUD ERZD MLOD	Vacant
West	C-2 ERZD MLOD	Vacant

D. Inter-jurisdictional Review

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

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 Military Lighting Overlay District (MLOD-1) Regulations.

E. Interdepartmental Review

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with Section 35-344(i) of the UDC.

II. SUPPLEMENTAL INFORMATION

A. Evaluation Criteria

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

B. Associated Application

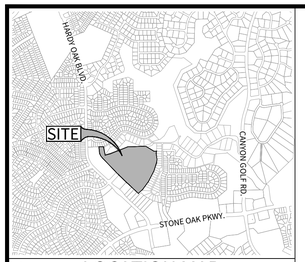
MDP 14-00021, Canyon View, pending acceptance

III. RECOMMENDATION

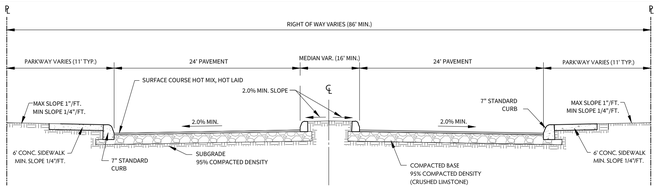
Approval of the proposed **Canyon View Subdivision PUD** Plan.

IV. ATTACHMENT

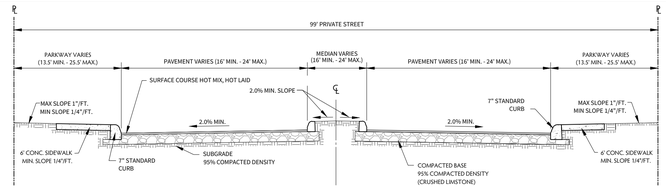
1. Proposed Plan



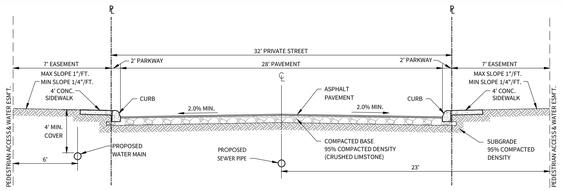
LOCATION MAP
SCALE: 1" = 2,000'



EXISTING HARDY OAK BLVD. STREET CROSS SECTION



ENHANCED LOCAL "B" STREET CROSS SECTION



PRIVATE LOCAL "A" STREET CROSS-SECTION

OWNER/DEVELOPER:

FAIR OAKS MOSAIC TBY
CONTACT PERSON: BLAKE YANTIS
1802 NW MILITARY, SUITE 100
CASTLE HILLS, TX 78213
TEL: (210) 764-9575

CIVIL ENGINEER:

M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRISTOPHER R. DICE
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

LEGAL DESCRIPTION:

28.814 ACRES OF LAND, NEW CITY BLOCK 19217 IN THE CITY OF SAN ANTONIO, TEXAS SITUATED IN THE RUDOLPH FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS BEING THE SAME REAL PROPERTY DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 9320, PAGE 921 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

NOTES:

1. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2011 EDITION.
2. ALL INTERIOR STREETS ARE 32' PRIVATE STREETS WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
3. SIDEWALKS WILL BE INSTALLED IN PUBLIC R.O.W. OR PEDESTRIAN EASEMENT PER UDC ARTICLE 5, DIVISION 2: 35-506(q).
4. ALL STREETS SHOWN HEREIN ARE PRIVATE STREETS, UNLESS OTHERWISE NOTED.
5. NORTHEAST INDEPENDENT SCHOOL DISTRICT.
6. CUL-DE-SAC STREETS LONGER THEN 500 L.F. SHALL ADHERE TO THE UNIFIED DEVELOPMENT CODE (UDC) MINIMUM 30' PAVEMENT REQUIREMENT.
7. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.
8. THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
9. WATER AND SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM. ELECTRIC AND GAS SERVICE WILL BE PROVIDED BY CPS ENERGY.
10. ZONING ORDINANCE NO. 87259 & NO. 88359. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED PER ORDINANCE NO. 88359.
11. STORM WATER DETENTION IS NOT BEING PROVIDED PENDING REVIEW AND APPROVAL BY THE CITY OF SAN ANTONIO OF THE STORM WATER MANAGEMENT PLAN & DOWNSTREAM DRAINAGE ANALYSIS.
12. NO RESIDENTIAL DRIVEWAY ACCESS WILL BE PERMITTED TO COLLECTOR STREET.
13. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(1).
14. LOTS ALONG THE PERIMETER SHALL PROVIDE A 25' BUILDING SETBACK ADJACENT TO THE PERIMETER. INTERNAL SETBACKS SHALL BE PROVIDED PER REQUIREMENTS OF THE BASE ZONING DISTRICT. PERIMETER FENCING SHALL COMPLY WITH UDC 35-344(d)(2).
15. OFF-STREET PARKING & LOADING SPACES SHALL COMPLY WITH UDC 35-344(h), AS APPLICABLE.
16. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.

DENSITY AND OPEN SPACE:

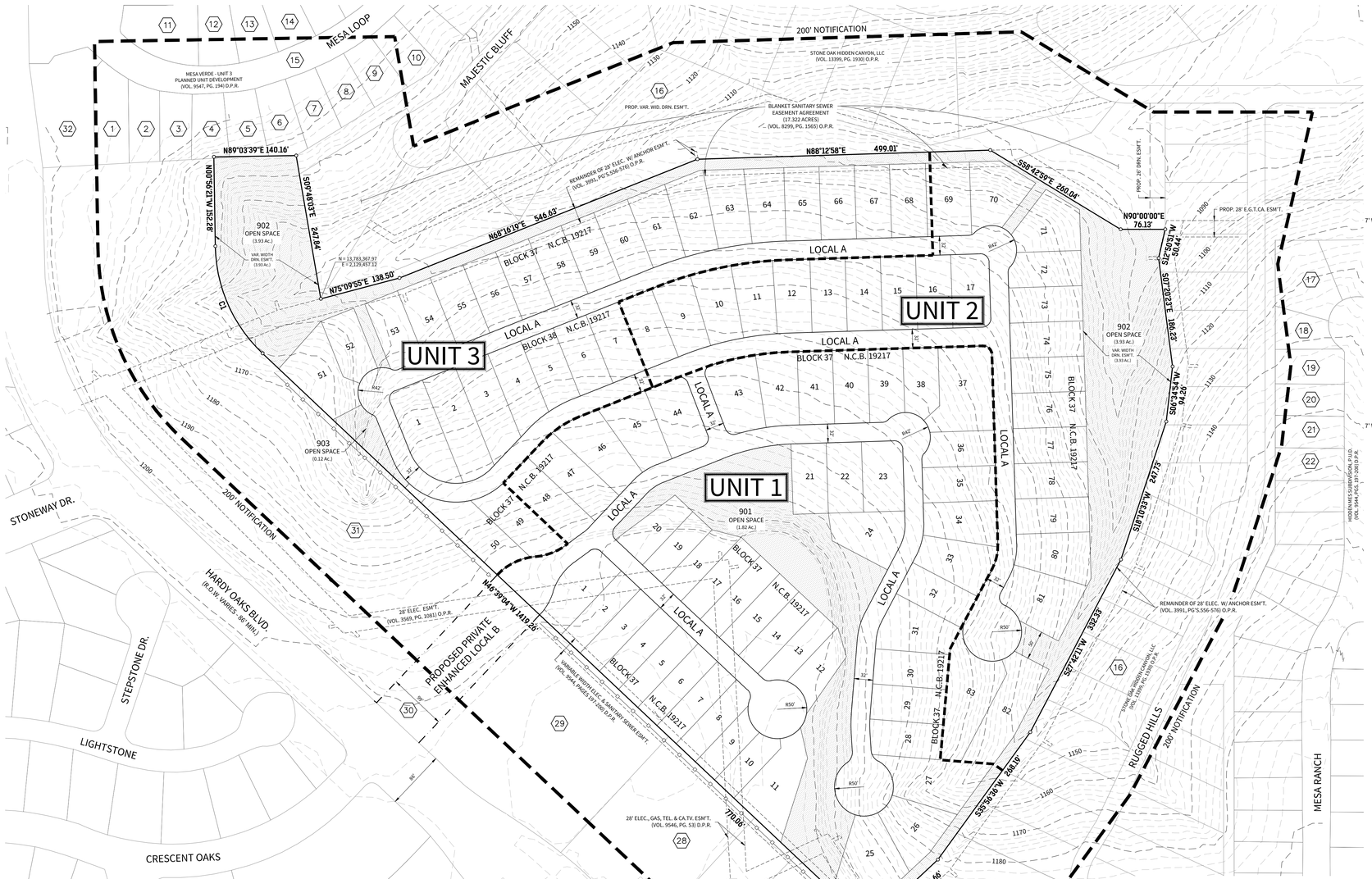
BASE ZONING DISTRICT:	PUD R6 ERZD MLOD
MAXIMUM DENSITY ALLOWED:	5 UNITS / ACRE
PROPOSED DENSITY:	3.47 UNITS / ACRE
TOTAL SPACE:	28.81 ACRES
STREET:	163,213 S.F.
DRIVEWAYS:	56,000 S.F.
DRAINAGE R.O.W. / ESMT'S:	167,706 S.F.
HOUSE SLABS	346,000 S.F.
OCCUPIED OPEN SPACE:	412,513 S.F.
UNOCCUPIED OPEN SPACE:	255,697 S.F.
PARK & OTHER IMPROVEMENTS:	44,500 S.F.
TOTAL SPACE:	1,254,964 S.F.
OPEN SPACE PERCENTAGE:	47.82%

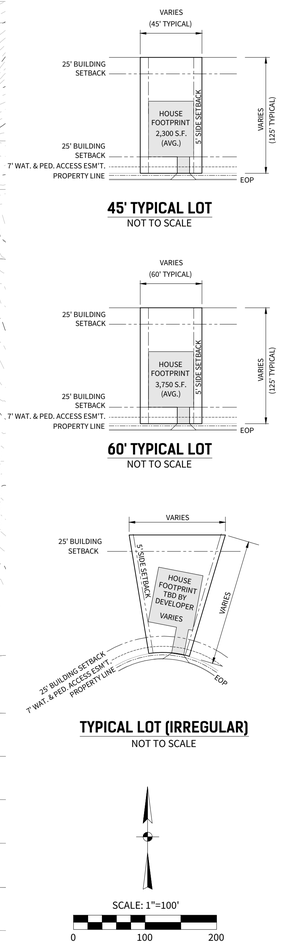
PROPERTY OWNERSHIP:

1. JOE L. & JANIE D. WILSON (VOL. 9369, PG. 1206) O.P.R.
2. RAMIRO & ROSALINDA SALAZAR (VOL. 16570, PG. 576) O.P.R.
3. DAVID & LILE N. SALAZAR (VOL. 11973, PG. 0794) O.P.R.
4. URSULA M. & MARIA ELISA FLORES (VOL. 10766, PG. 1648) O.P.R.
5. MATTHEW STUCKEY (VOL. 12281, PG. 754) O.P.R.
6. YAUN, DALE K. & RENEE L. (VOL. 14091, PG. 339) O.P.R.
7. ELBERT RUIZ & MICHELE RIBOUL-RUIZ (VOL. 10838, PG. 1182) O.P.R.
8. STEVEN L. & SORAYA E. STONELY (VOL. 10493, PG. 1926) O.P.R.
9. JAMES W. STEGER & DEBBIE TRAMMELL (VOL. 15548, PG. 1183) O.P.R.
10. CHING CHENG & MARTIN KASZUBOWSKI (VOL. 13550, PG. 66) O.P.R.
11. HAROLD W. & CHERYL H. CARSON (VOL. 12146, PG 1501) O.P.R.
12. LEE & VICTORIA V. MORENO (VOL. 10894, PG. 240) O.P.R.
13. CHRISTOPHER A. & CHERETH B. ROBINSON (VOL 15720, PG. 1235) O.P.R.
14. LINDA LUTTBEG (VOL. 10031, PG. 1360) O.P.R.
15. MG HOMEOWNER'S ASSOCIATION, INC. (VOL. 12818, PG. 854) O.P.R.
16. STONE OAK HIDDEN CANYON, L.L.C. (VOL. 13399, PG. 1930) O.P.R.
17. ROBERT T. MALONEY & JANET MOORE (VOL. 9413, PG. 2363) O.P.R.
18. WAYNE D. & ALICIA A. LUND (VOL. 15746, PG. 821) O.P.R.
19. MARK W. & BERTHA A. TAYLOR (VOL. 16340, PG. 2017) O.P.R.
20. JAMES & CAROL W. NOEL (VOL. 16423, PG. 162) O.P.R.
21. NATALIE L. SHEERIN (VOL. 16283, PG. 359) O.P.R.
22. RICHARD C. & TRACEY A. STOCKTON (VOL. 9476, PG. 690) O.P.R.
23. STONE OAK MILLENNIUM LTD. (VOL. 8916, PG. 1435) O.P.R.
24. HARDY OAK HOLDING, L.L.C. (VOL. 15172, PG. 759) O.P.R.
25. STONE OAK INVESTMENTS, L.P. (VOL. 15966, PG. 1650) O.P.R.
26. AMG PROPERTIES, LTD. (VOL. 14238, PG. 1410) O.P.R.
27. BOYER/HILL PROPERTIES, INC. (VOL. 9344, PG. 1969) O.P.R.
28. CARRIELAND PROPERTIES, L.L.C. (VOL. 10805, PG. 2220) O.P.R.
29. MISRA ENTERPRISES, L.P. (VOL. 8235, PG. 632) O.P.R.
30. FAIR OAKS MOSAIC TBY, LLC (VOL. 16487, PG. 634) O.P.R.
31. GENE TOSCANO INC. (VOL. 13283, PG. 636) O.P.R.
32. SAN ANTONIO MESA HOA (VOL. 9571, PG. 866) O.P.R.

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	257.00'	45°42'43"	108.34'	205.04'	199.65'	N23°47'43"W





LAND USE TABLE

LAND USE TYPE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	9.64
ACTIVE OPEN SPACE / GREENBELTS	5.87
PASSIVE OPEN SPACE	9.47
PRIVATE STREETS	3.83
TOTAL	28.81

NOTE: SINGLE FAMILY RESIDENTIAL AREA INCLUDES ALL IMPERVIOUS COVER AREAS WITHIN SFR AREAS.

DENSITY TABLE

SUMMARY	AREA (Ac.)
OVERALL DEVELOPABLE AREA	28.81
STEEP SLOPES	8.04
EXISTING EASEMENTS TO REMAIN	0.71
NET DEVELOPABLE AREA	20.06
TOTAL DWELLINGS	100
NET DENSITY	4.99 D.U./Ac.

IMPERVIOUS COVER CALCULATIONS

LAND USE TYPE	CALCULATION	AREA (S.F.)
STREETS		163,213
SIDEWALKS		46,443
DRIVEWAYS	560 S.F. / LOT x 100 LOTS	56,000
45' LOTS	2,300 S.F. / LOT x 20 LOTS	46,000
60' LOTS	3,750 S.F. / LOT x 80 LOTS	300,000
PARK IMPROVEMENTS		12,500
OTHER IMPROVEMENTS		32,000
TOTAL IMPERVIOUS COVER		605,756

DEVELOPMENT SUMMARY

UNIT	LAND USE TYPE	GROSS Ac.	DWELLINGS	DU/Ac.	ACTIVE OPEN SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	12.56	48	3.82	2.00
2	SINGLE FAMILY RESIDENTIAL	8.05	25	3.11	2.04
3	SINGLE FAMILY RESIDENTIAL	8.20	27	3.29	1.83
TOTAL		28.81	100	3.47	5.87

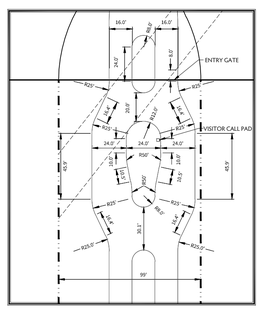
IMPERVIOUS COVER SUMMARY

TOTAL IMPERVIOUS COVER	13.91 Ac.
TOTAL DEVELOPMENT AREA	28.81 Ac.
% IMPERVIOUS COVER	48.27%

NOTE: IMPERVIOUS COVER CALCULATION IS BASED ON TYPICAL HOME DIMENSIONS AND NOT FINAL LAYOUTS.

FLOOR AREA SUMMARY

SUMMARY	AREA
TOTAL FLOOR AREA OF BUILDINGS	7.94 Ac.
TOTAL DEVELOPMENT AREA	28.81 Ac.
% OF FLOOR AREA COVERAGE	27.56%



ENTRY GATE DETAIL
(PROPOSED PRIVATE STREET)
SCALE: 1"=100'

LEGEND:

- PUD LIMITS
- PHASE LIMITS
- EXISTING EASEMENT
- PROPOSED STREET CENTERLINE
- OPEN SPACE
- EXISTING TOPOGRAPHY
- NOTIFICATION LIMITS
- PERIMETER FENCE
- PROPOSED PRIVATE STREET

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

CUDE ENGINEERS
CUDEENGINEERS.COM
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

CANYON VIEW SUBDIVISION
PLANNED UNIT DEVELOPMENT #14-00003.00

PLANNED UNIT DEVELOPMENT
JULY 2014 - ASSOCIATED WITH MASTER DEVELOPMENT PLAN #14-00021

DATE	07/03/2014
PROJECT NO.	01074.760
DRAWN BY	DDC
CHECKED BY	CRD

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.
9.

CUDE ENGINEERS
TBPE No. 455

MDP NO. 14-00021
PUD NO. 14-00003.00

P1

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO. 13**

Public Hearing:
Planning Commission
Continued from July 9, 2014

Case Number:
PA 14059

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

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

Owner:
Productive Management Partners, LTD

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

Property Address/Location:
Approximately 0.833 of an acre of land out of Lots 15 and 18, Block 11, NCB 19216 located in the 20900 Block of Gathering Oak.

Legal Description:
Lots 15 & 18, Block 11, NCB 19216

Tract Size:
0.833 acres

Council District(s):
District 9

Notification:
Published in Daily Commercial Recorder 6/20/2014
Notices Mailed 6/26/2014
- 6 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 38 to planning team members

Internet Agenda Posting 7/3/2014

REQUEST
The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Rural Estate Tier to Regional Center.

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 Regional Center.

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 proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding area.

Transportation:
The existing transportation infrastructure could support any additional demand, if any, generated by the requested land use change.

Community Facilities:
The requested land use change should not create any additional demand for community facilities.

CASE HISTORY
This is the second public hearing of this case. This case was continued from the Planning Commission meeting of July 9, 2014.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	**Update History:** None
LU-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.	
Comprehensive Land Use Categories	**Example Zoning Districts**
Rural Estate Tier: RESIDENTIAL: Low Density Residential Estate. Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre. **NON-RESIDENTIAL: Neighborhood Commercial.** Generally: 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. **LOCATION:** Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.	RP, RE, R-20, O-1, NC, C1, RD
Regional Center: RESIDENTIAL: High Density. Generally: Attached single family and multifamily housing; Mid/High-rise condominium buildings, apartment complexes, and row houses. **NON-RESIDENTIAL: Regional Commercial, Office.** Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing**.** **LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.	MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Rural Estate Tier l	Vacant Lot
North	Rural Estate Tier	Office, Business Park, School and Day Care Uses
East	Rural Estate Tier	Vacant Land
South	Rural Estate Tier	Day Care and Retail
West	Rural Estate Tier	Creek and Library

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 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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location in close proximity to Blanco Road and Wilderness Oak both major roadways, makes the area appropriate for more intense commercial development. The North Sector Plan classifies the subject property as Rural Estate Tier. Rural Estate Tier generally includes large-tract, detached, single-family housing and small-scale commercial uses. Rural Estate Tier does not meet Land Use Goal 6.5 which encourages visually and functionally compatible development (with surrounding areas) by maintaining a massing and density of development. The existing uses consist of more intense community- scale commercial uses and "C-3" Commercial District zoning. The existing Rural Estate Tier classification for this area is not appropriate and does not reflect existing conditions on the ground. All surrounding development was constructed under "C-3" standards, not "O-1", "NC", or "C-1" as required by the Rural Estate Tier designation.

The applicant, who also owns the adjoining facility, requests this plan amendment and associated zoning change in order to expand his operation and construct an office/warehouse structure for a construction contractor facility on the adjacent subject property. The subject property is currently zoned "C-3" and a construction contractor facility is not permitted by right. The subject property's location along a collector street and in an area that has seen rather extensive development, coupled with its close proximity to Wilderness Oak and Blanco Road, two major roadways make it appropriate for Regional Center land use classification. The proposed amendment to Regional Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "C-3 S" zoning district. The proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

The amendment must uphold the vision for the future of the North Sector Plan.
The current land use classification encourages development of the area as residential or with small-scale commercial uses. However, this area is near Camp Bullis and the North Sector Plan acknowledges that developing residential uses around Camp Bullis could interfere with military training operations at the facility as well as generating complaints from residents of noise generated by aviation and/or firing range training activities. The North Sector Plan only provides for low impact industrial uses within very intense land use categories; however, developed with appropriate buffering and screening, low impact industrial uses can be compatible in areas developed under the current "C-3" zoning. The proposed land use classification provides for future commercial 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 Regional Center classification would provide opportunity for future development that would be compatible with adjacent uses. Gathering Oaks is an existing retail and service enclave that buffers large lot residential uses to the east from Camp Bullis to the west. The proposed amendment for

an office/warehouse construction contractor facility will not generate the traffic, noise or light pollution generally associated with other high intense commercial uses and will not alter in any way the area's recreational amenities. 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. Adherence will be evaluated as this project moves through the development process.

