



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

## **PLANNING COMMISSION AGENDA**

### **☞ March 26, 2014 ☞**

### **2:00 P.M.**

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

Jody R. Sherrill  
George Peck  
Michael Garcia Jr.

Kevin Love  
Zachary Harris  
Angela Rinehart

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

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

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

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

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

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

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

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

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

**Plats**

5. **060626:** Request by Hunter's Pond, LP to **rescind** the approval of Plat 060626, **Hunter's Pond Phase – 6A, Subdivision**. The subject property is located east of the intersection of Hunter's Pond and Dry Moss Pass. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).
6. **080428:** \*Request by 242 Cresta Bella, Ltd., to **rescind** the approval of Plat 080428, **Cresta Bella Unit 6A Enclave**. The subject property is generally located south of Heuermann Road and west of Milsa Drive. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
7. **120425:** \*Request by 242 Cresta Bella, Ltd., for approval of a major plat to subdivide a 13.446-acre tract of land to establish the **Cresta Bella Unit 6A1 Enclave**, generally located south of Heuermann Road and west of Milsa Drive. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
8. **120443:** \*Request by GKH Developments, LTD., for approval of a major plat to subdivide a 27.411-acre tract of land to establish the **Dominion Unit 13-A Planned Unit Development** Subdivision, generally located east of IH10, south of Dominion Drive. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).
9. **130243:** Request by Habitat for Humanity of San Antonio, Inc., for approval of a major plat to replat and subdivide a 2.554-acre tract of land to establish the **Pillar Oaks** Subdivision, generally located southeast of the intersection of West Kirk Place and S.W. 21<sup>st</sup> Street. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
10. **130247:** \*Request by S.A. Kinder Ranch Unit-8, Inc., for approval of a major plat to subdivide a 17.323-acre tract of land to establish the **Kinder Northeast, Unit-8 (PUD)** subdivision, generally located north of the intersection of Roaring Fork and Sopris Lane. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Service Department).
11. **130347:** \*Request by Emerald Oaks Retirement Community, LLC, for approval of a major plat to subdivide a 14.640-acre tract of land to establish the **Bulverde Oaks Tract 3** Subdivision, generally located northeast of the intersection of Bulverde Road and Bulverde Parkway. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).

12. **130554:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 4.961-acre tract of land to establish the **Westcreek Oaks, Unit - 4** Subdivision, generally located east of the intersection of Talley Road and Wiseman Boulevard. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).
13. **130555:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 10.867-acre tract of land to establish the **Westpointe East, Unit 22-B** Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Cottonwood Way. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
14. **130556:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 20.597-acre tract of land to establish the **Westpointe East, Unit-22J** Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Cottonwood Way. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
15. **130649:** \*Request by Meritage Homes of Texas, LLC, for approval of a major plat to subdivide a 27.43-acre tract of land to establish the **Steubing Farm Unit – 7 (Enclave)** Subdivision, generally located south of the intersection of West Hausman Road and J.V. Bacon Parkway. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).

#### **Flood Plain Variance**

16. **FPV 14-006:** Request by WS-SAS Development, LLC, for approval of a floodplain variance to Section 35-F124 (f) (26) (F) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **Stillwater Ranch Unit 9 Subdivision, Letter of Map Revision (LOMR)**, a 19.905 acre tract of land within the Culebra Creek watershed. (Sabrina Santiago EIT, CFM Senior Engineering Associate, (210) 207-0182, [sabrina.santiago@sanantonio.gov](mailto:sabrina.santiago@sanantonio.gov), Transportation & Capital Improvements (TCI) Storm Water Review Team).

#### **Land Transactions**

17. **S.P. 1784:** Consideration of a Resolution supporting and recommending City Council approve a request to declare as surplus and authorize the disposition of city-owned property located at 915 Castroville Road in NCB 11250, Council District 5 as requested by TCP Capital Partners. (Mary L. Fors, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), EastPoint & Real Estate Services Office).

#### **Comprehensive Master Plan Amendments**

18. **PA 14029:** *(Continued from March 12, 2014)* A request by Kaufman & Killen, Inc for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 14.597 acres of land out of Parcel 12 and Parcel 15B, NCB 15009, located on the east side of Bitters Road between Loop 1604 and Ashton Village Drive, from “Public Institutional” to “Community Commercial”, in City Council District 9. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).

- 19.** *(Continued from March 12, 2014)* Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment with the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving 4.36 acres and 1.88 acres, adjacent to Salado Creek. The subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, [sidra.maldonado@sanantonio.gov](mailto:sidra.maldonado@sanantonio.gov), Department of Planning & Community Development).

**Other Items**

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

060626

**Project Name:**

Hunter's Pond Phase – 6A, T.I.F.

**Applicant:**

Harry Hausman

**Representative:**

Briones Consulting & Engineering,  
Ltd., c/o Rolando H. Briones, P.E.,

**Owner:**

Hunter's Pond LP.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located east of the of the  
intersection of Hunters Pond and Dry  
Moss Pass

**MAPSCO Map Grid (Ferguson):**

681 E-5

**Tract Size:**

8.077- acres

**Council District:**

3

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 060626, **Hunter's Pond Phase – 6A, T.I.F.**

**RECOMMENDED ACTION**

**Approval**

**CASE HISTORY**

Plat No. 060626 was approved by the Planning Commission on July 23, 2008. Furthermore, a three year time extension was granted by the Planning Commission on July 13, 2011.

**ATTACHMENTS**

1. Plat
2. Rescind request letter



**Hunters Pond, LP  
15720 Bandera Rd. Suite #103  
Helotes, Texas 78023  
TEL 210-695-5490/ FAX 210-695-6580**

May 25,2014

Mr. Roderick Sanchez, Director  
City of San Antonio  
Planning and Development Services  
1901 South Alamo  
San Antonio, Texas 78204

RE: Hunters Pond Subdivision Phase 6A, T.I. F., Plat No. 060626

Dear Mr. Sanchez,

Hunters Pond, LP, as owner of the property and project referenced above, request that the Hunters Pond subdivision Phase 6A, T.I. F., Plat No. 060626 be rescinded by the City of San Antonio Planning Commission. Plat No. 060626 is an unrecorded plat, which was extended by the City of San Antonio Planning Commission and is set to expire on July 22,2014.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harry Hausman', with a long horizontal stroke extending to the right.

Harry Hausman  
Managing Partner  
Hunters Pond, LP



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

080428

**Project Name:**

Cresta Bella Unit 6A Enclave

**Applicant:**

Heuermann Road, LLC  
John R. Hannah, Manager

**Representative:**

Kavanaugh Consulting, LLC  
David Parkerson, P.E.

**Owner:**

Heuermann Road, LLC  
242 Cresta Bella, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of  
Heuermann Road and west of  
Milsa Drive

**MAPSCO Map Grid (Ferguson):**

479 F-7

**Tract Size:**

13.79

**Council District:**

8

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 080428, **Cresta Bella Unit 6A Enclave**

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 10, 2014

**CASE HISTORY**

Plat No. 080428 was approved by the Planning Commission on March 11, 2009. Furthermore, a three year time extension was granted by the Planning Commission on February 22, 2012.

**ATTACHMENTS**

1. Plat
2. Rescind request letter

PLAT NO.

2008000428



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	175.00	30.20	97°31'40"	30.16	S55°31'20"W
C2	175.00	23.17	89°25'40"	23.08	S43°41'08"W
C3	15.00	23.76	92°44'20"	21.35	S48°20'32"W
C4	375.00	29.85	47°33'45"	29.85	S87°50'40"W
C5	15.00	28.49	100°11'54"	24.18	S10°49'32"W
C6	125.00	12.76	53°02'32"	12.75	S35°00'01"W
C7	25.00	39.28	80°00'45"	35.36	N89°45'32"W
C8	25.00	39.18	88°59'15"	35.35	S20°42'26"W
C9	125.00	20.00	91°03'07"	19.98	S29°20'12"W
C10	15.00	24.58	83°49'41"	21.91	S71°40'05"W
C11	425.00	212.54	28°42'24"	210.72	S75°48'21"W
C12	375.00	158.02	24°08'24"	156.68	S73°22'22"W
C13	25.00	21.03	48°12'31"	20.41	N68°01'52"E
C14	50.00	84.71	38°22'48"	74.54	N89°52'27"W
C15	25.00	21.03	49°12'31"	20.41	S85°48'52"E
C16	25.00	47.74	109°24'49"	46.81	N35°10'07"W
C17	25.00	81.03	84°12'31"	20.41	S42°02'24"W
C18	20.00	22.81	23°12'07"	22.32	S84°48'52"W
C19	25.00	81.03	48°12'31"	20.41	S88°01'52"W
C20	225.00	22.80	18°29'21"	22.69	S10°42'27"W
C21	175.00	25.59	81°42'18"	24.56	S15°11'02"W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	80.00	N50°13'55"E
L2	50.00	N09°07'33"W
L3	53.80	S82°52'27"E
L4	50.00	N01°41'02"W

**Carter Burgess**  
 Consultants in Engineering, Surveying, Architecture,  
 Construction Management and Related Services  
 Carter and Burgess, Inc.  
 91 Central Parkway N, Suite 425  
 San Antonio, Texas 78252  
 (210)494-0088 Fax (210)494-4825  
 © COPYRIGHT 2008 Carter and Burgess, Inc.  
 DATE: 8/28/2007 JOB NO. 310810.032.1.5005

**SUBDIVISION PLAT ESTABLISHING  
 CRESTA BELLA, UNIT 6A**

BEING A 13.02 ACRE TRACT OF LAND BEING OUT OF THE REMAINING PORTION OF A 37.148 ACRE TRACT RECORDED IN VOLUME 12133, PAGE 894 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, THE REMAINING PORTION OF A 100.713 ACRE TRACT RECORDED IN VOLUME 11788, PAGE 209 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND A 242.471 ACRE TRACT RECORDED IN VOLUME 12802, PAGE 1845 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, LOCATED IN THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT 177 AND THE B. SHERRER SURVEY NO. 409, ABSTRACT 672, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**LEGEND**

- 1/2" IRON ROD W/ CAP FOUND
- 1/2" IRON PIN W/ ORANGE CAP STAMPED "C&B PROP. COR."
- EXISTING CONTOURS
- PROPOSED CONTOURS
- E.G.T.C.A. TV
- ⓐ 10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⓑ 16' SANITARY SEWER EASEMENT

STATE OF TEXAS  
 COUNTY OF BEXAR

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

DREW A. MANNING  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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 GRADING 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.

ISHTAGUIE SALEH  
 REGISTERED PROFESSIONAL ENGINEER NO. 46468

STATE OF TEXAS  
 COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEPOSES TO THE USE OF THE PUBLIC SAFETY AREAS IDENTIFIED AS SUCH IN THE PLAT, ALLEYS, PAVES, WATERCOURSES, UTILITY EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER: 242 CRESTA BELLA, LTD., AN LP, 801 NORTH 15th SAN ANTONIO, TX 78201  
 BY GENERAL PARTNER: JAMES H. COX, JR., 6433 DALLAS PARKWAY, #2006 PLANO, TEXAS 75063

SWELL BRIDGES, INC. MANAGER

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ NAME IS SUBSCRIBED TO THE PRECEDING SHOWN TO ME TO BE THE PERSON WHOSE NAME HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 BY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BEXAR

THIS PLAT OF CRESTA BELLA, UNIT 6A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

Drawing Name: M:\110610.002\_Cresta Bella Unit 6A.dwg User: mburgess Jun 12, 2008 8:39am

2008 JAN 14 4:02  
 FIELD SERVICE  
 PLANNING DEPARTMENT

Kavanaugh Consulting, LLC  
108 River Oaks Drive  
Wimberley, Texas 78676  
[kavanaughconsulting@gmail.com](mailto:kavanaughconsulting@gmail.com)  
(512) 587 - 7397

DEVELOPMENT SERVICES  
RECEIVED  
2014 MAR 10 PM 4: 08

March 10, 2014

City of San Antonio  
Attn: Ian Benavidez  
1901 South Alamo  
San Antonio, Texas 78204

Re: Rescind Plat Approval – Cresta Bella Unit 6A1 (Final Plat Number 120425)

Dear Mr. Benavidez –

As the Owner's representative, the purpose of this letter is to rescind the Planning Commission Approval attained for the Unit 6A Final Plat (Number 080428) as we have resubmitted and are re-approving the plat as Unit 6A1 (Number 120425) due to some lot line changes. Please notify the Planning Commission as such along with their consideration of our new Unit 6A1 plat for approval.

Thanks for your assistance in this matter.

Sincerely,



David Parkerson, P.E.  
Kavanaugh Consulting, LLC, Its' Member

CC: File



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

120425

**Project Name:**

Cresta Bella Unit 6A1 Enclave

**Applicant:**

John R. Hannah  
Al Scott

**Representative:**

Kavanaugh Consulting, LLC  
David Parkerson, P.E.

**Owner:**

Heuermann Road, LLC  
242 Cresta Bella, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of  
Heuermann Road and west of Milsa  
Drive

**MAPSCO Map Grid (Ferguson):**

479 F-7

**Tract Size:**

13.446

**Council District:**

8

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

Approval of a major plat to subdivide a 13.446-acre tract of land  
to establish the **Cresta Bella Unit 6A1 Enclave**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 10, 2014

## **I. ANALYSIS**

### **A. Proposed Uses**

The proposed plat will consist of twenty two (22) single-family residential lots, three (3) non-single family lots, and one thousand nine hundred and fifty (1,950) linear feet of private streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies March 12, 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 and the Garrison Commander provided the following response:

- The applicant has appropriate documentation of a recent endangered species survey (not older than three (3) years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present; and
- The applicant must send the project survey to the U.S. Fish and Wildlife Services (USFWS) Ecological Services Office in Austin; and
- The proposed project will comply with the UDC’s Military Lighting Overlay Zoning District (MLOD-1) regulations.

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**

LOCs were issued from all reviewing agencies on September 18, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

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

## **III. RECOMMENDATION**

Approval of the proposed **Cresta Bella Unit 6A-1 Enclave**

## **IV. ATTACHMENT**

1. Proposed Plat
2. Camp Bullis Response

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA UNIT 6A1 ENCLAVE

BEING A 13.446 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 18333 AND THE B. SHERRER SURVEY NO. 409, ABSTRACT NO. 672 AND BEING A PORTION OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 184, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A 1.034 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 15921, PAGE 2396, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

242 CRESTA BELLA, LTD. 1.034 ACRES VOL 15921 PG 2396 (UNPLATTED)

50' SAN. SWR. WATER, DRAINAGE, ELEC., GAS, TELE., AND CATV ESMT. (ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED EXTENSION OF BELLA CLOUD STREET R.O.W.) (0.057 ACRES)

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

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

SCALE 1"=100'

STATE OF TEXAS) COUNTY OF BEXAR)

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

DULY AUTHORIZED AGENT BY: HEUERMANN ROAD, LLC BY: JOHN R. HANNAH, IT'S MANAGER

STATE OF TEXAS) COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS) COUNTY OF BEXAR)

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

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

STATE OF TEXAS) COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF CRESTA BELLA UNIT 6A1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2013.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS) COUNTY OF BEXAR)

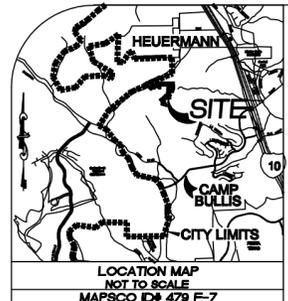
I, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D. AT \_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. AT \_\_\_\_ M, IN THE RECORDS OF \_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_

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

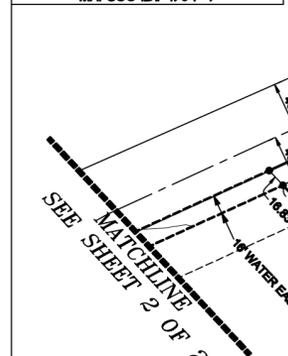
\_\_\_\_ DAY OF \_\_\_\_ A.D. 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



- LEGEND
1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
2.) FOUND 1/2" IRON PIN
3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION
4.) OFFICIAL PUBLIC RECORDS
5.) DEED AND PLAT RECORDS
6.) REAL PROPERTY RECORDS
7.) EXISTING CONTOURS
8.) PROPOSED CONTOURS



HEUERMANN ROAD LLC. 24.8 ACRES VOL 13787 PG 793 (UNPLATTED)

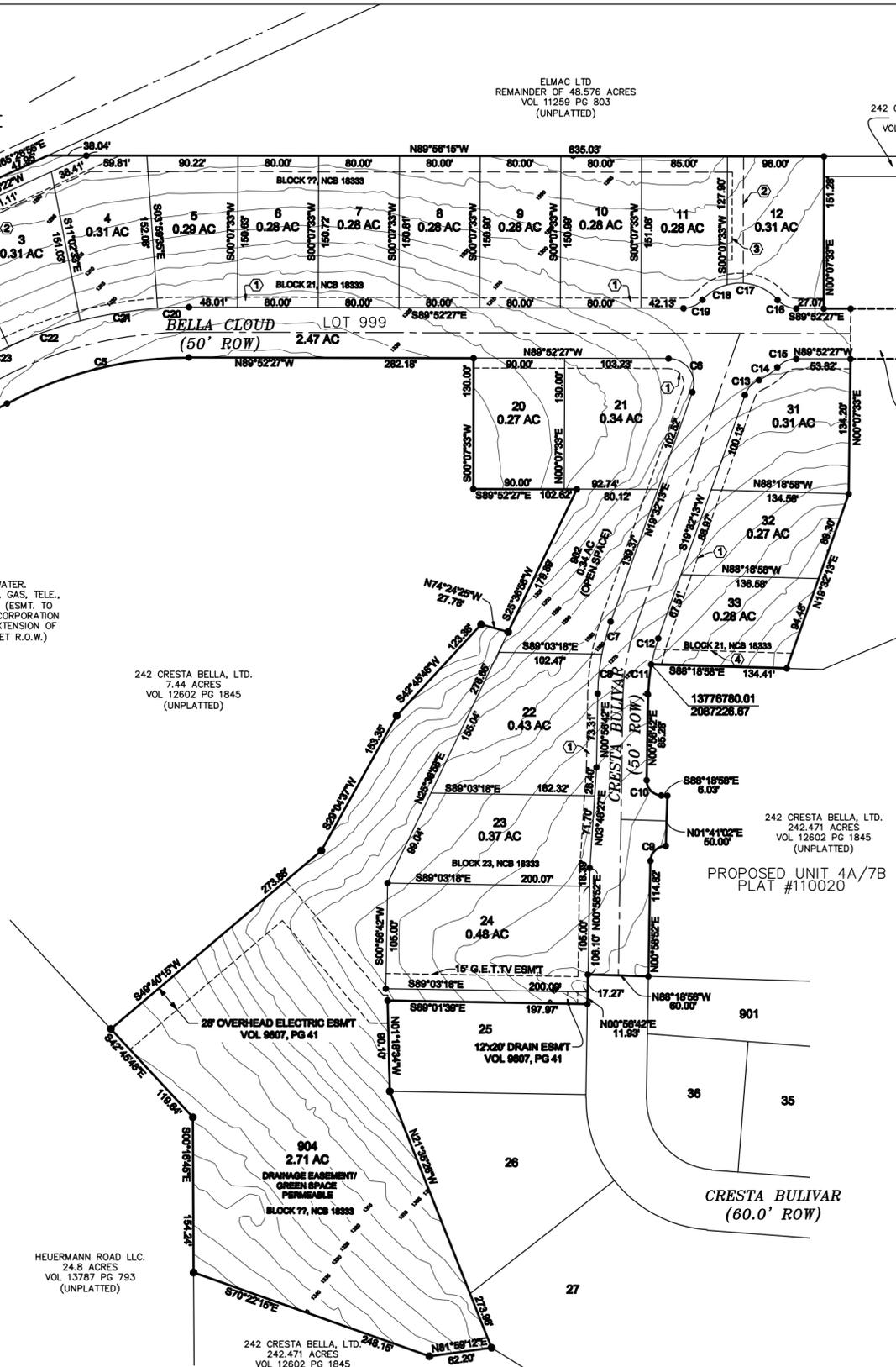
CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT OF 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.

NOTES:
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.
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.

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

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

LICENSED PROFESSIONAL ENGINEER



HEUERMANN ROAD LLC. 24.8 ACRES VOL 13787 PG 793 (UNPLATTED)

242 CRESTA BELLA, LTD. 242.471 ACRES VOL 12602 PG 1845 (UNPLATTED)

Table with 4 columns: CURVE, LENGTH, RADIUS, C-BRG, CHD. It lists curve data for curves C1 through C26.



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

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA UNIT 6A1 ENCLAVE

BEING A 13.446 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 18333 AND THE B. SHERRER SURVEY NO. 409 ABSTRACT NO. 672 AND BEING A PORTION OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 184, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A 1.034 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 15921, PAGE 2396, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

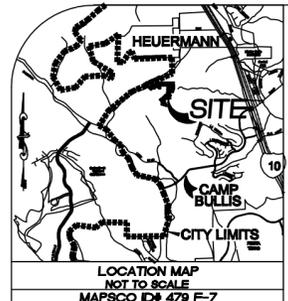
SCALE 1"=100'



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

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

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



- LEGEND: 1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT... 2.) FOUND 1/2" IRON PIN... 3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION... 4.) OFFICIAL PUBLIC RECORDS... 5.) DEED AND PLAT RECORDS... 6.) REAL PROPERTY RECORDS... 7.) EXISTING CONTOURS... 8.) PROPOSED CONTOURS... 1) = 10' G.E.T.V. ESMT 2) = 18' SANITARY SEWER ESMT 3) = 8' RETAINING WALL EASEMENT 4) = 18' DRAINAGE EASEMENT 5) = 14' ELECTRIC EASEMENT

CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

NOTES: 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.

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

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 WITHIN SAID DRAINAGE EASEMENTS.

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

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

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

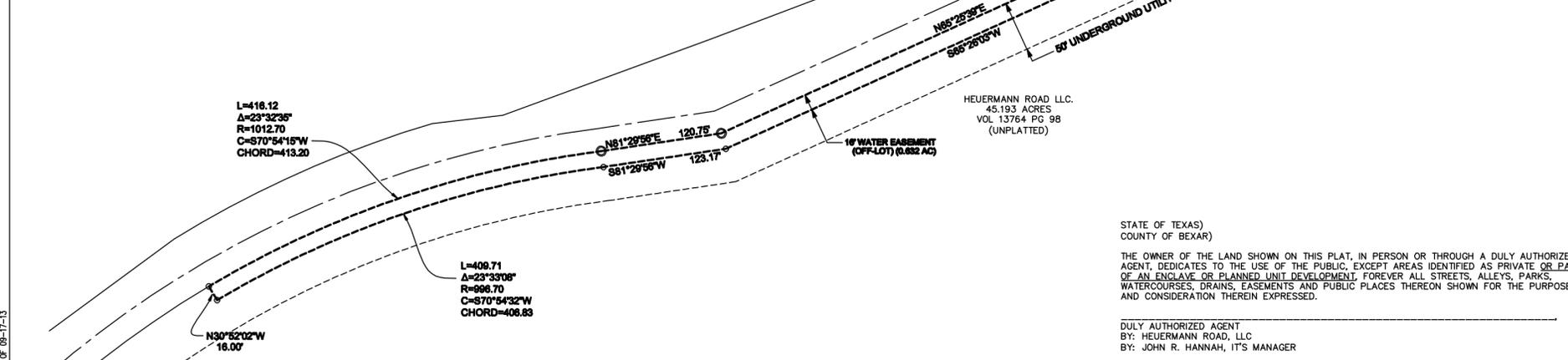
SAWS NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL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

DETENTION POND NOTE: DETENTION REQUIREMENTS ACCORDING TO THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE FOR THIS PROJECT HAVE BEEN PROVIDED BY THE EXISTING REGIONAL DETENTION/WATER QUALITY POND LOCATED 3,550 FEET DOWNSTREAM OF CRESTA BELLA, UNIT 6A1 ENCLAVE AND CONSTRUCTED WITHIN THE LIMITS OF THE CRESTA BELLA MASTER PLANNED DEVELOPMENT WITH APPROVAL FROM THE CITY OF SAN ANTONIO (PLAT NUMBER 060818).

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

L=416.12 A=23°32'35" R=1012.70 C=S70°54'15"W CHORD=413.20

L=408.71 A=23°33'08" R=998.70 C=S70°54'32"W CHORD=408.83



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

DULY AUTHORIZED AGENT 45.193 ACRES VOL. 13764 PG. 98 (UNPLATTED) BY: HEUERMANN ROAD, LLC, IT'S GENERAL PARTNER BY: AL SCOTT, IT'S MANAGER

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

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

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.

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STATE OF TEXAS) COUNTY OF BEXAR) THIS PLAT OF CRESTA BELLA UNIT 6A1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS) COUNTY OF BEXAR)

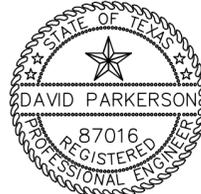
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

IN DRAW 201312-00201 CRESTA BELLA UNIT 6A1 CURRENT AS OF 09-17-13



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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS) COUNTY OF BEXAR)

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LICENSED PROFESSIONAL ENGINEER



**DEPARTMENT OF THE ARMY**  
US ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON  
1206 STANLEY ROAD SUITE A  
FORT SAM HOUSTON, TX 78234-5001

Office of the Commander

DEC 5 2008

T.C. Broadnax,  
Assistant City Manager and Interim Director  
Planning and Community Development  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)  
Director, Office of Military Affairs  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's Nov 25, 2008 notification on plat 080147 Cresta Bella Unit 3 Enclave, a 19 acre development about 1.7 miles west of Camp Bullis. We provide the following comments.

All of the tract is within the Camp Bullis 3 mile light buffer zone. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

It is too late to comment on the golden-cheeked warbler and potential habitat because this tract appears to have already been cleared of old growth juniper and oak.

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses the UTSA Karst Faunal Area (KFA) within which this tract is located. This tract is in karst zone 1 of the KFA. Zone 1 areas are known to contain listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post. See enclosed map from which it appears that all of the tract is in karst zone 1.

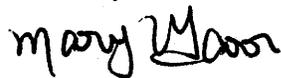
Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:



1) commits to incorporate dark sky lighting measures (such as the July 22<sup>nd</sup>, 2008 Bexar County light order or proposed City of San Antonio equivalent); 2) has appropriate documentation -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

A handwritten signature in black ink that reads "Mary E. Garr". The signature is written in a cursive, slightly slanted style.

Mary E. Garr  
Colonel, US Army  
Garrison Commander

Enclosure



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

120443

**Project Name:**

Dominion Unit 13-A Planned Unit  
Development

**Applicant:**

Roberto Kenigstein

**Representative:**

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

**Owner:**

GKH Developments, LTD.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located east of IH 10, south  
of Dominion Drive.

**MAPSCO Map Grid (Ferguson):**

479 F-1

**Tract Size:**

27.411 acres

**Council District(s):**

8

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

Approval of a major plat to subdivide a 27.411-acre tract of land  
to establish **Dominion Unit 13-A Planned Unit Development**  
Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 12, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of seventy-three (73) single-family residential lots, (5) non-single-family residential lots, and approximately four thousand six hundred thirty-eight (4,638) linear feet of private streets.

### **B. Zoning**

“R-6 MSAO-1 MLOD” Residential Single-Family Military Sound Attenuation Overlay 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 February 14, 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 Military Installation were notified.