Transportation: The City's Major Thoroughfare Plan identifies Blanco Road and Wilderness Oak as Secondary Arterial Type A. Ranch Oak is a local street**.** Gathering Oak is a collector. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is no mass transit system in the immediate area. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: Rolling Hills Catholic School and Wilderness Oaks Elementary School are within walking distance. Panther Springs Park and Library are in close proximity. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-3 MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District
Proposed Zoning: "C-3 S MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Construction Contractor Facility
Corresponding Zoning Case: Z2014180 S ERZD
Zoning Commission Public Hearing Date: August 5, 2014 (tentatively)

III. RECOMMENDATION

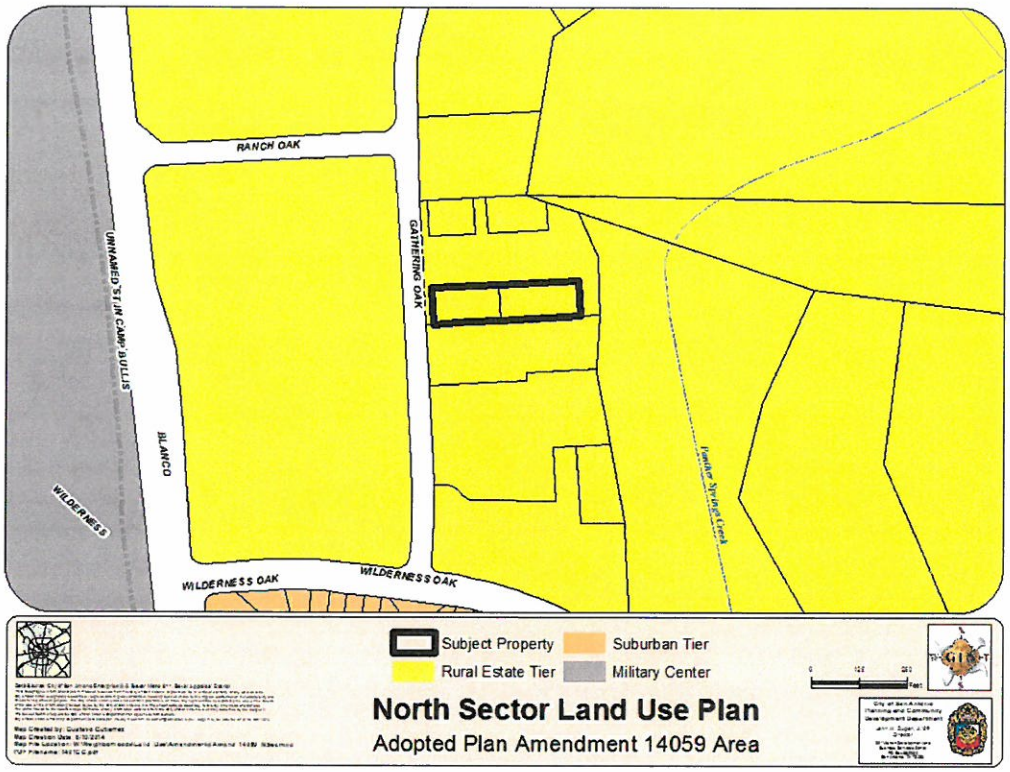
The subject property's location along a collector street and in an area that has seen rather extensive development, coupled with its close proximity to Wilderness Oak and Blanco Road, two major roadways make it appropriate for the Regional Center land use classification. The Regional Center land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding area. The proposed change is not anticipated to pose any negative impact on military operations of Camp Bullis or adversely affect any recreational amenities in the area.

IV. ATTACHMENTS

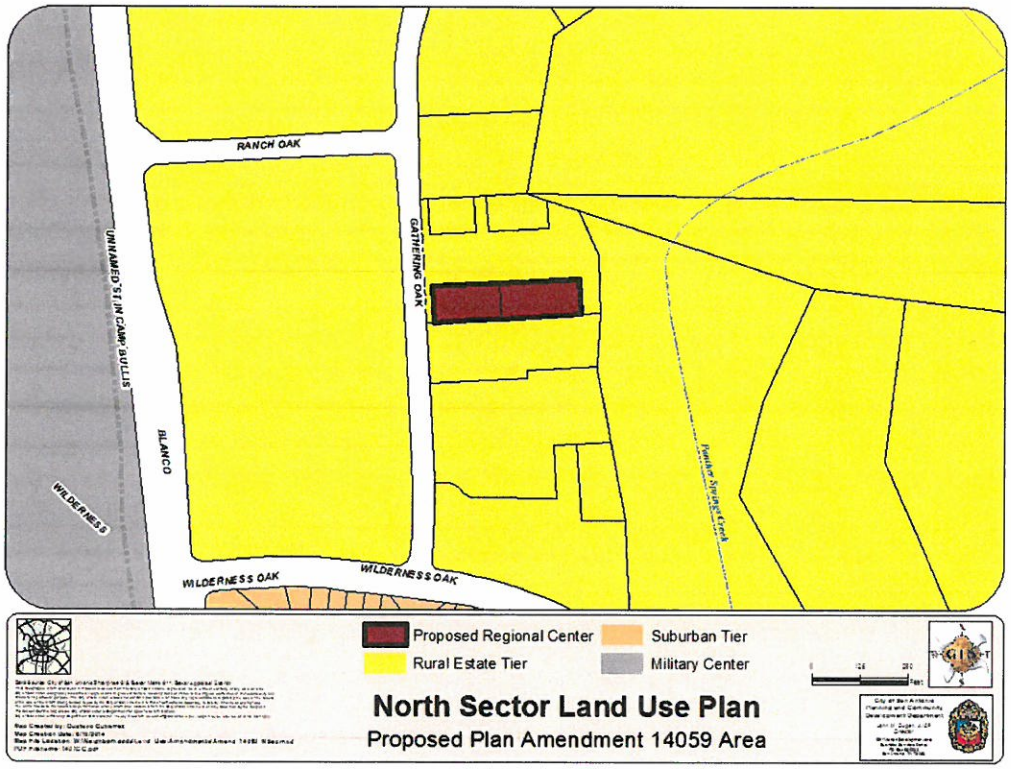
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

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 RUAL ESTATE TIER LAND USE TO REGIONAL CENTER LAND USE FOR AN AREA OF APPROXIMATELY 0.833 OF AN A CRE OF LAND OUT OF LOTS 15 AND 18, B LOCK 11, NCB 19216 L OCATED IN THE 20900 B LOCK OF GATHERING OAK.

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 July 23, 2014 and **APPROVED** the amendment on July 23, 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 an 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 23rd DAY OF JULY 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. 14**

Public Hearing:
Planning Commission
July 23, 2014

Case Number:
PA 14064

Applicant:
Isaac Ojeda

Representative:
Isaac Ojeda

Owner:
Anne & Richard Zanikos

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

Property Address/Location:
Approximately 0.1722 of an acre of land, being Lot 20, NCB 6009 located at 1023 Shook Avenue

Legal Description:
Lot 20, Block 1, NCB 6009

Tract Size:
0.1722 acres

Council District(s):
District 1

Notification:
Published in Daily Commercial Recorder 7/3/2014
Notices Mailed 7/10/2014
- 18 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet
- 43 to planning team members

Internet Agenda Posting 6/8/2012

REQUEST
The Applicant requests a Comprehensive Master Plan Amendment to change the North Central Neighborhoods Community Plan future land use classification from High Density Residential to Neighborhood Commercial.

RECOMMENDED ACTION
Approval of the proposed amendment to the North Central Neighborhoods Community Plan to change the future land use classification of the subject property from High Density Residential to Neighborhood Commercial.

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

SYNOPSIS OF ANALYSIS
Land Use:
The proposed amendment to Neighborhood Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the surrounding area.

Transportation:
The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

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

CASE HISTORY
This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: North Central Neighborhoods Community Plan	
Plan Adoption Date: February 14, 2002	**Update History:** None
GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city. **GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.**	
Comprehensive Land Use Categories	**Example Zoning Districts**
High Density Residential: High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.	MF-25, MF-33, UD
Neighborhood Commercial: Neighborhood Commercial provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).	NC, C-1, O-1

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	High Density Residential	Commercial Building
North	High Density Residential	Multi-Family Homes
East	Low Density Residential	Single-Family Homes
South	Neighborhood Commercial	Commercial Uses
West	High Density Residential	Multi-Family Homes

Land Use: The subject property is located on the west side of Shook Avenue just north of the intersection of Hildebrand Avenue and Shook Avenue within the North Central Neighborhoods Community Plan. The applicant requests this plan amendment and associated zoning change in order bring the existing commercial building into conformance with applicable zoning regulations. According to Bexar County tax records the building was constructed in 1960 and has continually operated as a commercial facility. The subject property is located in an existing commercial strip center and the current owner has operated an art conservation studio at this location for approximately the last fifteen years. However, the subject property has a land use classification of High Density Residential and is currently zoned "R-4" Single-Family Residential District, and commercial uses are not allowed by right under this land use classification or zoning designation.

The proposed amendment to Neighborhood Commercial will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current "R-4" Single Family Residential District. The proposed amendment to Neighborhood Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding area.

Transportation: The City's Major Thoroughfare Plan identified Hildebrand Avenue and McCullough Avenue as Secondary Arterial Type B. Shook Avenue, Holland, Kendall Way and Park Hill are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop one block south at the corner of Shook Avenue and Hildebrand Street. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: The Landa Branch Public Library, Trinity University, University of the Incarnate Word and Brackenridge Park are in close proximity. The existing community facilities could support additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Proposed Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District
Corresponding Zoning Case: Z2014198
Zoning Commission Public Hearing Date: August 5, 2014

III. RECOMMENDATION

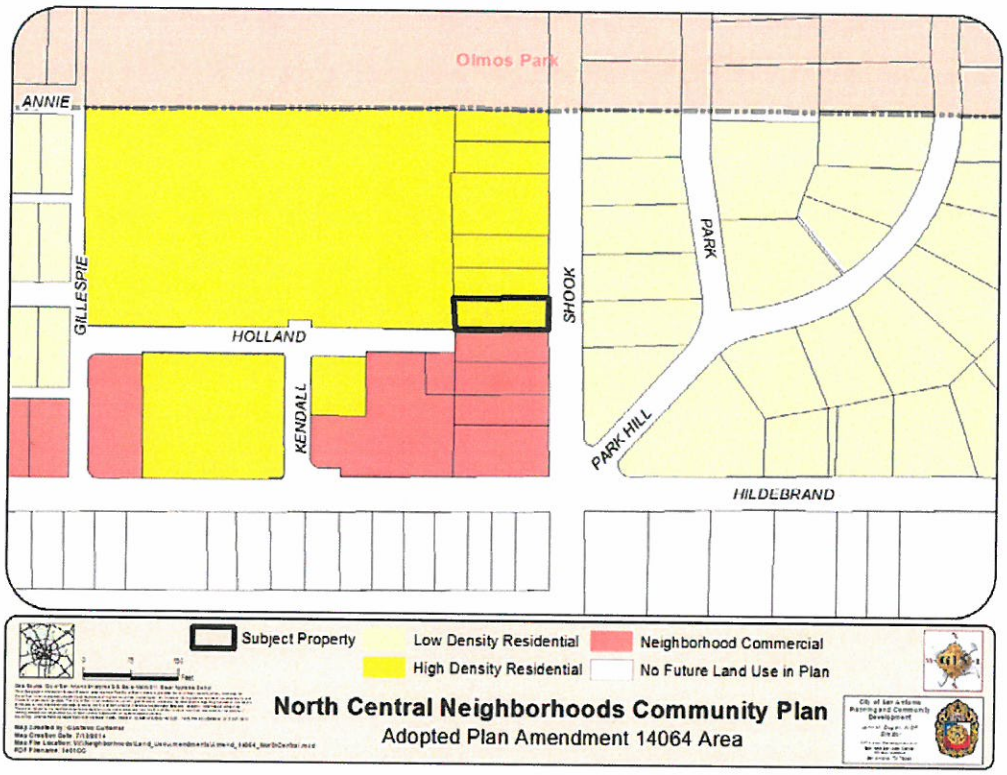
The proposed amendment to Neighborhood Commercial will allow the applicant to seek an appropriate zoning district classification from the current "R-4" Single Family Residential District for the current use. The proposed amendment to Neighborhood Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding area. The Neighborhood Commercial land use classification supports the goals of the North Central Neighborhoods Community Plan of promoting economic growth in the area along its corridors and in established commercial areas.