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on March 12, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 55, The Dominion, accepted on June 29, 1983

PUD 13-00001.00, Dominion Unit 13-A, approved on August 14, 2013

## **III. RECOMMENDATION**

Approval of the proposed **Dominion Unit 13-A Planned Unit Development** Subdivision

## **IV. ATTACHMENT**

1. Proposed Plat



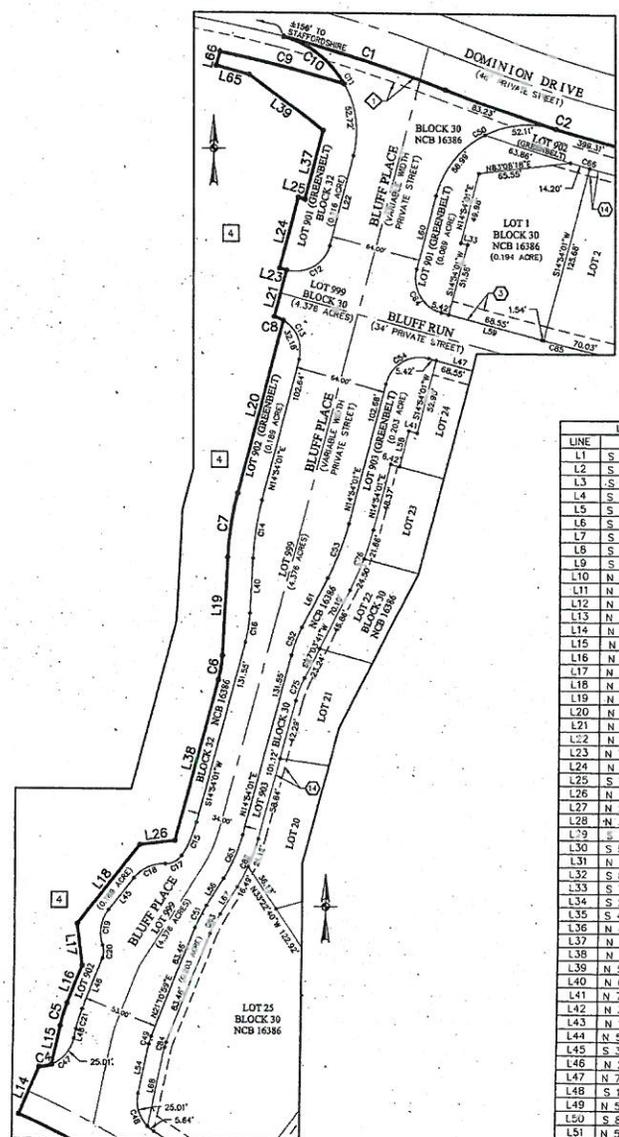
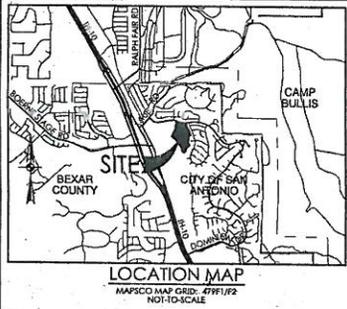


SUBDIVISION PLAT  
OF  
**DOMINION UNIT 13-A**  
PLANNED UNIT DEVELOPMENT

A 27.411 ACRE TRACT OF LAND OUT OF A 55.989 ACRE TRACT OF LAND CONVEYED TO G4H DEVELOPMENTS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15322, PAGES 1783-1800 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. AROCHA SURVEY NO. 24, ABSTRACT 37, COUNTY BLOCK 4752, JOHN W. SMITH SURVEY NO. 27, COUNTY BLOCK 4732, IN NEW CITY BLOCK 34732, THE P. TOEPFERWEIN SURVEY NO. 26 1/4, ABSTRACT 765, COUNTY BLOCK 4751, THE C. SCHAASE SURVEY NO. 4, ABSTRACT 1024, COUNTY BLOCK 4750, THE JOHN H. GIBSON SURVEY NO. 3, ABSTRACT 300, COUNTY BLOCK 4753, NOW IN NEW CITY BLOCK 16386, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.6100  
DATE OF PRINT: February 21, 2014



LINE	BEARING	LENGTH
L1	S 05°20'36" E	31.40'
L2	S 71°-9'20" W	27.79'
L3	S 48°21'19" W	64.09'
L4	S 75°43'47" W	82.20'
L5	S 07°38'05" W	73.77'
L6	S 20°08'05" W	53.15'
L7	S 38°08'58" E	52.27'
L8	S 38°23'17" W	54.80'
L9	S 15°52'13" W	64.17'
L10	N 67°22'51" W	38.72'
L11	N 42°25'46" W	72.32'
L12	N 54°28'13" W	88.39'
L13	N 82°04'47" W	87.85'
L14	N 23°15'02" E	36.01'
L15	N 11°31'30" W	28.19'
L16	N 21°10'59" E	28.54'
L17	N 07°10'00" W	30.88'
L18	N 37°50'05" E	72.12'
L19	N 62°44'21" E	70.10'
L20	N 14°54'01" E	126.37'
L21	N 14°54'01" E	34.00'
L22	N 14°40'01" E	64.68'
L23	N 75°05'59" W	5.42'
L24	N 14°54'01" E	51.58'
L25	S 75°05'59" E	5.00'
L26	N 82°50'00" E	25.16'
L27	N 73°34'14" W	58.13'
L28	N 33°52'01" W	18.21'
L29	S 33°52'01" E	32.34'
L30	S 59°36'41" W	43.49'
L31	S 59°36'41" E	47.88'
L32	S 84°27'54" E	10.00'
L33	S 75°05'59" E	5.00'
L34	S 23°34'37" E	63.47'
L35	S 46°47'24" W	24.97'
L36	N 46°47'24" E	29.81'
L37	N 14°54'01" E	41.98'
L38	N 14°54'01" E	117.52'
L39	N 53°20'18" W	65.85'
L40	N 02°44'21" E	39.78'
L41	N 75°05'59" W	5.00'
L42	N 35°25'12" E	66.61'
L43	N 14°54'01" E	63.75'
L44	N 52°37'55" W	94.55'
L45	S 37°50'05" W	29.07'
L46	N 11°10'59" E	38.68'
L47	N 75°05'59" W	73.96'
L48	S 11°31'30" W	7.15'
L49	N 58°59'09" W	30.63'
L50	S 82°26'37" E	28.76'
L51	N 52°37'55" W	94.55'
L52	N 14°54'01" E	63.75'
L53	N 35°25'12" E	24.61'
L54	N 11°31'30" W	35.77'
L55	N 70°08'11" E	3.08'
L56	N 31°40'25" E	23.01'
L57	S 82°26'37" E	28.76'
L58	S 14°54'01" W	26.10'
L59	S 75°05'59" E	73.96'
L60	N 14°54'01" E	53.33'
L61	N 27°03'41" E	39.78'
L65	N 75°05'59" W	24.20'
L66	N 14°54'01" E	10.10'
L67	N 31°40'25" E	23.01'
L68	N 11°31'30" E	5.41'

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.  
**EDU NOTE:**  
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
**IMPACT FEE PAYMENT NOTE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.  
**C.P.S. ENERGY NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASMENT AND RIGHT-OF-WAY FOR ELECTRIC CONDUIT AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "CROSS EASEMENT," "GAS EASEMENT," AND "TRANSMISSION EASEMENT" FOR THE PURPOSES OF BENEVOLENT, NON-EXCLUSIVE, EASEMENTS, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, AND REMOVE ALL NECESSARY UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, CONDUITS, TRENCHES, POLES, AND SERVICE LINES, AND TO CONDUCT SURVEYS AND TESTS NECESSARY TO MAINTAIN AND OPERATE SUCH FACILITIES. THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, AND REMOVE SUCH FACILITIES SHALL BE EXERCISED BY THE CITY OF SAN ANTONIO AT ALL TIMES AS NECESSARY TO MAINTAIN AND OPERATE SUCH FACILITIES. THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, AND REMOVE SUCH FACILITIES SHALL BE EXERCISED BY THE CITY OF SAN ANTONIO AT ALL TIMES AS NECESSARY TO MAINTAIN AND OPERATE SUCH FACILITIES. THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, AND REMOVE SUCH FACILITIES SHALL BE EXERCISED BY THE CITY OF SAN ANTONIO AT ALL TIMES AS NECESSARY TO MAINTAIN AND OPERATE SUCH FACILITIES.  
 2. ANY C.P.S. MANDATORY GAS RELINQUISHING EASMENT OR GAS EASEMENT LOCATED WITHIN SAID EASEMENT, BUT TO GRANT CHANGE OF SERVICE EASEMENT ASSUMPTIONS SHALL BE CONSIDERED TO THE FAVOR OF THE PERSONS BEARING RESPONSIBILITY FOR SAID GRANTING OF GAS EASEMENT ALLOCATION.  
 3. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASMENT AND RIGHT-OF-WAY FOR ELECTRIC CONDUIT AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "CROSS EASEMENT," "GAS EASEMENT," AND "TRANSMISSION EASEMENT" FOR THE PURPOSES OF BENEVOLENT, NON-EXCLUSIVE, EASEMENTS, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, AND REMOVE ALL NECESSARY UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, CONDUITS, TRENCHES, POLES, AND SERVICE LINES, AND TO CONDUCT SURVEYS AND TESTS NECESSARY TO MAINTAIN AND OPERATE SUCH FACILITIES. THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, AND REMOVE SUCH FACILITIES SHALL BE EXERCISED BY THE CITY OF SAN ANTONIO AT ALL TIMES AS NECESSARY TO MAINTAIN AND OPERATE SUCH FACILITIES.  
 4. A CONTRACTOR APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEREAS ARE SERVING BY THEM OR UNDERGOING REPAIRS OR MAINTENANCE.  
 5. EOOD OVERLAP ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN ONLY INTERSECTION ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THE FIVE (5) FOOT WIDE EASEMENT.  
**STATE OF TEXAS**  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE 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 CODES EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
 \_\_\_\_\_  
 LICENSED PROFESSIONAL ENGINEER  
**STATE OF TEXAS**  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.  
 \_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE CHIEF OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE PLANNED UNIT DEVELOPMENT, FORE OR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON, IN FULL FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.  
 \_\_\_\_\_  
 OWNER/DEVELOPER: ROBERTO KOPPEL  
 G4H DEVELOPMENTS, LTD.  
 16002 VIA SHAWANO, STE. 101  
 SAN ANTONIO, TEXAS 78247  
 (210) 699-4773  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERTO KOPPEL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAID INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF FEBRUARY, A.D. 2014.  
 \_\_\_\_\_  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
 THE PLAT OF DOMINION UNIT 13-A PLANNED UNIT DEVELOPMENT 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\_\_\_\_  
 \_\_\_\_\_  
 CHAIRMAN  
 \_\_\_\_\_  
 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 \_\_\_\_\_ A.M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 \_\_\_\_\_  
 COUNTY CLERK, BEXAR COUNTY, TEXAS  
 \_\_\_\_\_  
 DEPUTY



Civil Job No. 7486-23; Survey Job No. 9357-11



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

130243

**Project Name:**

Pillar Oaks Subdivision

**Applicant:**

Natalie Griffith

**Representative:**

Briones Consulting & Engineering  
LTD.c/o Rolando H. Briones, Jr. P.E.

**Owners:**

Habitat for Humanity of San Antonio,  
Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southeast of the  
intersection of West Kirk Place and  
S.W. 21<sup>st</sup> Street

**MAPSCO Map Grid (Ferguson):**

649 E-1

**Tract Size:**

2.554 acres

**Council District:**

5

**Notification:**

Internet Agenda posting March 21,  
2014

**REQUEST**

Approval of a major plat to replat and subdivide a 2.554-acre tract of land to establish **Pillar Oaks** Subdivision

**APPLICATION TYPE**

Replat and Subdivide

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

March 5, 2014

**CASE HISTORY**

Area being replatted was previously platted as Lot B and D, Block 3, N.C.B. 6777, of the Western Heights Acres Subdivision Plat, an antiquated plat, as recorded in Volume 642, Page 313 of the Deed and Plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of thirteen (13) single family lots and four hundred fifty (450) linear feet of public streets.

**B. Zoning**

“R5 AHOD” Residential Single-Family Airport Hazard Overlay District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 28, 2014.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on February 28, 2014.

**II. RECOMMENDATION**

Approval of the proposed **Pillar Oaks** Subdivision.

**III. ATTACHMENT**

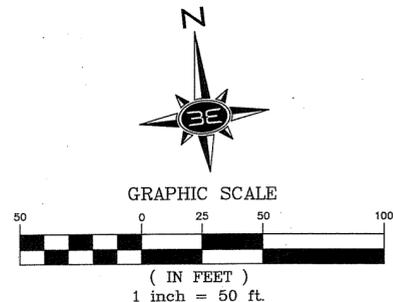
1. Proposed plat

PLAT NO. 130243

REPLAT ESTABLISHING PILLAR OAKS SUBDIVISION

13 RESIDENTIAL LOTS

BEING A TOTAL OF 2.554 ACRES, ESTABLISHING LOTS 36-48, BLOCK 3, N.C.B. 6777, OUT OF A PORTION OF LOTS B AND D, BLOCK 3, N.C.B. 6777, OUT OF WESTERN HEIGHTS ACRES SUBDIVISION RECORDED IN VOLUME 642, PAGE 313 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



BRIONES CONSULTING & ENGINEERING LTD. 8118 BROADWAY SAN ANTONIO, TX 78209

BARRERA LAND SURVEYING 7715 MARLAND #114 SAN ANTONIO, TEXAS 78259

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

Natalie Griffith OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC. NATALIE GRIFFITH, PRESIDENT & C.E.O.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH 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 4th DAY OF MARCH, 2014.

JOSE R. GONZALEZ MY COMMISSION EXPIRES: NOVEMBER 29, 2015

Notary Public, Bexar County, Texas

OWNER/DEVELOPER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC. 311 PROBANDT STREET SAN ANTONIO, TEXAS 78204

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

DATED THIS DAY OF AD, 20 BY: CHAIRMAN BY: SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

CITY PUBLIC SERVICE NOTES

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS CITY PUBLIC SERVICE 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

NOTES

- 1.) 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED. 2.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. 3.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE, 35-504 (e)(5). 4.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT NOTES:

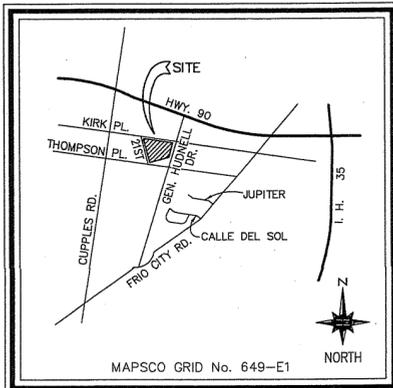
NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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

WASTEWATER EDU NOTE:

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

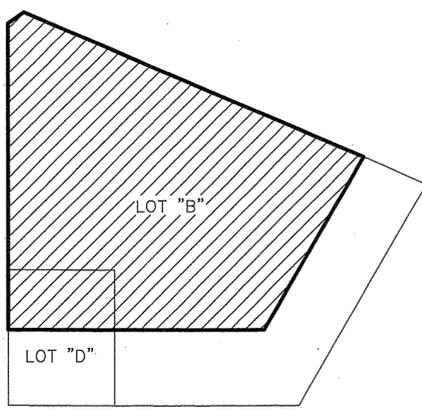
IMPACT FEE NOTE:

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



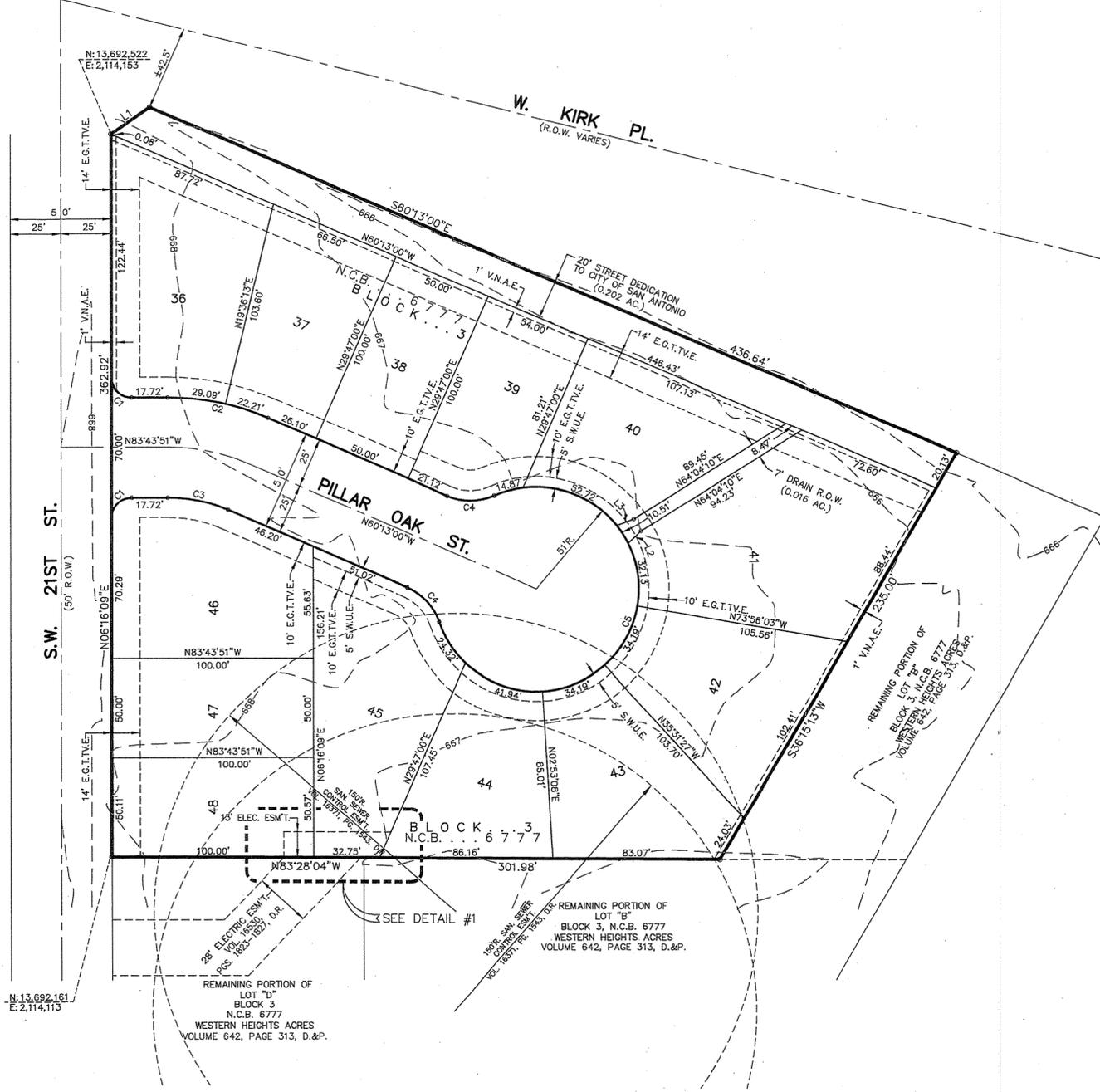
LOCATION MAP NOT TO SCALE

- LEGEND R.O.W. = RIGHT OF WAY ESM'T. = EASEMENT ELEC. = ELECTRIC E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT R.P.R. = REAL PROPERTY RECORDS V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT 5' S.W.U.E. = 5' SIDEWALK & UTILITY EASEMENT 680 = PROPOSED CONTOURS 680 = EXISTING CONTOUR



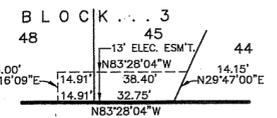
"SUBJECT AREA AND AREA BEING REPLATTED"

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT B AND D, BLOCK 3, N.C.B. 6777, OF THE WESTERN HEIGHTS ACRES SUBDIVISION PLAT, AN ANTIQUATED PLAT, AS RECORDED IN VOLUME 642, PAGE 313 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LINE TABLE with columns: LINE, LENGTH, BEARING. L1: 23.31, N61°01'37"E; L2: 8.89, N52°45'34"E; L3: 8.89, N75°22'46"E

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD. C1: 10.00, 15.71, 10.00, 90°00'00", 14.14; C2: 125.00, 51.30, 26.02, 23°30'51", 50.94; C3: 75.00, 30.78, 15.61, 23°30'51", 30.56; C4: 29.00, 24.07, 12.77, 47°32'45", 23.38; C5: 51.00, 244.86, -, 275°05'30", 68.85



DETAIL 1 NOT TO SCALE



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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. Rolando H. Briones, Jr. LICENSED PROFESSIONAL ENGINEER 2/20/2014

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 BY DAVID BARRERA, R.P.L.S. David Barrera REGISTERED PROFESSIONAL LAND SURVEYOR



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

130247

**Project Name:**

Kinder Northeast, Unit-8 (PUD)

**Applicant:**

Lloyd A. Denton, Jr.

**Representative:**

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

**Owner:**

S.A. Kinder Ranch Unit-8, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located north of the  
intersection of Roaring Fork and  
Sopris Lane.

**MAPSCO Map Grid (Ferguson):**

451 C-1

**Tract Size:**

17.323-acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

Approval of a major plat to subdivide a 17.323-acre tract of land  
to establish the **Kinder Northeast, Unit-8 (PUD)** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 12, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty three (**63**) single-family residential lots, two (**2**) non-single family residential lots and approximately two thousand five hundred fifty-six (**2,556**) 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 February 4, 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 February 7, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 824C, Kinder Ranch, accepted on July 12, 2013.

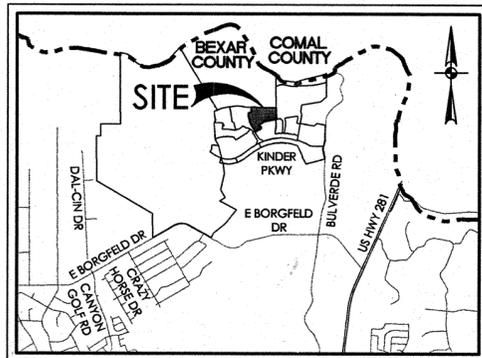
PUD 08-004C Kinder Northeast PUD, approved August 14, 2013

## **III. RECOMMENDATION**

Approval of the proposed **Kinder Northeast, Unit-8 (PUD)** Subdivision Plat.

## **IV. ATTACHMENT**

1. Proposed Plat



**LOCATION MAP**  
MAPSCO MAP GRID: 451C1  
NOT-TO-SCALE

**PRIVATE STREET NOTE:**

LOT 999, CB 4854, (GRANITE RIDGE, GRACIES SKY, LAWSON RIDGE & CARSTENS RIDGE ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

**OPEN SPACE NOTE:**

LOT 901, BLOCK 3, CB 4854, (0.35 OF AN ACRE) IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND AN DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. AREAS OF LOT 901, BLOCK 3, CB 4854, ARE TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

**CLEAR VISION NOTE:**

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

**SETBACK NOTE:**

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

**FIRE FLOW NOTE:**

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

**FINISHED FLOOR NOTE:**

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

**DRAINAGE EASEMENT NOTE:**

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

**MAINTENANCE NOTE:**

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

**EDU NOTE:**

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

**IMPACT FEE PAYMENT DUE:**

WATER AND/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 ENDEAVOR OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT 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.

*Rich Wood*  
LICENSED PROFESSIONAL ENGINEER

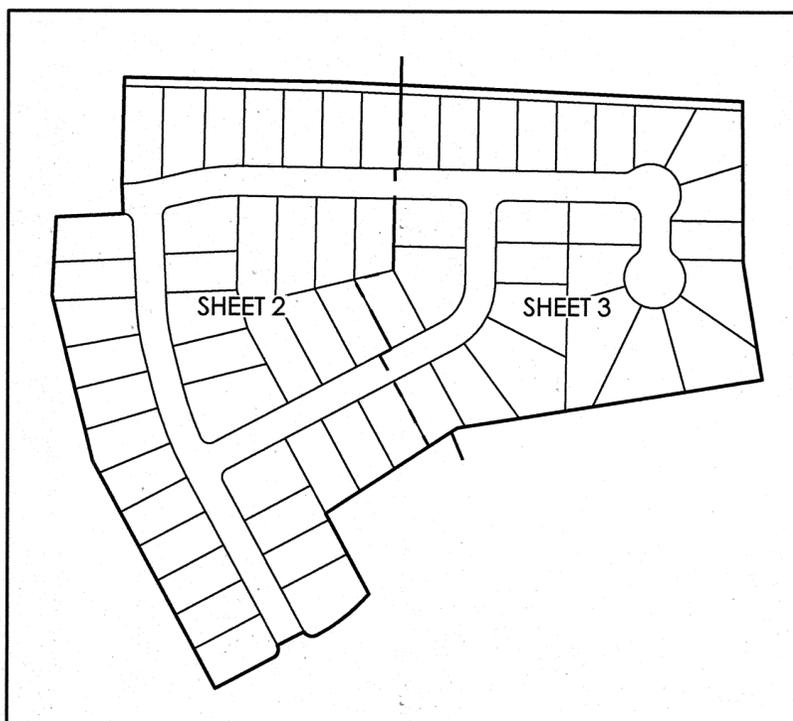
STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**LEGEND**

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- (PUD) PLANNED UNIT DEVELOPMENT
- CB COUNTY BLOCK
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- 1140- EXISTING CONTOURS
- 1140- PROPOSED CONTOURS
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑥ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑪ 10' BUILDING SETBACK LINE



**SHEET INDEX**  
NOT-TO-SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	17°21'47"	S53°18'40"W	83.02'	83.34'
C2	15.00'	89°46'53"	N73°07'00"W	21.17'	23.50'
C3	15.00'	90°13'07"	S16°53'00"W	21.25'	23.62'
C4	275.00'	10°56'02"	N81°57'09"E	52.40'	52.48'
C5	325.00'	14°23'17"	N83°40'46"E	81.40'	81.61'
C6	15.00'	40°44'57"	N70°29'56"E	10.44'	10.67'
C7	51.00'	171°29'53"	S44°07'35"E	101.72'	152.65'
C8	15.00'	40°44'57"	S21°14'53"W	10.44'	10.67'
C9	15.00'	52°41'41"	S25°28'26"E	13.31'	13.80'
C10	51.00'	285°23'23"	N89°07'35"W	61.82'	254.03'
C11	15.00'	52°41'41"	N27°13'15"E	13.31'	13.80'
C12	25.00'	90°00'00"	N44°07'35"W	35.36'	39.27'
C13	15.00'	90°00'00"	S45°52'25"W	21.21'	23.56'
C14	125.00'	60°54'02"	S31°19'26"W	126.70'	132.86'
C15	15.00'	90°00'00"	S16°46'26"W	21.21'	23.56'
C16	625.00'	14°24'02"	N21°01'33"W	156.67'	157.09'
C17	325.00'	111°4'41"	N08°12'11"W	63.68'	63.78'
C18	15.00'	90°00'00"	N47°34'50"W	21.21'	23.56'
C19	275.00'	14°23'17"	N83°40'46"E	68.88'	69.06'
C20	15.00'	90°00'00"	S44°07'35"E	21.21'	23.56'
C21	75.00'	60°54'02"	S31°19'26"W	76.02'	79.72'
C22	15.00'	94°20'19"	N71°03'24"W	22.00'	24.70'
C23	575.00'	10°03'43"	N18°51'23"W	100.85'	100.98'
C24	275.00'	111°4'41"	N08°12'11"W	53.88'	53.97'
C25	15.00'	79°03'58"	N36°57'09"W	19.10'	20.70'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°49'48"E	131.82'
L2	N87°25'10"W	112.00'
L3	N02°34'50"W	50.00'
L4	S80°45'33"W	92.24'
L5	S28°13'52"E	153.89'
L6	S44°37'47"W	24.43'
L7	S61°59'34"W	4.60'
L8	S62°07'26"W	50.00'
L9	S61°59'34"W	109.94'
L10	N76°29'07"E	62.97'
L11	S00°52'25"W	44.42'
L12	N00°52'25"E	47.50'
L13	N13°49'32"W	72.98'
L14	N76°29'07"E	47.18'
L15	N13°49'32"W	72.98'
L16	N22°46'31"W	175.76'
L17	N80°13'24"E	193.61'
L18	N59°45'26"E	125.08'
L19	S33°38'49"W	118.79'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**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 CORRS 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.



**PLAT NUMBER 130247**

**SUBDIVISION PLAT OF KINDER NORTHEAST, UNIT-8 (PUD)**

A 17.323 ACRE, COMPRISED OF 12.724 ACRES OUT OF A 241.93 ACRE TRACT IN DEED CONVEYED TO SA KINDER RANCH NO. 1, LTD. RECORDED IN VOLUME 12807, PAGE 1947 AND 4.599 ACRES OUT OF A 9.04 ACRE TRACT IN DEED CONVEYED TO LFV PROPERTIES, LTD. RECORDED IN VOLUME 12680, PAGE 2222 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SURVEY NO. 192 1/2, ABSTRACT 459, COUNTY BLOCK 4858, AND OUT OF THE C.A. RAMPPEL SURVEY NO. 191 1/2, ABSTRACT 1172, COUNTY BLOCK 5185, BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
DATE OF PRINT: March 6, 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, WALKWAYS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
S.A. KINDER RANCH UNIT-8, INC.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF MARCH, A.D. 2014.



SARAH E CARRINGTON  
My Commission Expires  
August 2, 2016

*Sarah E Carrington*  
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 KINDER NORTHEAST, UNIT-8 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

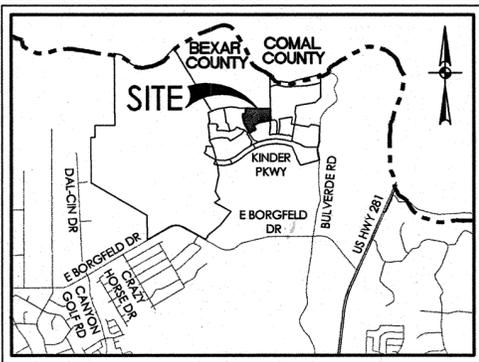
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

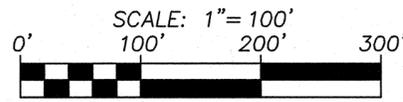


Civil Job No. 7902-35; Survey Job No. 7902-35



**LOCATION MAP**  
 MAPSCO MAP GRID: 451C1  
 NOT-TO-SCALE

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



**PLAT NUMBER 130247**  
 SUBDIVISION PLAT  
 OF  
**KINDER NORTHEAST, UNIT-8 (PUD)**

A 17.323 ACRE, COMPRISED OF 12.724 ACRES OUT OF A 241.93 ACRE TRACT IN DEED CONVEYED TO SA KINDER RANCH NO. 1, LTD., RECORDED IN VOLUME 12807, PAGE 1947 AND 4.599 ACRES OUT OF A 9.04 ACRE TRACT IN DEED CONVEYED TO LVF PROPERTIES, LTD RECORDED IN VOLUME 12680, PAGE 2222. BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SURVEY NO. 192 1/4, ABSTRACT 459, COUNTY BLOCK 4858, AND OUT OF THE C.A. RAMPPEL SURVEY NO. 191 1/4, ABSTRACT 1172, COUNTY BLOCK 5185, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**  
 TBPE, FIRM REGISTRATION # 470  
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 DATE OF PRINT: March 6, 2014 | FAX: 210.375.9010

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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
 S.A. KINDER RANCH UNIT-8, INC.  
 11 LYNN BATTIS LANE, SUITE 100  
 SAN ANTONIO, TEXAS 78218  
 (210) 828-6131

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF March, A.D. 2014.

SARAH E. CARRINGTON  
 My Commission Expires August 2, 2016  
 Sarah E. Carrington  
 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 KINDER NORTHEAST, UNIT-8 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
 BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



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.

*W.R. Wood*  
 W.R. WOOD  
 65364  
 LICENSED PROFESSIONAL ENGINEER

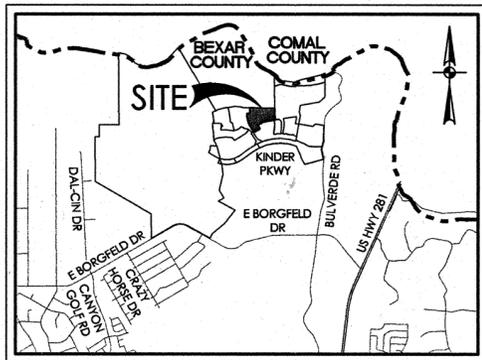
STATE OF TEXAS  
 COUNTY OF BEXAR

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.

*David A. Casanova*  
 DAVID A. CASANOVA  
 4251  
 LICENSED PROFESSIONAL LAND SURVEYOR

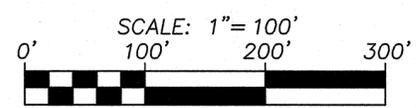


KINDER NORTHEAST, UNIT-8 (PUD) Civil Job No. 7902-35; Survey Job No. 7902-35



**LOCATION MAP**  
MAPSCO MAP GRID: 451C1  
NOT-TO-SCALE

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



**PLAT NUMBER 130247**  
SUBDIVISION PLAT  
OF  
**KINDER NORTHEAST, UNIT-8 (PUD)**

A 17.323 ACRE, COMPRISED OF 12.794 ACRES OUT OF A 241.93 ACRE TRACT IN DEED CONVEYED TO SA KINDER RANCH NO. 1, LTD. RECORDED IN VOLUME 12807, PAGE 1947 AND 4.599 ACRES OUT OF A 9.04 ACRE TRACT IN DEED CONVEYED TO LFV PROPERTIES, LTD RECORDED IN VOLUME 12680, PAGE 2222, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SURVEY NO. 192 1/2, ABSTRACT 459, COUNTY BLOCK 4858, AND OUT OF THE C.A. RAMPPEL SURVEY NO. 191 1/2, ABSTRACT 1172, COUNTY BLOCK 5185, BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
DATE OF PRINT: March 6, 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
S.A. KINDER RANCH UNIT-8, INC.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF March, A.D. 2014.