IV. ATTACHMENTS

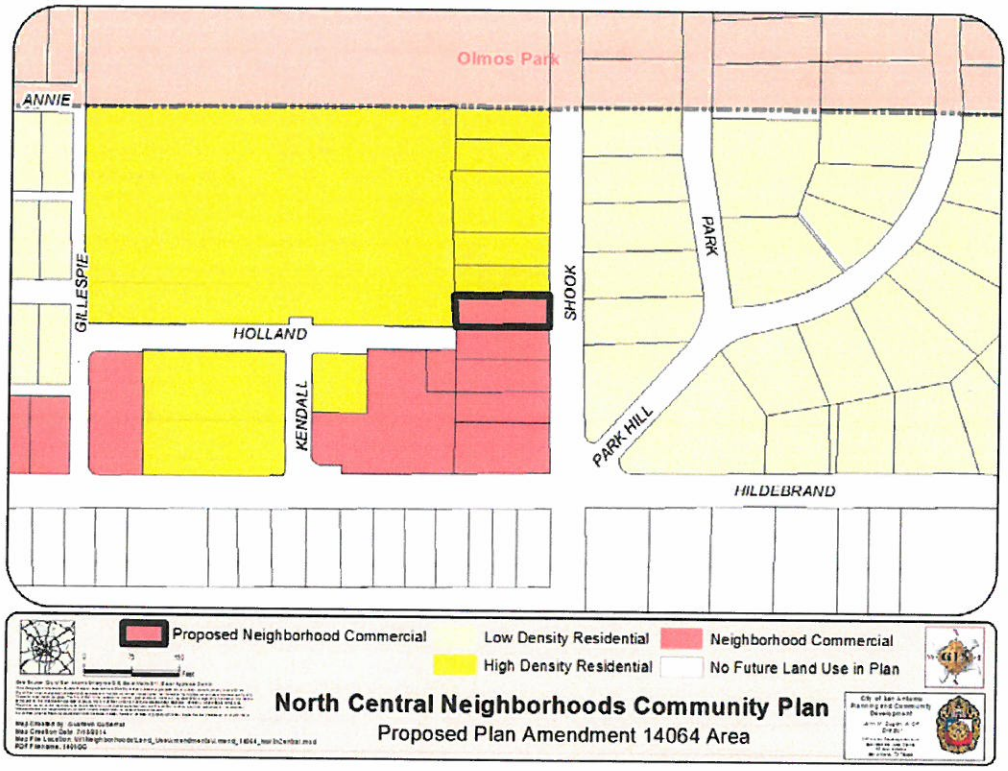
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

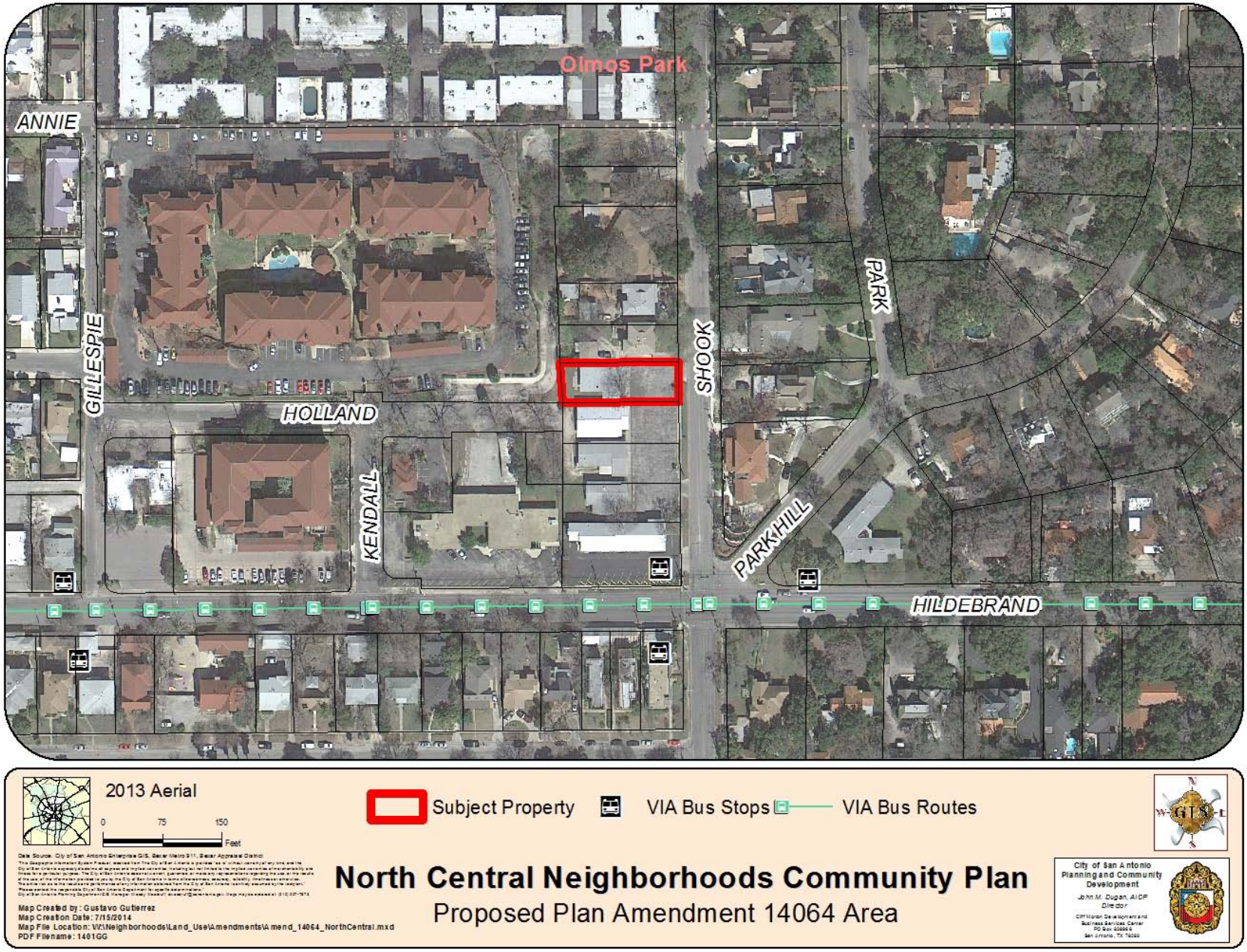
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH CENTRAL NEIGHBORHOODS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1722 OF AN ACRE OF LAND, BEING LOT 20, NCB 6009 LOCATED AT 1023 SHOOK AVENUE.

WHEREAS, City Council approved the North Central Neighborhoods Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; 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 July 23, 2014 and **APPROVED** the amendment on July 23, 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 Central Neighborhoods Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23RD DAY OF JULY 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Roberto R. Rodriguez, Chair San Antonio Planning Commission

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO. 15**

Public Hearing:
Planning Commission
July 23, 2014

Case Number:
PA 14065

Applicant:
Kaufman & Killen, Inc.

Representative:
Kaufman & Killen, Inc.

Owner:
Jose Luis Gonzalez Living Trust

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

Property Address/Location:
Approximately 0.7807 of an acre of land, being Lot 13, Block 2, and NCB 11306 located in the 1400 Block of Thompson Place.

Legal Description:
Lot 13, Block 2, NCB 11306

Tract Size:
0.7807 acres

Council District(s):
District 5

Notification:
Published in Daily Commercial Recorder 7/3/2014
Notices Mailed 7/10/2014
- 26 to property owners within 200 feet
- 1 to applicant
- 1 to registered neighborhood association within 200 feet
- 32 to planning team members

Internet Agenda Posting 6/8/2012

REQUEST
The Applicant requests a Comprehensive Master Plan Amendment to change the Kelly/South San PUEBLO Community Plan future land use classification from Medium Density Residential to Community Commercial.

RECOMMENDED ACTION
Approval of the proposed amendment to the Kelly/South San PUEBLO Community Plan to change the future land use classification of the subject property from Medium Density Residential to Community Commercial.

ALTERNATIVE ACTIONS
1. Recommend denial of the proposed amendment to the Kelly/South San PUEBLO Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS
Land Use:
The subject property's location on a collector street, along with the mix of multi-family uses to the west, and its close proximity to the community-scale commercial uses along General McMullen to the west and Cupples Road to the east, both major arterials, make it appropriate for the Community Commercial land use classification.

Transportation:
The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities:
The requested land use change should not create any additional demand for community facilities.

CASE HISTORY
This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan	
Plan Adoption Date: February 15, 2007	**Update History:** June 18, 2009 and February 18, 2010
Goal 3: Improve the commercial corridors and the variety of goods, services and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet the residents' daily needs and bring vitality to the area. **Objective 3.2: Attract and support a variety of businesses in a walkable, mixed-use environment**	
Comprehensive Land Use Categories	**Example Zoning Districts**
Medium Density Residential: This category encompasses duplexes, triplexes and four-plexes on single lots, and may also include cottage homes and townhouses. Medium density residential is most appropriately placed at the perimeter of a neighborhoods low density core, and is recommended on collectors or higher. Low density residential uses are also allowed in this category. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18
Community Commercial: Community Commercial provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established. Examples of community commercial land uses include convenience stores with gasoline, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers.	NC, C-1, C-2, C-2P, O-1, O-1.5

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Medium Density Residential	Vacant Lot
North	Public Institutional, Low Density Residential and Neighborhood Commercial	School, Single-Family Homes and Vacant Lot
East	Medium Density Residential	Commercial Building
South	Low Density Residential	Single-Family Homes
West	Medium Density Residential	Single/Multi-Family Homes

Land Use: The subject property is located on the south side of Thompson Place between 27th Street and Cupples Road. The applicant requests this plan amendment and associated zoning case in order to develop the property, including the adjacent commercially zoned tract, with commercial uses.