SARAH E. CARRINGTON  
My Commission Expires August 2, 2016  
Sarah E. Carrington  
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 KINDER NORTHEAST, UNIT-8 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

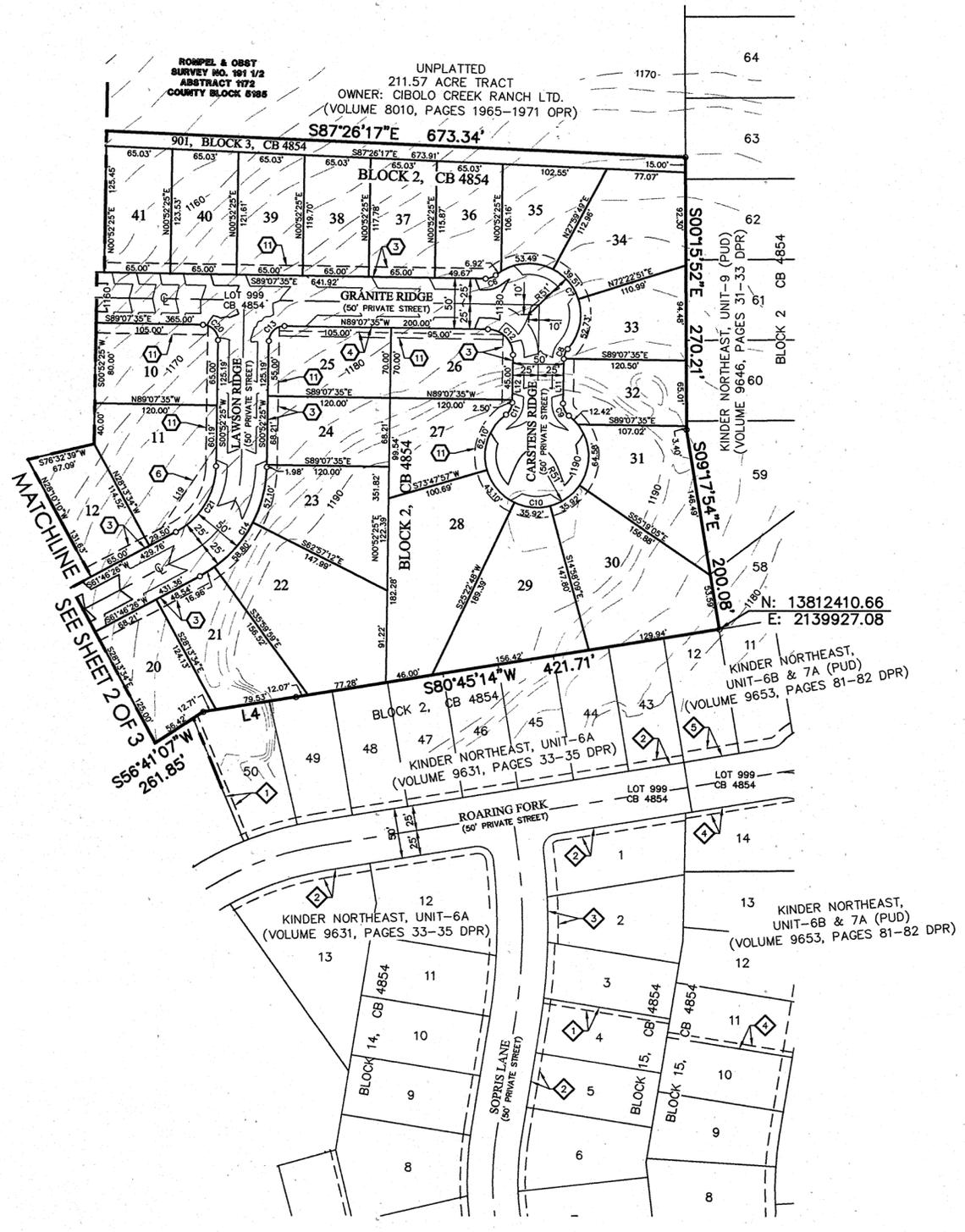
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



STATE OF TEXAS  
COUNTY OF BEXAR

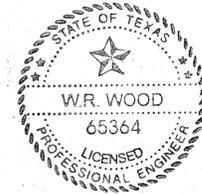
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*W.R. Wood*  
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.

*David A. Casanova*  
DAVID A. CASANOVA  
4251  
REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

130347

**Project Name:**

Bulverde Oaks Tract 3

**Applicant:**

Breck Collingsworth

**Representative:**

Coursen-Koehler Engineering &  
Associates,  
Garth Coursen, P.E.

**Owner:**

Emerald Oaks Retirement  
Community, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northeast of the  
intersection of Bulverde Road and  
Bulverde Parkway

**MAPSCO Map Grid (Ferguson):**

484 B-6

**Tract Size:**

14.640

**Council District:**

10

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

Approval of a major plat to subdivide a 14.640-acre tract of land  
to establish the **Bulverde Oaks Tract 3** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 10, 2014

**I. ANALYSIS**

**A. Proposed Uses**

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

**B. Zoning**

“C-2 PC-1” Commercial Preservation Corridor

“C-2 ERZD” Commercial Edward Recharge Zone District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies December 17, 2013.

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

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**

LOCs were issued from all reviewing agencies on February 21, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

706A, Steubing Estates North, accepted on January 31, 2002

**III. RECOMMENDATION**

Approval of the proposed **Bulverde Oaks Tract 3** subdivision

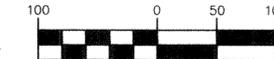
**IV. ATTACHMENTS**

1. Proposed Plat

BULVERDE OAKS TRACT 3

SUBDIVISION

BEING 14.640 ACRE TRACT OF LAND ESTABLISHING LOT 3, BLOCK 11, NCB 17728, SITUATED IN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE JOHN FRIDGE SURVEY NUMBER 91, ABSTRACT 233, IN NEW CITY BLOCK 34920 AND BEING THE REMAINDER OF A 17.50 ACRE TRACT CONVEYED UNTO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED IN VOLUME 14310, PAGE 2173, BEXAR COUNTY REAL PROPERTY RECORDS.



SCALE: 1" = 100'

COURSEN-KOEHLER ENGINEERING & ASSOCIATES

11802 Warfield, Suite 200 • San Antonio, Texas 78216  
Tel: 210.807.9030 • Fax: 210.855.5530  
www.coursen-koeehler.com • TBPE Firm No. F-10747

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
(210) 342-9455, Fax 342-9524  
TBPLS Firm No. 10132700

STATE OF NEBRASKA §  
COUNTY OF LANCASTER §  
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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EMERALD OAKS RETIREMENT COMMUNITY, LLC  
8040 EIGER DRIVE  
LINCOLN, NE 68516

*Breck C. Collingsworth*  
OWNER - BRECK COLLINGSWORTH

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 4TH DAY OF MARCH, 2014

General Notary State of Nebraska  
MATTHEW M. MAUDE  
My Comm. Exp. Sept. 29, 2014

*Matthew M. Maude*  
NOTARY PUBLIC  
LANCASTER COUNTY, NEBRASKA

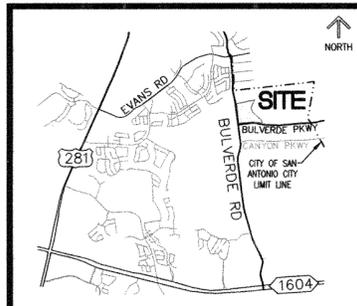
THIS PLAT OF BULVERDE OAKS TRACT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

STATE OF TEXAS §  
COUNTY OF BEXAR §  
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

LINE	LENGTH	BEARING
L1	44.28'	S02°29'42"W
L2	60.77'	S20°51'13"W
L3	111.67'	S29°03'39"W
L4	93.96'	S19°22'58"W
L5	57.52'	S05°19'38"W
L6	63.33'	N47°14'53"W
L7	74.38'	N35°00'15"E
L8	16.00'	N13°00'18"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	198.66'	870.00'	13°05'00"	N85°51'02"W	198.23'
C2	259.80'	830.00'	17°56'03"	N88°16'34"W	258.74'
C3	71.42'	845.00'	04°50'32"	S87°41'57"W	71.39'



- LEGEND:**
- 900—EXISTING CONTOUR
  - V.W. VARIABLE WIDTH
  - E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
  - DRN. DRAINAGE
  - SAN SEW SANITARY SEWER
  - N.T.S. NOT TO SCALE
  - R RADIUS
  - E CENTERLINE
  - ESMT EASEMENT
  - DPR DEED AND PLAT RECORDS
  - RPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - VOL. VOLUME
  - P.G. PAGE
  - N.V.A.E. NON-VEHICULAR ACCESS EASEMENT
  - V.W.S.C.E. VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
  - R.O.W. RIGHT OF WAY
  - F.F.E. FINISHED FLOOR ELEVATION
  - SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - F.B.Z. FLOODPLAIN BUFFER ZONE PER CHAPTER 34 SEC 34-913

**TREE PRESERVATION NOTE:**  
TREE PRESERVATION AREAS SHALL COMPLY WITH THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF SAN ANTONIO.

**FLOODPLAIN NOTES:**  
THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, NO. 48020C02200, REVISED SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS IDENTIFIED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."

**CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.**

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

**THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE DRAIN PANEL NO. 48020C02200, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.**

**WATER QUALITY NOTE:**  
THE MAINTENANCE OF THE WATER QUALITY FACILITIES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

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

**AQUIFER:**  
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 WATERFED 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.

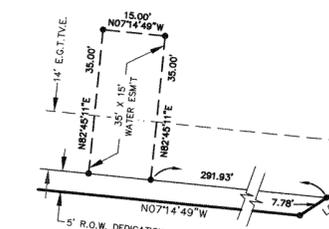
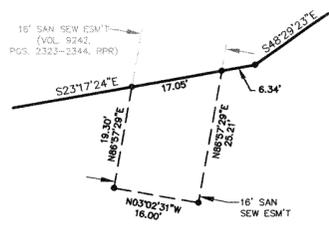
**GENERAL NOTES:**  
1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 0" ABOVE FINAL ADJACENT GRADE.  
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION 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 ACCESS AND EGRESS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.  
3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.  
4. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, BUFFER, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.

**SURVEYOR'S NOTES:**  
1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "MS&D RPLS 4612 SET AT PER COMPLETION OF CONSTRUCTION."  
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT) ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA.  
3. ALL DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.999834.

**CPS NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DISCLOSED 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, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFECT OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE E.G.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN E.G.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE EASEMENTS.

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:  
*Daniel E. Snell*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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



DETAIL "1" N.T.S.

DETAIL "2" N.T.S.

User ID: jrosses  
File: P:\Common General Contractors\Bulverde Oaks Tract 3\dwg\13007.00 Plat 14-0228.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

130554

**Project Name:**

Westcreek Oaks, Unit 4 Subdivision

**Applicant:**

Jay A Hanna

**Representative:**

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

**Owner:**

WPE Ventures, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located east of the  
intersection of Talley Road and  
Wiseman Boulevard

**MAPSCO Map Grid (Ferguson):**

577 E-8

**Tract Size:**

4.961-acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

Approval of a major plat to subdivide a 4.961-acre tract of land to  
establish the **Westcreek Oaks, Unit - 4** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 10, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one thousand nine hundred twenty-seven (**1,927**) linear feet of public streets.

### **B. Zoning**

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

### **C. Major Thoroughfare**

Wiseman Boulevard, Primary Arterial Type A, 120-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 4, 2013.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 25, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 020A-08, Westpointe East, accepted on April 4, 2013

## **III. RECOMMENDATION**

Approval of the proposed **Westcreek Oaks, Unit - 4** Subdivision.

## **IV. ATTACHMENT**

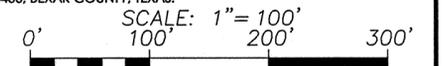
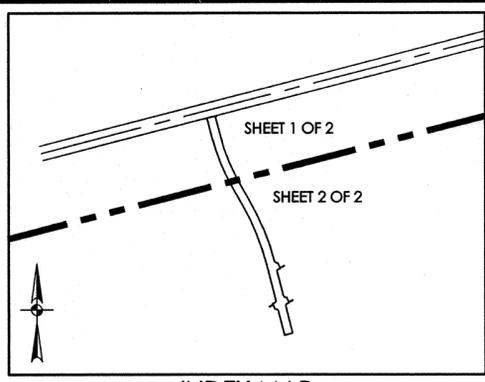
1. Proposed Plat



# PLAT NUMBER 130554

## SUBDIVISION PLAT ESTABLISHING WESTCREEK OAKS, UNIT-4

A 4.961 ACRE TRACT OF LAND OUT OF A 328,967 ACRE TRACT OF LAND CONVEYED TO VISE OAKS I, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7144, PAGES 1567-1575, A 368.134 ACRE TRACT OF LAND CONVEYED TO VISE OAKS I, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12642, PAGES 1974-1978, A 14.181 ACRE TRACT OF LAND CONVEYED TO VISE OAKS I, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16121, PAGES 2433-2442, A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39 AND A 183.507 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15874, PAGES 2258-2269, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, AND OUT OF THE THOMAS YORK SURVEY NUMBER 201-1/2, ABSTRACT 825, COUNTY BLOCK 4400, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 20, 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: JAY A. HANNA  
WPE VENTURES, LLC  
1011 N LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 4th DAY OF March, A.D. 2014.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTCREEK OAKS, UNIT-4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

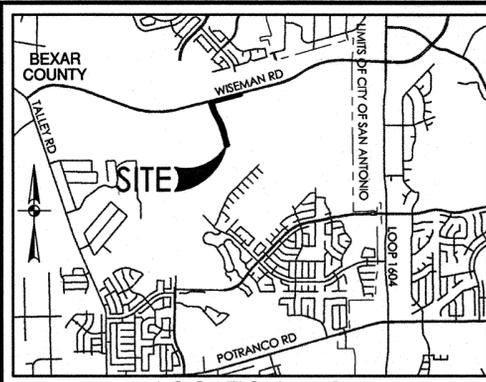
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



LOCATION MAP  
MAPSCO MAP GRID: 5778B  
NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
BLK	BLOCK	NCB	NEW CITY BLOCK
CATV	CABLE TELEVISION	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	FOUND 1/2" IRON ROD	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ELEC	ELECTRIC	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT		
ETJ	EXTRATERRITORIAL JURISDICTION (SURVEYOR)		

- 4446 --- EXISTING CONTOURS
- 1140 --- PROPOSED CONTOURS
- --- ORIGINAL SURVEY/COUNTY LINE
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.487 ACRES OFF LOT)
- ② 50x50' SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (0.172 ACRES OFF LOT)
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.351 ACRES OFF LOT)
- ④ TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.272 ACRES OFF LOT)
- ⑤ VARIABLE WIDTH DRAINAGE AND FILL EASEMENT (0.5397 ACRES TOTAL OFF LOT; 0.3989 ACRES NOT OVERLAPPING)

### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NCS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

### EDU NOTE:

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

### IMPACT FEE PAYMENT NOTE:

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

### C.P.S. ENERGY NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

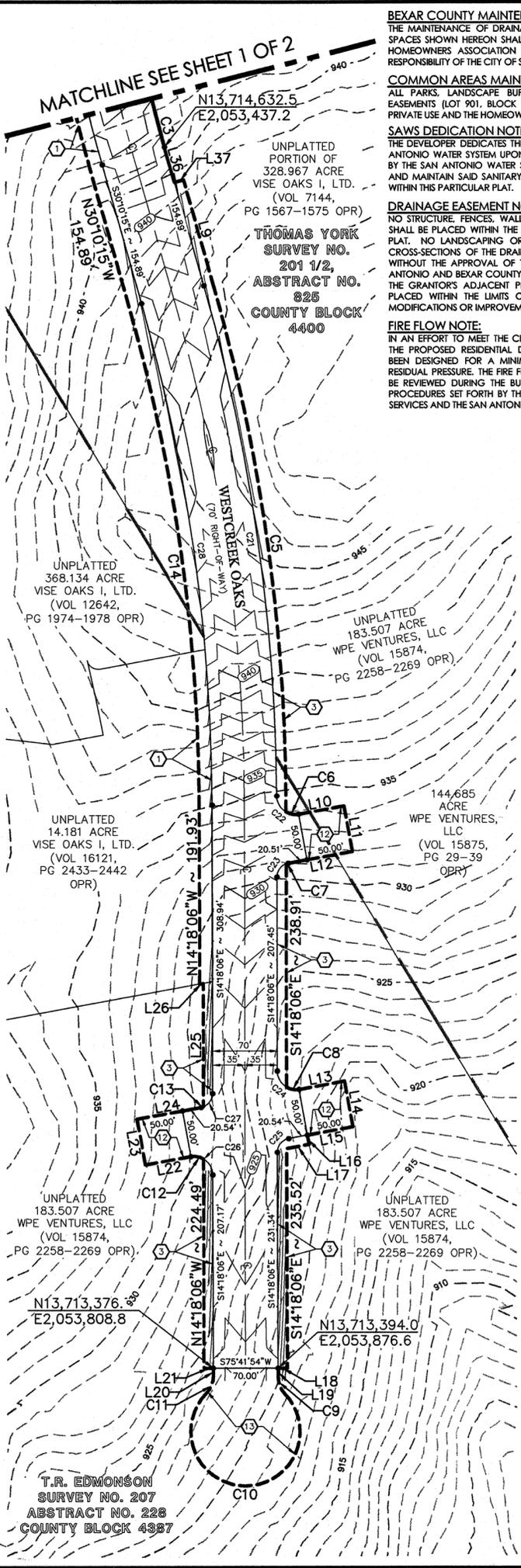
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*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.

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



### BEXAR COUNTY MAINTENANCE NOTE:

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

### COMMON AREAS MAINTAINED BY AN ASSOCIATION:

ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 25 AND LOT 901, BLOCK 52) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

### 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.

### DRAINAGE EASEMENT NOTE:

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

### FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

STATE OF TEXAS  
COUNTY OF BEXAR

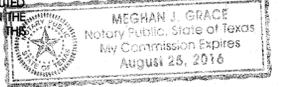
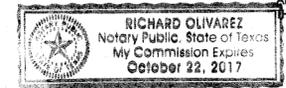
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: HUGO GUTIERREZ, JR.  
VISE OAKS I, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TEXAS 78258  
(210) 403-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March 5, A.D. 2014.

*Meghan J. Grace*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

130555

**Project Name:**

Westpointe East, Unit 22-B

**Applicant:**

Jay A. Hanna

**Representative:**

Pape-Dawson Engineers, Inc.  
Cara C. Tackett, P.E.

**Owner:**

WPE Ventures, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southwest of the intersection of Wiseman Boulevard and Cottonwood Way

**MAPSCO Map Grid (Ferguson):**

577-E8

**Tract Size:**

10.867 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting March 21, 2014

**REQUEST**

Approval of a major plat to subdivide a 10.867-acre tract of land to establish the **Westpointe East, Unit 22-B** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 10, 2014

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of thirty nine (39) single-family residential lots and one thousand six hundred and twenty (1,620) 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 November 4, 2013.

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 020A-08, Westpointe East MDP, accepted on April 4, 2013

**B. Access Note**

Plat 130554, Westcreek Oaks Unit 4, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 130555 may not be recorded until Plat 130554 is recorded with Bexar County.

**III. RECOMMENDATION**

Approval of the proposed **Westpointe East, Unit 22-B**

**IV. ATTACHMENTS**

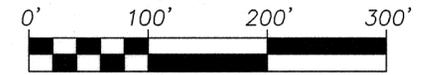
1. Proposed Plat

PLAT NUMBER 130555

SUBDIVISION PLAT ESTABLISHING WESTPOINTE EAST, UNIT 22-B

BEING A TOTAL OF 10.867 ACRES OUT OF A 183.51 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15847, PAGES 2258-2269 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: February 20, 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: JAY A. HANNA WPE VENTURES, LLC 1011 N LAMAR BLVD AUSTIN, TEXAS 78703 (512) 477-2400

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 4th DAY OF MARCH, A.D. 2014

CERTIFICATE OF APPROVAL NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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 WESTPOINTE EAST, UNIT 22-B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

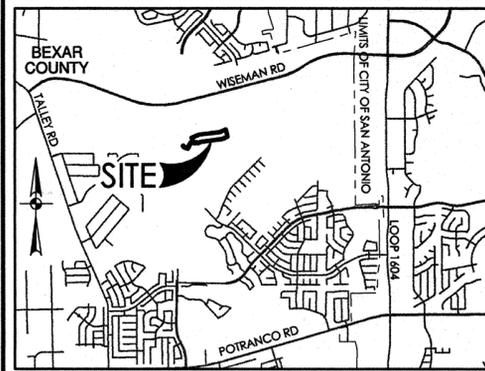
STATE OF TEXAS COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 5778B NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CATV CABLE TELEVISION
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC ELECTRIC
ESMT EASEMENT
ETJ EXTRATERRITORIAL JURISDICTION (SURVEYOR)
4449 EXISTING CONTOURS
1140 PROPOSED CONTOURS
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12' SANITARY SEWER EASEMENT (0.174 ACRE PERMEABLE)
20' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
50' X 50' SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (0.157 ACRE PERMEABLE)
TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.274 ACRES OFF LOT)
50' PIPELINE EASEMENT (VOL 6059, PG 353-358 DR)
PERMANENT WATER LINE EASEMENT (VOL 15846, PG 1179-1186 OPR)
30' SANITARY SEWER EASEMENT (VOL 12797, PG 1198-1207, OPR)
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130554, PLATTED CONCURRENTLY)
50' X 50' SANITARY SEWER, WATER AND DRAINAGE EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130554, PLATTED CONCURRENTLY)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130554, PLATTED CONCURRENTLY)

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS COUNTY OF BEXAR

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

Signature of 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.

Signature of David A. Casanova, Registered Professional Land Surveyor.

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.

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

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

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

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

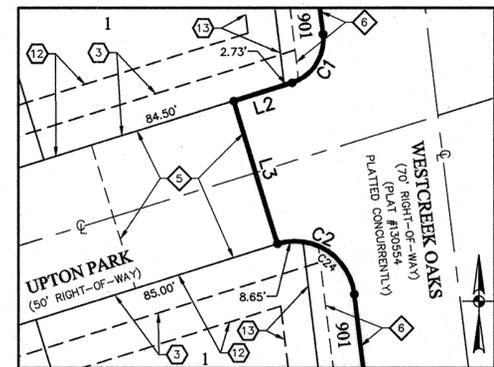
FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREAS MAINTAINED BY AN ASSOCIATION: ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 52 AND LOT 901, BLOCK 56) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

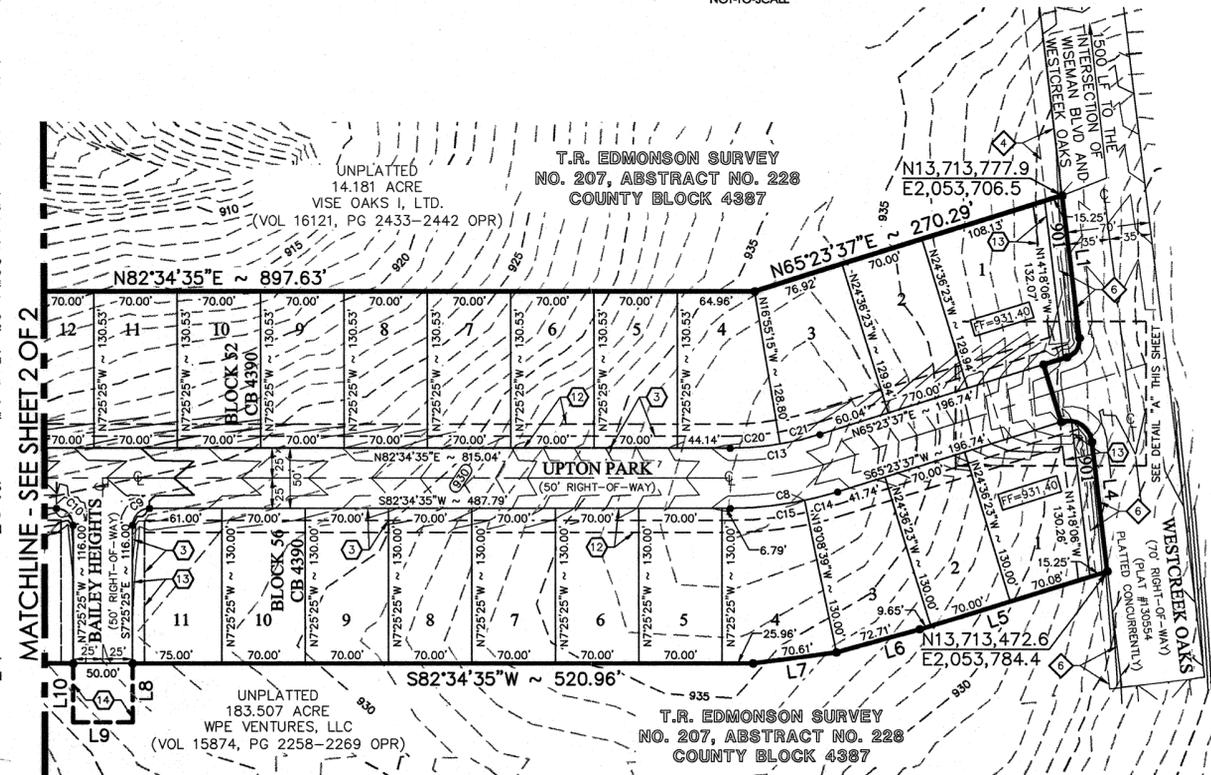
CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C1 through C24.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains lines L1 through L14.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains lines L15 through L27.



DETAIL "A" NOT-TO-SCALE



Civil Job No. 8222-02; Survey Job No. 9372-12

Date: Feb. 20, 2014, 2:22pm User: DP\_mwrgnl File: P:\03\02\02\Design\02\01\01 - 022014.dwg





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

130556

**Project Name:**

Westpointe East, Unit 22-J

**Applicant:**

Jay A. Hanna

**Representative:**

Pape-Dawson Engineers, Inc.  
Cara C. Tackett, P.E.

**Owner:**

WPE Ventures, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southwest of the intersection of Wiseman Boulevard and Cottonwood Way

**MAPSCO Map Grid (Ferguson):**

577-E8

**Tract Size:**

20.597 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting March 21, 2014

**REQUEST**

Approval of a major plat to subdivide a 20.597-acre tract of land to establish the **Westpointe East, Unit 22-J** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 10, 2014

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of sixty eight (68) single-family residential lots, one (1) non-single family lot, and two thousand eight hundred and fifty three (2,853) 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 November 4, 2013.

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 020A-08, Westpointe East MDP, accepted on April 4, 2013

**B. Access Note**

Plat 130554, Westcreek Oaks Unit 4, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 130556 may not be recorded until Plat 130554 is recorded with Bexar County.

**III. RECOMMENDATION**

Approval of the proposed **Westpointe East, Unit 22-J**

**IV. ATTACHMENTS**

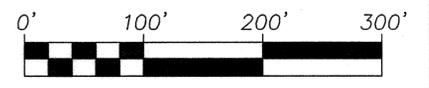
1. Proposed Plat

PLAT NUMBER 130556

SUBDIVISION PLAT ESTABLISHING WESTPOINTE EAST, UNIT-22J

BEING A TOTAL OF 20.597 ACRES OUT OF A 183.51 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15847, PAGES 2258-2269 AND A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, THE F. BRADFORD SURVEY NUMBER 201, ABSTRACT 88, COUNTY BLOCK 4390 AND THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT NUMBER 825, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: February 20, 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.

Signature of Jay A. Hanna, Owner/Developer, JAY A. HANNA WPE VENTURES, LLC 1011 N LAMAR BLVD AUSTIN, TEXAS 78703 (512) 477-2400

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA, 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 4th DAY OF MARCH, A.D. 2014.

Signature of Richard Olivarez, Notary Public, State of Texas, My Commission Expires October 22, 2017

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 WESTPOINTE EAST, UNIT-22J 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

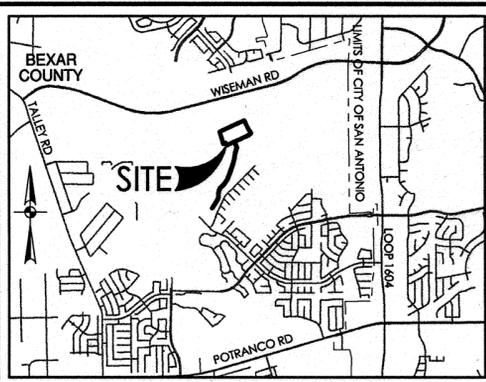
BY: \_\_\_\_\_ SECRETARY

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



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

LEGEND

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

- EXISTING CONTOURS
--- PROPOSED CONTOURS
--- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DRAINAGE EASEMENT NOTE:

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

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREAS MAINTAINED BY AN ASSOCIATION:

ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCKS 2 THROUGH 5, LOT 901, BLOCK 26 AND LOT 901, BLOCK 28) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

Signature of David A. Casanova, 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.

Signature of David A. Casanova, Registered Professional Land Surveyor

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.

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

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

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

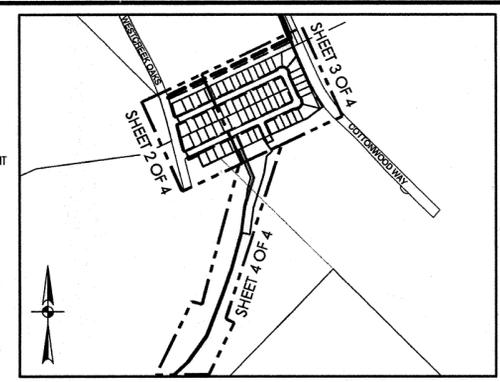
Table with 5 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 42 rows of curve data.

- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.906 ACRE OFF LOT)
11 12' SANITARY SEWER EASEMENT (0.829 ACRE PERMEABLE OFF LOT)
12 20' BUILDING SETBACK LINE
13 10' BUILDING SETBACK LINE
14 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (0.058 ACRE PERMEABLE)
15 11.5' DRAINAGE EASEMENT
16 12' DRAINAGE EASEMENT
17 13' DRAINAGE EASEMENT
18 40' OFF LOT DRAINAGE EASEMENT (1.567 ACRE PERMEABLE)
19 4' DRAINAGE EASEMENT
20 VARIABLE WIDTH DRAINAGE EASEMENT (0.014 ACRES)
21 7' DRAINAGE EASEMENT
22 10' DRAINAGE EASEMENT
23 6' SANITARY SEWER EASEMENT

Table with 3 columns: LINE #, BEARING, LENGTH. Contains 27 rows of line data.

- 24 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
25 28' OFF LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
26 TREE SAVE AREA
27 50' PIPELINE EASEMENT (VOL 6059, PG 353-358 DR)
28 PERMANENT WATER LINE EASEMENT (VOL 15846, PG 1179-1186 OPR)
29 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9536, PG 113-114 DPR)
30 50'X50' SANITARY SEWER, WATER AND DRAINAGE EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130654, PLATTED CONCURRENTLY)
31 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130654, PLATTED CONCURRENTLY)
32 92' INGRESS-EGRESS, DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL 12852, PG 1893-1900 OPR)
33 16' SANITARY SEWER EASEMENT (VOL 9516, PG 220 DPR)
34 16' SANITARY SEWER EASEMENT (VOL 16218, PG 428 OPR)
35 12' SANITARY SEWER EASEMENT (VOL 14898, PG 955 OPR)

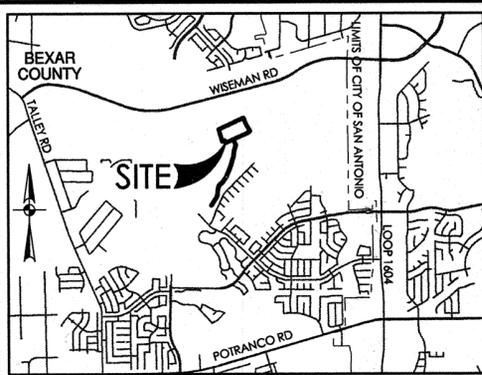
Table with 3 columns: LINE #, BEARING, LENGTH. Contains 35 rows of line data.



INDEX MAP SCALE: 1" = 1000'



Civil Job No. 8222-03; Survey Job No. 9372-12 WESTPOINTE EAST, UNIT-22J



**LOCATION MAP**  
MAPSCO MAP GRID: 577EB  
NOT-TO-SCALE

**LEGEND**

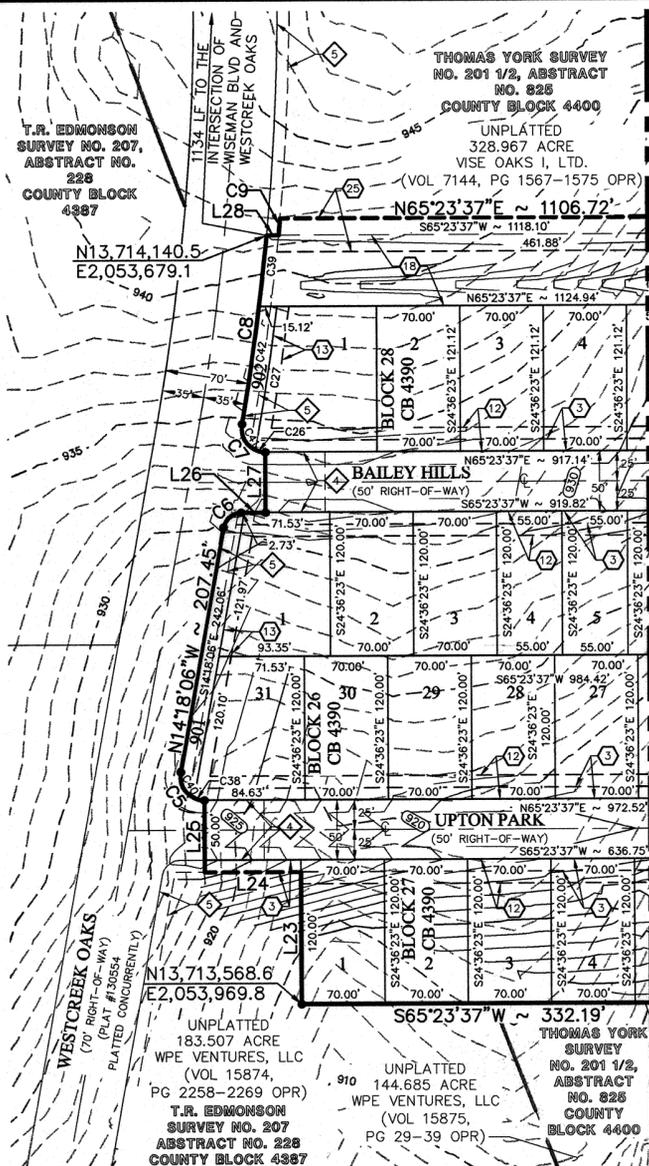
BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK	○	FOUND 1/2" IRON ROD (SURVEYOR)
		●	SET 1/2" IRON ROD (PD)

---	EXISTING CONTOURS
- - - -	PROPOSED CONTOURS
- · - · -	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

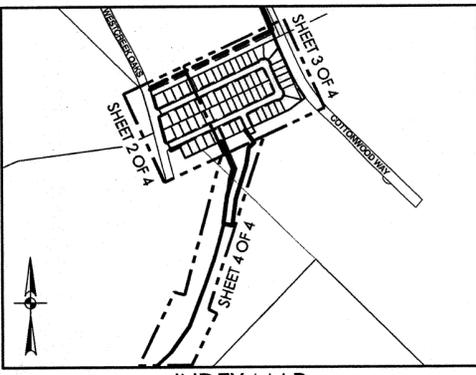
**CURVE AND LINE TABLE SHEET 1 OF 4**

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



MATCHLINE - SEE SHEET 3 OF 4

- |    |  |    |  |
|----|--|----|--|
| 3  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.906 ACRE OFF LOT)  | 24 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |
| 11 | 12' SANITARY SEWER EASEMENT (0.829 ACRE PERMEABLE OFF LOT)   | 25 | 28' OFF LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |
| 12 | 20' BUILDING SETBACK LINE  | 26 | TREE SAVE AREA   |
| 13 | 10' BUILDING SETBACK LINE  | 4  | 50' PIPELINE EASEMENT (VOL. 6059, PG. 353-358 DR)  |
| 14 | 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (0.058 ACRE PERMEABLE) | 5  | PERMANENT WATER LINE EASEMENT (VOL. 15846, PG. 1179-1184 OPR)  |
| 15 | 11.5' DRAINAGE EASEMENT  | 6  | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9536, PG. 113-114 DPR)  |
| 16 | 12' DRAINAGE EASEMENT  | 7  | 50' X 50' SANITARY SEWER, WATER AND DRAINAGE EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130554, PLATTED CONCURRENTLY)             |
| 17 | 13' DRAINAGE EASEMENT  | 8  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130554, PLATTED CONCURRENTLY)                |
| 18 | 60' OFF LOT DRAINAGE EASEMENT (1.567 ACRE PERMEABLE)   | 9  | 92' INGRESS-EGRESS, DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL. 12852, PG. 1893-1900 OPR) |
| 19 | 4' DRAINAGE EASEMENT   | 10 | 16' SANITARY SEWER EASEMENT (VOL. 9516, PG. 220 DPR)   |
| 20 | VARIABLE WIDTH DRAINAGE EASEMENT (0.014 ACRES)   | 11 | 16' SANITARY SEWER EASEMENT (VOL. 16218, PG. 428 OPR)  |
| 21 | 7' DRAINAGE EASEMENT   | 12 | 12' SANITARY SEWER EASEMENT (VOL. 14898, PG. 955 OPR)  |
| 22 | 10' DRAINAGE EASEMENT  |    |  |
| 23 | 6' SANITARY SEWER EASEMENT   |    |  |



**INDEX MAP**  
SCALE: 1" = 1000'

**PLAT NUMBER 130556**

**SUBDIVISION PLAT ESTABLISHING WESTPOINTE EAST, UNIT-22J**

BEING A TOTAL OF 20.597 ACRES OUT OF A 183.51 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15847, PAGES 2258-2269 AND A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, THE F. BRADFORD SURVEY NUMBER 201, ABSTRACT 88, COUNTY BLOCK 4390 AND THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT NUMBER 825, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



DATE OF PRINT: February 20, 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: JAY A. HANNA  
WPE VENTURES, LLC  
1011 N LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA, 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 4th DAY OF MARCH, A.D. 2014.

*Richard Olivarez*  
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 WESTPOINTE EAST, UNIT-22J 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

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

**C.P.S. ENERGY NOTES:**

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

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.

*David A. Casanova*  
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: HUGO GUTIERREZ, JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TEXAS 78258  
(210) 403-2081  
(0.240 Acre)

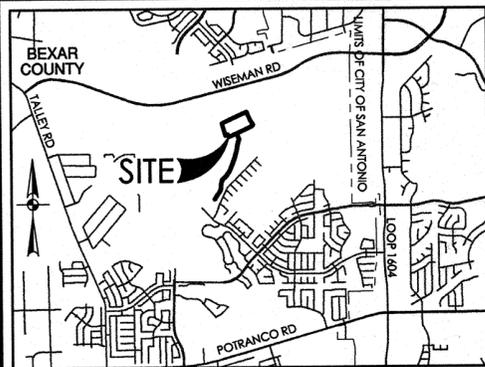
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March 5, A.D. 2014.

*Meghan J. Grace*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MEGHAN J. GRACE  
Notary Public, State of Texas  
My Commission Expires  
August 25, 2016





**LOCATION MAP**  
MAPSCO MAP GRID: 5778  
NOT-TO-SCALE

**LEGEND**

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

- 4449 --- EXISTING CONTOURS  
 --- 1140 --- PROPOSED CONTOURS  
 --- --- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

- |   |  |    |  |
|---|--|----|--|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.906 ACRE OFF LOT)  | ②4 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |
| ⑪ | 12' SANITARY SEWER EASEMENT (0.829 ACRE PERMEABLE OFF LOT)   | ②5 | 28' OFF LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |
| ⑫ | 20' BUILDING SETBACK LINE  | ②6 | TREE SAVE AREA   |
| ⑬ | 10' BUILDING SETBACK LINE  | ②7 | 50' PIPELINE EASEMENT (VOL. 6059, PG. 353-358 DR)  |
| ⑭ | 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (0.058 ACRE PERMEABLE) | ②8 | PERMANENT WATER LINE EASEMENT (VOL. 15846, PG. 1179-1186 OPR)  |
| ⑮ | 11.5' DRAINAGE EASEMENT  | ②9 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9536, PG. 113-114 DPR)  |
| ⑯ | 12' DRAINAGE EASEMENT  | ③0 | 50'X50' SANITARY SEWER, WATER AND DRAINAGE EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130554, PLATTED CONCURRENTLY)               |
| ⑰ | 13' DRAINAGE EASEMENT  | ③1 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130554, PLATTED CONCURRENTLY)                |
| ⑱ | 60' OFF LOT DRAINAGE EASEMENT (1.567 ACRE PERMEABLE)   | ③2 | 92' INGRESS-EGRESS, DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL. 12852, PG. 1893-1900 OPR) |
| ⑲ | 4' DRAINAGE EASEMENT   | ③3 | 16' SANITARY SEWER EASEMENT (VOL. 9516, PG. 220 DPR)   |
| ⑳ | VARIABLE WIDTH DRAINAGE EASEMENT (0.014 ACRES)   | ③4 | 16' SANITARY SEWER EASEMENT (VOL. 16218, PG. 428 OPR)  |
| ㉑ | 7' DRAINAGE EASEMENT   | ③5 | 12' SANITARY SEWER EASEMENT (VOL. 14898, PG. 955 OPR)  |
| ㉒ | 10' DRAINAGE EASEMENT  |    |  |
| ㉓ | 6' SANITARY SEWER EASEMENT   |    |  |

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**C.P.S. ENERGY NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
 3. THIS PLAT DOES NOT AFFECT, ALTER, RELIEVE 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.

*Cara C. Tackett*  
 LICENSED PROFESSIONAL ENGINEER

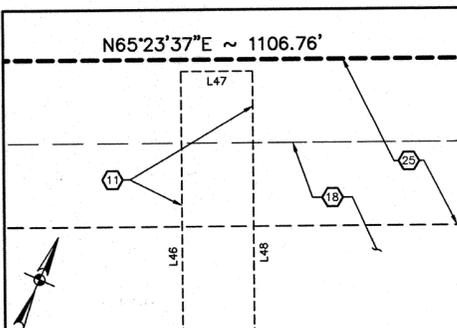
STATE OF TEXAS  
 COUNTY OF BEXAR

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

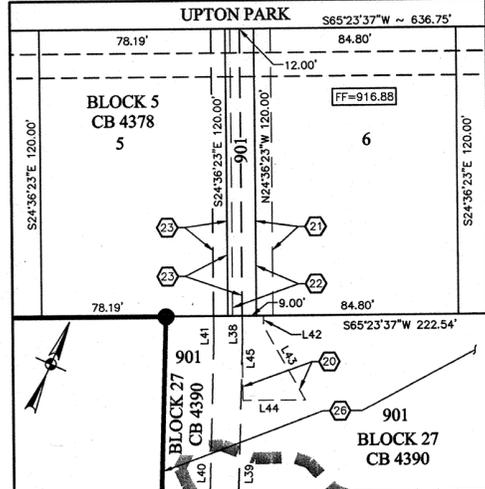
*W.D. [Signature]*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**CURVE AND LINE TABLE SHEET 1 OF 4**

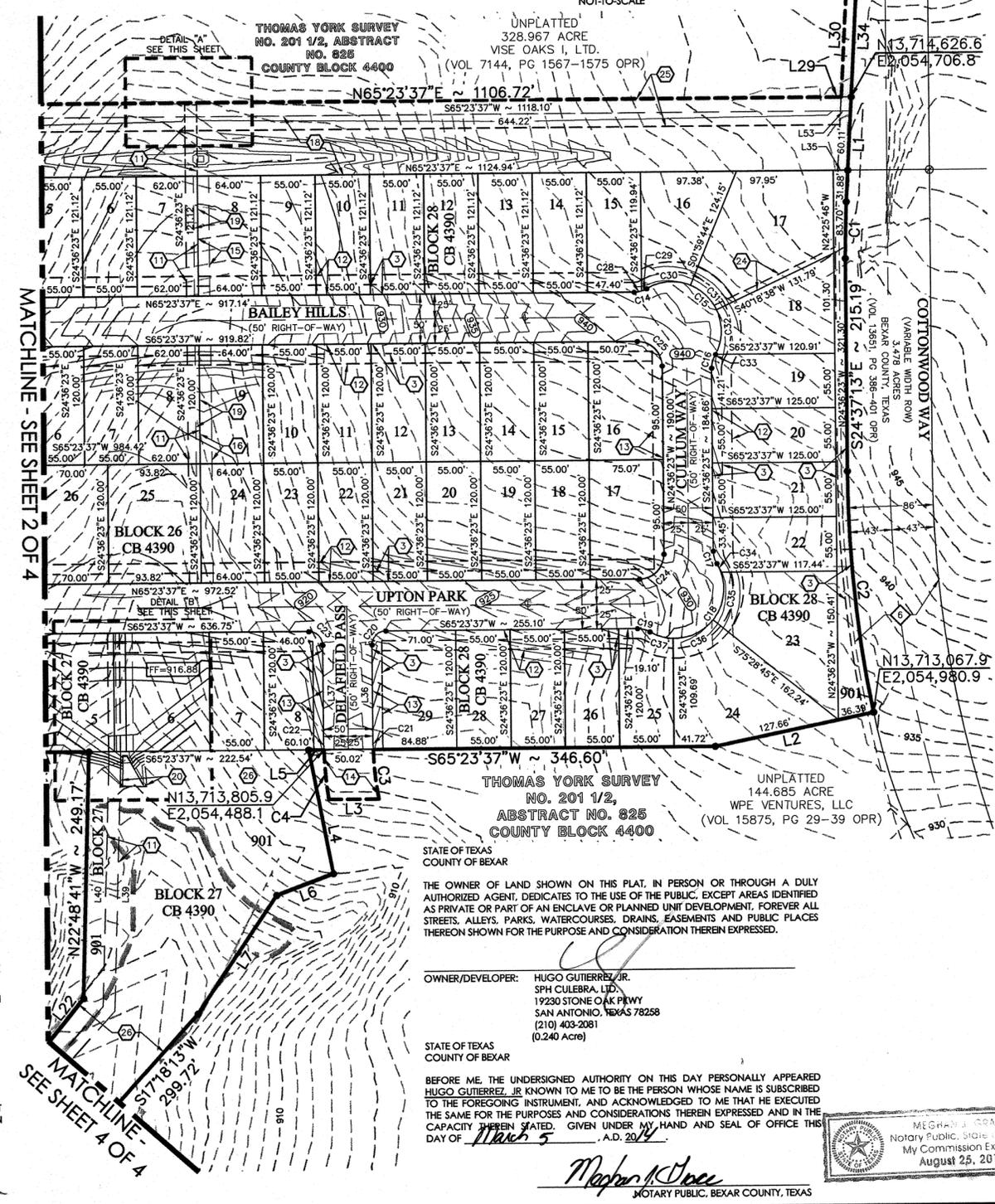
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



**DETAIL "A"**  
NOT-TO-SCALE



**DETAIL "B"**  
NOT-TO-SCALE



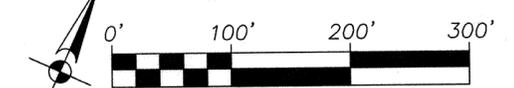
**RICHARD OLIVAREZ**  
 Notary Public, State of Texas  
 My Commission Expires  
 October 22, 2017

**PLAT NUMBER 130556**

**SUBDIVISION PLAT  
 ESTABLISHING  
 WESTPOINTE EAST, UNIT-22J**

BEING A TOTAL OF 20.597 ACRES OUT OF A 183.51 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15847, PAGES 2258-2269 AND A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, THE F. BRADFORD SURVEY NUMBER 201, ABSTRACT 88, COUNTY BLOCK 4390 AND THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT NUMBER 825, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: February 20, 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: JAY A. HANNA  
 WPE VENTURES, LLC  
 1011 N LAMAR BLVD  
 AUSTIN, TEXAS 78703  
 (512) 477-2400

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 4th DAY OF MARCH, A.D. 2014.

*Richard Olivarez*  
 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 WESTPOINTE EAST, UNIT-22J, 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

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.

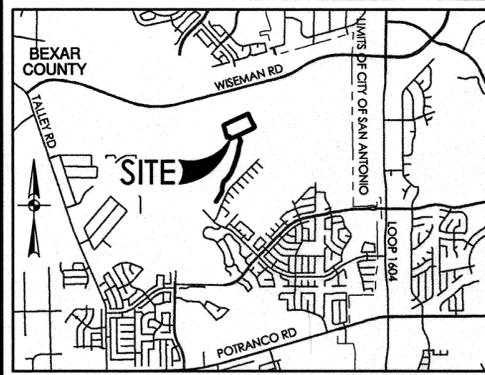
OWNER/DEVELOPER: HUGO GUTIERREZ JR.  
 SPH CULEBRA, LTD.  
 19230 STONE OAK HWY  
 SAN ANTONIO, TEXAS 78258  
 (210) 403-2081  
 (0.240 Acre)

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March 5, A.D. 2014.

*Maghan K. Grace*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**MEGHAN K. GRACE**  
 Notary Public, State of Texas  
 My Commission Expires  
 August 25, 2016



**LOCATION MAP**

MAPSCO MAP GRID: 5778B  
NOT-TO-SCALE

**LEGEND**

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

--- 4440 ---	EXISTING CONTOURS
--- 1140 ---	PROPOSED CONTOURS
- - - - -	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

- |    |  |    |  |
|----|--|----|--|
| ③  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.906 ACRE OFF LOT)  | ②4 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |
| ①1 | 12' SANITARY SEWER EASEMENT (0.829 ACRE PERMEABLE OFF LOT)   | ②5 | 28' OFF LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |
| ①2 | 20' BUILDING SETBACK LINE  | ②6 | TREE SAVE AREA   |
| ①3 | 10' BUILDING SETBACK LINE  | ④  | 50' PIPELINE EASEMENT (VOL 6059, PG 353-358 DR)  |
| ①4 | 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (0.058 ACRE PERMEABLE) | ②  | PERMANENT WATER LINE EASEMENT (VOL 15846, PG 1179-1186 OPR)  |
| ①5 | 11.5' DRAINAGE EASEMENT  | ③  | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9536, PG 113-114 DPR)  |
| ①6 | 12' DRAINAGE EASEMENT  | ④  | 50' X 50' SANITARY SEWER, WATER AND DRAINAGE EASEMENT WESTCREEK OAKS, UNIT-4 (PLAT 130554, PLATTED CONCURRENTLY)           |
| ①7 | 13' DRAINAGE EASEMENT  | ⑤  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |
| ①8 | 60' OFF LOT DRAINAGE EASEMENT (1.567 ACRE PERMEABLE)   | ⑥  | 92' INGRESS-EGRESS, DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL 12852, PG 1893-1900 OPR) |
| ①9 | 4' DRAINAGE EASEMENT   | ⑦  | 14' SANITARY SEWER EASEMENT (VOL 9516, PG 220 DPR)   |
| ②0 | VARIABLE WIDTH DRAINAGE EASEMENT (0.014 ACRES)   | ⑧  | 14' SANITARY SEWER EASEMENT (VOL 14218, PG 428 OPR)  |
| ②1 | 7' DRAINAGE EASEMENT   | ⑨  | 12' SANITARY SEWER EASEMENT (VOL 14898, PG 955 OPR)  |
| ②2 | 10' DRAINAGE EASEMENT  |    |  |
| ②3 | 6' SANITARY SEWER EASEMENT   |    |  |

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**C.P.S. ENERGY NOTES:**

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

STATE OF TEXAS  
COUNTY OF BEXAR

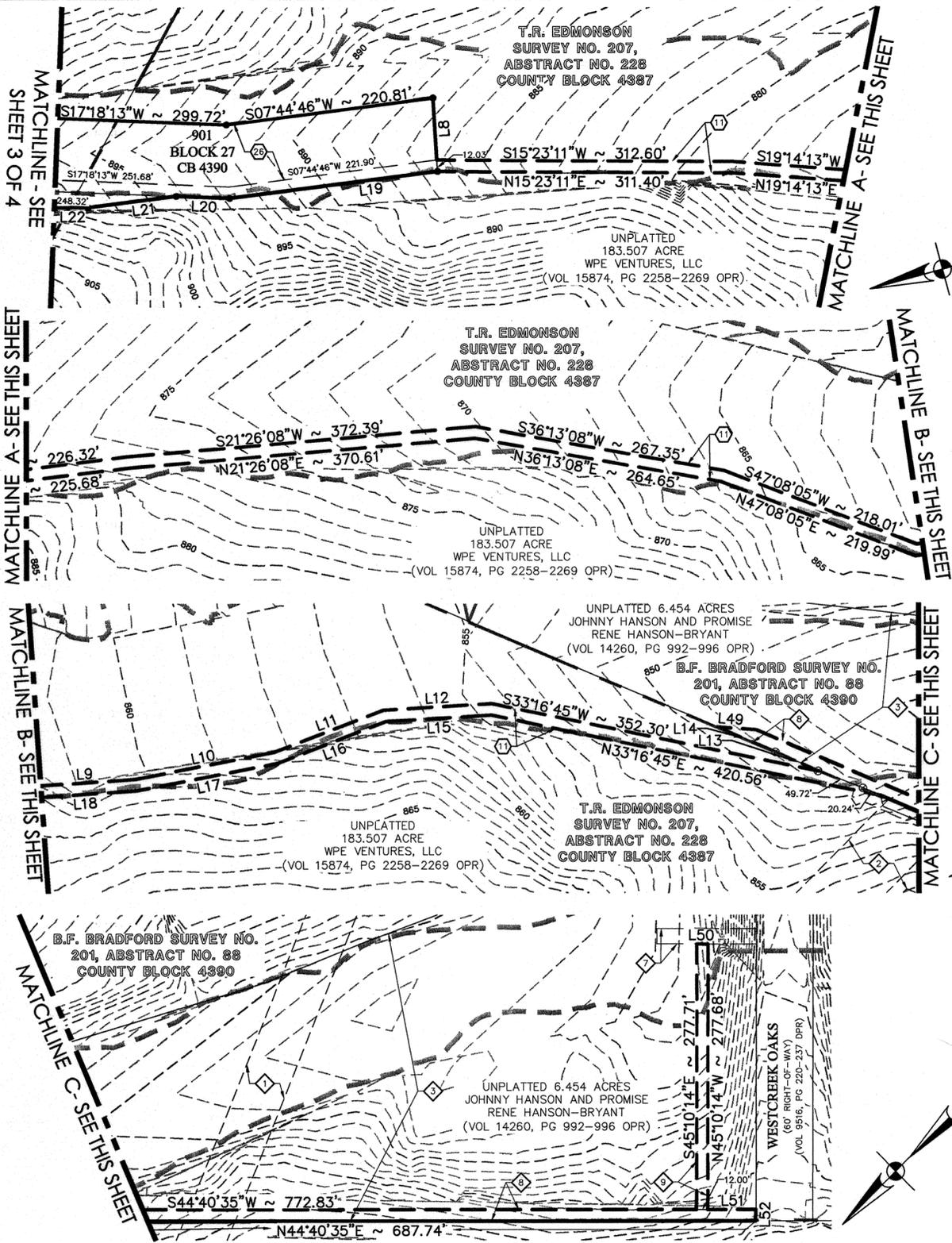
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**CURVE AND LINE TABLE SHEET 1 OF 4**

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: HUGO GUTIERREZ, JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TEXAS 78258  
(210) 403-2081  
(0.240 Acre)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March 8, A.D. 2014.

*[Signature]*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

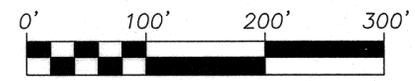
MEGHAN J. GRACE  
Notary Public, State of Texas  
My Commission Expires  
August 25, 2016

**PLAT NUMBER 130556**

**SUBDIVISION PLAT  
ESTABLISHING  
WESTPOINTE EAST, UNIT-22J**

BEING A TOTAL OF 20.597 ACRES OUT OF A 183.51 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15847, PAGES 2258-2269 AND A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, THE F. BRADFORD SURVEY NUMBER 201, ABSTRACT 88, COUNTY BLOCK 4390 AND THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT NUMBER 825, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON  
ENGINEERS**  
TPEE, FIRM REGISTRATION # 470

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

DATE OF PRINT: February 20, 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: *[Signature]*  
JAY A. HANNA  
WPE VENTURES, LLC  
1011 N LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WPE VENTURES, LLC 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 4th DAY OF MARCH, A.D. 2014.

*[Signature]*  
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 WESTPOINTE EAST, UNIT-22J 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

SHEET 4 OF 4

BY: \_\_\_\_\_ DEPUTY



Civil Job No. 8222-03; Survey Job No. 9372-12 WESTPOINTE EAST, UNIT-22J



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

130649

**Project Name:**

Steubing Farm Unit -7 (Enclave)  
Subdivisions

**Applicant:**

Jeremy Flach

**Representative:**

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

**Owner:**

Meritage Homes of Texas, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of West Hausman Road  
and J.V. Bacon Parkway

**MAPSCO Map Grid (Ferguson):**

548 A-8

**Tract Size:**

27.43

**Council District(s):**

8

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

Approval of a major plat to subdivide a 27.43-acre tract of land to  
establish the **Steubing Farm Unit – 7 (Enclave)** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 10, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of ninety-eight (**98**) single family residential lots, five (**5**) non-single family residential lots and approximately three thousand two hundred thirty-four (**3,234**) linear feet of private streets.

### **B. Zoning**

“R-5 MLOD” Residential Single-Family District Military Lighting Overlay District

### **C. Major Thoroughfare**

J.V. Bacon Parkway, Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on March 4, 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 was notified.

### **F. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

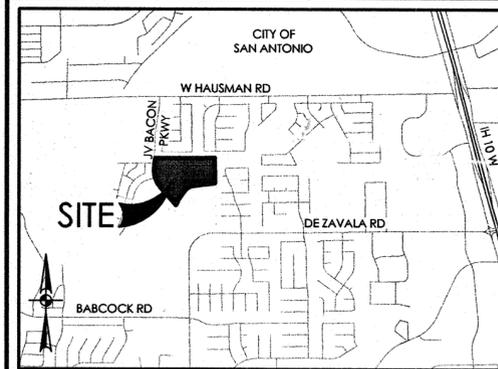
MDP 021B-06, Steubing Farm, accepted on April 23, 2013.

## **III. RECOMMENDATION**

Approval of the proposed **Steubing Farm Unit – 7 (Enclave)** Subdivision.

## **IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 514A8 & 514B8 NOT-TO-SCALE

LEGEND

- AC ACRE(S) VOL VOLUME
BLK BLOCK PG PAGE(S)
BSL BUILDING SETBACK LINE (PUB) PLANNED UNIT DEVELOPMENT
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS RB RADIAL BEARING
NCB NEW CITY BLOCK ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

- 1140 --- EXISTING CONTOURS
--- 1140 --- PROPOSED CONTOURS
--- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
--- PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4 16" SANITARY SEWER EASEMENT
5 17" SANITARY SEWER EASEMENT
6 25" SANITARY SEWER EASEMENT (VOL 2235, PGS 978-981, OPR)
7 16" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9553, PG 201, DPR)
8 5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9553, PG 201, DPR)
9 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9549, PG 34, DPR)
10 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9549, PG 34, DPR)
11 16" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9549, PG 34, DPR)
12 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9549, PG 34, DPR)
13 VARIABLE WIDTH DRAINAGE AND ELECTRIC EASEMENT (VOL 9529, PGS 225-226, DPR)
14 10" SANITARY SEWER AND ELECTRIC EASEMENT (VOL 9529, PGS 225-226, DPR)
15 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9529, PGS 225-226, DPR)
16 31" SANITARY SEWER EASEMENT (PLAT NO. 130111)
17 50' DRAINAGE EASEMENT (PLAT NO. 130111)
18 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 130111)
19 VARIABLE WIDTH DRAIN ROW & SANITARY SEWER, GAS, ELECTRIC, AND CABLE TV EASEMENT (VOL 9000, PGS 175-176, DPR)

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

Richard Wood LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

John Noel Nicholls REGISTERED PROFESSIONAL LAND SURVEYOR

FINISHED FLOOR NOTE:

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

MAINTENANCE NOTE:

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

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.