The subject property's location on a collector street, coupled with the mix of multi-family uses to the west, and its close proximity to the community-scale commercial uses along General McMullen to the west and Cupples Road to the east, both major arterials, make it appropriate for the Community

Commercial land use classification. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding area. The Community Commercial land use classification supports the Kelly/South San PUEBLO Community Plan objectives of promoting economic growth in the area along its corridors and in established commercial areas.

Transportation: The City's Major Thoroughfare Plan identified Cupples Road as a Secondary Arterial Type B and General McMullen as a Primary Arterial Type A. State Highway 90 is a freeway. 27th Street and Academy Street are local streets and Thompson Place is a collector. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop on the side of the subject property along Thompson Place. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: John F. Kennedy High School, Brentwood Middle School, and St. John Berchman Church and School are within walking distance. The existing community facilities could support additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District
Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District
Corresponding Zoning Case: Z2014203
Zoning Commission Public Hearing Date: August 5, 2014

III. RECOMMENDATION

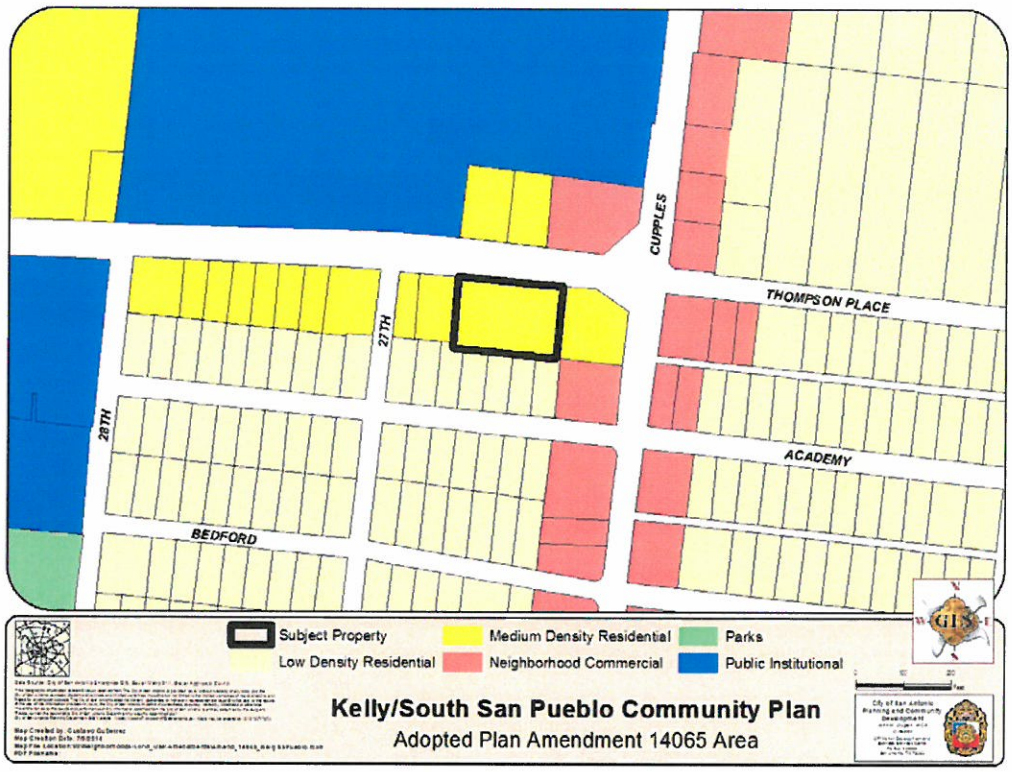
The subject property's location on a collector street, along with the mix of multi-family uses to the west, and its close proximity to the community scale commercial uses along General McMullen to the west and Cupples Road to the east, both major arterials, make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding area. The Community Commercial land use classification supports the Kelly/South San PUEBLO Community Plan objectives of promoting economic growth in the area along its corridors and in established commercial areas.

IV. ATTACHMENTS

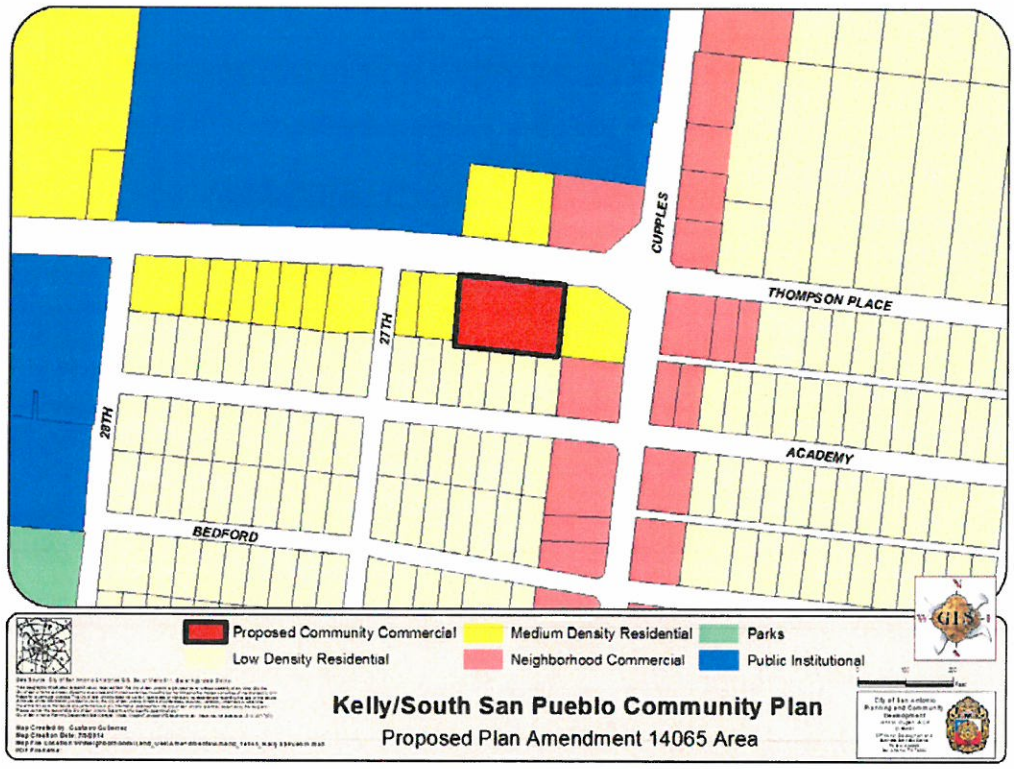
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE KELLY/SOUTH SAN PUEBLO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.7807 OF AN ACRE OF LAND, BEING LOT 13, BLOCK 2, IN NCB 11306 LOCATED IN THE 1400 BLOCK OF THOMPSON PLACE

WHEREAS, City Council approved the Kelly/South San PUEBLO Community Plan as an addendum to the Comprehensive Master Plan on February 15, 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 July 23, 2014 and **APPROVED** the amendment on July 23, 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 Kelly/South San PUEBLO Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23RD DAY OF JULY 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Roberto R. Rodriguez, Chair San Antonio Planning Commission

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO. 16**

Public Hearing:
Planning Commission
July 23, 2014

Case Number:
PA 14066

Applicant:
Melanie Chaney

Representative:
Melanie Chaney

Owner:
James M. and Mary C. Wilborn; John and Melanie k. Chaney; and Emilio Rodriquez

Staff Coordinator:
Ernest Brown, Planner
(210) 207-5017
Ernest.brown@sanantono.gov

Property Address/Location:
712, 720, and 728 Hot Wells

Legal Description:
Lot 2, 3 and West 57.84 feet of Lot 4, Block 6, NCB 10938

Tract Size:
2.4861 acres

Council District(s):
District 3

Notification:
Published in Daily Commercial Recorder 7/2/2014
Notices Mailed 7/10/2014
- 26 to property owners within 200 feet
- Highland Hill registered neighborhood association within 200 feet
- 33 to planning team members

Internet Agenda Posting 6/8/2012

REQUEST
The Applicant requests a Comprehensive Master Plan Amendment to change the Highlands Community Plan future land use classification from Low Density Residential to Community Commercial.

RECOMMENDED ACTION
Approval of the proposed amendment to the Highlands Community Plan to change the future land use classification of the subject property from Low Density Residential to Community Commercial.

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

SYNOPSIS OF ANALYSIS
Land Use:
The proposed change is consistent with the Highlands Community Plan for mix services and businesses that will serve the need of the community. The proposed development will provide the opportunity for tree planting and landscaping. This will maintain and improve of the character of the area.

Transportation:
The subject property is located near the intersection of IH 37 and Hot Wells. IH 35 is identified as a freeway and Hot Wells is identified as Secondary Arterial, Type B. The transportation infrastructure will support additional traffic resulting from this amendment.

Community Facilities:
The requested land use change should not create any additional demand for community facilities.

CASE HISTORY
This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Highlands Community Plan	
Plan Adoption Date: April 4, 2002	**Update History:** December 6, 2007
Goal 1: Economic Development **Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.** **Objective 1.2** **Develop an Action Plan** **Develop and publicize an appropriate action plan to diversify and expand the current availability of goods and services within the Highlands community.** **Goal 2** **Community Appearance and Neighborhood Character** **Improve the appearance of the community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.** **2.3.5 Target thoroughfares for tree planting and landscaping; for example, S. New Braunfels/Hackberry, Gevers off Highway 90 as an entrance to Highland Park, the Pecan Valley median, the Southcross median, Hot Wells at IH-37. Plant trees where street improvements necessitated tree removal.**	

Comprehensive Land Use Categories	Example Zoning Districts
Low-Density Residential (single family): Low-density residential uses include single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.	R3, R4, R5, R6, R20
Community Commercial: (Grocery stores, convenience stores with gas stations, car washes, video games, furniture sales, exercise fitness center, and small plant nurseries as well as all neighborhood commercial uses) Community Commercial development includes moderate-intensity convenience retail or service uses, generally serving the area community. These uses depend on a greater volume of vehicular traffic. Drive-through establishments are permitted. A mix of uses in the same building or development is allowed. Community Commercial uses are typically located at nodes on arterials at major intersections. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks, shade trees in parking lots, landscaping on planting strips between parking lot and streets, and well-designed monument signage (no large pole signs). Shared parking is encouraged in order to minimize impervious cover. Community commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Appropriate buffering is required if this use abuts a residential use.	NC, C1, O1, C2P, C2

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Low Density Residential	Single Family Homes
North	Low Density Residential	Multi Family, Multi Family, Mechanic Shop, Hotel, Restaurant
East	Low Density Residential	Single-Family Homes
South	Low Density Residential	Single-Family Homes
West	Low Density Residential	Single Family Homes

Land Use: The subject property is located between IH 37 South and Hillje Street, approximately 500 feet west of the intersection. The proposed development will improve the physical appearance and provide landscaping of the area where vacant residential structures exist. The change will conform to the existing businesses in scale, and character of the community. The existing area is in a transition phase where commercial business are developing and in some case exist around the intersection of IH 37 and Hot Wells, two major arterials that the plan supports forming as a commercial node. The proposed change will support the concepts proposed to ensure high quality and appropriate type of land uses according to conclusions made and criteria established in the community plan. Located across from the subject property is auto related shop that exists along this corridor.

The proposed change is consistent with the Highlands Community Plan for a mix services and business that will serve the need of the community. The proposed change and development will provide the opportunity for tree planting and landscaping. This will maintain and improve of the character of the area.

Low Density Residential land uses fronting arterials are discouraged by the City's Major Thoroughfare for direct access of residential on thoroughfares. The transportation infrastructure will support Community Commercial type land uses. The change to Community Commercial should link the surrounding land uses with safe, attractive and convenient vehicular and pedestrian access. Appropriate buffering is required when commercial uses abut a residential use.

Transportation: The City's Major Thoroughfare Plan (MTP) identified Hot Wells as a Secondary Arterial, Type B, with a lane in each direction and sidewalks on both sides. IH 37 is an expressway. Hillje Street is a local street located approximately 300 feet west of the subject property. It provides access to the residential neighborhood as supported by the MTP. The Major Thoroughfare Plan identified South New Braunfels Avenue as a Primary Arterial Type B, with two lanes in each direction and sidewalks on both sides. Hot Wells Street connects South New Braunfels Avenue and IH 37 with approximately 0.5 miles of distance between them. The thoroughfares are arranged to accommodate the need for vehicular access to land uses and allow through movement of vehicular traffic. The requested land use change should not create any additional demand for the existing transportation system. The subject property will provide access from Hot Wells Street.

Community Facilities: There are several schools within the subject property area. Other nearby facilities includes the Department of Public Safety, State Hospital, and a City Park and Open Space. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "R-4" Single-Family Residential District
Proposed Zoning: NA
Corresponding Zoning Case: NA
Zoning Commission Public Hearing Date: NA

III. RECOMMENDATION

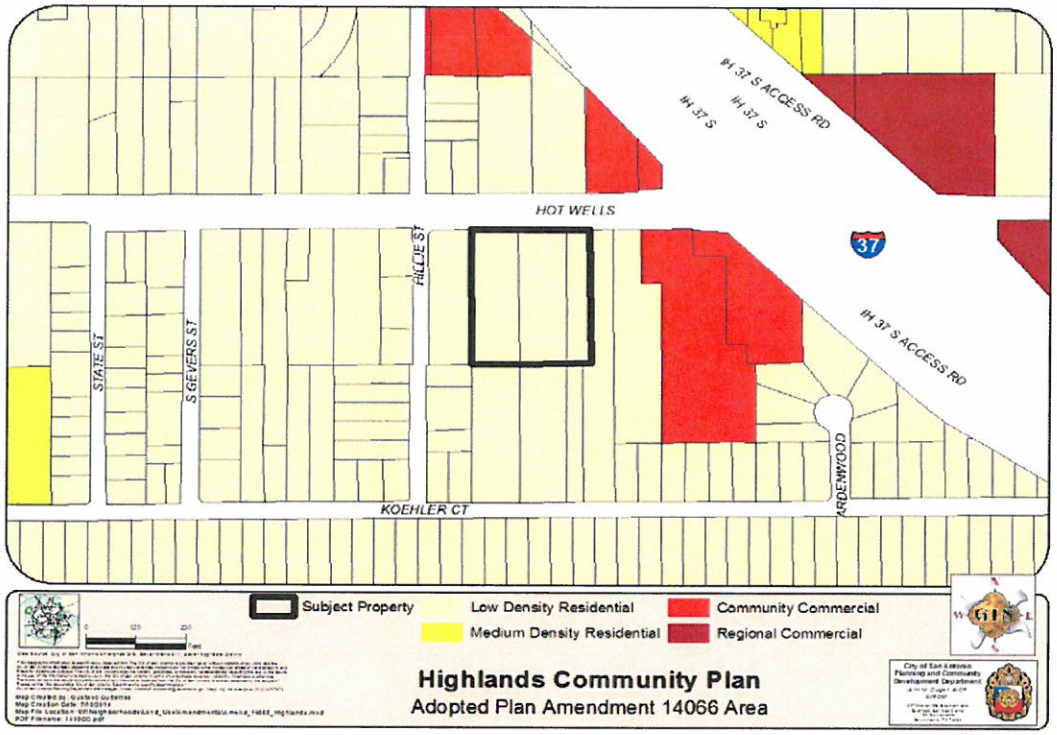
Community Commercial is consistent with the existing uses of the established area. This location is suitable for Community Commercial as recommended by the Highlands Community Plan. Further, the future expansion to the area of the services provided by the proposed land use change is consistent with the Goals and Objectives of the Highlands Community Plan.

IV. ATTACHMENTS

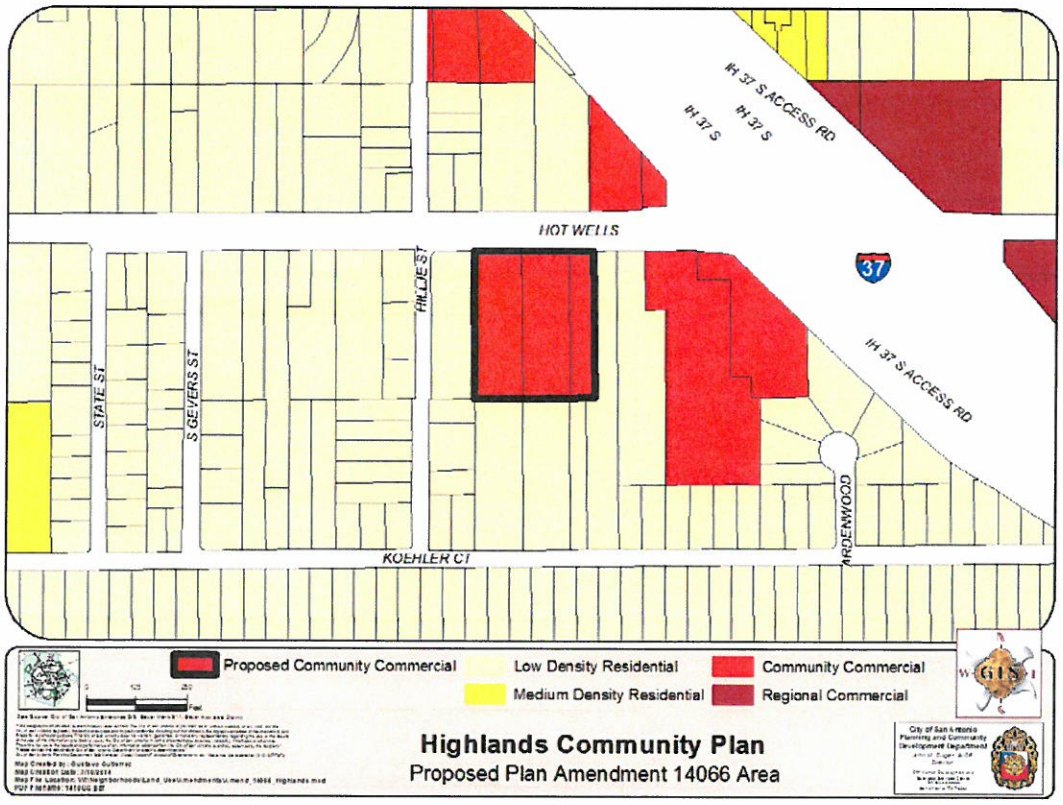
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

2013 Aerial

0 125 250 Feet

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"The Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient." "Please contact the responsible City of San Antonio Department for specific determinations."
City of San Antonio Planning Department GIS Manager: Woody Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7879

Map Created by: Gustavo Gutierrez
Map Creation Date: 7/10/2014
Map File Location: W:\Neighborhoods\Land_Use\Amendments\Amend_14066_Highlands.mxd
PDF Filename: 1410GG.pdf

Subject Property

Highlands Community Plan

Proposed Plan Amendment 14066 Area

City of San Antonio
Planning and Community Development Department
John M. Dugan, AICP
Director
Cliff Morton Development and Business Services Center
PO Box 839966
San Antonio, TX 78283

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE HIGHLAND COMMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DEISGNATION FROM LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR APPROXIMATELY 2.4861 ACRES LOCATED 712, 720, AND 728 HOT WELLS STREET.

WHEREAS, City Council approved the Highland Community Plan as an addendum to the Comprehensive Master Plan on April 4, 2002 and updated on December 6, 2007; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on July 23, 2014 and recommended **Approval** of the proposed amendment on July 23, 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 Highland Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **Approval** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23TH DAY OF JULY 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Roberto R. Rodriguez, Chair San Antonio Planning Commission

CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:
Planning Commission
July 23, 2014

Applicant/Representative:
Mary M. Dennis, Mayor
City of Live Oak

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

Property Address/Location:
located along O'Connor Road, to the east of I-35 North, in southwest City Live Oak

Tract Size:
Approximately 1.173 acres

Council District(s):
Subject Property is located in the City of Live Oak

Attachments:
A. Map
B. City of Live Oak Resolution
C. Survey
D. Bus Stop Locations

SUMMARY

The City of Live Oak requests a Municipal Boundary Adjustment of approximately 1.173 acres of right-of-way from the City of Live Oak to the City of San Antonio. The subject area is generally located along O'Connor Road, to the east of I-35 North, in southwest Live Oak. (*Please see attached map and survey*). Staff recommends **approval**.

RECOMMENDED ACTION

Approval of the request by the City of Live Oak.

ALTERNATIVE ACTIONS

Denial of the request or an alternative with the City of Live Oak.

SYNOPSIS OF ANALYSIS

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

I. BACKGROUND

On June 25, 2013 the City of Live Oak City Council, by ordinance, requested an agreement between the City of Live Oak and the City of San Antonio which authorizes the City of Live Oak to cede certain portions of O'Connor Road and right-of-way within its city boundary to the City of San Antonio.

On behalf of the Royal Ridge Neighborhood Association former Councilman John Clamp initiated discussions with VIA and the City of Live Oak. Currently, there are safety and location concerns regarding the VIA bus stop along this section of O'Connor Road. The location of the bus stop is on the eastbound side of O'Connor Road which is in the City of San Antonio. The location of the bus stop requires pedestrians to cross into the street to avoid crossing a drainage area. The VIA Metropolitan Transit Authority does not provide services to the City of Live Oak. Ceding the roadway to the City of San Antonio, will

allow VIA Metropolitan Transit Authority to provide a bus stop along the westbound lane of O'Connor road thus increasing the safety of pedestrians and VIA bus riders. Under State law, Sec.43.031 of the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

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

II. ISSUES AND ANALYSIS

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

Land use

The property is currently right-of-way and will continue to be public right-of-way. O'Connor Road is designated as a Secondary Arterial Type A on the City of San Antonio's Major Thoroughfare Plan. The section in question is approximately 85 feet wide and 600 feet long of right-of-way. O'Connor Road turns into Miller Road. Royal Ridge, Crest Ridge and two apartment complexes are located in close proximity to the subject area. Two elementary schools and Waylon Baptist University are located within half a mile.