FIRE FLOW NOTE:

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

PRIVATE STREET NOTE:

LOT 999, BLOCK 43, NCB 14861 (STUEBING PKWY, TULIP FARM, WILLOW FARM, BROCKTHORN DR, WINDING FARM, WADDLE FARM AND HAVEN FARM) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

CLOMR STUDY NOTE:

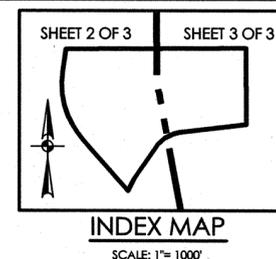
THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON AUGUST 14, 2013 CASE NO. 13-062741R. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY 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 DIRM PANEL 48029C0230G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 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 FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

OPEN SPACE NOTE:

LOT 902, BLOCK 43, NCB 14861 AND LOT 905, BLOCK 45, NCB 14861 ARE DESIGNATED AS CLEAR VISION EASEMENTS. LOT 901, BLOCK 43, NCB 14861 AND LOTS 901, 903, & 904, BLOCK 45, NCB 14861 ARE DESIGNATED AS OPEN SPACE AND AS AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT AND PRIVATE DRAINAGE EASEMENT. LOT 902, BLOCK 45, NCB 14861 IS DESIGNATED AS A VARIABLE WIDTH DRAINAGE EASEMENT.



PLAT NUMBER 130649

SUBDIVISION PLAT OF STEUBING FARM UNIT-7 (ENCLAVE)

A 27.43 ACRE TRACT OF LAND ESTABLISHING LOTS 1-18, BLOCK 4, LOTS 1-21, BLOCK 44, AND LOTS 1-59, BLOCK 45 AND BEING ALL OF THAT 27.435 ACRE TRACT DESCRIBED IN DEED MERITAGE HOMES OF TEXAS, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16182, PAGES 208-220 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, IN NEW CITY BLOCK 14861, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: March 4, 2014

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows 1-22.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1-C40.

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.

JEREMY FLACH MERITAGE HOMES OF TEXAS, LLC 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TX 78248 (210) 293-4922

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH 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 5 DAY OF March, A.D. 2014.

CHRISTINA MICHELLE MEEKER Notary Public, State of Texas My Commission Expires February 25, 2017

Christina Michelle Meeker NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STEUBING FARM UNIT-7 (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

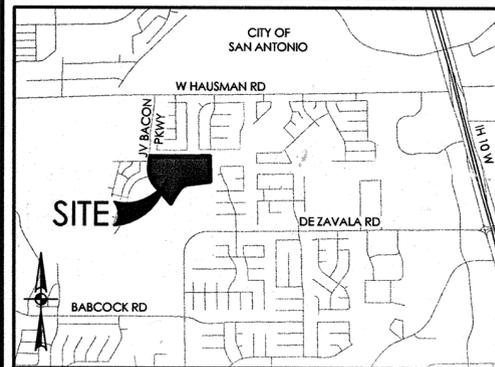
COUNTY CLERK, BEXAR COUNTY, TEXAS



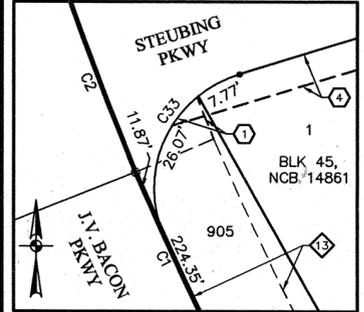
PLAT NUMBER 130649

SUBDIVISION PLAT OF STEUBING FARM UNIT-7 (ENCLAVE)

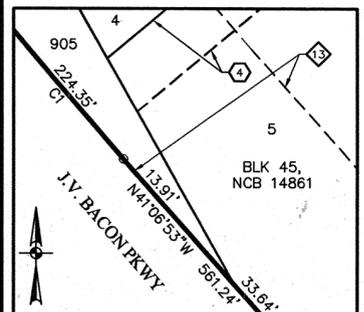
A 27.43 ACRE TRACT OF LAND ESTABLISHING LOTS 1-18, BLOCK 4, LOTS 1-21, BLOCK 44, AND LOTS 1-59, BLOCK 45 AND BEING ALL OF THAT 27.435 ACRE TRACT DESCRIBED IN DEED MERITAGE HOMES OF TEXAS, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16182, PAGES 208-220 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, IN NEW CITY BLOCK 14861, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



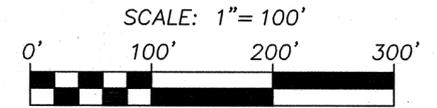
LOCATION MAP MAPSCO MAP GRID: 514A8 & 514B8 NOT-TO-SCALE



DETAIL 'A' NOT-TO-SCALE



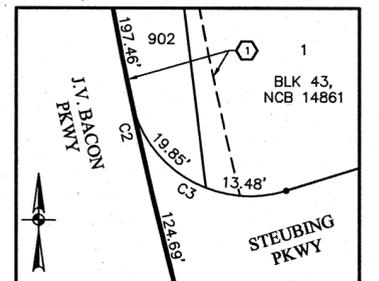
DETAIL 'B' NOT-TO-SCALE



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: March 4, 2014



DETAIL 'C' NOT-TO-SCALE

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: JEREMY FLACH AMERITAGE HOMES OF TEXAS, LLC 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TX 78248 (210) 293-4922

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH 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 5 DAY OF March, A.D. 2014.

Christina Michelle Meeker NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STEUBING FARM UNIT-7 (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

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

STATE OF TEXAS COUNTY OF BEXAR

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

Rick Wood LICENSED PROFESSIONAL ENGINEER

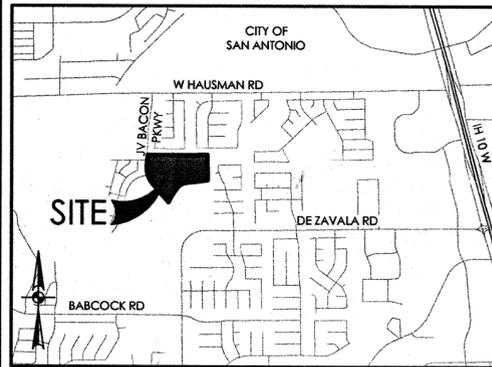
STATE OF TEXAS COUNTY OF BEXAR

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



STEUBING FARM UNIT-7 (ENCLAVE) Civil Job No. 6362-60; Survey Job No. 9182-13



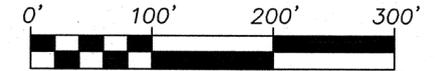
**LOCATION MAP**  
MAPSCO MAP GRID: 514A8 & 514B8  
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**PLAT NUMBER 130649**

**SUBDIVISION PLAT  
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STEUBING FARM UNIT-7  
(ENCLAVE)**

A 27.43 ACRE TRACT OF LAND ESTABLISHING LOTS 1-18, BLOCK 4, LOTS 1-21, BLOCK 44, AND LOTS 1-59, BLOCK 45 AND BEING ALL OF THAT 27.435 ACRE TRACT DESCRIBED IN DEED MERITAGE HOMES OF TEXAS, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16182, PAGES 208-220 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, IN NEW CITY BLOCK 14861, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

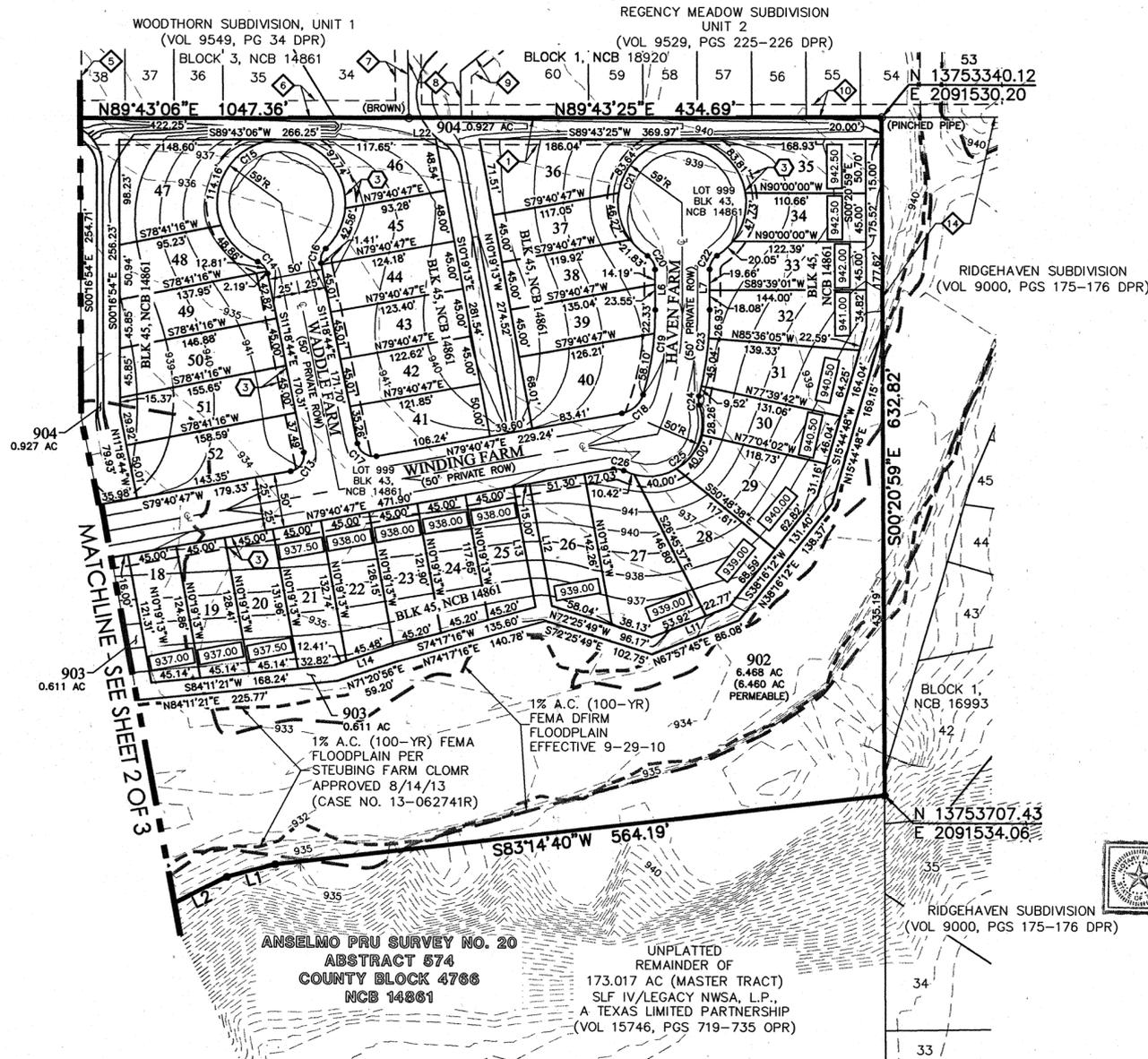
SCALE: 1" = 100'



**PAPE-DAWSON  
ENGINEERS**  
TBP, FIRM REGISTRATION # 470

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

DATE OF PRINT: March 4, 2014



STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: Jeremy Flach  
JEREMY FLACH  
MERITAGE HOMES OF TEXAS, LLC  
3010 NORTH LOOP 1404 WEST, SUITE 214  
SAN ANTONIO, TX 78248  
(210) 293-4922

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH, 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 5 DAY OF March, A.D. 20 14.

CHRISTINA MICHELLE MEEKER  
Notary Public, State of Texas  
My Commission Expires  
February 25, 2017

Christina Michelle Meeker  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STEUBING FARM UNIT-7 (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

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\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**C.P.S. ENERGY NOTES:**

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

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W.R. Wood  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

John Noel Nicholls  
REGISTERED PROFESSIONAL LAND SURVEYOR



STEUBING FARM UNIT-7 (ENCLAVE)  
Civil Job No. 6362-60; Survey Job No. 9182-13



# CITY OF SAN ANTONIO

TRANSPORTATION AND CAPITAL IMPROVEMENTS

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission  
March 26, 2014

**Application/Case Number:**

FPV 14-006

**Applicant:**

WS-SAS Development, LLC

**Representative:**

Haag Engineering Consultants, Inc.  
c/o John J. Haag, P.E.

**Owner:**

WS-SAS Development, LLC

**Staff Coordinator:**

Sabrina Santiago, EIT, CFM  
Senior Engineering Associate  
(210)207-0182  
Sabrina.santiago@sanantonio.gov

**Property Address/Location:**

Generally located on Culebra Rd north  
of FM 1560

**MAPSCO Map Grid (Ferguson)**

577 D-1

**Tract Size:**

Tract is approximately 19.905 acres

**Council District(s):**

6

**Notification:**

Internet Agenda Posting March 21,  
2014

**REQUEST**

1) A request for approval of a floodplain variance **FPV 14-006** to Section 35-F124 (f) (26) (F) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **Stillwater Ranch Unit 9 Subdivision, Letter of Map Revision (LOMR)**, a 19.905 acre tract of land within the Culebra Creek watershed.

**APPLICATION TYPE:**

Floodplain Variance

**RECOMMENDED ACTION**

**Approval** of the proposed variance to Appendix F, Section 35-F124 (f) (26) (F)

**ALTERNATIVE ACTIONS**

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

**DATE FILED**

February 12, 2014

**I. SYNOPSIS OF ANALYSIS**

The applicant has submitted a Letter of Map Revision (LOMR) for the as-built conditions of the Lake Jalapeno improvements as well as fill along the from the 1% annual chance floodplain for the construction of Stillwater Ranch Unit 9 Subdivision. The application was reviewed by Storm Water staff who determined that the proposed development was located within an identified floodplain of the City of San Antonio. The said improvements do not meet the UDC requirements per Section 35-F124 (f) (26) (F) Which states that development will not increase the 1% annual chance floodplain post development velocities above 6 feet per second (6 fps). No increase in velocity will be permitted if the pre-development velocities exceed 6 fps. Moreover, a letter from the Transportation & Capital Improvements (TCI) Department (Attachment 2) was addressed to the applicant regarding the review of the LOMR associated with this development not in compliance with the current floodplain ordinance (No. 57969) of the City of San Antonio, and the requirement to submit a variance to the aforementioned section(s) of the UDC prior to TCI approval of the LOMR and issuance of the Federal Emergency Management Agency (FEMA) MT-2 Form.

### III. RECOMMENDATION

The Director of Transportation & Capital Improvements recommends approval of the floodplain variance (Attachment 3) with the following conditions:

- The engineer of record has demonstrated that the increase in velocities occur at cross section 8512, within the City limits, approximately 39 feet downstream of the current TxDOT north ROW line. This particular area is not and was not part of the Stillwater Ranch Unit 9 development.
- The engineer of record has demonstrated that the current owner of the land of which shows an increase in the 1% annual chance floodplain velocity has recently conveyed a 20 foot wide ROW acquisition and an additional 0.33 acre drainage easement adjacent to the 20 foot wide area to Bexar County for future TxDOT ROW improvements. The said improvements being designed by CP&Y include floodplain and channel improvements at and around cross section 8512 to include cellular block with cables upstream and downstream of the culvert crossing that will prevent erosion.
- The engineer of record will proceed to submitting the LOMR to FEMA for review and approval.
- Any building permits associated with this project for vertical buildings shall remain on hold until a LOMR and a final elevation certification is submitted to Transportation & Capital Improvements (TCI)/Storm Water Review Team for approval.

The Director of Development Services recommendation for the **Stillwater Ranch Unit 9 Subdivision LOMR** (Attachment 6) is **Pending**.

### IV. ATTACHMENTS

1. Variance Request
2. Variance Response
3. Variance recommendation
4. Public Drainage easement documents
5. Culebra Road (TxDOT) culvert crossing construction plans

# WS SAS DEVELOPMENT, LLC

660 Steamboat Road, 3<sup>rd</sup> Floor - Greenwich, CT 06830 - 203-413-7721 (phone) 210-413-7722 (fax)

February 4, 2014

Administrative Exception / Variance Request Review<sup>1</sup>  
c/o Development Services Staff  
Development Services Department  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Re: Stillwater Ranch Unit 9  
Plat No.: 070012  
Channel in floodplain velocity increase at  
Culebra Creek Tributary "D" Cross Section 8512  
UDC Section: 35-F124 (e)

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear COSA DSD,

## INTRODUCTION

This variance request is relevant to the Unified Development Code (UDC) section 35-124 (e) and is being made for a calculated 1% storm frequency velocity increase at the effective Federal Emergency Management (FEMA) Digital Flood Insurance Rate Map (DFIRM) Culebra Creek Tributary "D" cross section 8512 (located within the City of San Antonio city limits) that was also included in the FEMA Letter of Map Revision (LOMR) study for Stillwater Ranch Unit 9. The LOMR study follows the Conditional Letter of Map Revision (CLOMR), FEMA case number 08-06-1208 R, which was prepared by Civil Engineering Consultants (CEC). The calculated corrected DFIRM 1% frequency channel velocity at cross section 8512 is 8.91 feet per second (fps) and the calculated LOMR (as-built conditions) 1% storm frequency velocity is 9.74 fps (0.83 fps increase).

*Said LOMR represents Stillwater Ranch Unit 9 as-built conditions which has already been approved by Bexar County – City of San Antonio approval is dependent upon approval of this variance request.*

Stillwater Ranch Unit 9 is a 19.9 acre single family residential subdivision development located in the City of San Antonio and the City of San Antonio Extraterritorial

# WS SAS DEVELOPMENT, LLC

660 Steamboat Road, 3<sup>rd</sup> Floor - Greenwich, CT 06830 - 203-413-7721 (phone) 210-413-7722 (fax)

Jurisdiction (ETJ). Stillwater Ranch Unit 9 construction was started in 2007 and put on hold the same year due to the economic recession. During the 2007 phase of subdivision development, Lake Jalapeno, storm drains (including inlets and headwall structures), and other underground utilities (telephone, electric, cable television, etc.) were constructed - streets were cut to sub-grade as well. Construction started again in 2011, completed in 2012 and was approved by Bexar County, City of San Antonio, etc. in 2012; Unit 9 streets and drainage systems have been approved by Bexar County Commissioners Court for county maintenance that began on August 6, 2013.

## **DISCUSSION**

As previously mentioned, the 1% storm frequency velocity at cross section 8512, already greater than 6 fps, increased by 0.83 fps. Cross section 8512 is located within the City of San Antonio city limits - approximately 39 feet downstream of the current Texas Department of Transportation (TxDOT) north right of way (ROW) line. The existing channel and floodplain area at cross section 8512 was not part of the Stillwater Unit 9 construction improvements but was included in the LOMR as required to determine floodplain boundary line tie-in's with those of the current corrected effective DFIRM model. The channel bottom area at this cross section location consists of exposed bedrock with the overbank areas consisting of shallow topsoil with grass cover vegetation - the left and right overbank LOMR 1% storm frequency velocities at this cross section are 3.61 fps and 2.42 fps respectively.

## **FUTURE TxDOT ROW IMPROVEMENTS**

The current owner of the land adjacent to the FM 471 TxDOT ROW at cross section 8512, WS-SAS Development, LLC, has conveyed a 20 foot wide ROW acquisition and an additional 0.333 acre drainage easement area adjacent to the aforementioned 20 foot wide area, to Bexar County for future TxDOT ROW improvements (please see enclosed recorded land conveyance documents prepared by Halff Associates, Inc.). CP&Y Engineers is currently preparing construction plans for the proposed FM 471 improvements from FM 1560 to Old FM 471; said construction plans are 90 percent complete. The above land conveyances to Bexar County by WS-SAS is a direct result of said future TxDOT improvements that, according to Jaime Aguilar (CP&Y), is anticipated to start construction in early 2015. Please see enclosed CP&Y plan sheet 198 for scope of proposed TxDOT improvements that include floodplain and channel improvements at the cross section 8512 location; please see Haag Engineering exhibit depicting location of cross section 8512 relative to the land conveyances noted above.

## **VARIANCE JUSTIFICATION**

Due to the following, the requested variance is justifiable;

# WS SAS DEVELOPMENT, LLC

660 Steamboat Road, 3<sup>rd</sup> Floor - Greenwich, CT 06830 - 203-413-7721 (phone) 203-413-7722 (fax)

1. The calculated corrected effective 1% storm frequency channel velocity is 8.91 fps and that of the LOMR is 9.74 fps resulting in a relatively negligible increase of 0.84 fps at this channel/cross section location only;
2. Lake Jalapeno is directly downstream of this cross section and the velocity in the lake area is substantially lower (2.80 fps);
3. The existing channel bottom at cross section 8512 consists of erosion resistant bedrock and both overbank areas are vegetated and have velocities significantly lower than 6 fps. Due to the fact that the channel bottom already consists of exposed bedrock and overbank velocities are significantly less than 6fps, no erosion control measures are necessary;
4. Cross section 8512 is located in the area being conveyed to Bexar County as drainage easement for future TxDOT ROW and drainage improvements;
5. TxDOT will soon be constructing channel improvements consisting of new channel grading, a bridge and channel erosion control measures at this location;
6. If the applicant is not granted variance, the LOMR will not be approved by the City of San Antonio or FEMA, therefore, the effective floodplain boundaries will not be revised as shown by the LOMR thereby creating a hardship to Stillwater Ranch Unit 9 property;
7. To the best of our knowledge, this specific hardship is unique to this property;
8. Granting of this variance will not be injurious to other property and will not prevent orderly subdivision of other property in the area in accordance with these regulations.

## CONCLUSION

In my professional opinion, the proposed variance remains in harmony with the spirit and Intent of the UDC as it will not adversely affect the health, safety or welfare of the public.

Sincerely,



Signature and Title Block of Applicant



Signature of Owner (if applicable)

Attachment(s)

<b>For Office Use Only:</b>	AEVR #:	Date Received:
<b>DSD – Director Official Action:</b>	_____	_____



CITY OF SAN ANTONIO  
**TRANSPORTATION & CAPITAL IMPROVEMENTS**

Interdepartmental Correspondence

**TO:** Robert Rodriguez, Chair  
 City of San Antonio Planning Commission

**FROM:** Arthur E. Reinhardt IV, PE, CFM, Assistant Director of Transportation & Capital Improvements (TCI), Storm Water Division *AER 2/28/14*

**COPIES TO:** John Haag, P.E., Haag Engineering Consultants, Inc.

**SUBJECT:** Floodplain Variance FPV# 14-006  
 SWE# 26143 Stillwater Ranch Unit 9 LOMR

**DATE:** February 28, 2014

The Department of Transportation & Capital Improvements (TCI) Storm Water Division has reviewed the Letter of Map Revision (LOMR) for the Stillwater Ranch Unit 9 Subdivision.

The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirements:

- Appendix F, Subdivision C, Section 35-F124 (f) (26) (F) must demonstrate that the development will not increase the 1% annual chance floodplain post development velocities above 6 feet per second (fps). No increase in velocity will be permitted if the pre-development velocities exceed 6 fps.

The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:

- The engineer of record has demonstrated that the increase in velocities occur at cross section 8512, within the City limits, approximately 39 feet downstream of the current TxDOT north ROW line. This particular area is not and was not part of the Stillwater Ranch Unit 9 development.
- The engineer of record has demonstrated that the current owner of the land of which shows an increase in the 1% annual chance floodplain velocity has recently conveyed a 20 foot wide ROW acquisition and an additional 0.33 acre drainage easement adjacent to the 20 foot wide area to Bexar County for future TxDOT ROW improvements. The said improvements being designed by CP&Y include floodplain and channel improvements at and around cross section 8512 to include a cellular block system upstream and downstream of the culvert crossing that will deter erosion.

TCI Storm Water Division will support a variance to the above UDC requirements with the following conditions:

- The engineer of record will proceed to submitting the LOMR to FEMA for review and approval.
- Any building permits associated with this project for vertical buildings shall remain on hold until a LOMR and a final elevation certification is submitted to TCI Storm Water Division for approval.

If the Variance is approved by the Planning Commission, TCI Storm Water Division will issue the signed MT-2 form.

Attm(s) #: Exhibit 1-Vicinity Map



CITY OF SAN ANTONIO  
**TRANSPORTATION & CAPITAL IMPROVEMENTS**

February 28, 2014

WS-SAS Development, LLC.  
660 Steamboat Road  
Greenwich, Connecticut 06830

**Re: Floodplain Variance**  
**SWE# 26143 Stillwater Ranch Unit 9 LOMR**  
**FPV# 14-006**

To Whom It May Concern;

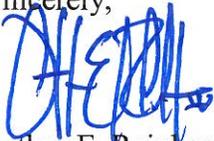
The Transportation & Capital Improvements (TCI) Storm Water Engineering Division has been in review of the Letter of Map Revision (LOMR) associated with the as-built improvements related to the Stillwater Ranch Unit 9 development along Culebra Creek Tributary D. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:
  - Appendix F, Subdivision C, Section 35-F124 (f) (26) (F) must demonstrate that the development will not increase the 1% annual chance floodplain post development velocities above 6 feet per second (fps). No increase in velocity will be permitted if the pre-development velocities exceed 6 fps.
2. A variance to the above UDC requirements will be required prior to TCI Storm Water Engineering Division approval of the LOMR and issuance of the FEMA MT-2 Form.
3. The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:
  - The engineer of record has demonstrated that the increase in velocities occur at cross section 8512, within the City limits, approximately 39 feet downstream of the current TxDOT north ROW line. This particular area is not and was not part of the Stillwater Ranch Unit 9 development.
  - The engineer of record has demonstrated that the current owner of the land of which shows an increase in the 1% annual chance floodplain velocity has recently conveyed a 20 foot wide ROW acquisition and an additional 0.33 acre drainage easement adjacent to the 20 foot wide area to Bexar County for future TxDOT ROW improvements. The said improvements being designed by CP&Y include floodplain and channel improvements at and around cross section 8512 to include a cellular block system upstream and downstream of the culvert crossing that will deter erosion.

4. TCI Storm Water Engineering Division will support a variance to the above UDC requirements with the following conditions:
- The engineer of record will proceed to submitting the LOMR to FEMA for review and approval.
  - Any building permits associated with this project for vertical buildings shall remain on hold until a LOMR and a final elevation certification is submitted to TCI Storm Water Review Team for approval.

If the Variance is approved by the Planning Commission, TCI Storm Water Division will issue the signed FEMA MT-2 form. If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email ([sabrina.santiago@sanantonio.gov](mailto:sabrina.santiago@sanantonio.gov)).

Sincerely,



Arthur E. Reinhardt IV, PE, CFM  
Assistant Director, Storm Water Division  
Transportation & Capital Improvements

Attn(s): Exhibit 1-Vicinity Map

cc: John Haag, P.E., Haag Engineering Consultants, Inc.  
City of San Antonio, Planning Commission

*17c 1314625-SOSA/ky*

Attachment 4

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED**

**APPROVED AS TO FORM:**

*Katherine Raynes*  
Asst. Criminal District Attorney

Date: ~~December 23, 2013~~ *ss January 15, 2014*

Grantor: **WS SAS DEVELOPMENT, LLC**

Grantor's Mailing Address: C/O Wheelock St. Acquisitions, LLC  
660 Steamboat Road, 3<sup>rd</sup> Floor  
Greenwich, CT 06830

Grantee: **BEXAR COUNTY, TEXAS**

Grantee's Mailing Address: Public Works Department  
Asset Management Division  
233 N. Pecos, Suite 420  
San Antonio, Texas 78207

Consideration: **Donation for public purpose.**

Property: A 0.219-acre tract situated in the M.M.Y. Musquiz Survey No. 80, Abstract No. 467, Bexar County, Texas, being more fully described in "Exhibit A" attached hereto and by this reference made a part hereof

**Reservations from Conveyance and Exceptions to Conveyance and Warranty:** Save and except any oil, gas, or other minerals in, on or under or produced from the Property that may be removed without any right of ingress or egress to or from the surface of the Property remaining to the owner(s) of the oil, gas or other minerals for the purpose of exploring, developing, drilling, or mining. This deed is also subject to any and all restrictions, easements, reservations and covenants of record.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all rights and appurtenances, Grantor binds Grantor and Grantor's successors and assigns to warrant and defend the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming the Property or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the 15 day of ~~December 2013~~ <sup>January 2014</sup> ss

**WS SAS DEVELOPMENT, LLC**  
a Delaware limited liability company

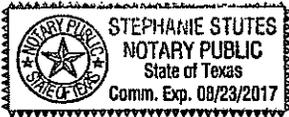
By: *Michael L. Rafferty*  
Michael L. Rafferty, Authorized Signatory

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on ~~December 15~~ <sup>ss January</sup> 15 <sup>2014</sup>, 2013, by Mike Rafferty, Authorized Signatory of WS SAS Development, LLC, a Delaware limited liability company, on behalf of said company.