CPS Energy provides electrical utility services in the subject area. The City of Live Oak currently provides police protection/law enforcement and roadway maintenance. Should the property be ceded to the City of San Antonio, San Antonio would provide law enforcement, emergency services, and also maintain the roadway.

- *Clear and Logical Planning Boundaries*

  The Annexation Policy recommends logical boundaries in order to prevent confusion between jurisdictions and provide efficient service delivery. The property is contiguous to the City of San Antonio city limits. The proposed release of right-of-way by the City of Live Oak is a logical planning boundary and will allow for VIA bus services on both sides of O'Connor Road.

- *Fiscal Impact*

  The subject property is within the public right-of-way and neither property nor sales taxes are collected. The City of San Antonio will assume any future roadway costs. Based on Transportation & Capital Improvements (TCI) staff's field evaluation this particular street does not require any immediate maintenance application. This section of O'Connor Road has been placed in the FY 2019 Infrastructure Management Program (IMP) for an asphalt overlay application. The approximate overlay cost is anticipated to be $98,498. TCI is currently developing the life cycle maintenance cost for this section of road way.

- *Benefits to the Area Residents*

  There are safety and location concerns regarding the VIA bus stop along this section of O'Connor Road. The current location of the bus stop requires pedestrians to cross into the street to avoid crossing a drainage area. Once the property is ceded to the City of San Antonio VIA Metropolitan Transit Authority will provide two additional bus stops along the westbound lane of O'Connor Road thus increasing the safety of pedestrians and decreasing the distance a passenger must walk to reach a westbound bus stop.

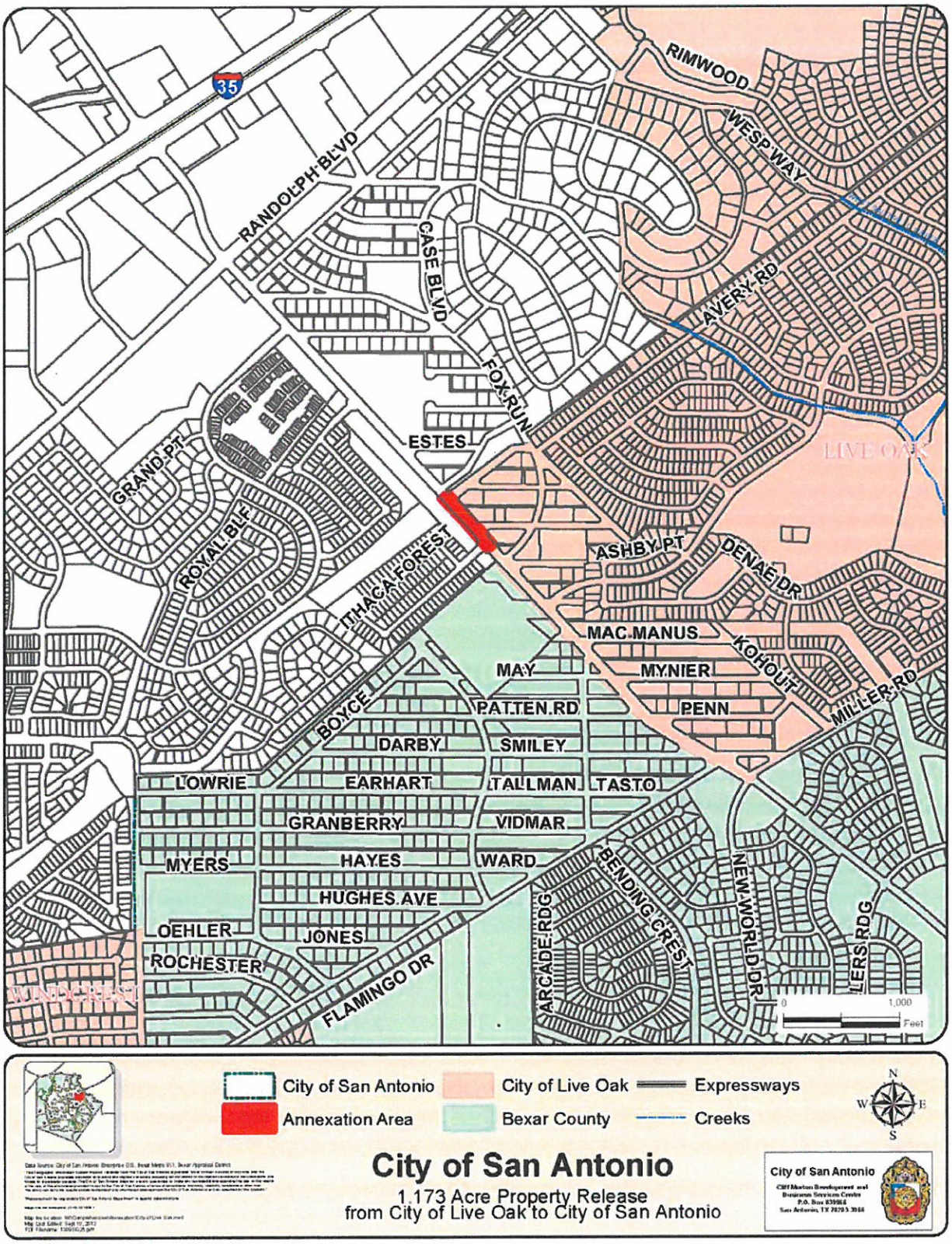
- *Protection of environmental resources*

  O'Connor Road is already built out and releasing this portion of right-of-way to the City of San Antonio will have no environmental impact.

III. RECOMMENDATION

The Department of Planning and Community Development recommends **Approval** of the City of Live Oak request for a Municipal Boundary Adjustment of approximately 1.173 acres of right-of-way from the City of Live Oak to the City of San Antonio as depicted on the attached map.

Attachment A:



Attachment B:

ORDINANCE NO. 1479

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF LIVE OAK AND THE CITY OF SAN ANTONIO WHICH AUTHORIZES THE CITY OF LIVE OAK TO CEDE CERTAIN PORTIONS OF O'CONNOR ROAD ROADWAY AND RIGHT OF WAY, WITHIN ITS CITY BOUNDARY TO THE CITY OF SAN ANTONIO

WHEREAS; the location and safety concerns regarding the VIA Bus Stop on O'Connor Road have arisen as an issue with both the City of San Antonio and the City of Live Oak, and;

WHEREAS; the VIA Metropolitan Transit Authority cannot provide for bus stops within the city limits of cities who do not contribute to the VIA Metropolitan Transit Authority fees, and;

WHEREAS; the current location of the bus stop on the eastbound side of the roadway requires pedestrians to cross into the street to avoid crossing a drainage area, and;

WHEREAS; the ceding of the roadway and right of way to the City of San Antonio will allow for VIA Metropolitan Transit Authority to provide a bus stop in the right of way of the roadway of O'Connor Road, and;

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

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, TEXAS:

1. The City Manager is authorized to execute an Interlocal Agreement with the City of San Antonio ceding a strip of land 600 feet long by 85 feet wide that contains a portion of O'Connor Road and its Right of Way. The location and description of the property is further identified in Attachment A to this ordinance and is hereto made a part hereof as though fully stated and read.

PASSED and APPROVED the 25th day of June, 2013.

Mary M. Dennis

Mary M. Dennis, Mayor

ATTEST:

Deborah L Goza

Deborah L. Goza, City Secretary

APPROVED AS TO LEGAL SUFFICIENCY:

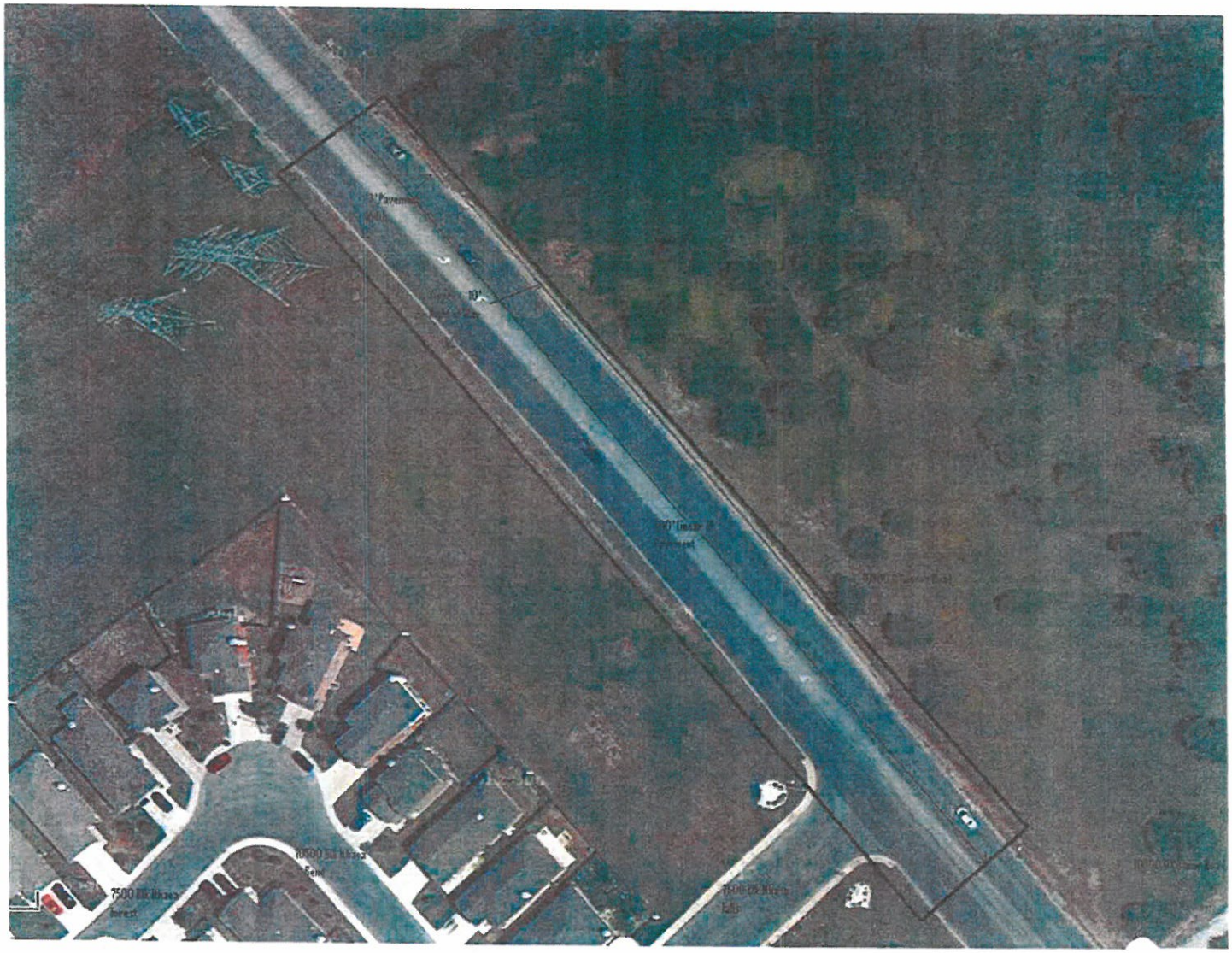
City Attorney

"This document is a certified true copy of the original"