*Stephanie Stutes*  
Notary Public in and for the State of Texas  
My Commission Expires: 8/23/17

EXHIBIT "A "

County: Bexar  
Parcel No.: WS SAS Development, LLC  
Project: F.M. 471  
Half AVO: 28991

Page 1 of 4  
4/9/2013

DESCRIPTION FOR WS SAS DEVELOPMENT, LLC—  
RIGHT-OF-WAY ACQUISITION

BEING A 0.219 ACRE (9,534 SQUARE FEET) TRACT SITUATED IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 553.6 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED TO WS SAS DEVELOPMENT, LLC AND RECORDED IN VOLUME 14942, PAGE 1221 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with plastic cap stamped "CEC" found in the northeast right-of-way line of Farm-to-Market Highway 471 (FM471), an eighty (80) feet wide right-of-way according to Texas Department of Transportation (TxDOT) right-of-way map CSJ No. 849-1-2 approved March 29, 1954, for a southeast corner of said 553.6 acres tract, same being the southwest corner of a called 21.07 acres tract described as "Tract Two" in a Substitute Trustee's Deed to Falcon International Bank and recorded in Volume 14502, Pg. 544 of the said Official Public Records of Bexar County, Texas;

**THENCE** with said northeast right-of-way line of FM471, same being a southwest line of said 553.6 acres tract, N65°46'49"W a distance of 479.40 feet to a point being a southwest corner of said 553.6 acres tract, same being the southeast corner of Stillwater Ranch, Unit 1, a subdivision according to the plat of record in Volume 9573, Page 67 of the Plat Records of Bexar County, Texas, also being the southeast corner of a called 0.25 acre, 20-foot wide right-of-way dedication as shown on said Stillwater Ranch, Unit 1 plat;

**THENCE** with a west line of said 553.6 acres tract, same being the east line of said Stillwater Ranch, Unit 1, N24°13'11"E a distance of 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "CB-SA" found for the southeast corner of Lot 18, New City Block 18296, Block 50, said Stillwater Ranch, Unit 1;

**THENCE** leaving said west line of the 553.6 acres tract and said east line of Stillwater Ranch, Unit 1, crossing said 553.6 acres tract, S65°46'49"E a distance of 474.04 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC INC" set in an east line of said 553.6 acres tract, same being the west line of said 21.07 acres tract, and from which a 1/2-inch iron rod found for an angle point in said east line of the 553.6 acres tract and said west line of the 21.07 acres tract bears N09°13'40"E a distance of 69.77 feet;

EXHIBIT "A"

County: Bexar  
Parcel No.: WS SAS Development, LLC  
Project: F.M. 471  
Half AVO: 28991

Page 2 of 4  
4/9/2013

DESCRIPTION FOR WS SAS DEVELOPMENT, LLC—  
RIGHT-OF-WAY ACQUISITION

**THENCE** with said east line of the 553.6 acres tract and said west line of the 21.07 acres tract, S09°13'40"W a distance of 20.70 feet to said **POINT OF BEGINNING** and containing 0.219 acre (9,534 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00017.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

  
\_\_\_\_\_  
Date 4/9/2013

Dan H. Clark, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6011  
Halff Associates, Inc.,  
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184



SKETCH TO ACCOMPANY  
PARCEL DESCRIPTION

0 50 100 150 200



SCALE: 1"=100'



M.M.Y. MUSQUIZ SURVEY NO. 80,  
ABSTRACT NO. 467

STILLWATER RANCH  
UNIT 1

VOL. 9573, PG. 67  
D.P.R.B.C.T.

WS SAS DEVELOPMENT, LLC

(553.6 AC.)  
VOL. 14942, PG. 1221  
O.P.R.B.C.T.

PROPOSED R.O.W. ACQUISITION  
9,534 SQ. FT.  
0.219 AC.

FALCON  
INTERNATIONAL BANK  
(21.07 AC.)  
VOL. 14502, PG. 544  
O.P.R.B.C.T.

EXISTING 20'  
WATERLINE ESMT.  
VOL. 11608, PG. 14190  
O.P.R.B.C.T.

EXISTING R.O.W. LINE

F.M. 471 -  
CSJ No. 849-1-2  
[VARYING WIDTH R.O.W.]

S65°46'49"E 474.04'  
N65°46'49"W 479.40'

1/2" CB-SA  
L1  
1/2" HALFF  
L2  
P.O.B.  
1/2" CEC

EXISTING R.O.W. LINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 24°13'11" E	20.00'
L2	S 09°13'40" W	20.70'
L3	N 09°13'40" E	69.30'



4030 WEST BRAKER LANE, SUITE 450  
AUSTIN, TEXAS 78759-6356  
TEL (512) 262-8184  
FAX (512) 262-8141

R.O.W. ACQUISITION  
WS SAS DEVELOPMENT, LLC

F.M. 471  
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h28000s\28991\data out\SV-LD-ROW-28991.DOCX

PROJECT AVO: 28991

COUNTY: BEXAR

EASEMENT AREA: 0.219 AC.  
9,534 SQ. FT.

SCALE: 1"=100'

PDF: 2D\_MDN.FW\_350.dwg

K:\28000s\28991\PHOTO\CADD\Sheet\Sheet\VE\VE\FM471-ROW-28991.dwg

04/23/2013 10:41:58 AM

4/29/13 PM

4/9/2013

**LEGEND**

**SKETCH TO ACCOMPANY  
PARCEL DESCRIPTION**

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00017.
- 2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACTOR'S REPORT.

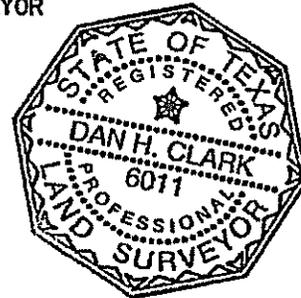
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH "HALFF ESMT" CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE/CAP NOTED)
- SQUARE-HEAD BOLT FOUND
- IRON PIPE FOUND (SIZE NOTED)
- FOUND "X" CUT (UNLESS NOTED)
- CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION PARENT TRACT
- (XXXI) RECORD INFORMATION ADJOINER TRACT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY TEXAS
- P.R.B.C.T. PLAT RECORDS OF BEXAR COUNTY TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- R.P.R.B.C.T. REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS
- D.C.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

4/9/2013

DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6011

DATE



4030 WEST BRAKER LANE, SUITE 450  
AUSTIN, TEXAS 78769-6358  
TEL (512) 252-8184  
FAX (512) 252-8141

DRAINAGE EASEMENT  
NATIONAL SKEET SHOOTING ASSOCIATION

F.M. 471  
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h260005\28991\Data Out\SV-LD-TC-28991.DOCX

PROJECT AVO: 28991

COUNTY: BEXAR

EASEMENT AREA: 0.169 AC.  
7350 SQ. FT.

SCALE: 1"=50'

PDF\_2D\_MON\_FW\_300.DWT

h:\260005\28991\PHON\CADD\Sheets\VIEW\H-FM471-TC-28991.dgn Design

4/7/13 5:38 PM

4/9/2013

Doc# 20140014585  
# Pages 7  
01/30/2014 9:51AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$46.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
01/30/2014 9:51AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*



# BEXAR COUNTY PUBLIC WORKS DEPARTMENT



## FM 471 (CULEBRA ROAD) OLD FM 471 TO FM 1560

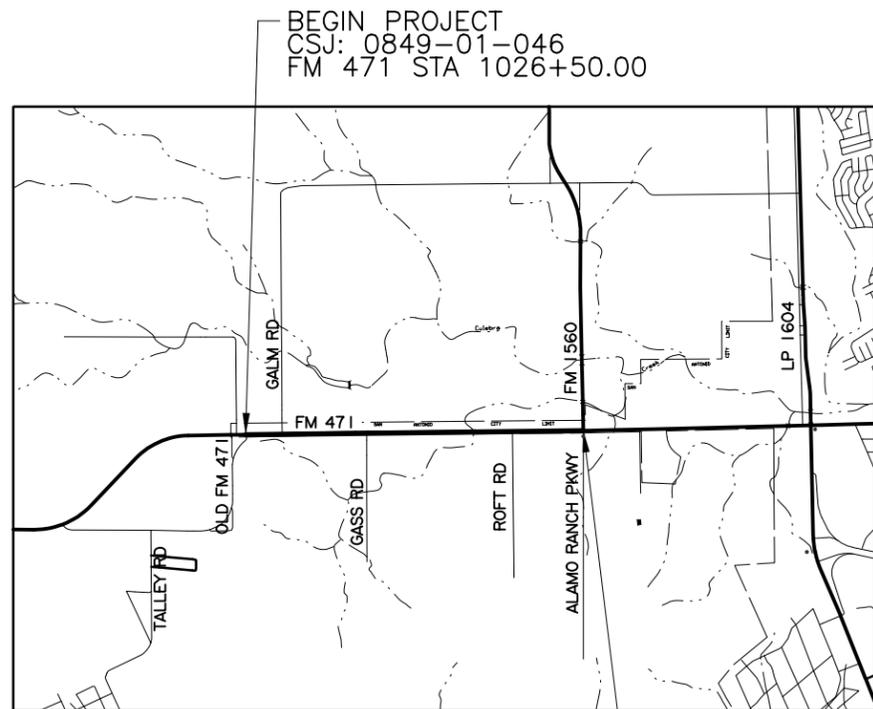
EXCEPTIONS: NONE  
EQUATIONS: NONE  
RAILROAD CROSSINGS: NONE

DESIGN SPEED = 45 MPH

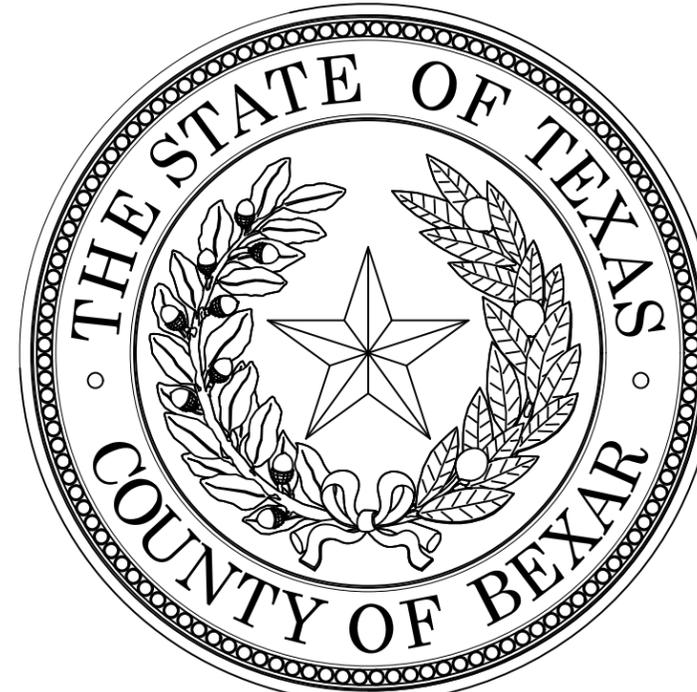
TOTAL ROADWAY LENGTH = 12,110.44 FT = 2.293 MI  
TOTAL BRIDGE LENGTH = 64.08 FT = 0.012 MI  
TOTAL PROJECT LENGTH = 12,110.44 FT = 2.293 MI

AREA OF DISTURBED SOIL = 32.605 ACRES

ADT: (2013) 19,700  
ADT: (2033) 33,000



NOT TO SCALE



IFB 2012-XXX

90% SUBMITTAL  
9/23/2013

NELSON W. WOLFF	COUNTY JUDGE
SERGIO "CHICO" RODRIGUEZ	COMMISSIONER PCT. 1
PAUL ELIZONDO	COMMISSIONER PCT. 2
KEVIN A. WOLFF	COMMISSIONER PCT. 3
TOMMY ADKISSON	COMMISSIONER PCT. 4
DAVID SMITH	COUNTY MANAGER
RENEE D. GREEN, P.E.	DIRECTOR OF PUBLIC WORKS/ COUNTY ENGINEER

PREPARED BY:  
CP&Y Inc  
300 EAST SONTERRA BLVD., SUITE 1250  
SAN ANTONIO, TX 78258  
(210) 494-8004  
(210) 494-8286  
TBPE FIRM REGISTRATION NO: 1741

CONCURRENCE <input type="checkbox"/>	APPROVED FOR LETTING <input type="checkbox"/>
<input type="text"/>	<input type="text"/>
APPROPRIATE TITLE	DIRECTOR, TRAFFIC OPERATIONS DIVISION
SUBMITTED FOR LETTING <input type="checkbox"/>	APPROVED FOR LETTING <input type="checkbox"/>
<input type="text"/>	<input type="text"/>
AREA ENGINEER	DIRECTOR, DESIGN DIVISION
RECOMMENDED FOR LETTING <input type="checkbox"/>	APPROVED FOR LETTING <input type="checkbox"/>
<input type="text"/>	<input type="text"/>
DISTRICT ENGINEER	DIRECTOR OF PUBLIC WORKS/ COUNTY ENGINEER

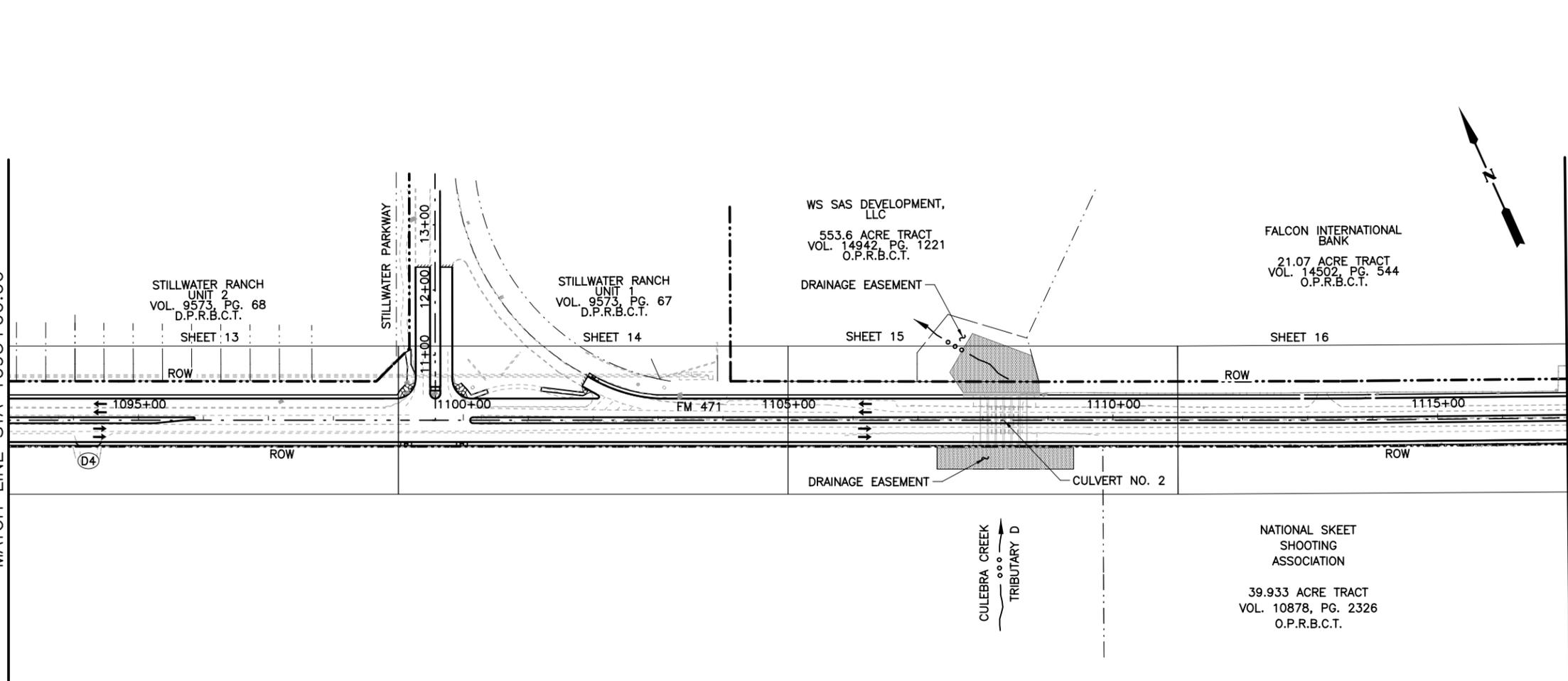
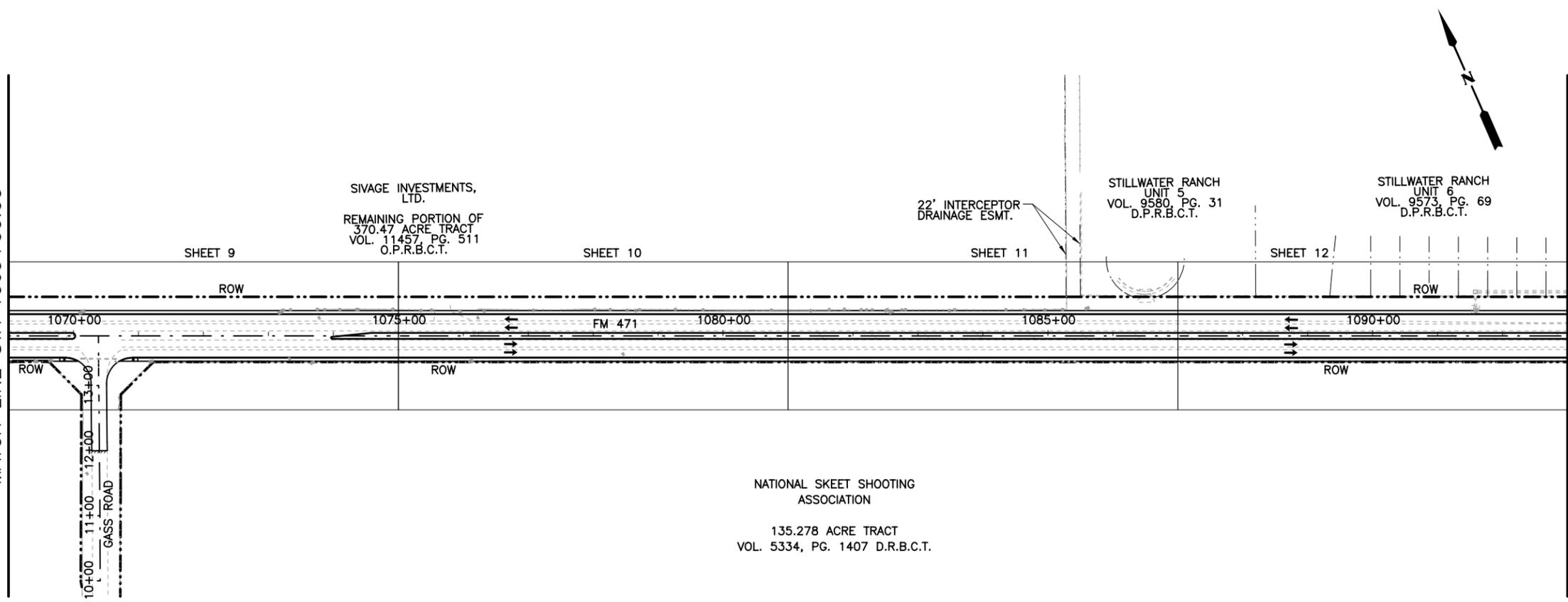
9/23/2013 12:05:00 PM \$USER\$CLIENTS\c:\pwworking\jumberran\10287974\FM471\PRJ02.dgn \$MODELNAME\$ c:\pwworking\jumberran\10287974\FM471\PRJ02.dgn

MATCH LINE STA 1069+00.00

MATCH LINE STA 1093+00.00

MATCH LINE STA 1093+00.00

MATCH LINE STA 1117+00.00



90% PRELIMINARY SUBMITTAL  
**PRELIMINARY**  
FOR INTERIM REVIEW ONLY  
Not for construction, bidding, or permit purposes.

**CP&Y** F-1741  
Engineer **JAIME AGUILAR**  
P.E. No. 87606 Date 9/23/2013

**BEXAR COUNTY PUBLIC WORKS DEPARTMENT**

NO	DATE	DESCRIPTION	DWG	CHK
REVISIONS				

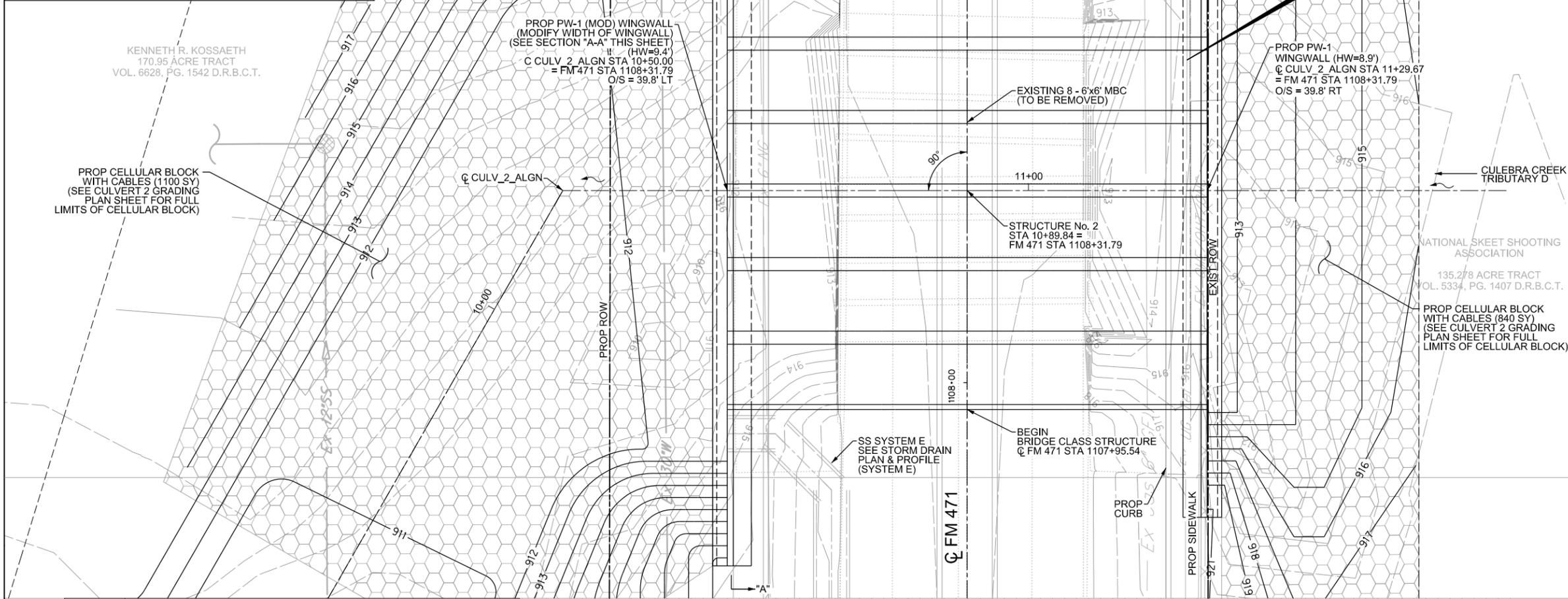
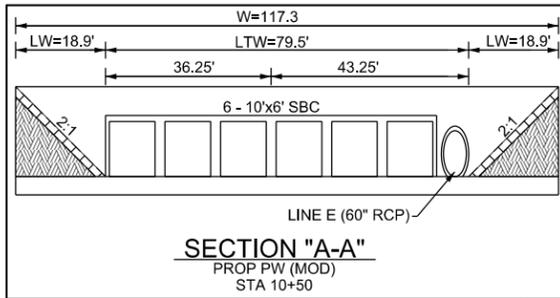
**CP&Y**  
300 EAST SONTERRA BLVD., SUITE 1250  
SAN ANTONIO, TEXAS 78258-3991  
TEL (210) 494-8004  
FAX (210) 494-8286  
T.B.P.E. FIRM # 1741

**FM 471 (CULEBRA RD)**

**PROJECT LAYOUT**

SHEET 2 OF 3

PROJECT NUMBER: 0849-01-046	SHEET NO. 4
DESIGNED BY: RG, LC	ROADWAY/HIGHWAY: FM 471
CHECKED BY: JA	STATE COUNTY
DRAWN BY: RG, LC	TEXAS BEXAR
CHECKED BY: JA	



### LEGEND

PROPERTY LINE  
 ROADWAY CENTERLINE  
 EXIST RIGHT OF WAY  
 EXIST OVERHEAD ELECTRIC  
 EXIST NATURAL GASLINE  
 EXIST OVERHEAD TELEPHONE  
 EXIST UNDERGROUND TELEPHONE  
 EXIST 24" WATERLINE  
 EXIST UNDERGROUND ELECTRIC  
 EXIST UNDERGROUND COMMUNICATION  
 EXIST GAS 6" (GF)  
 DRAINAGE FLOW PATH  
 POWER POLE WITH RISER  
 POWER POLE  
 EX MINOR CONTOUR  
 EX MAJOR CONTOUR  
 PROP CONTOUR

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION

CAUTION!! EXISTING TELECOM LINE & GAS LINE

SCALE: 1"=20' (H)  
 1"=10' (V)

- NOTES:
- LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON AVAILABLE DRAWINGS AND FIELD SURVEYS. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF ALL UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES IN CONFLICT TO BE RELOCATED BY OTHERS.
  - SEE SHEET XXX FOR CULVERT NO. 2 GRADING PLAN.

90% PRELIMINARY SUBMITTAL

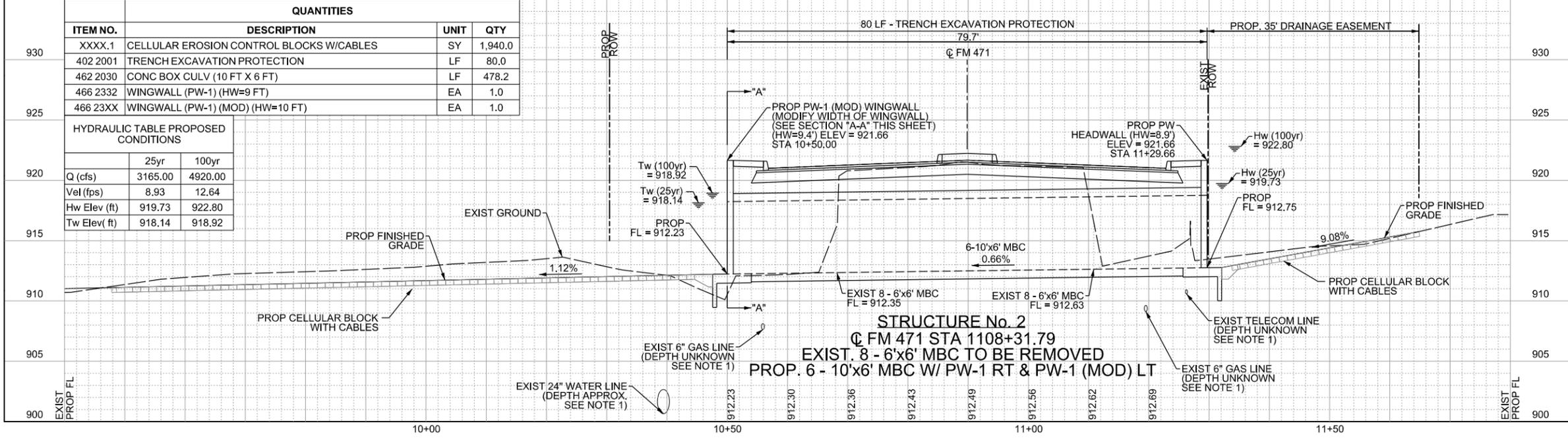
**PRELIMINARY FOR REVIEW ONLY**

THESE DOCUMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE. THEY ARE NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES, THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

BRIAN W. LONGWORTH 106144 9/18/2013  
 NAME P.E.# DATE

QUANTITIES			
ITEM NO.	DESCRIPTION	UNIT	QTY
XXXX.1	CELLULAR EROSION CONTROL BLOCKS W/CABLES	SY	1,940.0
402 2001	TRENCH EXCAVATION PROTECTION	LF	80.0
462 2030	CONC BOX CULV (10 FT X 6 FT)	LF	478.2
466 2332	WINGWALL (PW-1) (HW=9 FT)	EA	1.0
466 23XX	WINGWALL (PW-1) (MOD) (HW=10 FT)	EA	1.0

HYDRAULIC TABLE PROPOSED CONDITIONS			
	25yr	100yr	
Q (cfs)	3165.00	4920.00	
Vel (fps)	8.93	12.64	
Hw Elev (ft)	919.73	922.80	
Tw Elev (ft)	918.14	918.92	



BEXAR COUNTY PUBLIC WORKS DEPARTMENT

NO	DATE	DESCRIPTION	DWG	CHK

**CP&Y**  
 T.B.P.E. FIRM # 1141

**HALFF**  
 T.B.P.E. FIRM REGISTRATION #312

FM 471

**CULVERT LAYOUT STRUCTURE No. 2**

SCALE 1" = 20' SHEET 2 OF 5

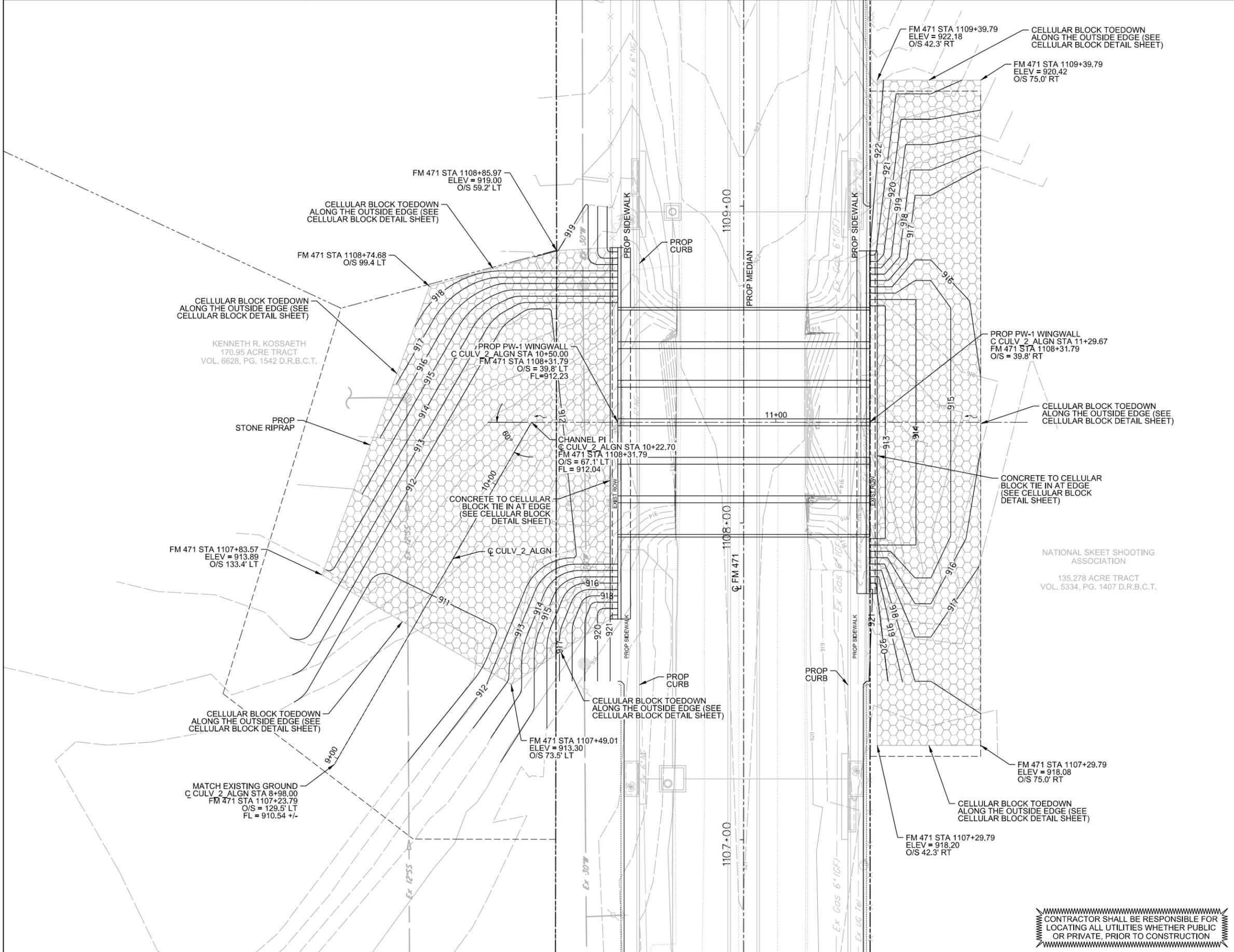
PROJECT NUMBER: 0849-01-046 SHEET NO. 198

DESIGNED BY: HL ROADWAY/HIGHWAY: FM 471

CHECKED BY: BL STATE: TEXAS COUNTY: BEXAR

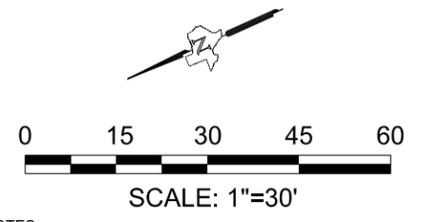
9/18/2013 3:58:40 PM an2248 HALFF I:\28000s\28991\Cadd\Sheets\FM471.dwg\_pp02.dgn Design PDF\_2D\_MON\_HW\_300.plt

9/18/2013 3:58:42 PM ah2248 HALFF I:\28000s\28991\Cadd\Sheets\FM471dm\_Gradng\_Plan.dgnDesign PDF\_2D\_MON\_HW\_300.plt



**LEGEND**

PROPERTY LINE	---
ROADWAY CENTERLINE	---
EXIST RIGHT OF WAY	---
EXIST OVERHEAD ELECTRIC	- Ex OHE -
EXIST NATURAL GASLINE	- Ex 6" NG -
EXIST OVERHEAD TELEPHONE	- Ex OH Tel -
EXIST UNDERGROUND TELEPHONE	- Ex UG Tel -
EXIST 24" WATERLINE	- Ex 24" W -
EXIST UNDERGROUND ELECTRIC	- Ex UGE -
EXIST UNDERGROUND COMMUNICATION	- Ex UG Comm -
EXIST GAS 6" (GF)	- Gas 6" (GF) -
DRAINAGE FLOW PATH	~
POWER POLE WITH RISER	○
POWER POLE	○
EXISTING MINOR CONTOUR	--- 966 ---
EXISTING MAJOR CONTOUR	--- 965 ---
PROPOSED MAJOR CONTOUR	— 915 —
PROPOSED MINOR CONTOUR	— 916 —



**NOTES:**

1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON AVAILABLE DRAWINGS AND FIELD SURVEYS. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF ALL UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES IN CONFLICT TO BE RELOCATED BY OTHERS.

90% PRELIMINARY SUBMITTAL

**PRELIMINARY FOR REVIEW ONLY**

THESE DOCUMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE. THEY ARE NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES, THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

BRIAN W. LONGWORTH 106144 9/18/2013  
NAME P.E.# DATE

**BEXAR COUNTY PUBLIC WORKS DEPARTMENT**

NO	DATE	DESCRIPTION	DWG	CHK

**CP&Y**  
T.B.P.E. FIRM # 1741

**HALFF**  
T.B.P.E. FIRM REGISTRATION #312

FM 471

**GRADING PLAN CULVERT No. 2**

SCALE 1" = 30' SHEET NO. OF 5

PROJECT NUMBER:	SHEET NO.
0849-01-046	199
DESIGNED BY: HL	ROADWAY/HIGHWAY:
CHECKED BY: BL	FM 471
DRAWN BY: HL	STATE COUNTY
CHECKED BY: BL	TEXAS BEXAR

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION

9/18/2013 3:58:48 PM ah2248 HALFF I:\28000s\28991\Cadd\Sheets\FM471-Culvert Comp\_02.dgn Design PDF\_2D\_MON\_HW\_300.plt

LOCATION: EXIST STR: CULVERT No. 2			
CROSSING 2 8 - 6'x6' MBC			
ITEMS	DESIGN Q	Q 100	
FREQUENCY	25yr	100yr	
METHOD USED TO DETERMINE Q	HMS/SCS	HMS/SCS	
DRAINAGE AREA TO BRIDGE (sq mi)	4.12	4.12	
DRAINAGE AREA SLOPE (ft/ft)	0.0104	0.0104	
Q TO BRIDGE (cfs)	3165.00	4920.00	
CHANNEL SLOPE (ft/ft)	0.0112	0.0112	
CALC. TW (ELEV. AT SITE)	918.37	919.21	
CALC. HW (ELEV. AT SITE)	921.41	923.19	
VELOCITY OUT (ft/s)	15.78	12.54	
VELOCITY THRU NATURAL CHANNEL (ft/s)	5.9	7.11	

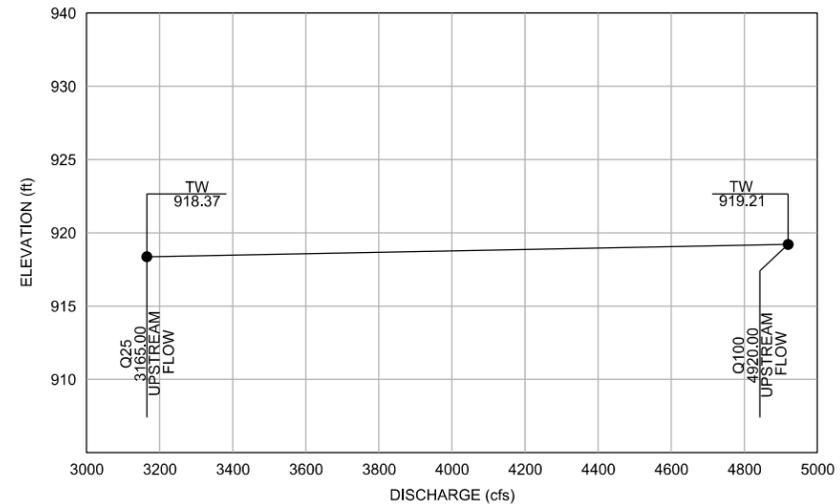
**EFFECTS OF Q 100.**

DEPTH OF OVERFLOW OF ROAD (ft):	2.27
WIDTH OF OVERFLOW OF ROAD (ft):	406.74
Q OVER ROAD (cfs):	1308.37
Q THRU STRUCTURE (cfs):	3611.63

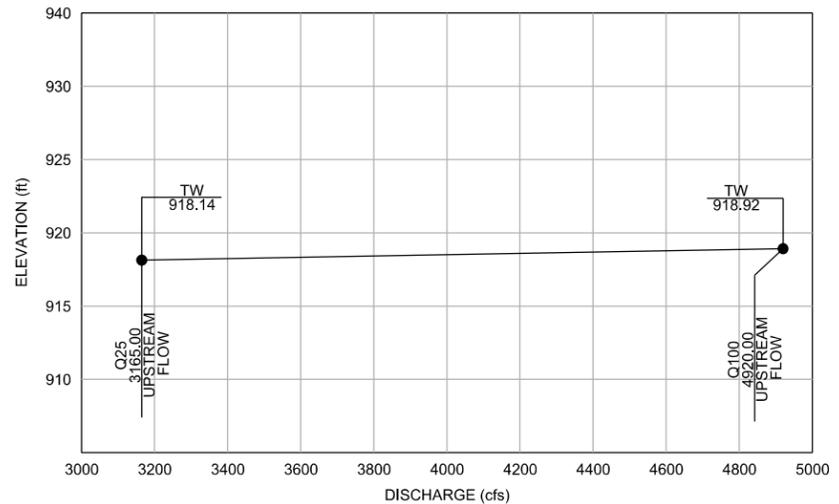
LOCATION: PROP STR: CULVERT No. 2			
CROSSING 2 6 - 10'x6' MBC			
ITEMS	DESIGN Q	Q 100	
FREQUENCY	25yr	100yr	
METHOD USED TO DETERMINE Q	HMS/SCS	HMS/SCS	
DRAINAGE AREA TO BRIDGE (sq mi)	4.12	4.12	
DRAINAGE AREA SLOPE (ft/ft)	0.0104	0.0104	
Q TO BRIDGE (cfs)	3165.00	4920.00	
CHANNEL SLOPE (ft/ft)	0.0112	0.0112	
CALC. TW (ELEV. AT SITE)	918.14	918.92	
CALC. HW (ELEV. AT SITE)	919.73	922.80	
VELOCITY OUT (ft/s)	8.93	12.64	
VELOCITY THRU NATURAL CHANNEL (ft/s)	7.24	7.78	

**EFFECTS OF Q 100.**

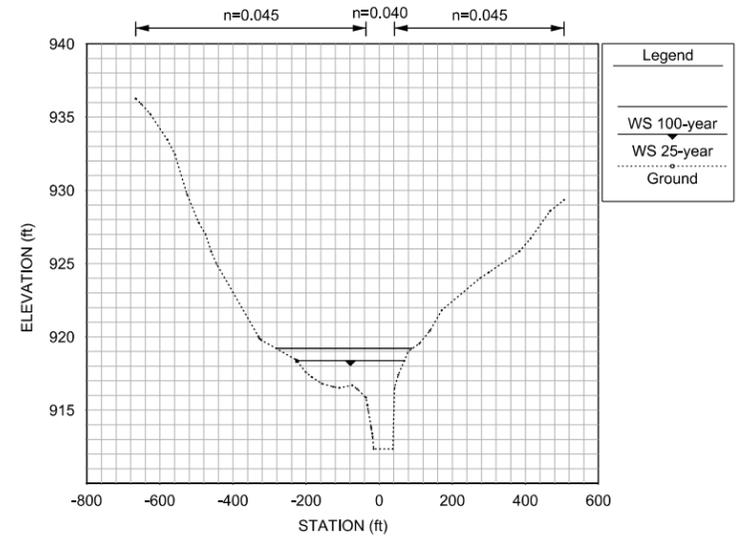
DEPTH OF OVERFLOW OF ROAD (ft):	1.43
WIDTH OF OVERFLOW OF ROAD (ft):	124.37
Q OVER ROAD (cfs):	369.04
Q THRU STRUCTURE (cfs):	4550.96



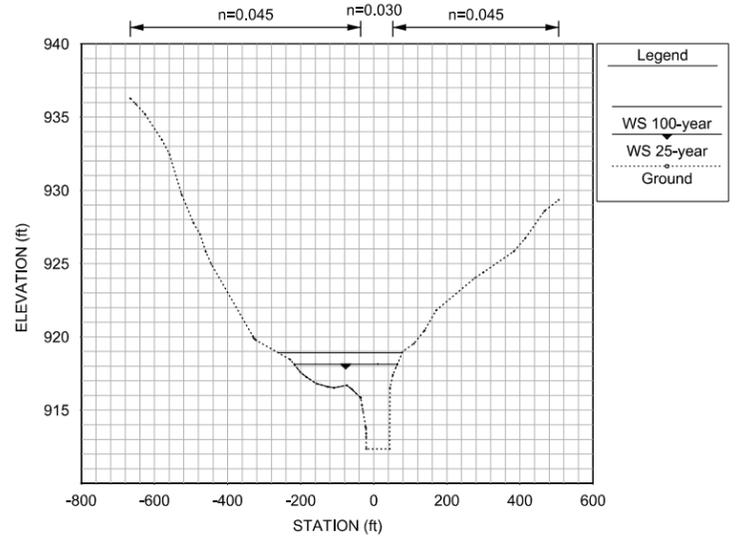
ELEVATION VS. DISCHARGE CURVE  
LOCATION: APPROX. 50 ft DOWNSTREAM FROM BRIDGE STRUCTURE



ELEVATION VS. DISCHARGE CURVE  
LOCATION: APPROX. 50 ft DOWNSTREAM FROM BRIDGE STRUCTURE



NATURAL STREAM CROSS SECTION WITH "n" VALUES  
LOCATION: APPROX. 50 ft DOWNSTREAM FROM BRIDGE STRUCTURE



NATURAL STREAM CROSS SECTION WITH "n" VALUES  
LOCATION: APPROX. 50 ft DOWNSTREAM FROM BRIDGE STRUCTURE

90% PRELIMINARY SUBMITTAL

**PRELIMINARY FOR REVIEW ONLY**  
THESE DOCUMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE. THEY ARE NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES, THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
BRIAN W. LONGWORTH 106144 9/18/2013  
NAME P.E.# DATE


**BEXAR COUNTY PUBLIC WORKS DEPARTMENT**

NO	DATE	DESCRIPTION	DWG	CHK

  
 T.B.P.E. FIRM # 312  
 FM 471

**CULVERT COMPUTATIONS (CULVERT No. 2)**

SCALE 1" = 500' SHEET 2 OF 4

PROJECT NUMBER:		SHEET NO.	
0849-01-046		203	
DESIGNED BY:	HL	ROADWAY/HIGHWAY:	
CHECKED BY:	BL	FM 471	
DRAWN BY:	DV	STATE	COUNTY
CHECKED BY:	BL	TEXAS	BEXAR



# CITY OF SAN ANTONIO

(OFFICE OF EASTPOINT & REAL ESTATE SERVICES)

(DISPOSITION)

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
March 26, 2014

**Special Project Number:**

1784

**Applicant:**

TCP Capital Partners

**Representative:**

Brown & Ortiz, P.C.  
James B. Griffin

**Staff Coordinator:**

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

**Property Address/Location:**

915 Castroville Road

**Tract Size:**

0.56 acre

**Council District(s):**

5

**Notification:**

Advertised in the Express News on  
January 26, 2014 and January 29,  
2014

**REQUEST**

TCP Capital Partners, LLC requests the city declare as surplus and sell property located at 915 Castroville Road.

**RECOMMENDED ACTION**

Staff recommends **approval**.

**SYNOPSIS OF ANALYSIS**

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

**ANALYSIS**

Las Palmas, Inc. donated property located at 915 Castroville Road to the city in 1967 for use as a public library (Las Palmas Library). The library relocated to a new location in 1994. TCP Capital Partners, LLC (parent company) to Las Palmas requests the city declare as surplus and sell the property located at 915 Castroville Road. TCP owns the surrounding properties and plans to develop a 25,319 rentable square foot retail building that would include the city site. The proposed level of investment for this project is \$2.6 million, and TCP estimates that 80 jobs will be created as a result of the proposed retail development.

**ATTACHMENTS**

- Map
- Plat and Field Notes
- Resolution



**S.P. 1784 TCP Las Palmas Partner is requesting the city declare as surplus and dispose of property located at 915 Castroville Road**

**LEGEND**

-  1/2" IRON PIN W/CAP SET
-  CABLE BOX
-  0.5' TELEPHONE PEDISTAL
-  1/2" IRON PIN FOUND
-  ELECTRICAL BOX
-  1.0' TELEPHONE PEDISTAL
-  WOODEN FENCE
-  CHAIN LINK FENCE

**MAP OF SURVEY**  
OF

BEING A 0.56 OF AN ACRE TRACT OF LAND OUT OF LOT 1, N.C.B. 11250, LAS PALMAS ADDITION UNIT NO. 2, ACCORDING TO THE PLAT OR MAP RECORDED IN VOLUME 3850, PAGE 101, DEED AND PLATS RECORDS OF BEXAR COUNTY, TEXAS

SURVEYED FOR: CAPITAL IMPROVEMENT  
MANAGEMENT SERVICES

ADDRESS: 911 CASTROVILLE ROAD

DATE: 1-24-2014

SCALE: 1"=30'

**NOTES:**

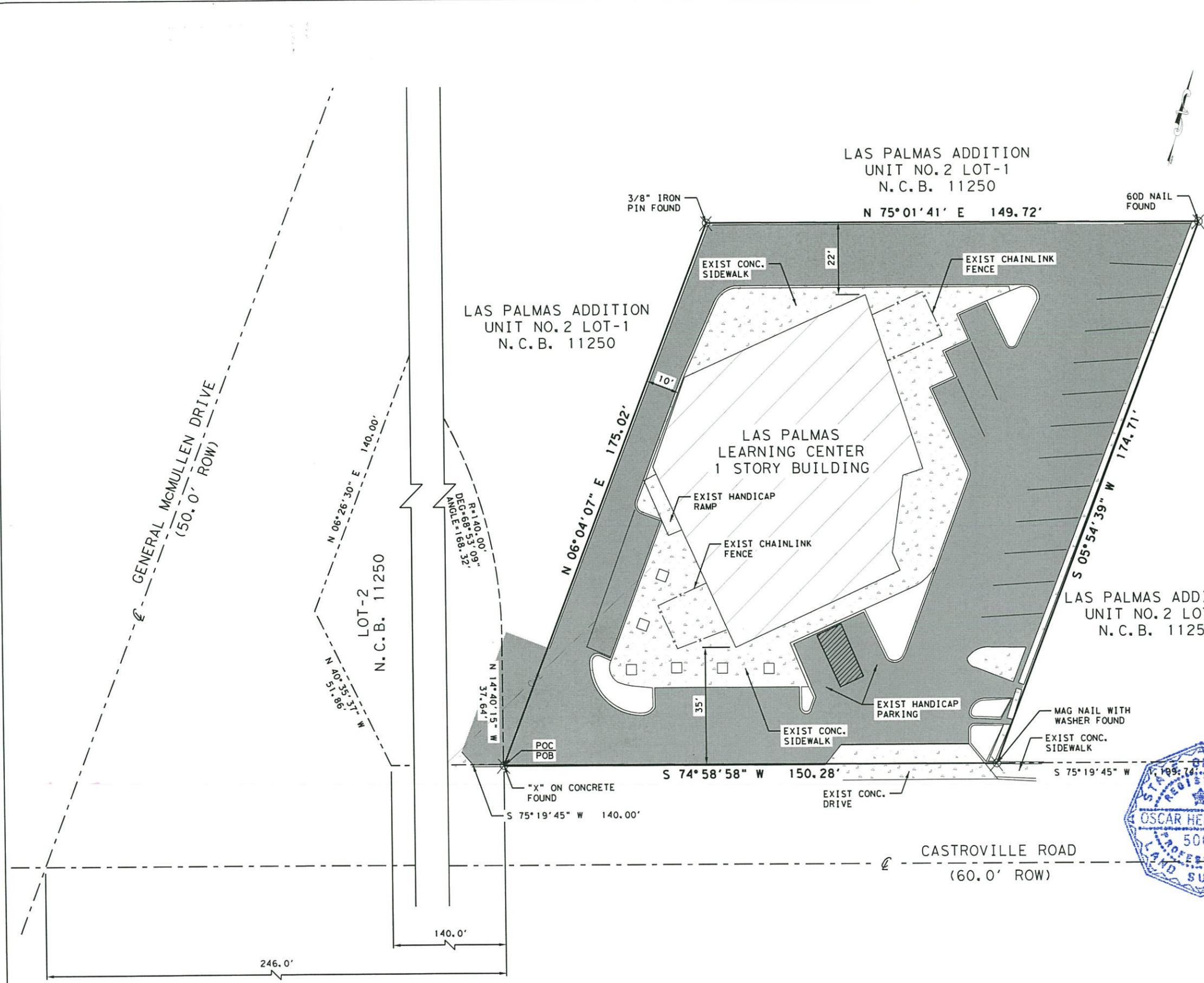
1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029-C-0395-G WHICH BEARS A REVISED DATE OF SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
2. BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204) NAD83 (03).
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS MAY AFFECT THIS PROPERTY.
4. EASEMENTS, RULES AND REGULATIONS BY LAW IN FAVOR OF RESPECTIVE IRRIGATION OR DRAINAGE DISTRICTS.

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 26TH DAY OF DECEMBER, 2013. THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

OSCAR HERNANDEZ, R.P.L.S. # 5005  
*[Signature]* 1-27-2014

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

COPYRIGHT 2013




115 E. TRAVIS ST. SUITE 1120  
SAN ANTONIO, TX 78205  
p:210.208.9400 f:210.208.9401  
TBPE FIRM# 10015  
TBPS FIRM# 10193922

**GONZALEZ DE LA GARZA**



---

### Legal Description

Being a 0.56 of an acre tract of land out of Lot 1, N.C.B. 11250, Las Palmas Addition Unit No. 2, according to the Plat or Map recorded in Volume 3850, Page 101, Deed and Plats Records of Bexar County, Texas; said 0.56 of an acre being more particularly described as follows;

COMMENCING, at an "X" on concrete found, being the Southeast corner of Lot 2, N.C.B. 11250, of said Las Palmas Addition Unit No. 2, and the North right of way of Castroville Road (having 60.0' ROW), for the Southwest corner and POINT OF BEGINNING of the tract herein described;

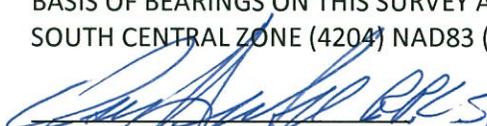
THENCE, N 06°04'07" E, leaving the North right of way line of said Castroville Road a distance of 175.02 feet to a 3/8 inch Iron Rod found for the Northwest corner of the tract herein described;

THENCE, N 75°01'41" E, a distance of 149.72 feet to a 60 "D" Nail found for the Northeast corner of the tract herein described;

THENCE, S 05°54'39" W, a distance of 174.71 feet to a Mag Nail with washer found at the North right of way line of said Castroville Road for the Southeast corner of the tract herein described;

THENCE, S 74°58'58" W, along the North right of way line of said Castroville Road a distance of 150.28 feet to the POINT OF BEGINNING; CONTAINING 24490 square feet, 0.56 of an acre on land more or less;

BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE (4204) NAD83 (03)

  
Oscar Hernandez, R.P.L.S.  
R.P.L.S. Number 5005 1-27-2015



**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND AUTHORIZING THE DISPOSITION OF A 0.56 ACRE IMPROVED TRACT OF LAND IN NCB 11250 (915 CASTROVILLE ROAD)**

\* \* \* \* \*

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

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

WHEREAS, Petitioner has filed an application requesting the declaration as surplus and authorization to dispose of a 0.56 acre improved tract of land in NCB 11250 located at 915 Castroville Road; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application requesting the declaration as surplus and authorizing the disposition of city-owned property located at 915 Castroville Road.

**SIGNED this 26th Day of March, 2014**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chairman**

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**LAND DEVELOPMENT DIVISION**

**STAFF REPORT**

**AGENDA ITEM NO 18**

**Public Hearing:**

Planning Commission  
March 26, 2014 Continued from  
March 12, 2014

**Case Number:**

PA 14029

**Applicant:**

Kaufman and Killen, Inc.

**Representative:**

Kaufman and Killen, Inc.

**Owner:**

First Presbyterian Church of San  
Antonio

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 14.597 acres of land  
out of Parcel 12 and Parcel 15B, NCB  
15009, located on the east side of  
Bitters Road between Loop 1604 and  
Ashton Village drive

**Legal Description/Location:**

Approximately 14.597 acres of land  
out of Parcel 12 and Parcel 15B, NCB  
15009, located on the east side of  
Bitters Road between Loop 1604 and  
Ashton Village drive

**Tract Size:**

14.597 acres

**Council District(s):**

District 9

**Notification:**

Published in Daily Commercial  
Recorder 2/21/2014  
Notices Mailed 2/27/2014

- 54 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to Applicant

Internet Agenda Posting 3/21/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification from Public Institutional to Community Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the San Antonio International Airport Vicinity Land Use Plan to change the future land use classification of the subject property from Public Institutional to Community Commercial.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

**Transportation:**

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

**Community Facilities:**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>	
<b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan	
<b>Plan Adoption Date:</b> May 20, 2010	<b>Update History:</b> None
<b>Goal 1, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards</b>	
<b>Goal 1, Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours</b>	
<b>Land Use pg. 30: Community Commercial uses include medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established.</b>	
Comprehensive Land Use Categories	Example Zoning Districts
<b>Public Institutional:</b> Public, quasi-public, utility company and institutional uses are permitted. Examples include public buildings (government, post offices, libraries, social services, transit centers, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.	Varies
<b>Community Commercial:</b> Medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.	NC, C-1, C-2, C-2P, UD, O-1

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Public Institutional	Vacant land
North	Community Commercial and Public Institutional	Commercial Uses and Parking area
East	Neighborhood Commercial and Low Density Residential	Recreation Lot and Single-Family Homes
South	Low Density Residential and Parks Open Space	Single-Family Homes and Utility Easement
West	Park Open Space, Low Density Residential and Community Commercial	Park, Single-Family Homes and Commercial Uses

**Land Use:** The subject property is located on the east side of Bitters Road between Loop 1604 and Ashton Village Drive, within the San Antonio International Airport Vicinity Land Use. The subject property consists of vacant land and has commercial uses to the north, a recreation lot and single-family homes to the east, single-family homes and a utility easement to the south and a small park, single-family homes and commercial uses to the west. The San Antonio International Airport Vicinity Land Use Plan classifies the subject property as Public Institutional, the area to the north as Community Commercial and Public Institutional, the area to the east as Neighborhood Commercial and Low Density Residential, the area to the south as Low Density Residential and Parks Open Space and the area to the west as Parks

Open Space, Low Density Residential and Community Commercial. The applicant requests to change the future land use from Public Institutional to Community Commercial.

The applicant requests this plan amendment and associated zoning case in order to allow the construction of a commercial development that is compatible with the already-existing surrounding area. The subject property is located along a major roadway and has existing commercial uses abutting it to the north and a significant number of commercial uses to the west. Additionally, the general surrounding conditions which include a utility easement that provides ample buffering to the residential area to the east and its close proximity to the varied community scale uses along Loop 1604 make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

**Transportation:** The City's Major Thoroughfare Plan classifies Bitters Road as a Secondary Arterial Type A and Loop 1604 as a Freeway. Aston Village and Raven Glenn and Cutter Green Drive are local Streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

**Community Facilities:** Judson Montessori School, Concordia Lutheran Church School, Huebner Elementary School and Blattman Elementary School are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** "MF-33 PUD ERZD MLOD-1 AHOD" Multi Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

**Proposed Zoning:** "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "O-1 ERZD MLOD-1 AHOD" Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014103 ERZD

**Zoning Commission Public Hearing Date:** April 1, 2014

## III. RECOMMENDATION

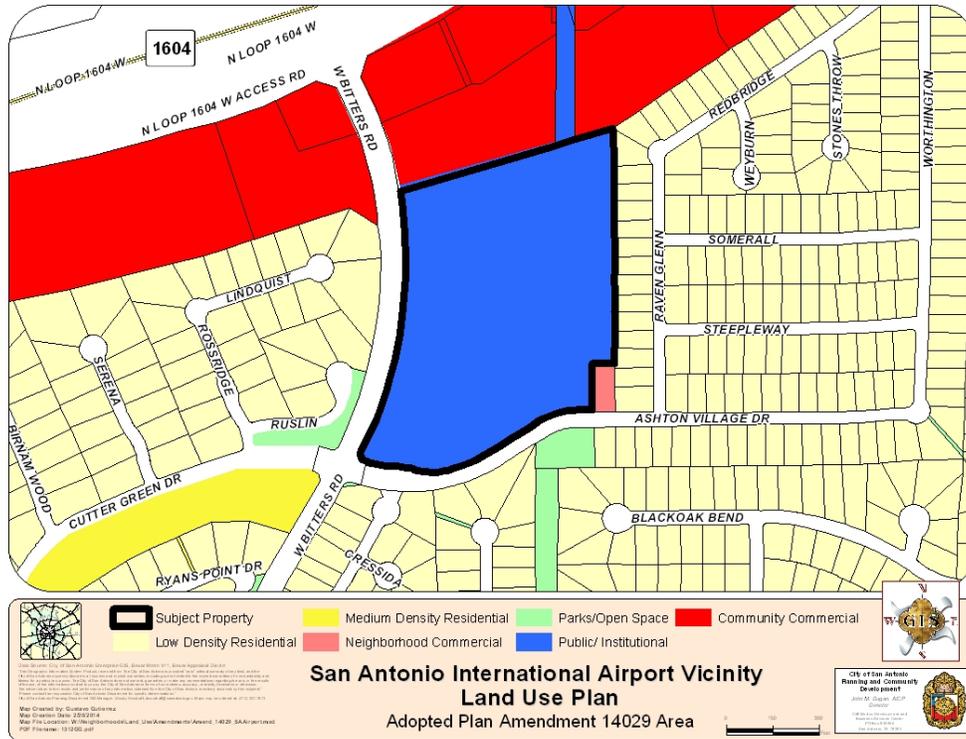
The subject property is located along a major roadway and has existing commercial uses abutting it to the north and a significant number of commercial uses to the west. Additionally, the general surrounding conditions which include a utility easement that provides ample buffering to the residential area to the east and its close proximity to the varied community scale uses along Loop 1604 make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

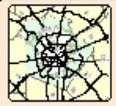
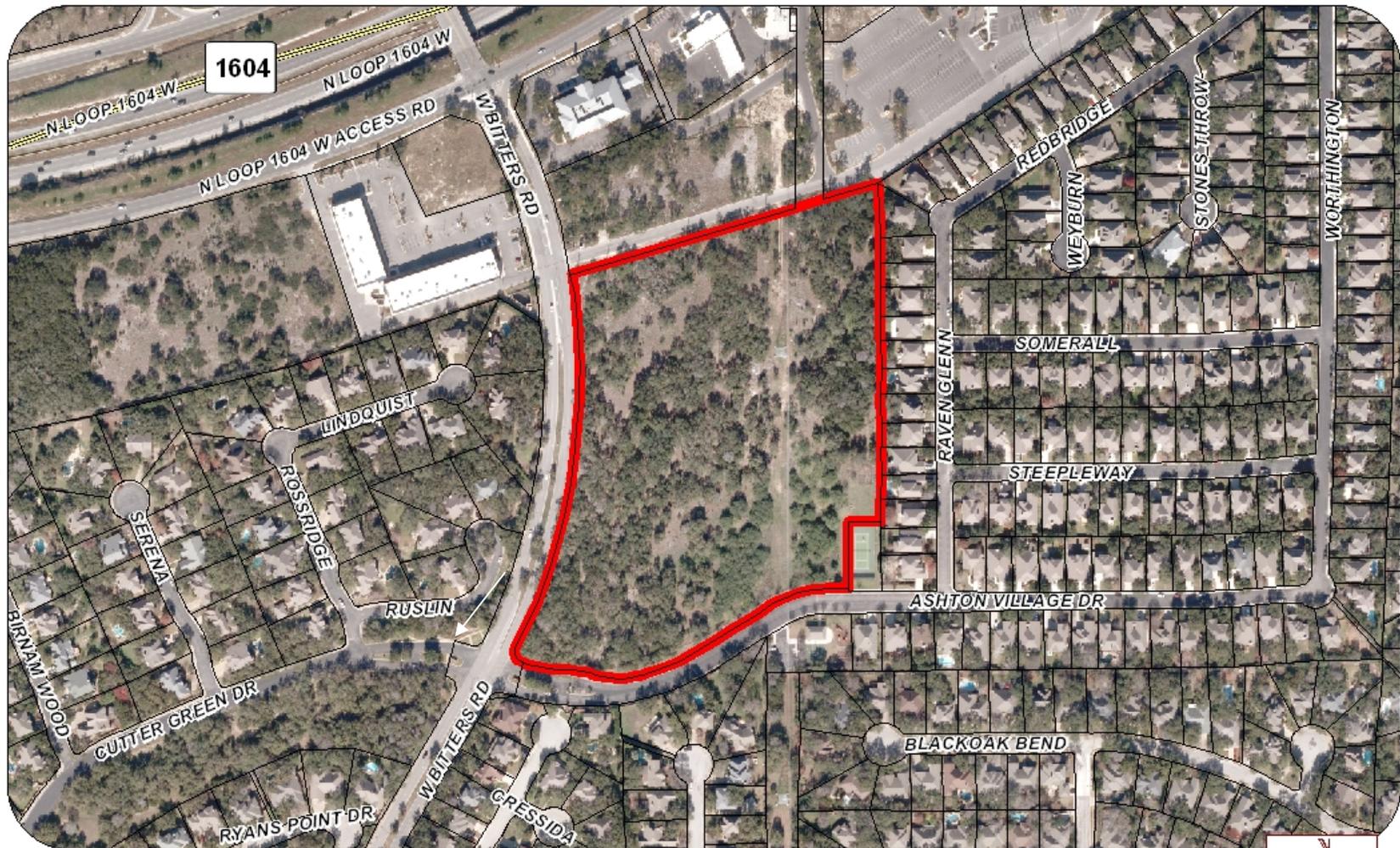
## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



 Subject Property



Data Source: City of San Antonio Geographic Information System (GIS), Base Map 911, Base Aerial Data  
 This map was prepared by the City of San Antonio, Texas, and is provided as a public information service. It is not intended to be used as a legal document. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Gustavo Quiroz  
 Map Creation Date: 2/2/2014  
 Map File Location: W:\Neighborhoods\Land Use Amendments\Amend. 14029\_SAI\airport\mux  
 PDF Filename: 1312GG.pdf

## San Antonio International Airport Vicinity Land Use Plan

### Proposed Plan Amendment 14029 Area



**City of San Antonio**  
**Planning and Community**  
**Development**  
 John M. Cooper, AICP  
 Director  

 2014 San Antonio City Seal  
 1822-1837  
 1837-1878  
 1878-1937  
 1937-1978  
 1978-2014

## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC INSTITUTIONAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 14.594 ACRES OF LAND OUT OF PARCEL 12 AND PARCEL 15B, NCB 15009, LOCATED ON THE EAST SIDE OF BITTERS ROAD BETWEEN LOOP 1604 AND ASHTON VILLAGE DRIVE.**

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

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on March 26, 2014 and **APPROVED** the amendment on March 26, 2014; and

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

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

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 26<sup>th</sup> DAY OF MARCH 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. 19

**Public Hearing:**

Planning Commission  
March 26, 2014

**Applicant/Representative:**

Mary M. Dennis, Mayor  
City of Shavano Park

**Staff Coordinator:**

Sidra Maldonado  
Senior Planner  
(210) 207-8187  
[Sidra.Maldonado@sanantonio.gov](mailto:Sidra.Maldonado@sanantonio.gov)

**Property Address/Location:**

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

**Tract Size:**

City of San Antonio receiving 31.81 acres

City of Shavano Park receiving 1.88 acres and 4.36 acres

**Council District(s):**

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

**Attachments:**

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

**SUMMARY**

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

**RECOMMENDED ACTION**

Approval of the request by the City of Shavano Park.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

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

**I. BACKGROUND**

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

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

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

## **II. ISSUES AND ANALYSIS**

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

### *Land use*

The City of Shavano Park will cede 31.81 acres of its territory to the City of San Antonio. The City of San Antonio is gaining the 31.81 acres through possible fee simple donation of land or easement from LEE-1604 NO ONE LTD for the expansion of its hike and bike trails. The 1.88 acres the City of San Antonio will cede to the City of Shavano Park is planned for Parks/Open Space. The City of Shavano Park plans to create a trailhead on this parcel with access to the creek way. The 4.36 acres located along Loop 1604 will be ceded from the City of San Antonio to the City of Shavano Park and is zoned C-2 ERZD. Garden offices are planned for this property.

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

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

- *Clear and Logical Planning Boundaries*

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

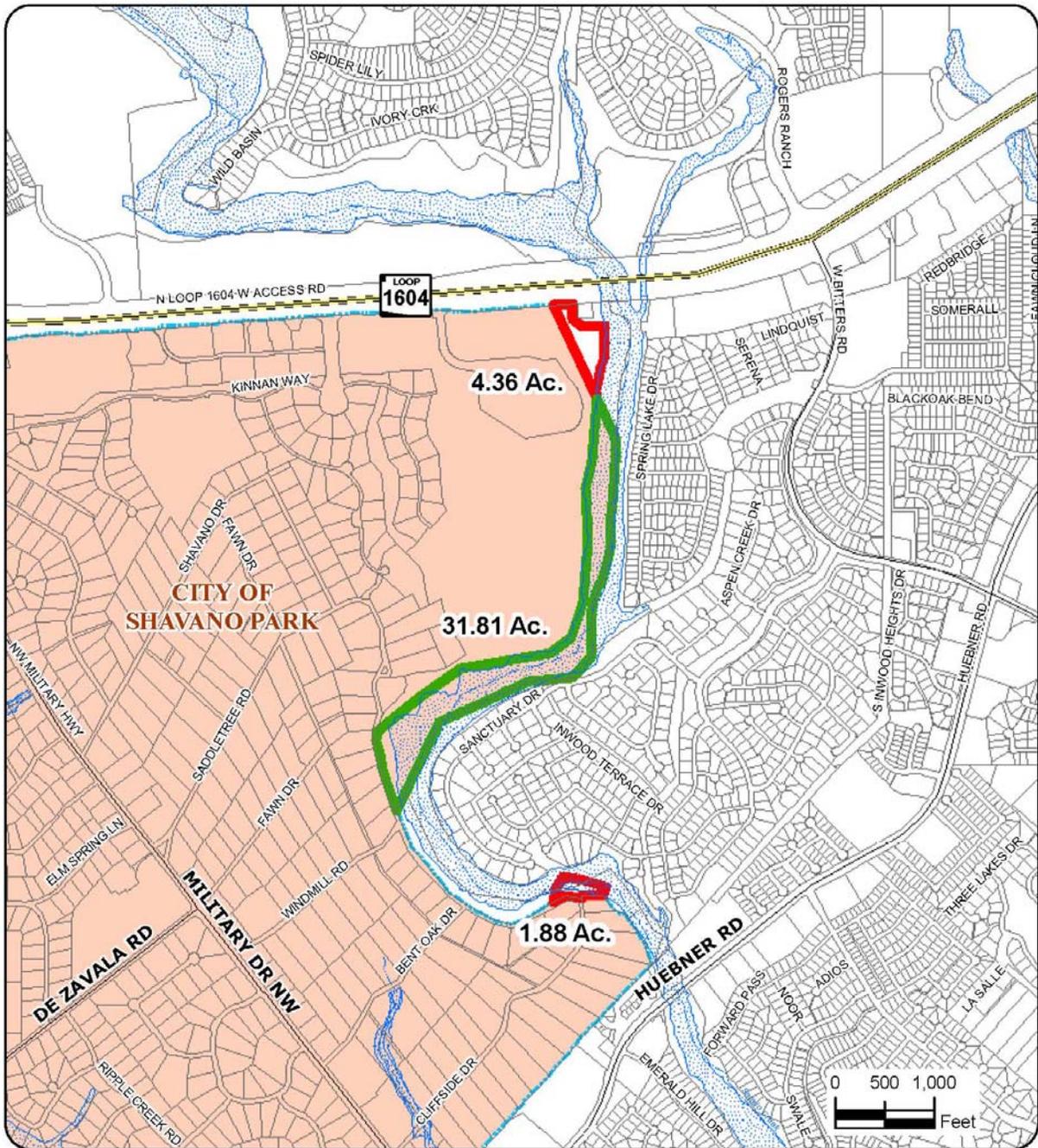
The City of San Antonio will not monetarily profit from the boundary exchange due to the 31.81 acres being located in the floodplain, with an estimated Bexar Appraisal District valuation of approximately \$200 per acre. However, the City is gaining the 31.81 acres through possible donation of land or easement and will be able to expand its hike and bike trails. Past trail way acquisition has an average cost of \$10,975 per acre. Therefore should the 31.81 acres be donated to the City this could potentially result in a savings of \$349,114.

- *Protection of environmental resources*  
The City of San Antonio will be in charge of maintaining the sensitive Salado Creek greenway trail and will protect the sensitive riparian environment along the trail.
- *Community of Interest*  
The community close to the greenway trail and citizens who commute to the trail will experience the most benefits. The trail way will allow for connectivity to the City's other hike and bike trails and will promote increased activity and a healthy lifestyle. There will be two trail heads for easy access located along Loop 1604 and Cliffside Drive.

### **III. RECOMMENDATION**

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

**Attachment A:**



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

Data Source: City of San Antonio (Shapefile 011, River Admin 011, River Approval District)  
 "Your map may contain information that is not current. It is not intended to be used as a legal document. It is not intended to be used as a substitute for a professional survey or other professional services. It is not intended to be used as a substitute for a professional survey or other professional services. It is not intended to be used as a substitute for a professional survey or other professional services."

Map created by: [unreadable]  
 Map last edited: Oct 30, 2013  
 PDF File name: 13102013.pdf

## City of San Antonio

### City of Shavano Park Municipal Boundary

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

**Attachment B:**

**RESOLUTION NO. R-2013-013**

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

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

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

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

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

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

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

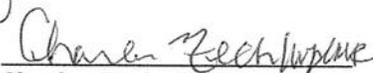
The Shavano Park City Council hereby respectfully requests that the City of San Antonio City Council swap municipal boundaries with the City of Shavano Park as described and set out in **Exhibit's A and B**, as amended, as if fully copied and incorporated in this Resolution.

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

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

Attest:   
**Zina Tedford** City Clerk

  
**A. DAVID MARNE**  
MAYOR

Approved as to Form:   
**Charles Zech**, City Attorney



**RESOLUTION NO.**

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

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

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

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

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

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

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

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

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

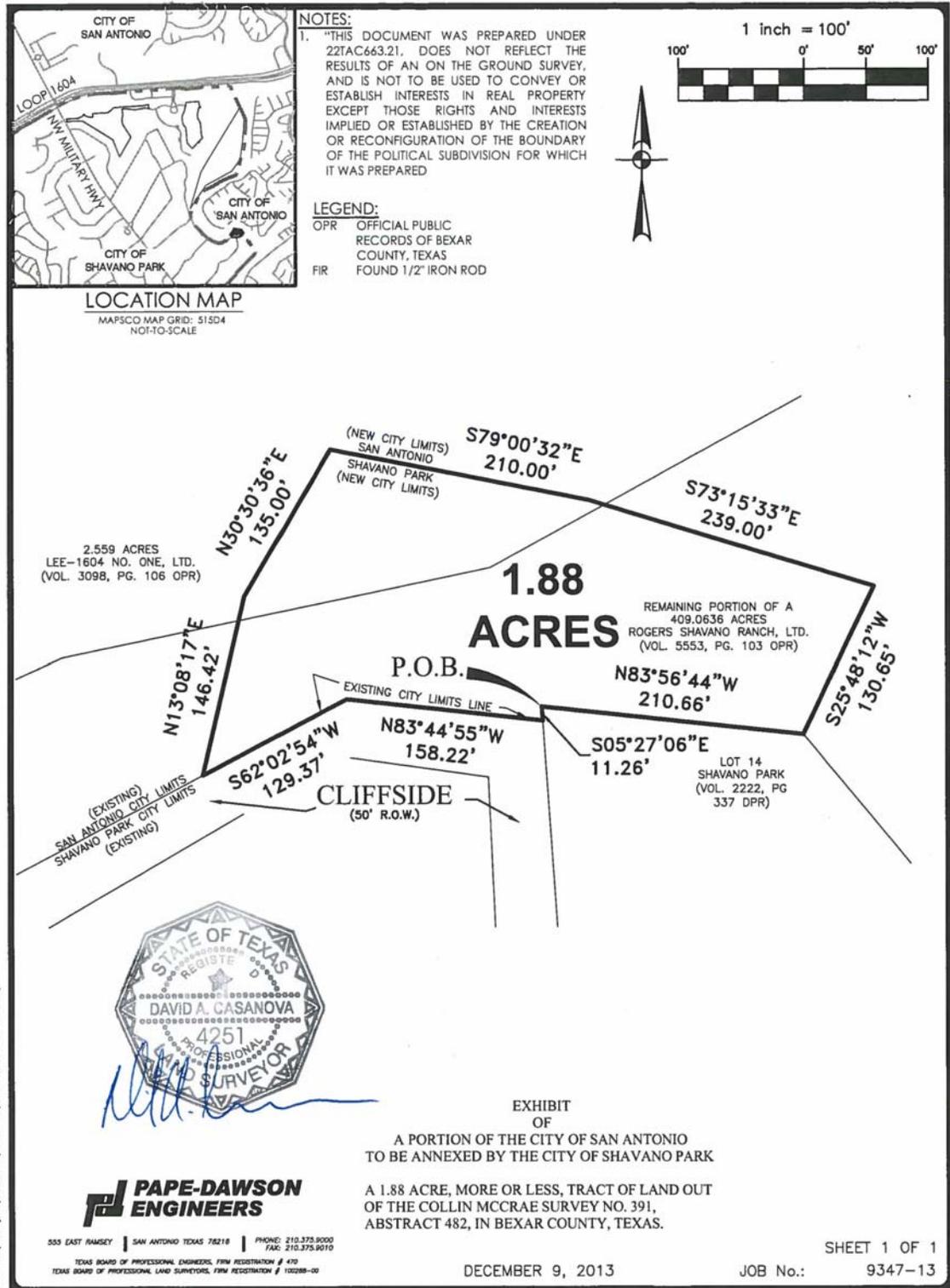
**PASSED AND APPROVED ON THIS 26<sup>th</sup> DAY OF MARCH 2014.**

Attest:

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

Attachment I:





METES AND BOUNDS DESCRIPTION  
FOR

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

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

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

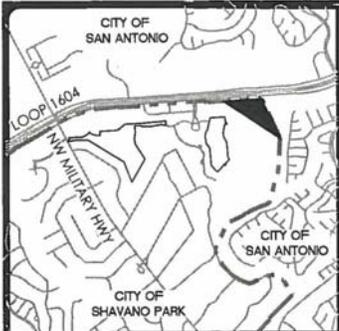
1.88 Acre  
Job No. 9347-13  
Page 2 of 2

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

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

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 9, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-1.71 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



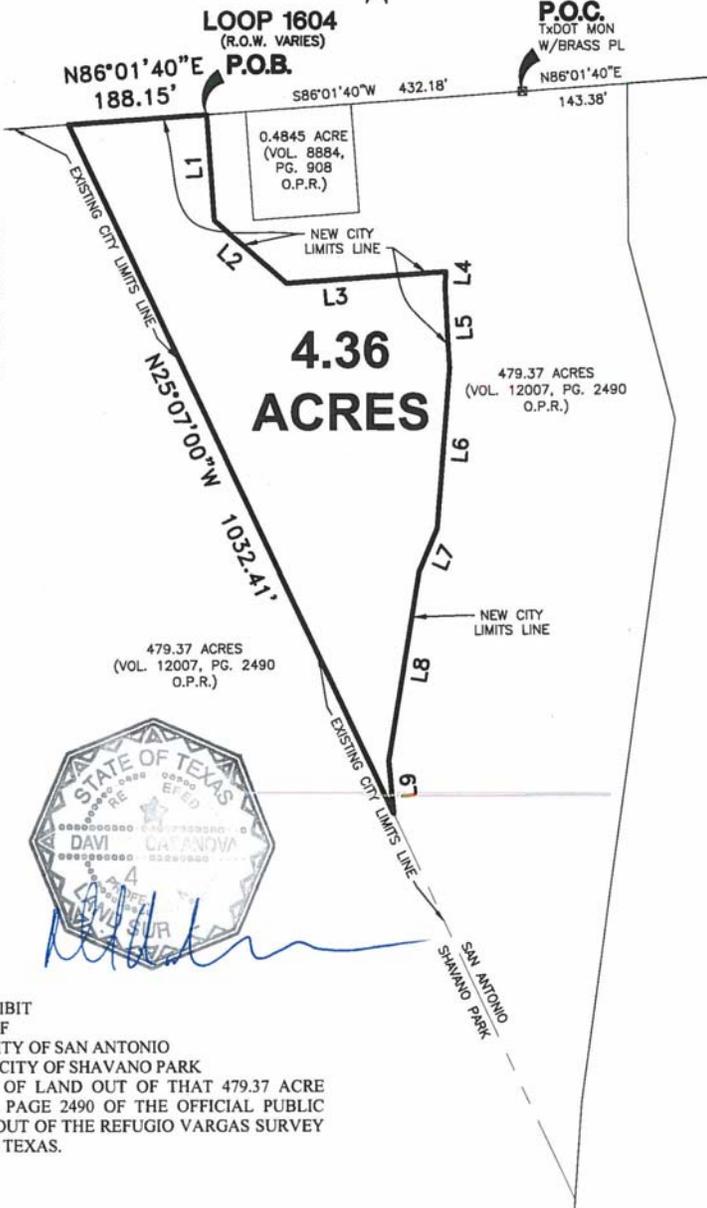
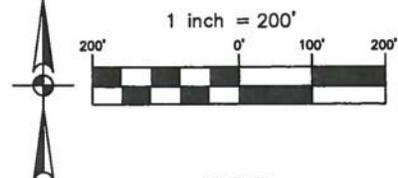


**LOCATION MAP**

MAPSCO MAP GRID: S15D4  
NOT-TO-SCALE

**LEGEND:**

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



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

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

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



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000  
FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102288-00

Date: Nov 27, 2013, 2:18pm User: D:\Molinarz File: R:\Survey\1313-9300\1313-9347-13 EX-4.36 AC.dwg



METES AND BOUNDS DESCRIPTION  
FOR

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

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

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

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

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

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

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

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

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

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

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

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

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

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

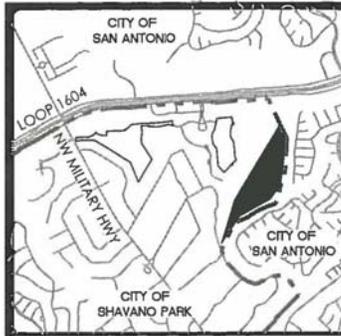
THENCE: N 25°07'00" W, along and with the existing City Limits line, continuing over and across said 479.37 acre tract, a distance of 1032.41 feet to a point on the south right-of-way line of said Loop 1604;

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

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

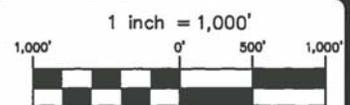
PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 27, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-4.363 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





**LOCATION MAP**  
MAPSCO MAP GRID: S15D4  
NOT-TO-SCALE

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



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

**LEGEND:**  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
FIR FOUND 1/2" IRON ROD

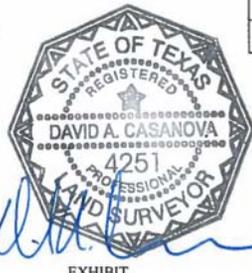
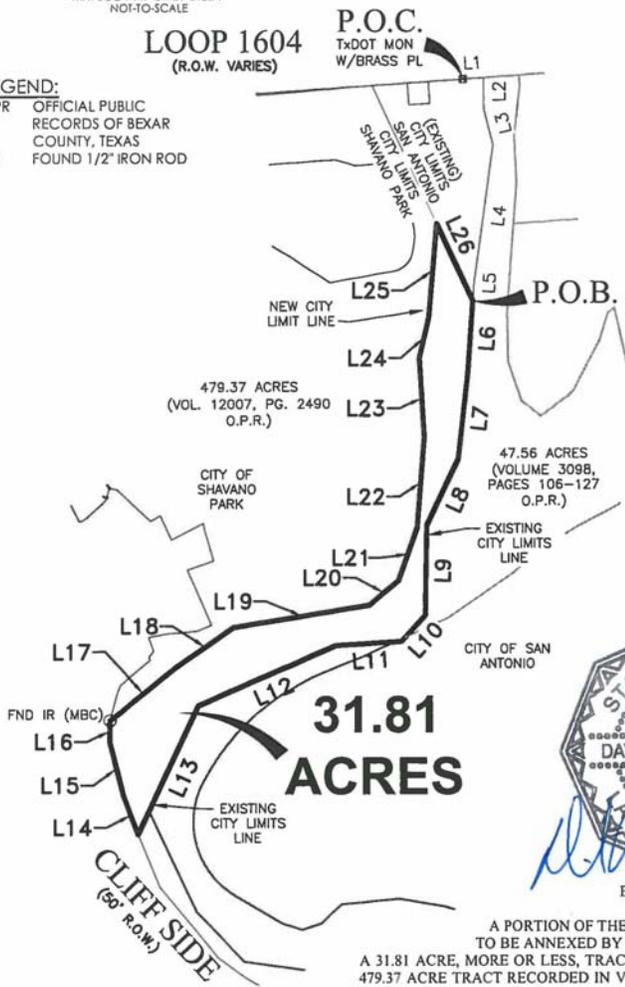


EXHIBIT OF  
A PORTION OF THE CITY OF SHAVANO PARK  
TO BE ANNEXED BY THE CITY OF SAN ANTONIO  
A 31.81 ACRE, MORE OR LESS, TRACT OF LAND TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400, THE CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279 AND THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000  
FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

DECEMBER 19, 2013

SHEET 1 OF 1  
JOB No.: 9347-13

Date: Dec 19, 2013, 10:56am User ID: Micolinas  
File: N:\Survey\13-9347-13\9347-13 EX-34.277 AC.dwg



FIELD NOTES  
FOR

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

A 31.81 acre, more or less, tract of land tract of land out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, out of the Jacob Klaus Survey No. 78, Abstract 400, the Carlos Gonzales Survey No. 79, Abstract 279 and the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 31.81 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract;

THENCE: N 86°01'40" E, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 143.38 feet to the northeast corner of said 479.37 acre tract, the northwest corner of a 47.56 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Loop 1604, along and with the east line of said 479.37 acre tract, the west line of said 47.56 acre tract the following bearings and distances:

S 00°08'11" E, a distance of 212.82 feet to a point;

S 14°28'24" E, a distance of 249.81 feet to a point;

S 08°04'49" W, a distance of 936.72 feet to a point;

S 04°07'07" W, a distance of 129.82 feet to a point on the existing City Limits Line between the City of San Antonio and the City of Shavano Park for the POINT OF BEGINNING;

THENCE: Continuing along and with the east line of said 479.37 acre tract, and said existing City Limits Line the following bearings and distances:

S 04°07'07" W, a distance of 492.49 feet to a point;

S 06°34'01" W, a distance of 581.08 feet to a point;

S 25°20'01" W, a distance of 501.07 feet to a point;

S 01°03'05" W, a distance of 608.50 feet to a point;

S 42°26'22" W, a distance of 240.00 feet to a point;

S 86°19'52" W, a distance of 448.30 feet to a point;

S 66°10'21" W, a distance of 1011.55 feet to a point;

S 25°06'56" W, a distance of 961.63 feet to a point on the east right-of-way line of Cliff Side Drive, a 50-foot right-of-way, dedicated on Shavano Park, recorded in Volume 2222, Page 337 of the Deed Records of Bexar County, Texas;

THENCE: Departing said existing City limits line, along the new City Limits line between the City of San Antonio and the City of Shavano Park, along and with the east right-of-way line of said Cliff Side Drive, the southwest line of said 479.37 acre tract the following bearings and distances:

N 21°10'29" W, a distance of 281.94 feet to a point;

N 13°53'17" W, a distance of 376.28 feet to a point;

N 01°06'42" E, a distance of 142.47 feet to a found iron rod with cap stamped "MBC" for a corner of said 479.37 acre tract;

THENCE: Departing the east right-of-way line of said Cliff Side Drive, continuing along the new City Limits line between the City of San Antonio and the City of Shavano park, over and across said 479.37 acre tract the following bearings and distances:

N 51°01'33" E, a distance of 580.67 feet to a point;

N 55°21'33" E, a distance of 469.77 feet to a point;

N 80°34'35" E, a distance of 927.55 feet to a point;

N 49°43'13" E, a distance of 256.93 feet to a point;

31.81 Acres  
Job No. 9347-13  
Page 3 of 3

N 19°49'39" E, a distance of 380.68 feet to a point;

N 04°42'19" E, a distance of 614.97 feet to a point;

N 03°41'18" W, a distance of 535.82 feet to a point;

N 13°12'24" E, a distance of 285.36 feet to a point;

N 04°55'59" E, a distance of 636.81 feet to a point on the existing City Limits Line between said San Antonio and Shavano Park;

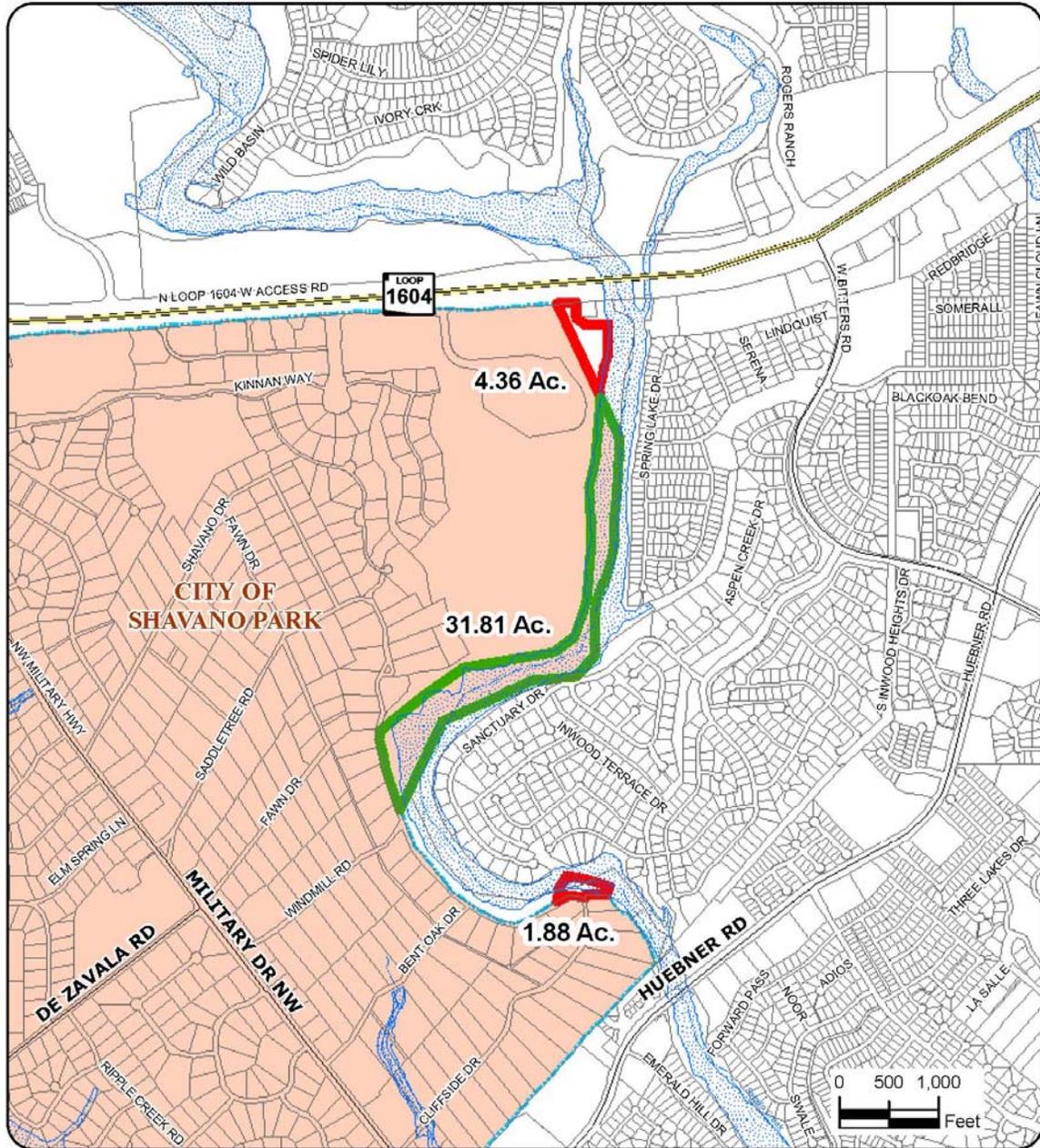
THENCE: S 25°07'00" E, along and with the existing City Limits Line, over and across said 479.37 acre tract, a distance of 578.62 feet to the POINT OF BEGINNING, and containing 31.81 acres in Bexar County, Texas.

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

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 13, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-31.81 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



**Attachment II:**



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

## City of San Antonio

### City of Shavano Park Municipal Boundary

City of San Antonio  
City Manager Development and  
Planning Services Center  
P.O. Box 620885  
San Antonio, TX 78262-3085