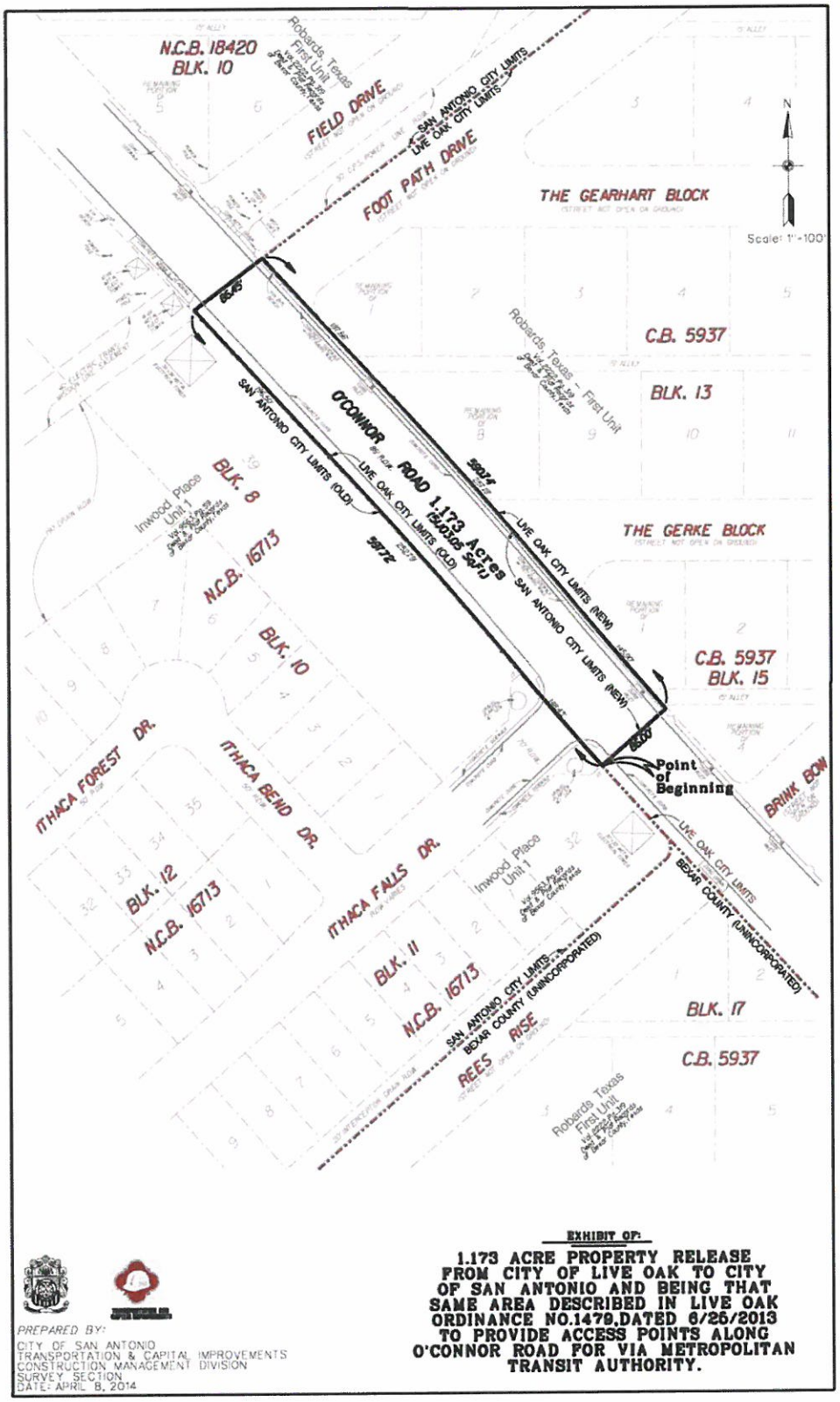
Deborah L Goza

Deborah L. Goza, City Secretary
City of Live Oak
June 25, 2013

CITY OF LIVE OAK
Incorporated April 1960
TEXAS


10'

Attachment C:



City of Live Oak to City of San Antonio
O'Connor Road Property Release

Boundary Description for a Property Release Area on O'Connor Road containing approximately 1.173 Acres (51,103.05 square feet), being that same area ceded from the City of Live Oak to the City of San Antonio in Live Oak Ordinance No 1479 dated June 25, 2013 and being more particularly described by metes and bounds as follows:

BEGINNING: at the point of intersection of the southwest right-of-way line of O'Connor Road and the southeast cutback line of Ithaca Falls Drive, said point being along the common boundary line of the City of Live Oak and the City of San Antonio;

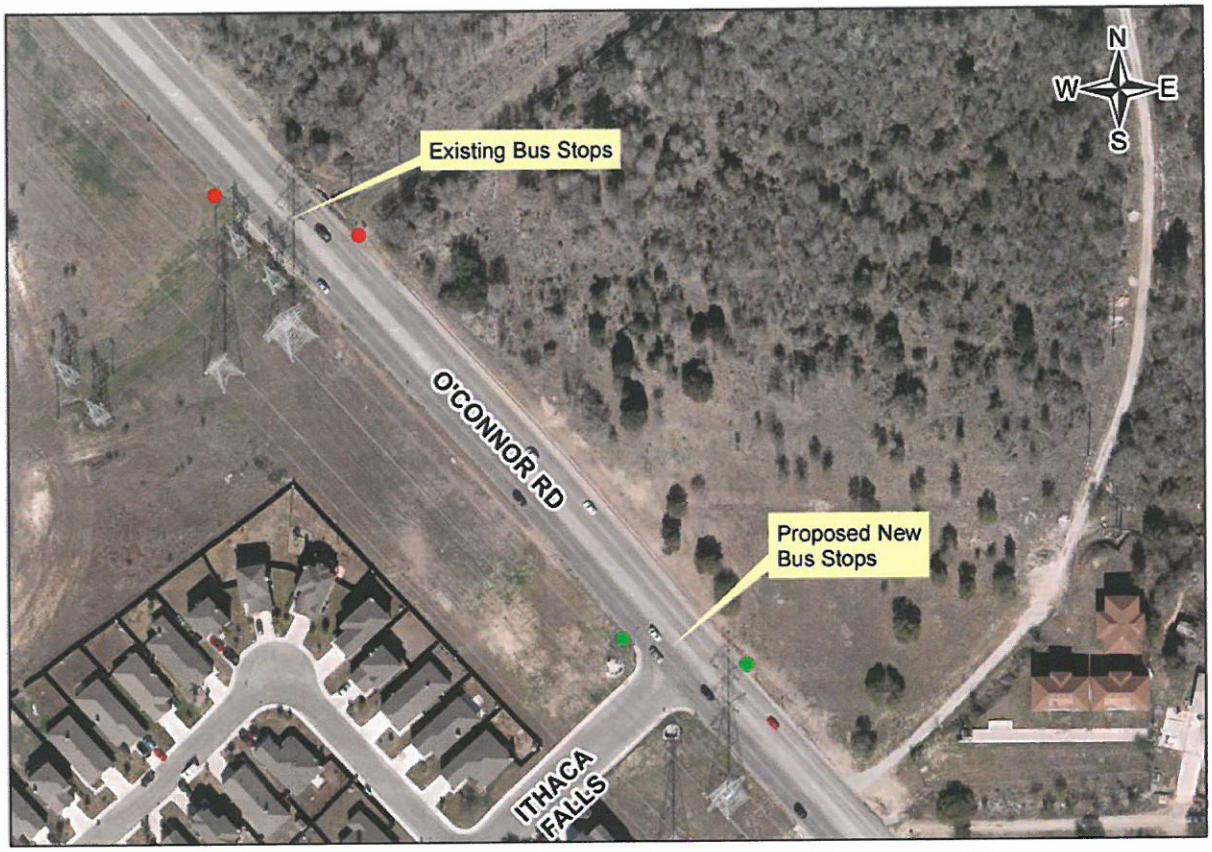
THENCE: in a northwesterly direction, crossing Ithaca Falls Drive and continuing with the southwest right-of-way line of O'Connor Road a distance of 597.72 feet to the point of intersection with the extended northwest right-of-way line of Foot Path Drive for the northwest corner of this tract;

THENCE: in a northeasterly direction with the extended northwest right-of-way line of Foot Path Drive and crossing O'Connor Road a distance of 86.45 feet to the point of intersection with the northeast right-of-way line of O'Connor Road, said point being along the new boundary line between the City of Live Oak and the City of San Antonio for the northeast corner of this tract;

THENCE: in a southeasterly direction with the northeast right-of-way line of O'Connor Road and the new common boundary line between the City of Live Oak and the City of San Antonio a distance of 590.74 feet to the point of intersection with the extended southeast right-of-way line of Ithaca Falls Drive for the southeast corner of this tract;

THENCE: in a southwesterly perpendicular direction crossing O'Connor Road with the extended southeast right-of-way line of Ithaca Falls Drive and with the new common boundary line between the City of Live Oak and the City of San Antonio a distance of 86.00 feet to the POINT OF BEGINNING for this area containing approximately 1.173 Acres (51,103.05 square feet), more or less.

Attachment D:



O'Connor @ Ithaca Falls Stop Move

V:\Bus Stop Arc View Projects\O'Connor @ Ithaca Falls Stop Move March 2014.mxd
3/10/14 es

RESOLUTION NO.

RECOMMENDING APPROVAL OF A MUNICIPAL BOUNDARY ADJUSTMENT OF APPROXIMATELY 1.173 ACRES OF LAND FROM THE CITY OF LIVE OAK TO THE CITY OF SAN ANTONIO. THE SUBJECT AREA BEING GENERALLY LOCATED ALONG O'CONNOR ROAD, TO THE EAST OF I-35 NORTH, IN THE SOUTHWESR OF LIVE OAK.

WHEREAS, the City of Live Oak has requested the transfer of approximately 1.173 acres from its city limits to the City of San Antonio; and,

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

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

WHEREAS, if the subject area is released into the City of San Antonio, VIA Metropolitan Transit would voluntarily add two bus stops along the westbound lane of O'Connor Road; and,

WHEREAS, the City of San Antonio recognizes the need for increased pedestrian and bus patron safety; and,

WHEREAS, the Planning Commission has considered the request from the City of Live Oak to release approximately 1.173 acres from their city limits to the City of San Antonio as described in Attachment I, and as depicted on the map in Attachment II, to the City Council for adoption.

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

SECTION 1: The Planning Commission recommends approval of a Municipal Boundary Adjustment of approximately 1.173 acres of land from the City of Live Oak to the City of San Antonio as particularly described in Attachment I, and depicted on the map in Attachment II, to the City Council for adoption.

PASSED AND APPROVED ON THIS 23rd DAY OF JULY 2014.

_____
Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission