



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

PLANNING COMMISSION AGENDA
☞ May 28, 2014 ☞
2:00 P.M.

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

Jody R. Sherrill
George Peck
Michael Garcia Jr.

Kevin Love
Zachary Harris
Angela Rinehart

Ex-Officio Members

Orlando Salazar, *Chair Zoning Commission*
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*
Sheryl Sculley, *City Manager*

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

DISABILITY ACCESS STATEMENT - *This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).*

DECLARACIÓN DE ACCESIBILIDAD - *El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).*

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

1. **1:30 P.M.** - Work Session, Lone Star 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. A majority of appointive members, other than ex officio, shall constitute a quorum.

2. **2:00 P.M.** - Call to Order, Training Rooms A&B
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. **130061:** *Request by Continental Homes of Texas, L.P., for approval of a major plat to replat a 7.426-acre tract of land to establish the **Solana Ridge Subdivision Unit 6B**, generally located south of the intersection of Calypso Dawn and Aphrodite Mist. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
6. **130269:** Request by Pulte Homes of Texas, LP, for approval of a major plat to subdivide a 10.877-acre tract of land to establish the **Alamo Ranch Unit 44D Phase 2B PUD**, generally located north of the intersection of Oak Monarch and Pronghorn Oak. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
7. **130315:** Request by S.R. Holdings, L.P., for approval of a major plat to subdivide a 23.19-acre tract of land to establish the **Bella Vista Unit 3 Section 4 Phase 2** Subdivision, generally located northeast of the intersection of Bella Vista Place and Volante. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
8. **130349:** Request by Lennar Homes of Texas Land Construction, Ltd., for approval of a major plat to subdivide a 10.020-acre tract of land to establish the **Alamo Ranch Unit 41D PH2, PUD** Subdivision, generally located east of the intersection of Suncatcher and Chimney Swift. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
9. **130377:** Request by SWBC Twin Creeks Management LLC, for approval of a major plat to subdivide a 28.824-acre tract of land to establish the **Alamo Ranch Unit 19** Subdivision, generally located southeast of the intersection of Alamo Ranch Parkway and Lone Star Parkway. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
10. **130425:** Request by Daphne Development, LLC, for approval of a major plat to subdivide a 32.59-acre tract of land to establish the **Waterford Park Unit 1** Subdivision, generally located southwest of the intersection of Culebra Road and Old FM 471. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).
11. **130445:** Request by Vickery Mosaic TBY, LLC, for approval of a major plat to subdivide a 15.25-acre tract of land to establish the **Vickery Grove Unit 1 (PUD)** Subdivision, generally located east of the intersection of South Hausman Road and Braefield. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

12. **130665:** Request by FC Summit Ridge Limited Partnership, for approval of a major plat to replat a 16.254-acre tract of land to establish the **Summit Ridge U4 Subdivision MHC**, generally located east of the intersection Vasso View and Kitty Hawk Drive. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
13. **130674:** Request by Northside Independent School District, for approval of a major plat to subdivide a 20.62-acre tract of land to establish the **Redbird Ranch Elementary School Subdivision**, generally located northeast of the intersection of Hollimon Parkway and Poolside Drive. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
14. **140004:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 1.686-acre tract of land to establish the **Redbird Ranch, Reeves Loop Phase 1 Subdivision**, generally located at the intersection of Holliman Parkway and Reeves Loop. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
15. **140005:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 4.779-acre tract of land to establish the **Redbird Ranch, Reeves Loop Phase 2 Subdivision**, generally located northwest of the extension of Reeves Loop and Holliman Parkway. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
16. **140073:** Request by Flotex Developers LLC, A Texas LLC, for approval of a major plat to subdivide a 9.494-acre tract of land to establish **The Parc at Escondido Unit 2A Subdivision**, generally located southwest of the intersection of Weichold Road and Stanley Park. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
17. **140166:** Request by Diana C. Kersey, Christina Palafox, Felisa and Aldo Flores, for approval of a minor plat to replat a 0.446-acre tract of land to establish the **Kersey Palafox BSL Subdivision**, generally located southwest of the intersection of Thorain Boulevard and Howard. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Time Extensions

18. **070066:** Request by Centex Homes, for approval of a (3) year Performance Guarantee time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Silver Oaks Unit 11 Subdivision**, generally located east of the intersection of Fox Hunt Way and Silver Horse. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Land Transactions

19. **S.P. 1739:** Consideration of Resolution authorizing the closure, vacation, and abandonment of a 0.542 of an acre (23,597 square feet) improved portion of Gillmore Avenue Public Right of Way adjacent to NCBs 7530 and 12608, located between Billy Mitchell Boulevard and five feet south of the northwest corner of the property described as NCB 7530, Block, Lot TR E and Lot 36, as requested by Port San Antonio. **Staff recommends Approval.** (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, EastPoint & Real Estate Services Office)

- 20. S.P. 1808:** Consideration of a Resolution supporting Habitat for Humanity's request to close, vacate and abandon unimproved portions of Glendale Avenue and Alice Fay Avenue as established by Prosperity Heights plat. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Comprehensive Master Plan Amendments

- 21. PA 13033:** A request by Francisca Bautista, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.3053 of an acre out of Lot 6, Block 5, NCB 6484 located at 1402 West Huisache Avenue from "Medium Density Residential" to "Mixed Use". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 22. PA 14047:** A request by P.W. Christensen, PC c/o Patrick W. Christensen, 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 2.5 acres known as Lots 8 and 9, Block 1, NCB 16374 located at 5835 and 5911 Rittiman Plaza, from "Community Commercial" to "Light Industrial". **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
- 23. PA 14048:** A request by Sal Flores, Bendkion Engineering, 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 1.362 acres known as Lot 32, NCB 12097 located at 2523 MacArthur View from "Business Park" and "Public Institutional" to "Light Industrial". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 24. PA 14049:** A request by Kathleen Seymour, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.132 acres of land out of NCB 7456 located at 2327 and 2343 Roosevelt Avenue from "Low Density Residential" to "Medium Density Residential" and to include "MHP" Manufacturing Housing Park District as a related zoning district for the "Medium Density Residential" land use classification. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 25. PA 14050:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1690 acres of land located east of IH-35, south of Loop 410, north of Loop 1604, and portions of the 4200, 4300, and 4400 Blocks of South Flores Road from "Suburban Tier", "Country Tier", "Agribusiness/RIMSE Tier", "Civic Center", and "Regional Center" to "Suburban Tier", "Specialized Center", "Mixed Use Center", "General Urban Tier", and "Agribusiness/RIMSE Tier." **Staff recommends Approval.** (Jacob T. Floyd, Senior Planner, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning and Community Development)

Other Items

26. Report from the Planning Commission Technical Advisory Committee Bylaws Revisions Subcommittee, and consideration of and action on proposed revisions to the TAC bylaws. (Christopher Looney, (210) 207-5889, christopher.looney@sanantonio.gov, Development Services Department)
27. Action to convene the Planning Commission Technical Advisory Committee to meet and consider Chapter 34 and 35 Unified Development Code amendments
28. Approval of the minutes for the May 14, 2014 Planning Commission meeting.
29. Director's report - City Council Action Update (Planning Commission items sent to Council).
30. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130061

Project Name:

Solana Ridge Subdivision Unit 6B

Applicant:

Ian Cude

Representative:

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

Owner:

Continental Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located south of the
intersection Calypso Dawn and
Aphrodite Mist

Tract Size:

7.426 acres

Council District:

4

Notification:

Internet Agenda posting May 23,
2014

REQUEST

Approval of a major plat to replat a 7.426-acre tract of land to
establish **Solana Ridge Subdivision Unit 6B**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 12, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty three (**43**) single family lots and one thousand ninety (**1,090**) linear feet of public street

B. Zoning

R-5 single family residential

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 23, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 8, 2014.

Furthermore, The subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was notified.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 804-B, Solana Ridge, accepted on September 4, 2012.

III. RECOMMENDATION

Approval of the proposed **Solana Ridge Subdivision Unit 6B** subdivision plat

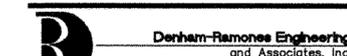
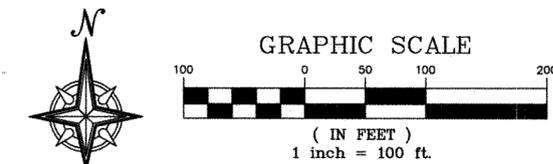
IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT OF

SOLANA RIDGE SUBDIVISION UNIT 6B

BEING 7.426 ACRES OF LAND OUT OF THE REMAINDER OF THE 387.97 ACRE TRACT 'A' RECORDED IN VOLUME 9819, PAGE 1780 O.P.R., LUCAS MUNOZ SURVEY NO. 86, ABSTRACT NO. 488, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



1380 PANTHEON WAY, SUITE 280 (210) 495-3100 OFFICE SAN ANTONIO, TX 78232 (210) 495-3122 FAX FIRM REGISTRATION NUMBER: T.B.P.E. F-8181 & T.B.P.L.S. 10023700

DEVELOPER/OWNER: CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-2668

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: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER IAN GODE, LAND ACQUISITIONS MANAGER

DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Jaw J. Cude, NOTARY PUBLIC, STATE OF TEXAS, My Commission Expires January 03, 2016

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 28th DAY OF April, A.D., 2014.

PATTI LYNN BROWN Notary Public, State of Texas My Commission Expires January 03, 2016

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

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

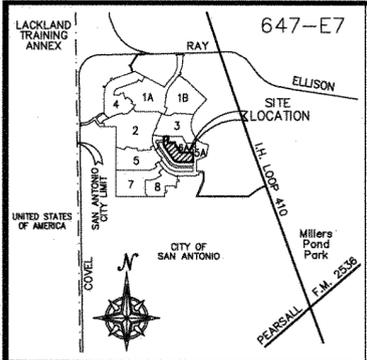
_____ DAY OF _____ A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

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

BY: _____ DEPUTY



LOCATION MAP NOT TO SCALE

LEGEND

- 1. BUILDING SETBACK LINE
2. CLEAR VISION EASEMENT
3. ELECTRIC & CABLE TELEVISION EASEMENT
4. TELEPHONE & CABLE TELEVISION EASEMENT
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6. VEHICULAR NON-ACCESS EASEMENT
7. PROPOSED FINISHED CONTOUR
8. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 0.9999315. ROTATION GRID TO PLAT IS 0°00'00".
9. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE, PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
10. BEARING REFERENCE SOURCE IS THE SOUTH LINE OF LOTS 1-B, BLOCK 19, BETWEEN FOUND MONUMENTS SHOWN HEREON, AND SHOWN AS N89°52'34"W ON THE PLAT OF SOLANA RIDGE SUBDIVISION UNIT 6A, PLAT ID NO. 120320 (NOT YET RECORDED).
11. O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
14. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
15. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.

"C.P.S. NOTES"

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

NOTES:

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. 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.
3. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
4. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 1/06/2009, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

IMPACT FEE NOTE:

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

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.

BUILDING SETBACK NOTE

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

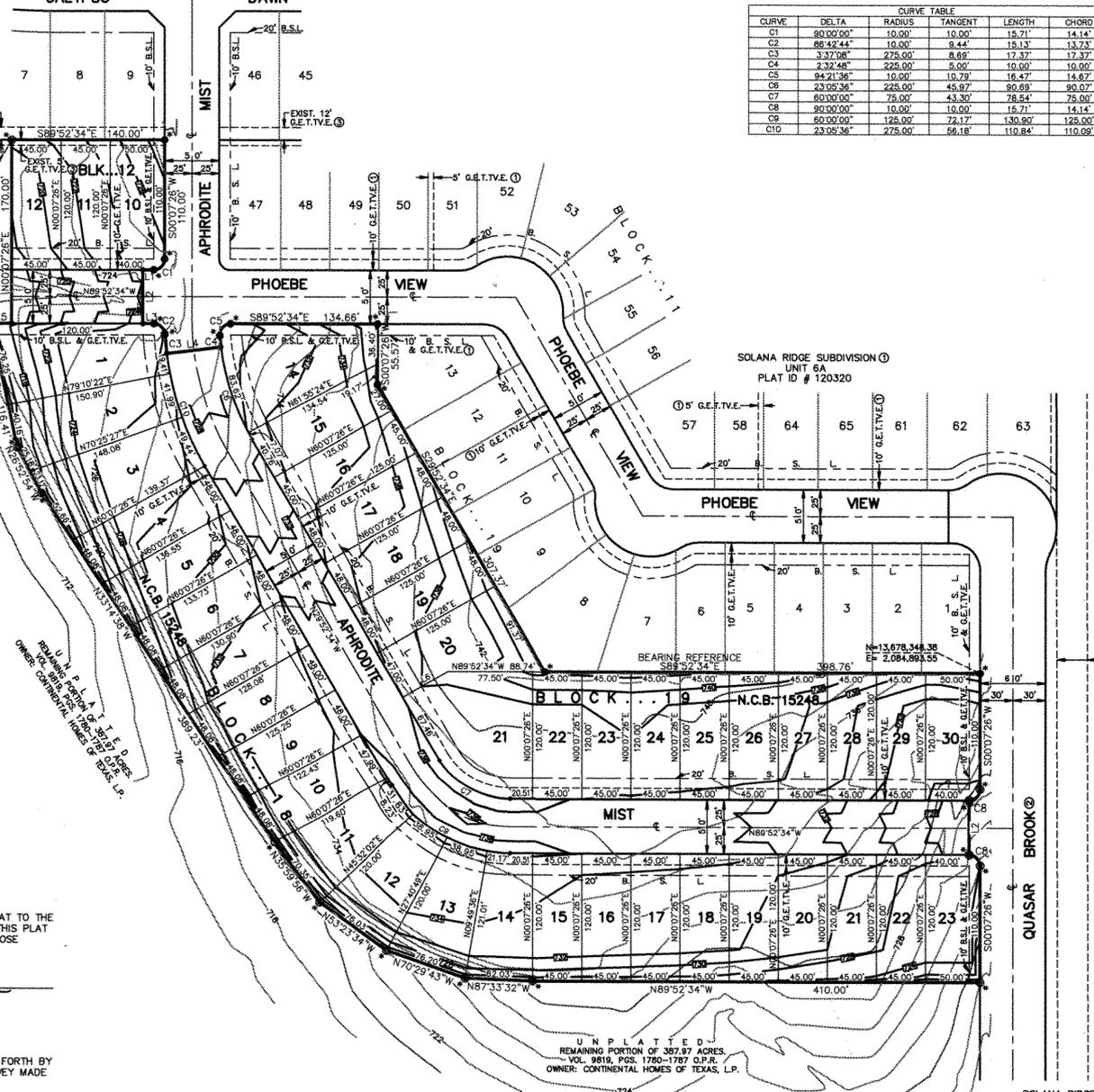
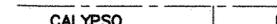
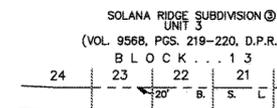
MONUMENT NOTE:

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

PLAT REFERENCE table with 3 rows: SOLANA RIDGE SUBDIVISION UNIT 6A PLAT ID # 120320, SOLANA RIDGE SUBDIVISION UNIT 5A (VOL. 9575, PGS. 18-19, D.P.R.), SOLANA RIDGE SUBDIVISION UNIT 3 (VOL. 9568, PGS. 219-220, D.P.R.)

LINE TABLE table with columns: LINE, BEARING, DISTANCE. Rows L1 through L6.

CURVE TABLE table with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Rows C1 through C10.



STATE OF TEXAS COUNTY OF BEXAR

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

Paul W. Denham REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEXAR

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

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

SOLANA RIDGE SUBDIVISION UNIT 5A (VOL. 9575, PGS. 18-19, D.P.R.)

Vertical text on the right edge: User ID: RAMONES\ALYSSA File: H:\Land Projects\3\DOC-Solana Ridge Unit 6B.dwg Date: Apr 25, 2014, 11:23am



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130269

Project Name:

Alamo Ranch Unit 44D Phase 2B
PUD

Applicant:

Charles Marsh

Representative:

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

Owners:

Pulte Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located north of the
intersection of Oak Monarch and
Pronghorn Oak

Tract Size:

10.877 acres

Council District:

ETJ

Notification:

Internet Agenda posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 10.877-acre tract of land
to establish **Alamo Ranch Unit 44D Phase 2B PUD**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 28, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty seven (47) single family lots, two (2) non-single family lots, and one thousand three hundred twenty one (1,321) 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 May 12, 2014

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 19, 2013.

II. SUPPLEMENTAL INFORMATION

A. MDP 808D, Alamo Ranch, accepted on May 26, 2006.

B. PUD 06-023, Alamo Ranch-Del Webb Phase 2, accepted November 8, 2006.

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 44D Phase 2B PUD** subdivision.

IV. ATTACHMENT

1. Proposed plat

ALAMO RANCH UNIT 44D PHASE 2B PUD Civil Job No. 6782-85; Survey Job No. 9130-04

PLAT NUMBER 130269

SUBDIVISION PLAT ESTABLISHING ALAMO RANCH UNIT 44D PHASE 2B PUD

A 10.877 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YOUR SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, 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: April 14, 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 HEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH 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 . . . A.D. 2014



THIS PLAT OF ALAMO RANCH UNIT 44D PHASE 2B PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

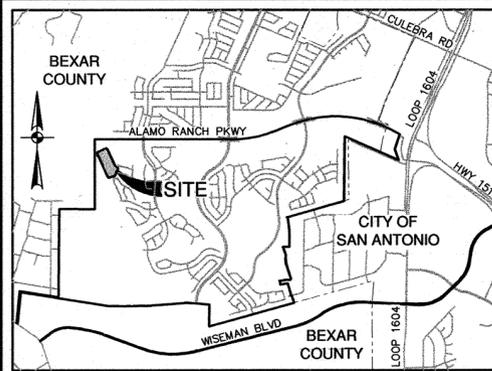
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME	
BLK	BLOCK	PG	PAGE(S)	
CATV	CABLE TELEVISION	(PUD)	PLANNED UNIT DEVELOPMENT	
CB	COUNTY BLOCK	PR	PRIVATE	
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY	
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	TELE	TELEPHONE	
ELEC	ELECTRIC	"	REPETITIVE BEARING AND/OR DISTANCE	
ESMT	EASEMENT	○	SIDEWALK CONSTRUCTED WITH A PASSING SPACE	
FFE	FINISHED FLOOR ELEVATION	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)	
NCB	NEW CITY BLOCK	(SURVEYOR)	○	FINISHED FLOOR ELEVATION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	---	1140-	EXISTING CONTOURS
		---	1140-	PROPOSED CONTOURS
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9617, PG 199-201 DPR)	
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	④	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV ESMT (VOL 9588, PG 60-62 DPR)	
⑪	10' BUILDING SETBACK LINE	⑧	UTILITY EASEMENT (VOL 12797, PG 1129-35 OPR)	
⑫	20' BUILDING SETBACK LINE	①	ALAMO RANCH UNIT 44D PHASE 3B PUD (VOL 9657, PG 75-76 DPR)	
⑬	30' GAS EASEMENT/ROW AGREEMENT (VOL 6243, PG 716-724, OPR)	②	SEE DETAIL "A" SHEET 1 OF 3	
⑭	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9617, PG 199-201 DPR)	③	SEE DETAIL "B" SHEET 1 OF 3	
⑮	10' BUILDING SETBACK LINE (VOL 9617, PG 199-201 DPR)	④	SEE DETAIL "C" SHEET 1 OF 3	
⑯	20' BUILDING SETBACK LINE (VOL 9617, PG 199-201 DPR)	⑤	28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE ESMT (VOL 9617, PG 199-201 DPR)	
⑰	28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE ESMT (VOL 9617, PG 199-201 DPR)			

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

Shauna Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

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 ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

OPEN SPACE DESIGNATION NOTE:

LOT 902, BLOCK 79, LOT 902, BLOCK 83 & LOTS 902-903, BLOCK 86, COUNTY BLOCK 4400 SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, AND SANITARY SEWER EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HILL COUNTY RETREAT COMMUNITY ASSOCIATION.

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 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

SETBACK NOTE:

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

GREY FOREST NOTE:

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

FINISHED FLOOR NOTE:

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

DETENTION NOTE:

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

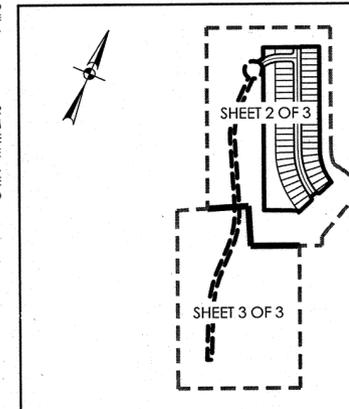
LINE TABLE

LINE #	BEARING	LENGTH
L1	N66°05'29"E	50.00'
L2	N23°54'31"W	1.99'
L3	N66°05'29"E	120.00'
L4	S26°13'27"E	37.68'
L5	S32°14'02"E	37.37'
L6	S38°16'04"E	37.37'
L7	S44°18'06"E	37.37'
L8	S50°20'08"E	37.37'
L9	S56°22'11"E	37.37'
L10	S60°56'05"E	19.18'
L11	S24°25'34"W	104.25'
L12	S28°40'58"W	50.00'
L13	S23°04'07"W	111.88'
L14	N56°25'15"W	14.39'
L15	S67°03'46"W	221.62'
L16	N61°28'48"W	50.00'
L17	N23°54'31"W	72.16'
L18	S66°05'29"W	78.29'
L19	N66°05'29"E	78.29'
L20	N23°54'31"W	30.24'
L21	N23°54'31"W	46.83'
L22	N55°47'00"W	40.88'

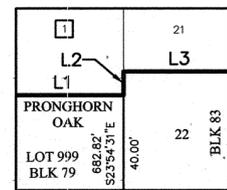
CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	15.00'	94°15'24"	S71°33'16"W	21.99'	24.68'
C2	525.00'	0°50'02"	S61°44'03"E	7.64'	7.64'
C3	15.00'	85°13'11"	S19°32'28"E	20.31'	22.31'
C4	225.00'	91°5'39"	N33°09'02"E	36.33'	36.37'
C5	475.00'	37°24'31"	S42°36'47"E	304.65'	310.13'
C6	525.00'	37°24'31"	N42°36'47"W	336.72'	342.77'
C7	15.00'	90°00'00"	N68°54'31"W	21.21'	23.56'
C8	175.00'	37°34'17"	S47°18'20"W	112.71'	114.75'
C9	225.00'	37°34'17"	N47°18'20"E	144.91'	147.54'
C10	15.00'	90°00'00"	N21°05'29"E	21.21'	23.56'
C11	15.00'	57°16'46"	S00°07'11"E	14.38'	15.00'
C12	59.00'	98°29'46"	S20°29'19"W	89.39'	101.43'
C13	485.00'	27°20'49"	S13°35'13"E	229.30'	231.49'
C14	615.00'	27°03'41"	S13°43'48"E	287.78'	290.47'
C15	785.00'	21°51'04"	S11°07'29"E	297.57'	299.38'
C16	1254.16'	1°22'14"	S67°56'55"W	30.00'	30.00'
C17	815.00'	21°51'04"	N11°07'29"W	308.94'	310.82'
C18	585.00'	27°03'41"	N13°43'48"W	273.74'	276.30'
C19	515.00'	27°20'49"	N13°35'13"W	243.48'	245.81'
C20	59.00'	166°27'51"	N02°34'03"E	117.18'	171.42'
C21	15.00'	57°16'46"	N57°09'35"E	14.38'	15.00'
C22	59.00'	29°35'55"	N84°32'10"E	30.14'	30.48'
C23	645.00'	35°31'00"	S41°40'01"E	393.45'	399.82'

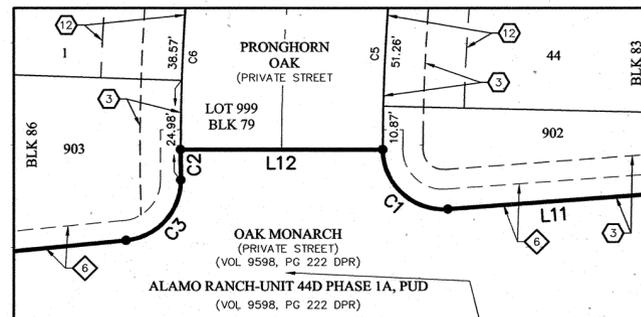
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



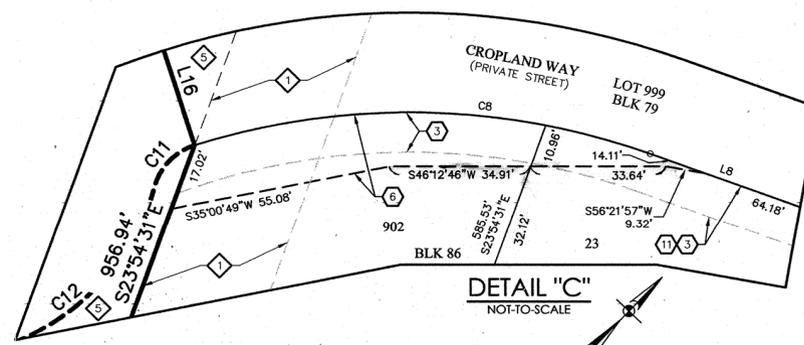
INDEX MAP SCALE: 1"=800'



DETAIL "A" NOT-TO-SCALE



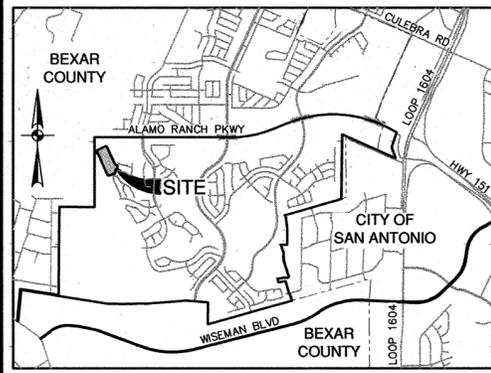
DETAIL "B" NOT-TO-SCALE



DETAIL "C" NOT-TO-SCALE



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LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CATV	CABLE TELEVISION	(PUD)	PLANNED UNIT DEVELOPMENT
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FFE	FINISHED FLOOR ELEVATION	○	SIDEWALK CONSTRUCTED WITH A PASSING SPACE
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	1234.56	FINISHED FLOOR ELEVATION
⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	---	EXISTING CONTOURS
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	---	PROPOSED CONTOURS
⑪	10' BUILDING SETBACK LINE	◇	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV ESMT (VOL 9588, PG 60-62 DPR)
⑫	20' BUILDING SETBACK LINE	◇	UTILITY EASEMENT (VOL 12797, PG 1129-35 OPR)
◇	30' GAS EASEMENT/ROW AGREEMENT (VOL 6243, PG 716-724, OPR)	1	ALAMO RANCH UNIT 44D PHASE 38 PUD (VOL 9657, PG 75-76 DPR)
◇	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9617, PG 199-201 DPR)	2	SEE DETAIL "A"
◇	10' BUILDING SETBACK LINE (VOL 9617, PG 199-201 DPR)	3	SEE DETAIL "B"
◇	20' BUILDING SETBACK LINE (VOL 9617, PG 199-201 DPR)	4	SEE DETAIL "C"
◇	28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE ESMT (VOL 9617, PG 199-201 DPR)	5	LOT 903, BLK 86, CB 4400 OPEN SPACE / PERMEABLE (0.131 ACRE)

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

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

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

C.P.S. ENERGY NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DESIGNATED AS 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, INSPECTING, PATROLLING, AND SERVICING 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
 COUNTY OF BEXAR

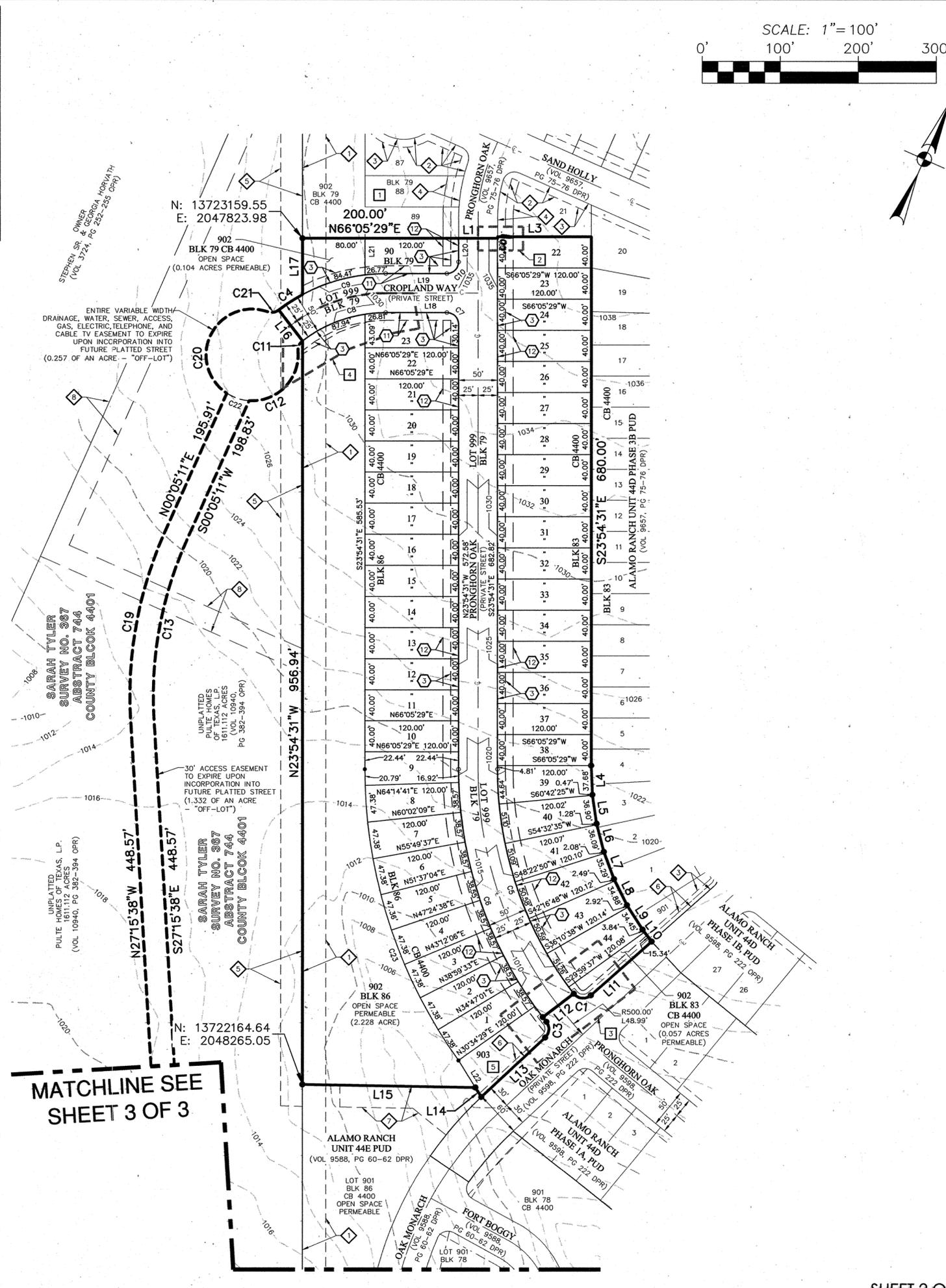
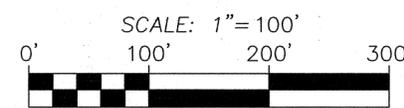
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE SEE SHEET 3 OF 3

PLAT NUMBER 130269
 SUBDIVISION PLAT
 ESTABLISHING
 ALAMO RANCH UNIT 44D
 PHASE 2B PUD

A 10.877 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YOUR SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, 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: April 14, 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: CHARLES MARSH
 PULTE HOMES OF TEXAS, L.P.
 1718 DRY CREEK WAY, STE 120
 SAN ANTONIO, TEXAS 78259
 (210) 496-1985

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH 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

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

THIS PLAT OF ALAMO RANCH UNIT 44D PHASE 2B PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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

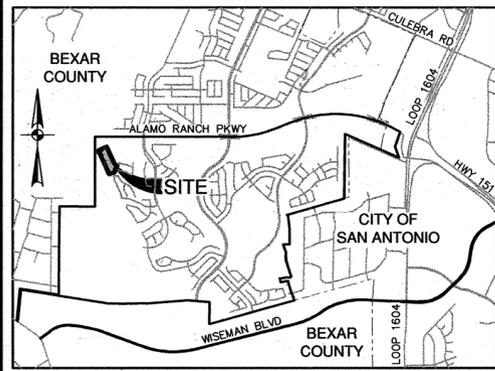
STATE OF TEXAS
 COUNTY OF BEXAR

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



ALAMO RANCH UNIT 44D PHASE 2B PUD
 Civil Job No. 6782-85; Survey Job No. 9130-04



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CATV	CABLE TELEVISION	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK	PR	PRIVATE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	TELE	TELEPHONE
ELEC	ELECTRIC	W	WATER
ESMT	EASEMENT	"	REPETITIVE BEARING AND/OR DISTANCE
FFE	FINISHED FLOOR ELEVATION	○	SIDEWALK CONSTRUCTED WITH A PASSING SPACE
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1234.56	FINISHED FLOOR ELEVATION
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9617, PG 199-201 DPR)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	④	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV ESMT (VOL 9588, PG 60-62 DPR)
⑪	10' BUILDING SETBACK LINE	⑧	UTILITY EASEMENT (VOL 12797, PG 1129-35 OPR)
⑫	20' BUILDING SETBACK LINE	①	ALAMO RANCH UNIT 44D PHASE 3B PUD (VOL 9657, PG 75-76 DPR)
⑬	30' GAS EASEMENT/ROW AGREEMENT (VOL 6243, PG 716-724, OPR)	②	SEE DETAIL "A" SHEET 1 OF 3
⑭	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9617, PG 199-201 DPR)	③	SEE DETAIL "B" SHEET 1 OF 3
⑮	10' BUILDING SETBACK LINE (VOL 9617, PG 199-201 DPR)	④	SEE DETAIL "C" SHEET 1 OF 3
⑯	20' BUILDING SETBACK LINE (VOL 9617, PG 199-201 DPR)	⑤	28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE ESMT (VOL 9617, PG 199-201 DPR)
⑰	28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE ESMT (VOL 9617, PG 199-201 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 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

C.P.S. ENERGY NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DESIGNATED AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY 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, REPAIRING, 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 ENHANCE 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.
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STATE OF TEXAS
 COUNTY OF BEXAR

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

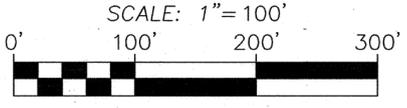
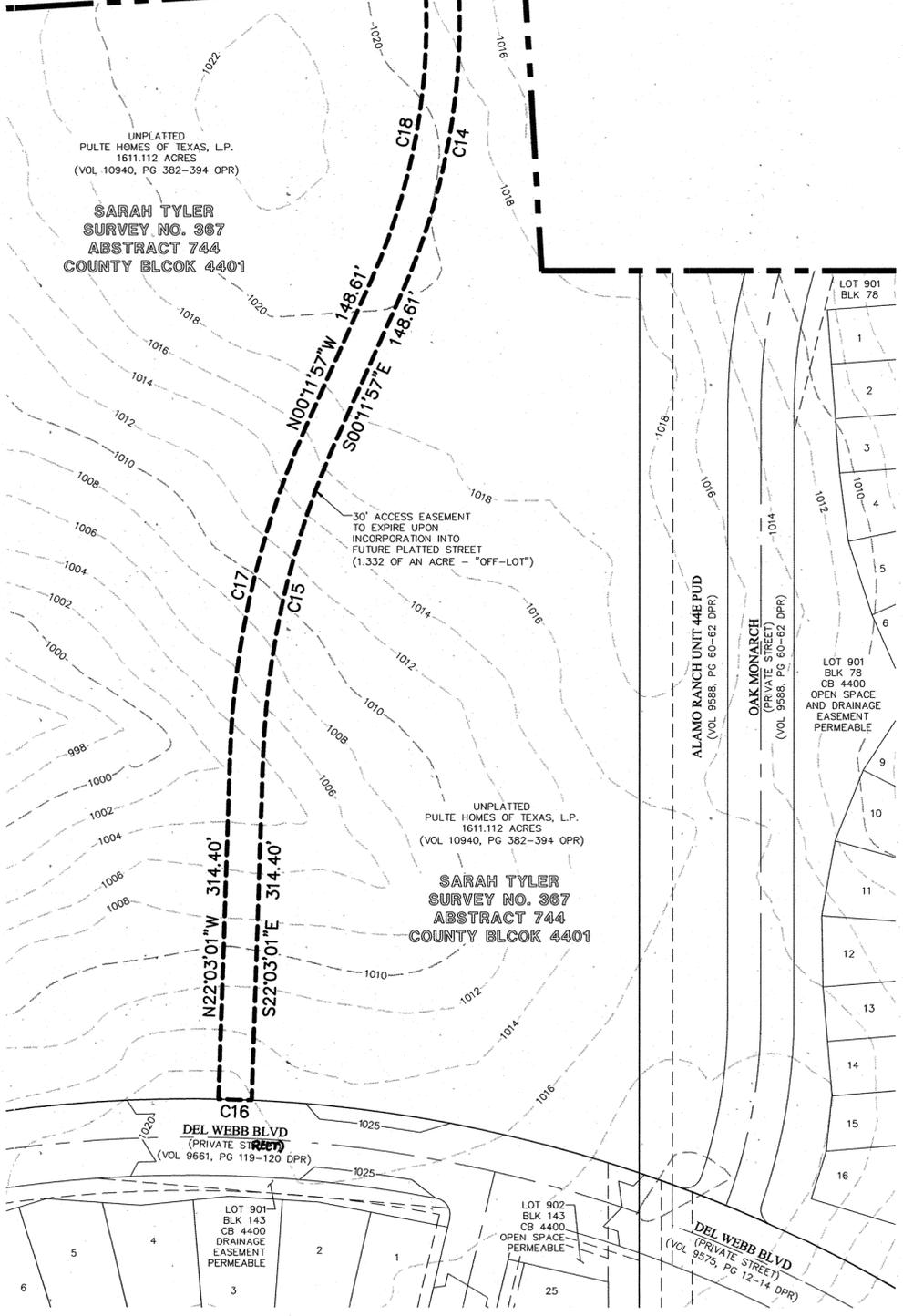
Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE SEE SHEET 2 OF 3



PLAT NUMBER 130269
 SUBDIVISION PLAT
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ALAMO RANCH UNIT 44D
PHASE 2B PUD

A 10.877 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YOUR SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PRINT: April 14, 2014

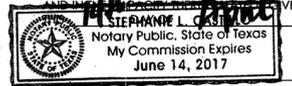
STATE OF TEXAS
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OWNER/DEVELOPER: CHARLES MARSH
 PULTE HOMES OF TEXAS, L.P.
 1718 DRY CREEK WAY, STE 120
 SAN ANTONIO, TEXAS 78259
 (210) 496-1985

STATE OF TEXAS
 COUNTY OF BEXAR

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Stephanie L. Gandy
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



ALAMO RANCH UNIT 44D PHASE 2B PUD Civil Job No. 6782-85; Survey Job No. 9130-04 Date: Apr 14, 2014 2:34 PM User: ID: SUD00 File: P:\671921\65\Design\Civil\PLAT\130269.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130315

Project Name:

Bella Vista Unit 3 Section 4 Phase 2

Applicant:

John e. Cork

Representative:

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

Owners:

S.R. Holdings, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located northeast of the intersection of Bella Vista Place and Volante

Tract Size:

23.19 acres

Council District:

ETJ

Notification:

Internet Agenda posting May 23, 2014

REQUEST

Approval of a major plat to subdivide a 23.19-acre tract of land to establish **Bella Vista Unit 3 Section 4 Phase 2** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 19, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty one (**41**) single family lots, one (**1**) non-single family lot, and one thousand three hundred seventy six (**1,376**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on May 16, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 15, 2014.

II. SUPPLEMENTAL INFORMATION

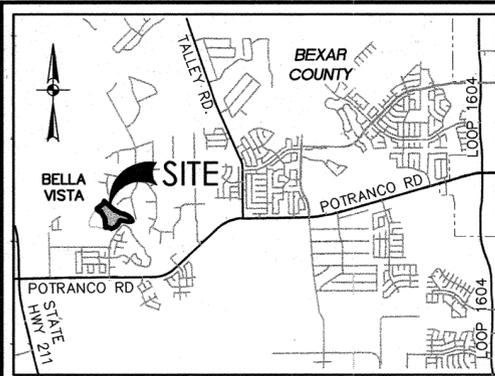
A. MDP 777D, Wissman Tract, accepted on July 6, 2012.

III. RECOMMENDATION

Approval of the proposed **Bella Vista Unit 3 Section 4 Phase 2** Subdivision.

IV. ATTACHMENT

1. Proposed plat



LOCATION MAP NOT-TO-SCALE

LEGEND

Legend table with symbols for ACRES, BLOCK, BUILDING SETBACK LINE, CABLE TELEVISION, COUNTY BLOCK, CLEAR VISION, DOCUMENT NUMBER, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR), ELECTRIC, EASEMENT, EXISTING CONTOURS, PROPOSED CONTOURS, FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, ORIGINAL SURVEY/COUNTY LINE, OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS, VOLUME, PAGE(S), RIGHT-OF-WAY, DISTANCE AND BEARING TO STREET INTERSECTION, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET 1/2" IRON ROD (PD), BELLA VISTA UNIT 3 SECTION 4 PHASE 1, MINIMUM FINISHED FLOOR ELEVATION, TO BE RECORDED BY SEPARATE INSTRUMENT, 30-FOOT PERMANENT SANITARY SEWER EASEMENT (VOL 11071, PG 1589-1597, OPR), 14' SANITARY SEWER EASEMENT (VOL 9668, PG 27-28, DPR), 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 27-28, DPR), 10' BUILDING SETBACK, 15' BUILDING SETBACK, 9' DRAINAGE EASEMENT, VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9615, PG 164-165, DPR), 16' SANITARY SEWER EASEMENT (VOL 9615, PG 164-165, DPR), VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9568, PG 150-152, DPR).

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.

OPEN SPACE DESIGNATION NOTE: LOT 901, BLOCK 18, COUNTY BLOCK 4349 SHALL BE DESIGNATED AS AN OPEN SPACE, TREE SAVE AREA, AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE BELLA VISTA HOMEOWNERS' ASSOCIATION.

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

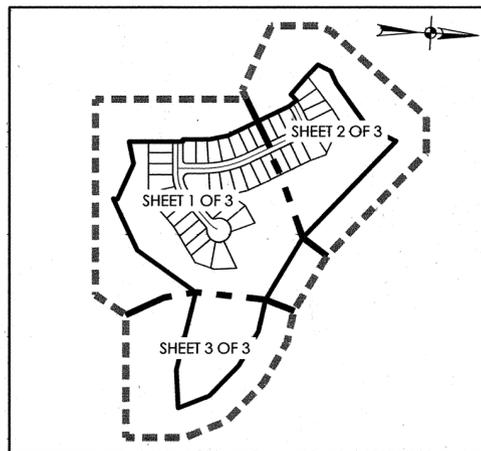
SETBACK NOTE: SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

FLOODPLAIN NOTES: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

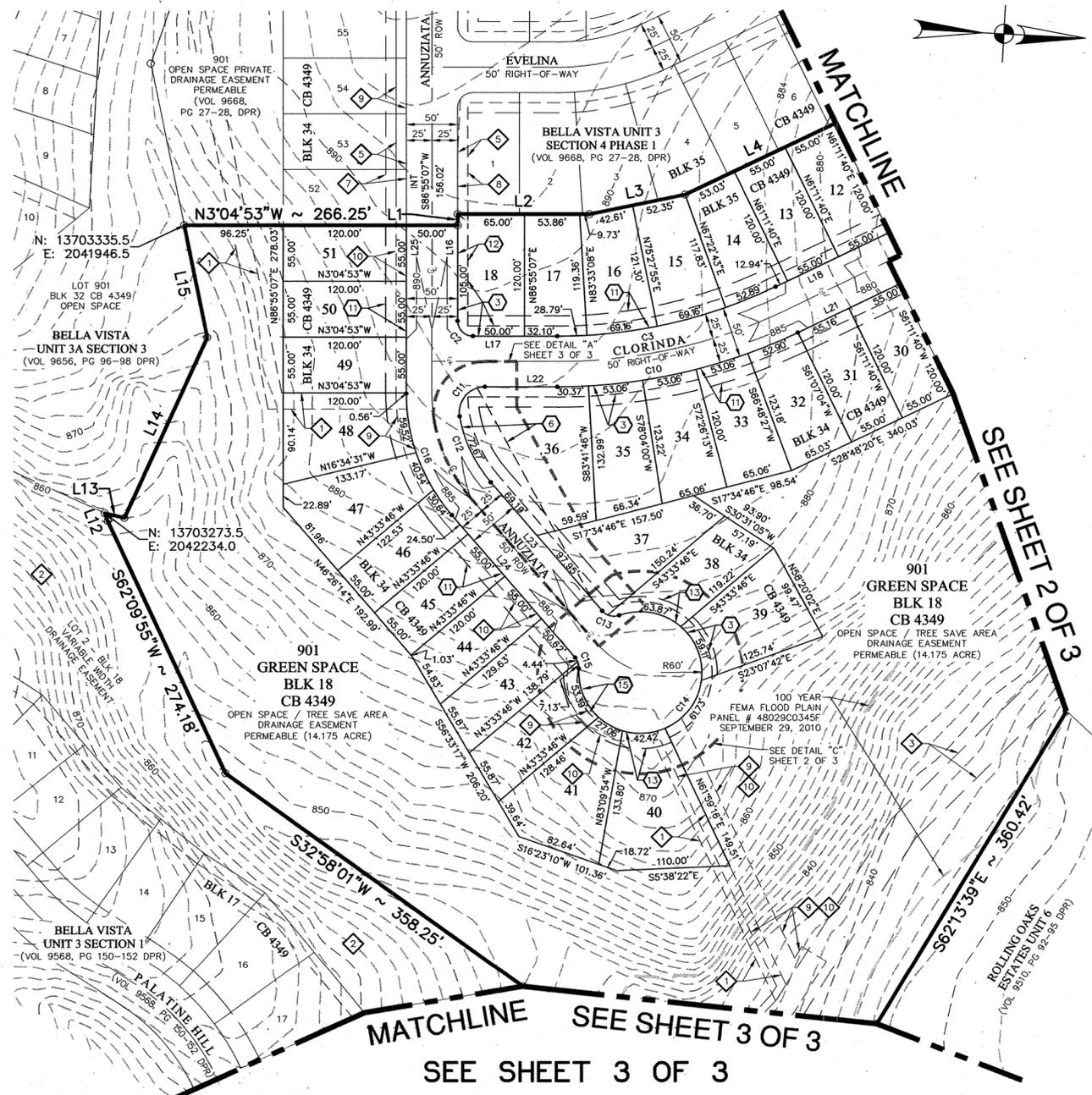
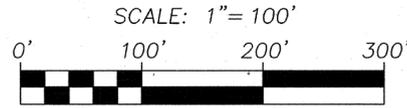
FINISHED FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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



INDEX MAP

SCALE: 1" = 600'



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 CORS 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.

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

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

David A. Casanova REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER 130315

SUBDIVISION PLAT OF BELLA VISTA UNIT 3 SECTION 4 PHASE 2

A 23.191 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND CONVEYED TO S.R. HOLDINGS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10490, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 16, 2014

STATE OF TEXAS COUNTY OF BEXAR Maricopa 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: JOHN E. CORK S.R. HOLDINGS, L.P. 8655 S. PRIEST DR. TEMPE, AZ 85281 (480) 820-0977

STATE OF TEXAS COUNTY OF BEXAR Maricopa BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN E. CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF May, 2014.

Notary Public Maricopa County My Commission Expires December 1, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS Maricopa Arizona THIS PLAT OF BELLA VISTA UNIT 3 SECTION 4 PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

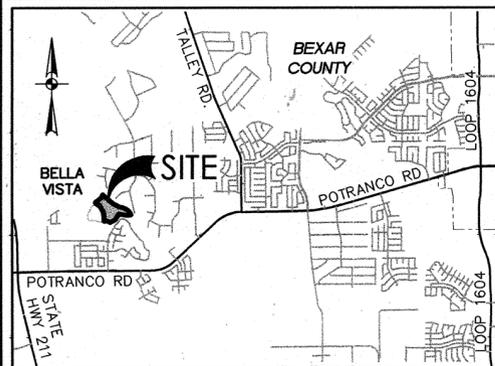
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

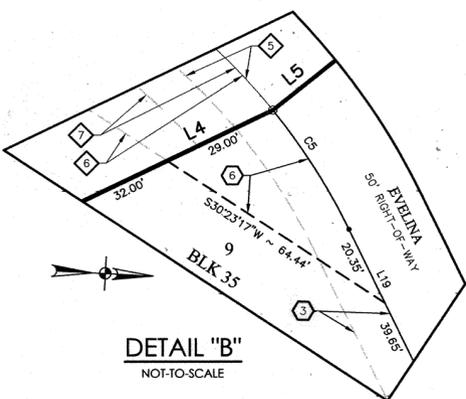
SEE SHEET 3 OF 3 FOR LINE & CURVE TABLES



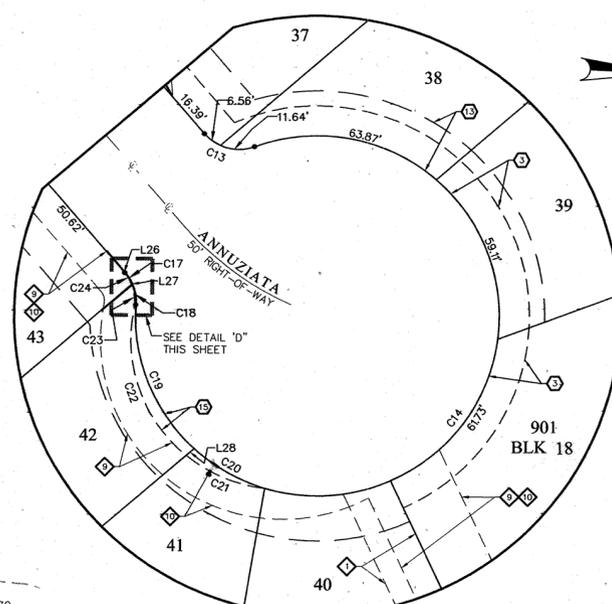
BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY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



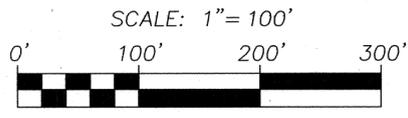
LOCATION MAP
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE



PLAT NUMBER 130315

SUBDIVISION PLAT OF
BELLA VISTA UNIT 3
SECTION 4 PHASE 2

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

DATE OF PRINT: May 16, 2014

STATE OF ~~Arizona~~ **Maricopa**
COUNTY OF ~~Bekah~~ **Maricopa**

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

OWNER/DEVELOPER: JOHN E. CORK
S.R. HOLDINGS, L.P.
8655 S. PRIEST DR.
TEMPE, AZ 85281
(480) 820-0977

STATE OF ~~Arizona~~ **Maricopa**
COUNTY OF ~~Bekah~~ **Maricopa**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN E. CORK 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 EXPRESSED. I AM A NOTARY PUBLIC IN AND FOR THE COUNTY OF MARICOPA, ARIZONA, MY COMMISSION EXPIRES December 1, 2016.

THIS PLAT OF BELLA VISTA UNIT 3 SECTION 4 PHASE 2 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 AND PRESIDING OFFICER OF 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

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	INT	DISTANCE AND BEARING TO STREET INTERSECTION
CV	CLEAR VISION	INT	DISTANCE AND BEARING TO STREET INTERSECTION
DOC	DOCUMENT NUMBER	INT	DISTANCE AND BEARING TO STREET INTERSECTION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	INT	DISTANCE AND BEARING TO STREET INTERSECTION
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	INT	DISTANCE AND BEARING TO STREET INTERSECTION
ELEC	ELECTRIC	INT	DISTANCE AND BEARING TO STREET INTERSECTION
ESMT	EASEMENT	INT	DISTANCE AND BEARING TO STREET INTERSECTION
---	EXISTING CONTOURS	---	TO BE RECORDED BY SEPARATE INSTRUMENT
---	PROPOSED CONTOURS	---	TO BE RECORDED BY SEPARATE INSTRUMENT
---	FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	---	TO BE RECORDED BY SEPARATE INSTRUMENT
---	ORIGINAL SURVEY/COUNTY LINE	---	TO BE RECORDED BY SEPARATE INSTRUMENT
---	1234.56	---	MINIMUM FINISHED FLOOR ELEVATION
---	(RBS)	---	TO BE RECORDED BY SEPARATE INSTRUMENT
5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	30-FOOT PERMANENT SANITARY SEWER EASEMENT (VOL 11071, PG 1589-1597, OPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT (0.139 ACRE)	6	16' SANITARY SEWER EASEMENT (VOL 9668, PG 27-28, DPR)
11	20' BUILDING SETBACK	11	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 27-28, DPR)
12	10' BUILDING SETBACK	12	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9668, PG 27-28, DPR)
13	15' BUILDING SETBACK	13	20' BUILDING SETBACK (VOL 9668, PG 27-28, DPR)
14	9' DRAINAGE EASEMENT	14	10' BUILDING SETBACK (VOL 9668, PG 27-28, DPR)
15	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT	15	10' BUILDING SETBACK (VOL 9668, PG 27-28, DPR)
1	16' SANITARY SEWER EASEMENT (VOL 9615, PG 164-165, DPR)	1	VARIABLE WIDTH ELECTRIC AND GAS EASEMENT - (RBS)
2	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9568, PG 150-152, DPR)	2	VARIABLE WIDTH TELEPHONE AND CABLE TV EASEMENT - (RBS)

SURVEYOR'S NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

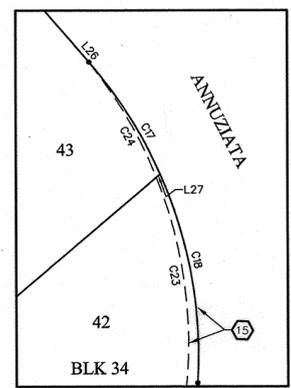
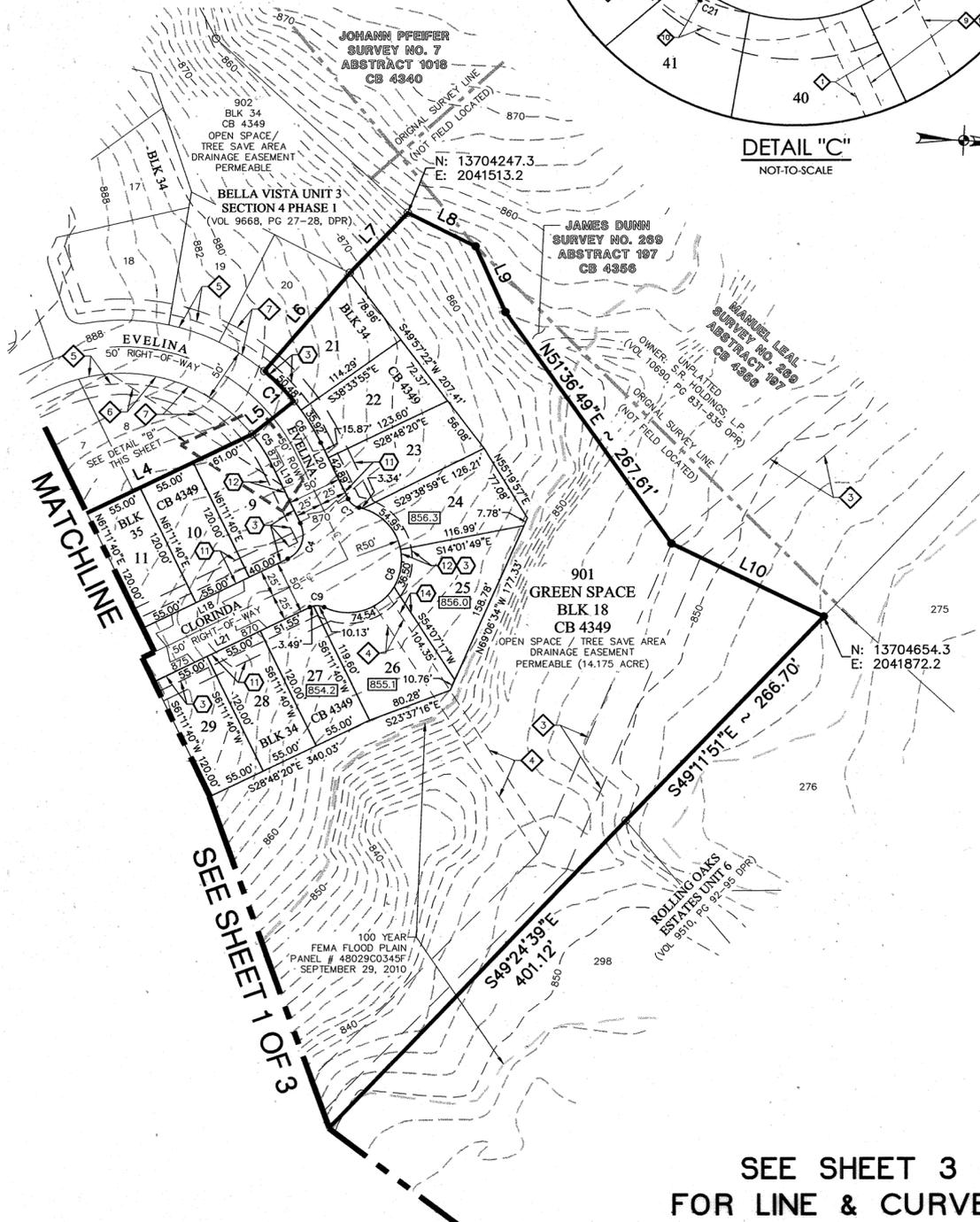
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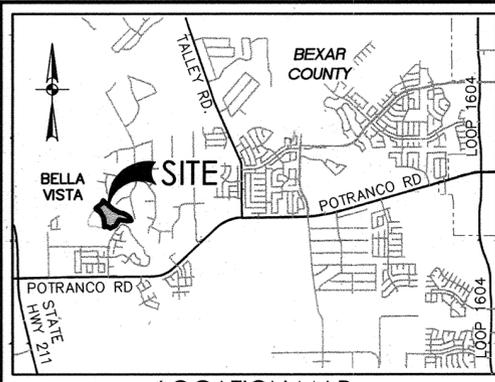


DETAIL "D"
NOT-TO-SCALE

SEE SHEET 3 OF 3
FOR LINE & CURVE TABLES



BELLA VISTA UNIT 3 SECTION 4 PHASE 2
Civil Job No. 5293-58; Survey Job No. 9048-04 & 9115-14



LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|------|--|-----|---|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BLK | BLOCK | VOL | VOLUME |
| BSL | BUILDING SETBACK LINE | PG | PAGE(S) |
| CB | CABLE TELEVISION | ROW | RIGHT-OF-WAY |
| CV | CLEAR VISION | INT | DISTANCE AND BEARING TO STREET INTERSECTION |
| DOC | DOCUMENT NUMBER | • | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR) | • | BELLA VISTA UNIT 3 SECTION 4 PHASE 1 |
| ELEC | ELECTRIC | ○ | BVU354PH1 |
| ESMT | EASEMENT | ○ | |
-
- | | | | |
|-----|---|---------|---------------------------------------|
| --- | EXISTING CONTOURS | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
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-
- | | | | |
|---|--|---|--|
| ⑤ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | 30-FOOT PERMANENT SANITARY SEWER EASEMENT (VOL 11071, PG 1589-1597, OPR) |
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| ⑬ | 15' BUILDING SETBACK | ⑦ | 20' BUILDING SETBACK (VOL 9668, PG 27-28, DPR) |
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 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, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
 COUNTY OF BEXAR

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

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

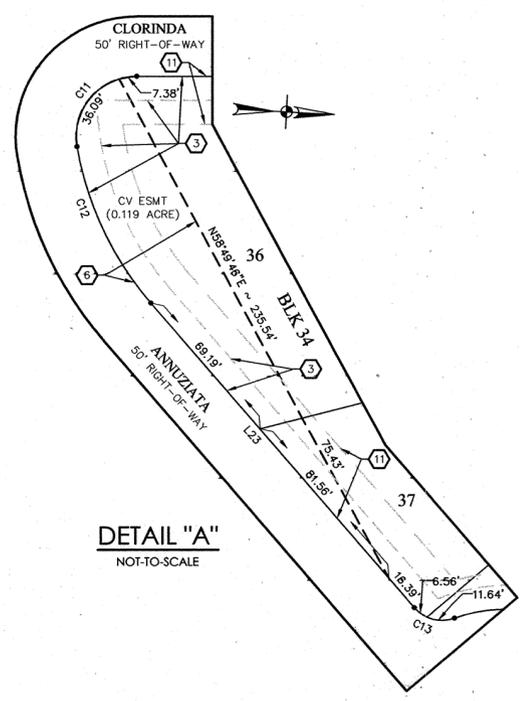
David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	205.00'	11°05'52"	S42°35'43"W	39.64'	39.71'
C2	15.00'	90°00'00"	N41°55'07"E	21.21'	23.56'
C3	490.00'	25°43'27"	N15°56'37"W	218.15'	220.00'
C4	25.00'	90°00'00"	N73°48'20"W	35.36'	39.27'
C5	155.00'	13°03'01"	S54°40'09"W	35.23'	35.30'
C6	205.00'	13°03'01"	N54°40'09"E	46.59'	46.69'
C7	15.00'	52°01'12"	N35°11'04"E	13.16'	13.62'
C8	50.00'	194°02'25"	S73°48'20"E	99.25'	169.33'
C9	15.00'	52°01'12"	S2°47'44"E	13.16'	13.62'
C10	540.00'	25°43'27"	S15°56'37"E	240.41'	242.44'
C11	25.00'	99°38'28"	S52°54'08"E	38.20'	43.48'
C12	135.00'	30°50'24"	N61°51'26"E	71.79'	72.67'
C13	15.00'	69°32'05"	N11°40'11"E	17.11'	18.20'
C14	60.00'	293°43'30"	S56°14'08"E	65.60'	307.59'
C15	15.00'	44°11'25"	S68°31'56"W	11.28'	11.57'
C16	185.00'	40°28'53"	S66°40'40"W	128.01'	130.71'
C17	15.00'	16°58'27"	N54°55'27"E	4.43'	4.44'
C18	15.00'	27°12'58"	N77°01'10"E	7.06'	7.13'
C19	60.00'	50°59'13"	N65°08'02"E	51.65'	53.39'
C20	60.00'	25°49'09"	N26°43'51"E	26.81'	27.04'

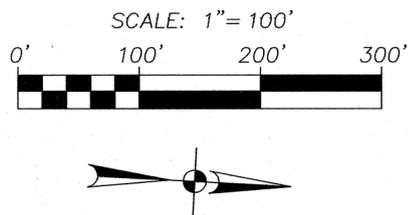
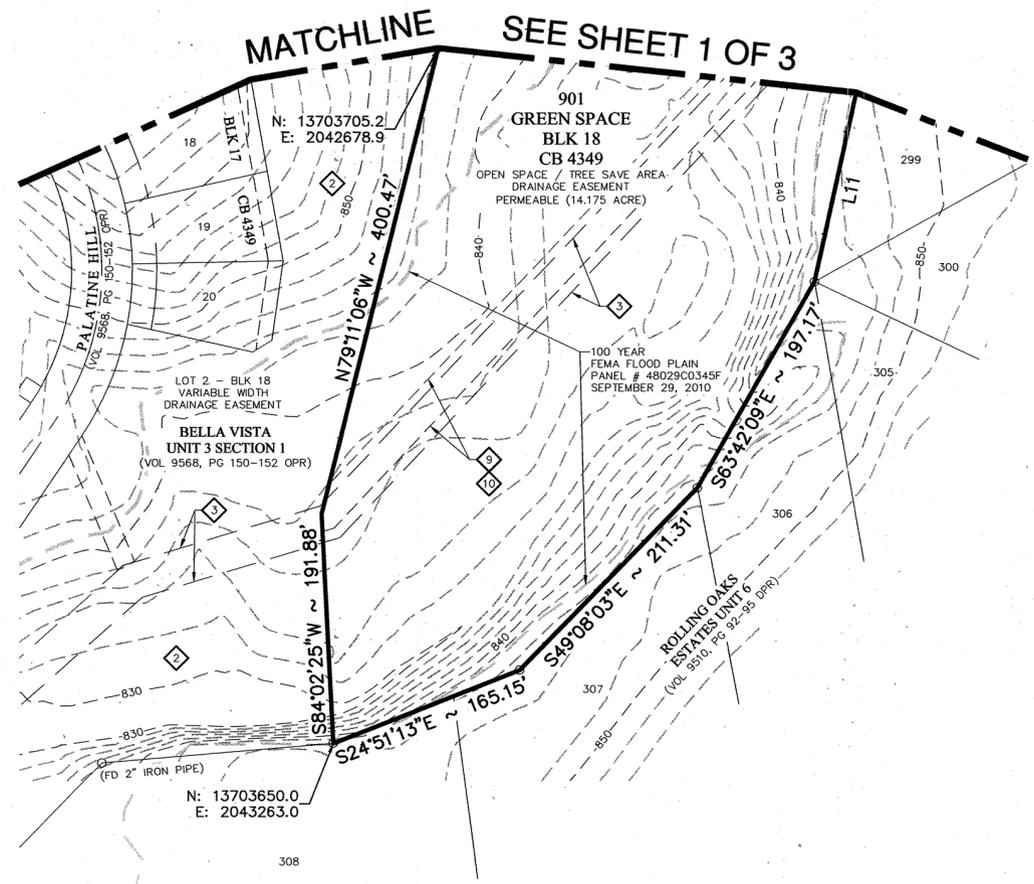
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S86°55'07"W	11.02'
L2	N3°04'53"W	128.58'
L3	N14°47'17"W	94.96'
L4	N28°48'20"W	334.03'
L5	N41°51'21"W	50.00'
L6	N52°17'45"W	122.17'
L7	N49°15'29"W	78.08'
L8	N23°29'58"E	70.55'
L9	N62°49'12"E	67.89'
L10	N22°46'23"E	157.57'
L11	S80°49'20"E	161.76'
L12	S66°58'02"W	8.26'
L13	N10°47'07"E	19.59'
L14	N68°38'31"W	195.62'
L15	S75°23'09"W	112.67'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	N86°55'07"E	93.98'
L17	N3°04'53"W	82.10'
L18	N28°48'20"W	272.94'
L19	S61°11'40"W	60.00'
L20	N61°11'40"E	58.77'
L21	S28°48'20"E	271.71'
L22	S3°04'53"E	70.54'
L23	N46°26'14"E	167.13'
L24	S46°26'14"W	185.12'
L25	S86°55'07"W	165.56'
L26	N46°26'14"E	0.51'
L27	S43°33'46"E	0.16'
L28	S43°33'46"E	3.44'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	50.00'	32°42'34"	S20°07'04"W	28.16'	28.54'
C22	50.00'	61°59'05"	S67°27'54"W	51.49'	54.09'
C23	15.00'	33°00'26"	S81°57'13"W	8.52'	8.64'
C24	15.00'	19°00'47"	S55°56'37"W	4.95'	4.98'



DETAIL "A"
NOT-TO-SCALE



PLAT NUMBER 130315

SUBDIVISION PLAT OF
BELLA VISTA UNIT 3
SECTION 4 PHASE 2

A 23.191 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND CONVEYED TO S.R. HOLDINGS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356, OF BEXAR COUNTY, TEXAS.



DATE OF PRINT: May 16, 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, FENCES ALL STREETS, ALLEYS, MARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THIS PLAT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN E. CORK
 S.R. HOLDINGS, L.P.
 8655 S. PRIEST DR.
 TEMPE, AZ 85281
 (480) 820-0977

STATE OF ARIZONA
 COUNTY OF MARICOPA
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN E. CORK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF May, 2014.

John E. Cork
 Notary Public - Arizona
 Maricopa County
 My Commission Expires December 1, 2016

THIS PLAT OF BELLA VISTA UNIT 3 SECTION 4 PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
 _____ DEPUTY



BELLA VISTA UNIT 3 SECTION 4 PHASE 2
 Civil Job No. 5293-58; Survey Job No. 9048-04 & 9115-14



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130349

Project Name:

Alamo Ranch Unit 41D PH2, PUD

Applicant:

David Grove

Representative:

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

Owner:

Lennar Homes of Texas Land and
Construction, Ltd.

Staff Coordinator:

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

Property Address/Location:

Generally east of the intersection of
Suncatcher and Chimney Swift

Tract Size:

10.020-acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 10.020-acre tract of land to establish the **Alamo Ranch Unit 41D PH2, PUD** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 20, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty (30) single-family residential lots, five (5) non-single family residential lots and approximately one thousand three hundred three (1,303) 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 May 12, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

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

PUD 13-00002 Alamo Ranch Del Webb Phase 2 (PUD) approved March 28, 2013

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 41D PH 2, PUD** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 130349

SUBDIVISION PLAT OF ALAMO RANCH UNIT 41D PHASE 2 PUD

A 10.020 ACRE TRACT OF LAND OUT OF A 37.371 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15288, PAGES 1228-1236 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 19, 2014

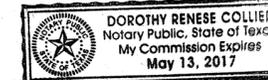
STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES 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: DAVID GROVE, V.P.
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.T.D.
1015 NORTH CENTRAL PKWY, SUITE 100
SAN ANTONIO, TEXAS 78232
(210) 403-6282

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID GROVE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF May, A.D. 2014.



Dorothy Renee Collier
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 41D PHASE 2 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

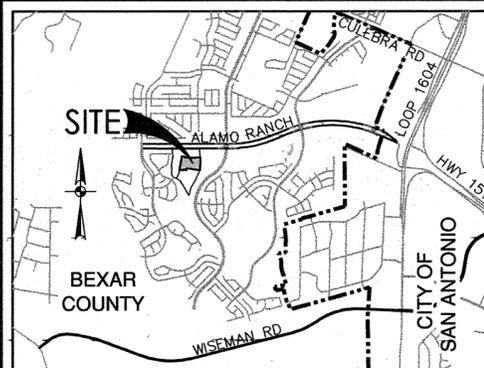
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|---------|---|
| AC | ACRE(S) | NCB | NEW CITY BLOCK |
| BLK | BLOCK | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BSL | BUILDING SETBACK LINE | PG | PAGE(S) |
| CATV | CABLE TELEVISION | RB | RADIAL BEARING |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| CV | CLEAR VISION | VAR WID | VARIABLE WIDTH |
| DOR | DOCUMENT NUMBER | (Pd) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DDR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | o | SET 1/2" IRON ROD (PD) |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | | |
| ELEC | ELECTRIC | | |
| ESMT | EASEMENT | | |
| FFE | FINISHED FLOOR ELEVATION | | |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
-
- | | | | | | | |
|-----|------|--|---|-----------------------------|---|-----------------------------|
| --- | 1140 | EXISTING CONTOURS | 1 | SEE DETAIL "A" SHEET 2 OF 2 | 4 | SEE DETAIL "D" SHEET 2 OF 2 |
| --- | 1140 | PROPOSED CONTOURS | 2 | SEE DETAIL "B" SHEET 2 OF 2 | 5 | SEE DETAIL "E" SHEET 2 OF 2 |
| --- | --- | ULTIMATE DEVELOPMENT (100-YR) FLOODPLAIN | 3 | SEE DETAIL "C" SHEET 2 OF 2 | | |
-
- | | | | |
|----|---|----|--|
| 5 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 7 | 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 12830, PG 973-984 OPR) |
| 9 | 16' SANITARY SEWER EASEMENT ("OFF-LOT" - 0.248 OF AN ACRE) | 8 | 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 12112, PG 2194-2200 OPR) |
| 11 | 10' BUILDING SETBACK | 10 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9654, PG 127-128 DPR) |
| 12 | 20' BUILDING SETBACK | 11 | 10' BUILDING SETBACK (VOL. 9654, PG 127-128 DPR) |
| 13 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ("OFF-LOT" - 0.005 OF AN ACRE) | 12 | 20' BUILDING SETBACK (VOL. 9654, PG 127-128 DPR) |
| 14 | TURNAROUND, DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLANNED STREET ("OFF-LOT" - 0.289 OF AN ACRE) | 13 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9654, PG 127-128 DPR) |
| 15 | 5' BUILDING SETBACK | 14 | 16' SANITARY SEWER EASEMENT (VOL. 9654, PG 127-128 DPR) |
| 16 | 20' SANITARY SEWER EASEMENT CARACOL AND BENS ANTONIO SEWER OUTFALL (SAWS JOB NO. 05-11550 (VOL. 12830, PG 973-984 OPR)) | 15 | 16' SANITARY SEWER EASEMENT (VOL. 9654, PG 127-128 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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NCS COOPERATIVE CORRS 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.

WASTEWATER EDU NOTE:
THE NUMBER OF EQUIVALENT WASTEWATER 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 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," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES 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 THEREIN. 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 ALTERATIONS.
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
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STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
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

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 GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE:
LOT 901, BLOCK 45, LOT 902, BLOCK 47, LOTS 902, 906 & 907, BLOCK 48, CB 4400 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE EASEMENTS.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 41D PHASE 2 PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 45, LOT 902, BLK 47, LOT 902, 906 & 907, BLK 48, CB 4400, LOT 999, CB 4400

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

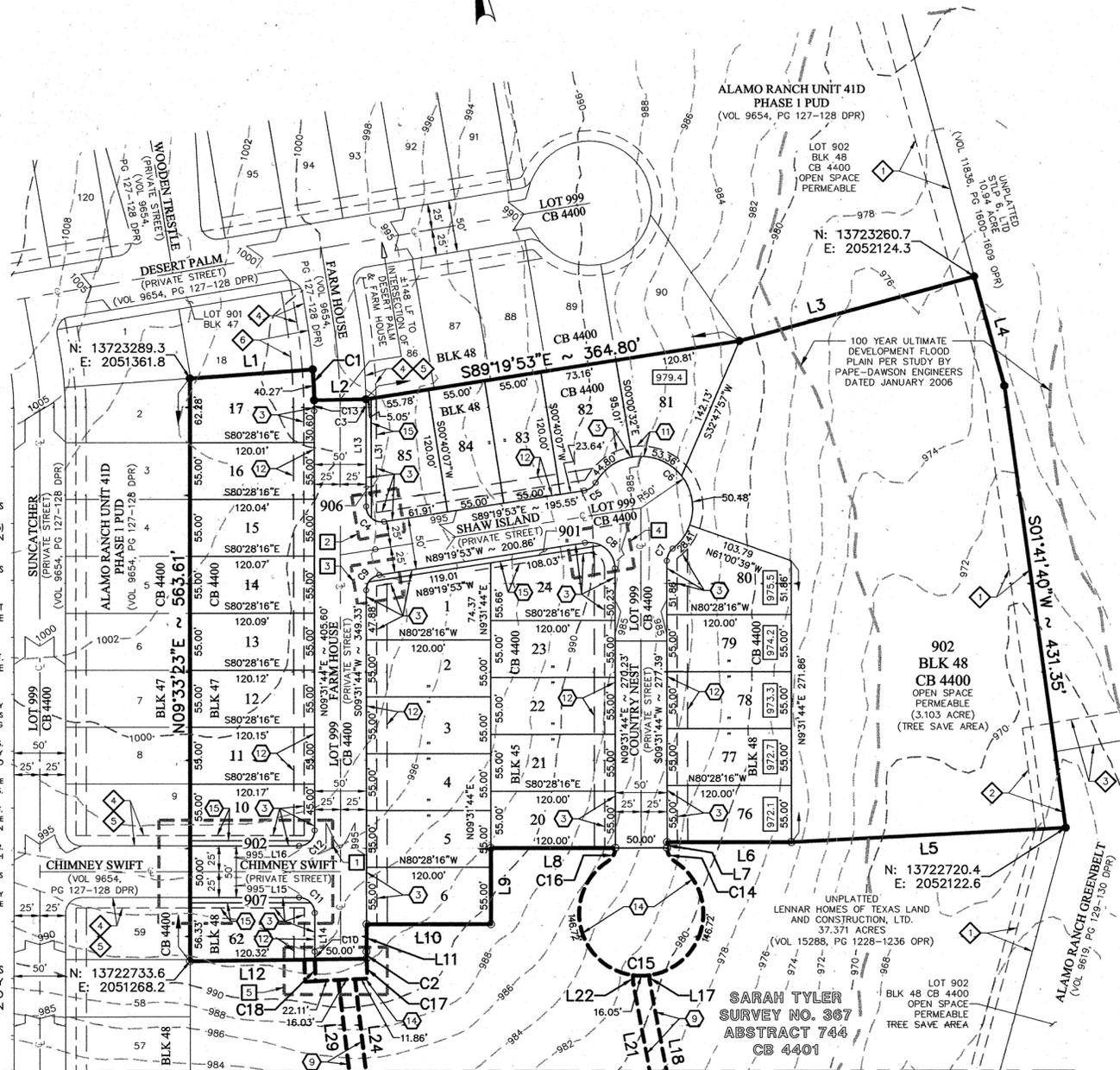
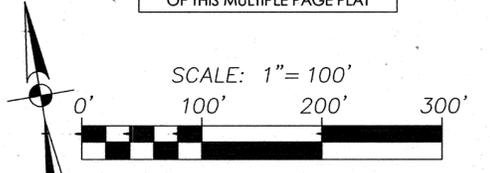
SAWS NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

FLOODPLAIN NOTES:
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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

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

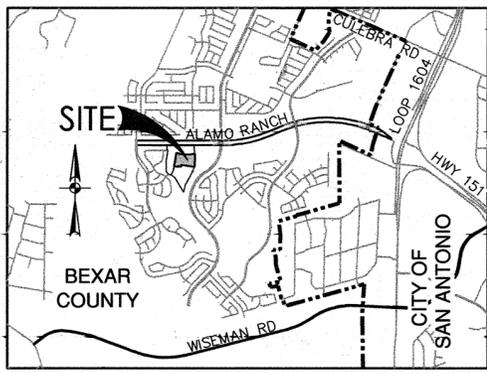
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



MATCHLINE SEE SHEET 2 OF 2

SEE SHEET 2 OF 2
FOR LINE & CURVE TABLES





LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|--|---------|---|
| AC | ACRE(S) | NCB | NEW CITY BLOCK |
| BLK | BLOCK | OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| BSL | BUILDING SETBACK LINE | PG | PAGE(S) |
| CATV | CABLE TELEVISION | RB | RADIAL BEARING |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| CV | CLEAR VISION | VAR WID | VARIABLE WIDTH |
| DOC | DOCUMENT NUMBER | (PD) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| ELEC | ELECTRIC | 1 | SEE DETAIL "A" THIS SHEET |
| ESMT | EASEMENT | 2 | SEE DETAIL "B" THIS SHEET |
| FFE | FINISHED FLOOR ELEVATION | 3 | SEE DETAIL "C" THIS SHEET |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | 4 | SEE DETAIL "D" THIS SHEET |
| | | 5 | SEE DETAIL "E" THIS SHEET |
| --- | -1140- EXISTING CONTOURS | | |
| --- | -1140- PROPOSED CONTOURS | | |
| --- | ULTIMATE DEVELOPMENT (100-YR) FLOODPLAIN | | |
| 5 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 7 | 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL 12830, PG 973-984 OPR) |
| 9 | 16' SANITARY SEWER EASEMENT ("OFF-LOT" - 0.248 OF AN ACRE) | 8 | 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL 12112, PG 2196-2200 OPR) |
| 11 | 10' BUILDING SETBACK | 9 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9654, PG 127-128 DPR) |
| 12 | 20' BUILDING SETBACK | 10 | 10' BUILDING SETBACK (VOL 9654, PG 127-128 DPR) |
| 13 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ("OFF-LOT" - 0.005 OF AN ACRE) | 11 | 20' BUILDING SETBACK (VOL 9654, PG 127-128 DPR) |
| 14 | TURNAROUND, DRAINAGE WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ("OFF-LOT" - 0.289 OF AN ACRE) | 12 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9654, PG 127-128 DPR) |
| 15 | 5' BUILDING SETBACK | 13 | 16' SANITARY SEWER EASEMENT (VOL 9654, PG 127-128 DPR) |
| 1 | 20' SANITARY SEWER EASEMENT CARACOL AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS OUTFALL (SAWS JOB NO. 05-11550 (VOL 12830, PG 973-984 OPR)) | | |

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 TACS COOPERATIVE CORNERS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:
 THE NUMBER OF EQUIVALENT WASTEWATER 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 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITE'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 AREAS.
 2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
 COUNTY OF BEXAR

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

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

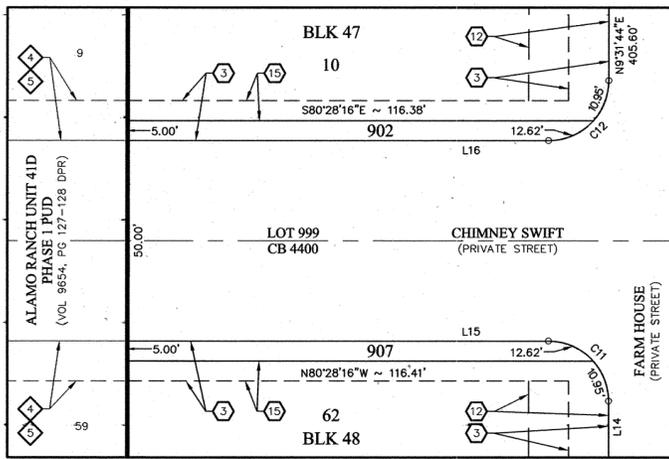
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR

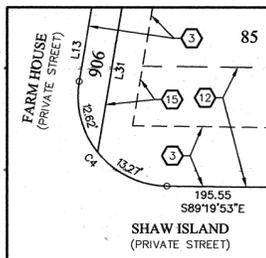
LINE #	BEARING	LENGTH
L1	S84°35'54"E	118.86'
L2	S81°31'38"E	50.00'
L3	N84°11'35"E	234.90'
L4	S05°48'25"E	109.72'
L5	N83°25'52"W	265.05'
L6	N80°28'16"W	120.00'
L7	S09°31'44"W	5.54'
L8	N80°28'16"W	170.00'
L9	S09°31'44"W	73.71'
L10	N80°28'16"W	120.00'
L11	S09°31'44"W	26.44'
L12	N81°13'43"W	170.32'
L13	N09°31'44"E	92.58'
L14	N09°31'44"E	37.27'
L15	S80°28'16"E	105.23'
L16	S80°28'16"E	105.20'

LINE #	BEARING	LENGTH
L17	S09°31'44"W	4.98'
L18	S00°58'55"E	364.33'
L19	N06°31'13"W	7.44'
L20	N89°17'58"W	15.29'
L21	N00°58'55"W	357.95'
L22	N09°31'44"E	6.45'
L23	N83°21'04"W	50.00'
L24	S02°52'40"W	208.62'
L25	S19°23'26"E	107.88'
L26	N56°08'04"W	3.36'
L27	N66°10'41"W	19.20'
L28	N19°23'26"W	95.19'
L29	N02°52'40"E	212.82'
L30	N83°21'04"W	10.00'
L31	S09°28'13"W	115.87'

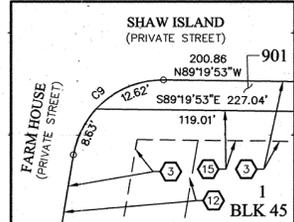
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	565.00'	3°01'38"	S06°57'33"W	29.85'	29.85'
C2	515.00'	0°45'26"	S09°09'00"W	6.81'	6.81'
C3	615.00'	1°03'21"	S09°00'03"W	11.33'	11.33'
C4	15.00'	98°51'36"	S39°54'05"E	22.79'	25.88'
C5	15.00'	52°01'12"	N64°39'31"E	13.16'	13.62'
C6	50.00'	202°54'01"	S39°54'05"E	98.01'	177.06'
C7	15.00'	52°01'12"	S35°32'20"W	13.16'	13.62'
C8	25.00'	98°51'36"	N39°54'05"W	37.98'	43.14'
C9	15.00'	81°08'24"	S50°05'55"W	19.51'	21.24'
C10	565.00'	0°45'26"	N09°09'00"E	7.47'	7.47'
C11	15.00'	90°00'00"	N35°28'16"W	21.21'	23.56'
C12	15.00'	90°00'00"	N54°31'44"E	21.21'	23.56'
C13	565.00'	1°03'21"	N09°00'03"E	10.41'	10.41'
C14	15.00'	57°46'09"	S19°21'21"E	14.49'	15.12'
C15	60.00'	295°32'17"	N80°28'16"W	64.00'	309.49'
C16	15.00'	57°46'09"	N38°24'48"E	14.49'	15.12'
C17	515.00'	2°07'21"	S07°42'37"W	19.08'	19.08'
C18	565.00'	2°07'21"	N07°42'37"E	20.93'	20.93'
C19	575.00'	2°07'21"	N07°42'37"E	21.30'	21.30'



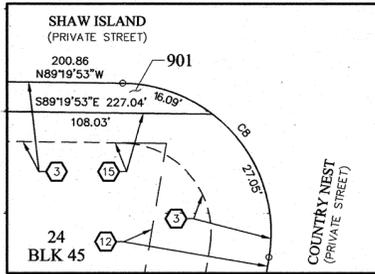
DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE

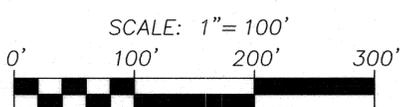
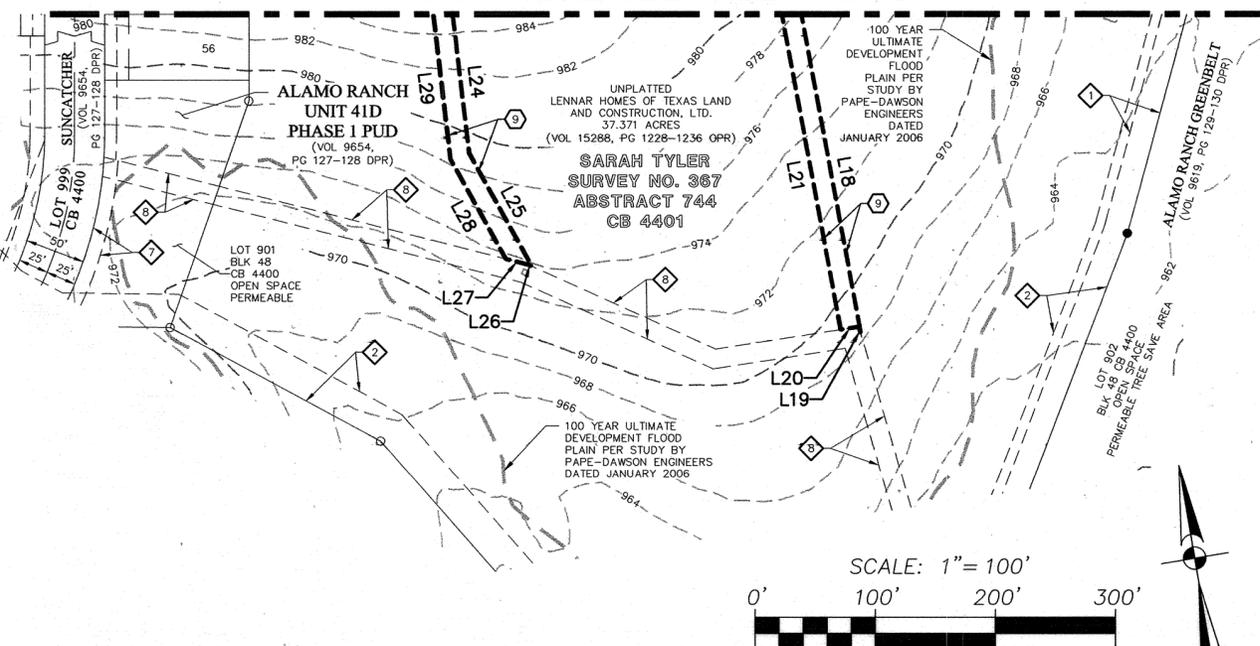


DETAIL "D"
NOT-TO-SCALE



DETAIL "E"
NOT-TO-SCALE

MATCHLINE SEE SHEET 1 OF 2



PLAT NUMBER 130349
 SUBDIVISION PLAT OF
ALAMO RANCH UNIT 41D
 PHASE 2 PUD

A 10.020 ACRE TRACT OF LAND OUT OF A 37.371 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15288, PAGES 1228-1236, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 19, 2014

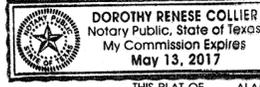
STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDS 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: DAVID GROVE, V.P.
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.T.D.
 1015 NORTH CENTRAL PKWY, SUITE 100
 SAN ANTONIO, TEXAS 78232
 (210) 403-6282

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID GROVE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF May, A.D. 2014.



Dorothy Renee Collier
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 41D, PHASE 2 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



ALAMO RANCH UNIT 41D PHASE 2 PUD
 Civil Job No. 6782-87; Survey Job No. 9374-11
 Date: Mar 31, 2014, 1:28 PM User: D:\Survey
 File: P:\9782\9782.dwg Plot: Civil\Plot\9782.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130377

Project Name:

Alamo Ranch Unit 19

Applicant:

David S. Dunson

Representative:

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

Owner:

SWBC Twin Creeks Management ,
LLC.

Staff Coordinator:

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

Property Address/Location:

Generally located southeast of the
intersection of Alamo Ranch Parkway
and Lone Star Parkway.

Tract Size:

28.824-acres

Council District:

ETJ

Notification:

Internet Agenda posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 28.824-acre tract of land
to establish **Alamo Ranch Unit 19** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 16, 2014

I. ANALYSIS

A. Proposed Use

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

B. Zoning

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

C. Major Thoroughfare

Alamo Ranch Parkway, Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on May 13, 2014.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 15, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

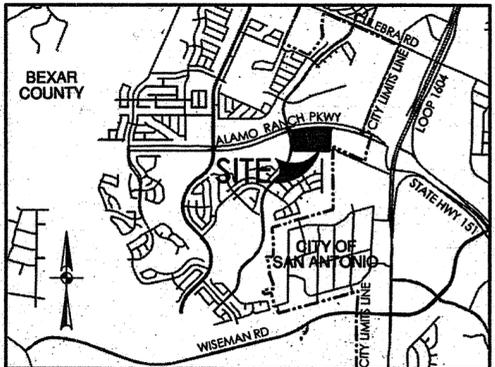
MDP 808D, Alamo Ranch/West Winds, accepted on May 25, 2006

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 19** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



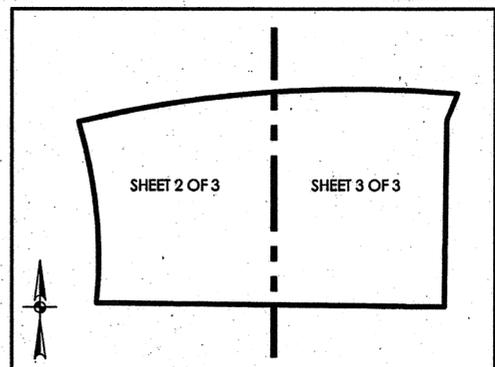
LOCATION MAP
MAPSCO MAP GRID: 5775
NOT-TO-SCALE

LEGEND

- BLK BLOCK
CB COUNTY BLOCK
DPR DEED RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
PG PAGE(S)
ROW RIGHT-OF-WAY
VOL VOLUME
RETTIVE BEARING AND/OR DISTANCE
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD
EXISTING CONTOURS
PROPOSED CONTOURS
14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1" NON-VEHICULAR ACCESS EASEMENT (NOT-TO-SCALE)
16" SANITARY SEWER EASEMENT
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT / OPEN SPACE (5.247 ACRE)
20' BUILDING SETBACK
16" C.P.S. OVERHEAD ELECTRIC EASEMENT (VOL 12112, PG 2172-2188, OPR)
VARIABLE WIDTH C.P.S. OVERHEAD ELECTRIC EASEMENT (VOL 12179, PG 463-470, OPR)
VARIABLE WIDTH DRAINAGE EASEMENT (VOL 13647, PG 1933-1938, OPR)
20' SANITARY SEWER EASEMENT (VOL 12711, PG 2440-2446, OPR)
30' WATER EASEMENT (VOL 9570, PG 201-203, DPR)
VARIABLE WIDTH DRAINAGE AND WATER EASEMENT (PERMEABLE) (VOL 9570, PG 201-203, DPR)
135' EASEMENT AND ROW (VOL 6187, PG 261-264, OPR)
20' SANITARY SEWER EASEMENT (VOL 12830, PG 1044-1053, OPR)
45' DRAINAGE AND WATER EASEMENT (PERMEABLE) (VOL 9570, PG 201-203, DPR)
16" SANITARY SEWER EASEMENT ALAMO RANCH UNIT 18 (PLAT NO. 130283)
28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9619, PG 117-120, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (LOT 904, BLK 1100) (VOL 9644, PG 223-225, DPR)
12" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9664, PG 223-225, DPR)
16" CPS GAS EASEMENT (VOL 14700, PG 583-588, OPR)
VARIABLE WIDTH CPS OVERHEAD ELECTRIC EASEMENT (VOL 12112, PG 2172-2188, OPR)
14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ALAMO RANCH UNIT 18 (PLAT NO. 130283)
50' BUILDING SETBACK ALAMO RANCH UNIT 18 (PLAT NO. 130283)

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
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.
SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
SAWS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH, UNIT 19 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO 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.



INDEX MAP
SCALE: 1"=500'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains lines L1 through L24.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains lines L25 through L48.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains lines L49 through L61.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C1, C2, and C3.

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

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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 PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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, REPAIRING, 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 THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

STATE OF TEXAS COUNTY OF BEXAR

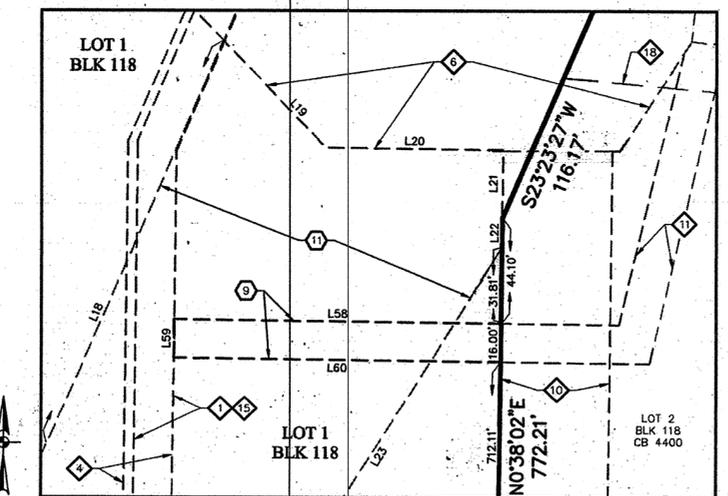
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

Paul M. Now REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"
NOT-TO-SCALE

PLAT NUMBER 130377

SUBDIVISION PLAT OF ALAMO RANCH UNIT 19

ESTABLISHING LOT 1, BLOCK 118, CB 4400. A 28.824 ACRE TRACT OF LAND BEING ALL OF THAT 28.824 ACRE TRACT OF LAND CONVEYED TO SWBC TWIN CREEKS, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16489, PAGES 1187-1199 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414, THE B.B.B. & C.R.R. SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, THE THOMAS YOUR SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, BEXAR COUNTY, TEXAS.



DATE OF PRINT: May 14, 2014

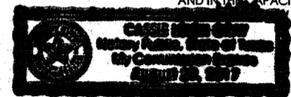
STATE OF TEXAS COUNTY OF DALLAS

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, CANALS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAVID S. DUNSON, EVP SWBC TWIN CREEKS MANAGEMENT, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER 5949 SHERRY LANE, SUITE 750 DALLAS, TX 75225 (214) 987-4317

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID S. DUNSON, 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 HIS CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE OF May, A.D. 2014



Cassie L. Slaughter NOTARY PUBLIC, BEXAR COUNTY, TEXAS (IN REAM)

THIS PLAT OF ALAMO RANCH UNIT 19 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

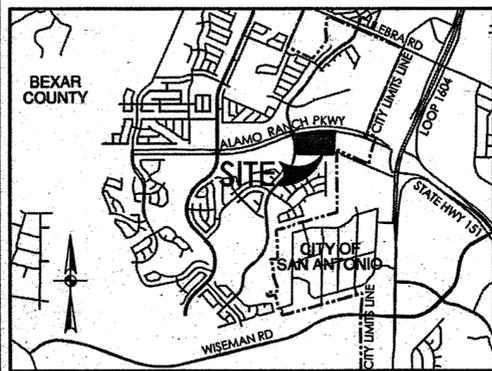
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 577F5
NOT-TO-SCALE

LEGEND

- | | |
|---|--|
| BLK BLOCK | PG PAGE(S) |
| CB COUNTY BLOCK | ROW RIGHT-OF-WAY |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VL VOLUME |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS | REP REPETITIVE BEARING AND/OR DISTANCE |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | SET 1/2" IRON ROD |
| | EXISTING CONTOURS |
| | PROPOSED CONTOURS |
-
- | | |
|---|---|
| 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 8 20' SANITARY SEWER EASEMENT (VOL 12830, PG 1044-1053, OPR) |
| 2 1" NON-VEHICULAR ACCESS EASEMENT (NOT-TO-SCALE) | 9 45' DRAINAGE AND WATER EASEMENT (PERMEABLE) (VOL 9570, PG 201-203, DPR) |
| 3 16' SANITARY SEWER EASEMENT | 10 16' SANITARY SEWER EASEMENT ALAMO RANCH UNIT 18 (PLAT NO. 130283) |
| 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT / OPEN SPACE (5.247 ACRE) | 11 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9619, PG 117-120, DPR) |
| 5 20' BUILDING SETBACK | 12 VARIABLE WIDTH DRAINAGE EASEMENT (LOT 904, BLK 1100) (VOL 9664, PG 223-225, DPR) |
| 6 16' C.P.S OVERHEAD ELECTRIC EASEMENT (VOL 12112, PG 2172-2188, OPR) | 13 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9664, PG 223-225, DPR) |
| 7 VARIABLE WIDTH C.P.S OVERHEAD ELECTRIC EASEMENT (VOL 12179, PG 463-470, OPR) | 14 16' CPS GAS EASEMENT (VOL 14700, PG 583-588, OPR) |
| 8 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 13647, PG 1933-1938, OPR) | 15 VARIABLE WIDTH CPS OVERHEAD ELECTRIC EASEMENT (VOL 12112, PG 2172-2188, OPR) |
| 9 20' SANITARY SEWER EASEMENT (VOL 12711, PG 2440-2446, OPR) | 16 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ALAMO RANCH UNIT 18 (PLAT NO. 130283) |
| 10 30' WATER EASEMENT (VOL 9570, PG 201-203, DPR) | 17 50' BUILDING SETBACK ALAMO RANCH UNIT 18 (PLAT NO. 130283) |
| 11 VARIABLE WIDTH DRAINAGE AND WATER EASEMENT (PERMEABLE) (VOL 9570, PG 201-203, DPR) | |
| 12 135' EASEMENT AND ROW (VOL 6187, PG 261-264, OPR) | |

SURVEYOR'S NOTES:

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- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

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C.P.S. ENERGY NOTES:

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- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY 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 OR 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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

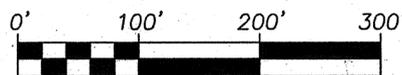
STATE OF TEXAS
COUNTY OF BEXAR

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Paul J. Moore
REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 OF 3 FOR
LINE AND CURVE TABLES

SCALE: 1" = 100'



PLAT NUMBER 130377

SUBDIVISION PLAT OF
ALAMO RANCH UNIT 19

ESTABLISHING LOT 1, BLOCK 118, CB 4400. A 28.824 ACRE TRACT OF LAND BEING ALL OF THAT 28.824 ACRE TRACT OF LAND CONVEYED TO SWBC TWIN CREEKS, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16489, PAGES 1187-1199 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414, THE B.B.B. & C.R.R SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, THE THOMAS YOUR 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: May 14, 2014

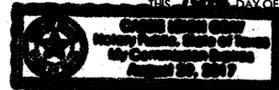
STATE OF TEXAS
COUNTY OF DALLAS

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: DAVID S. DUNSON, EVP
SWBC TWIN CREEKS MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
5949 SHERRY LANE, SUITE 750
DALLAS, TX 75225
(214) 987-4317

STATE OF TEXAS
COUNTY OF DALLAS

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



David S. Dunson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 19 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

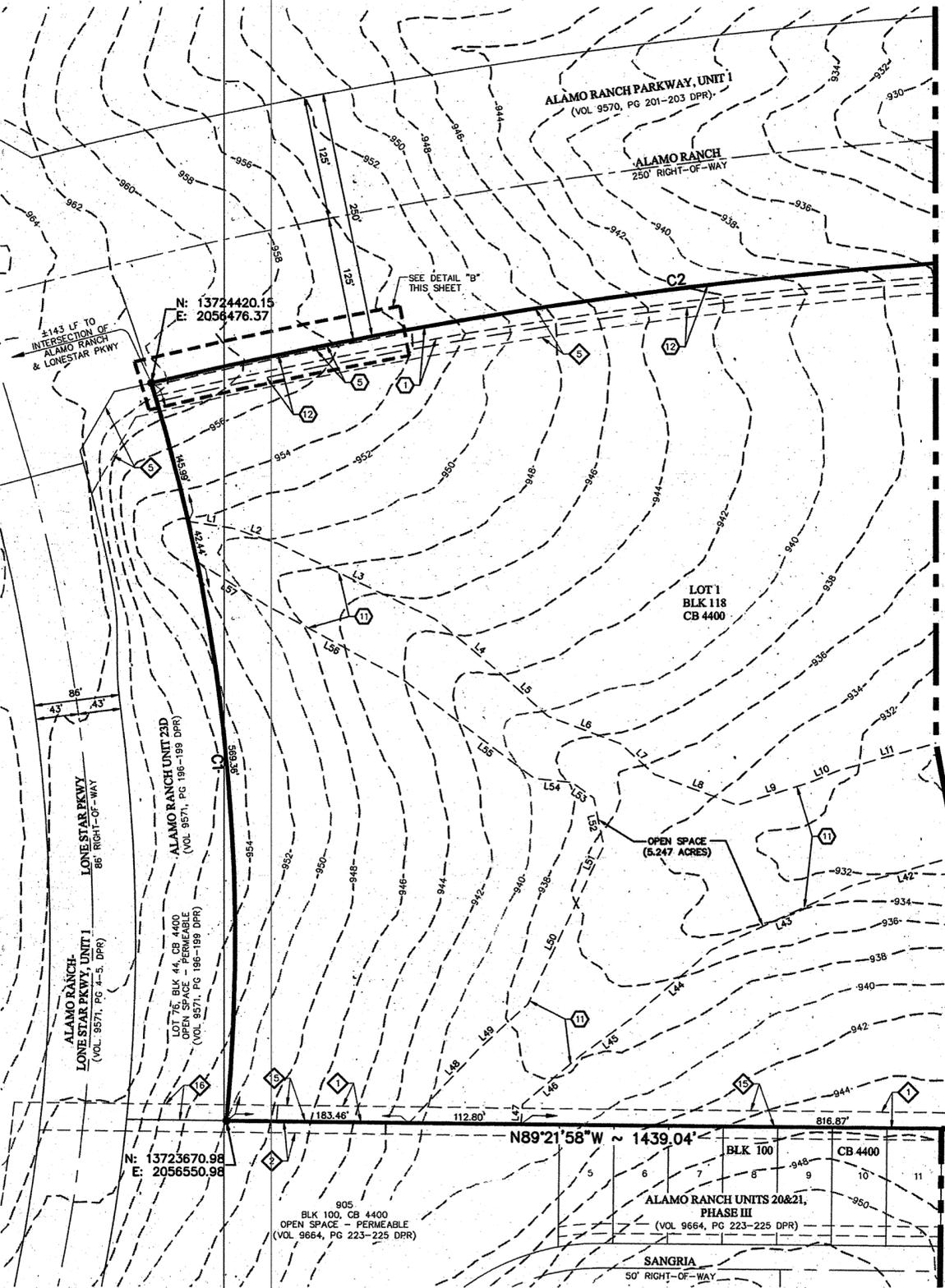
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

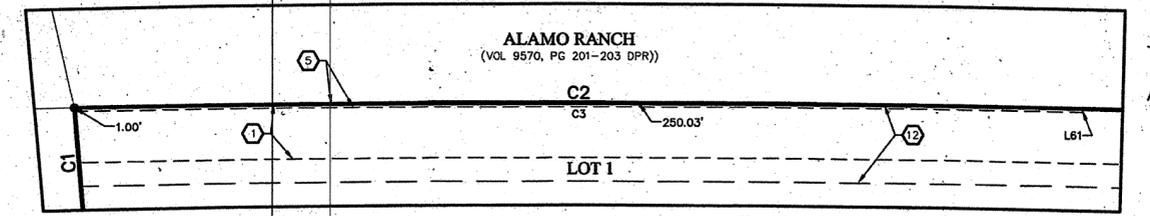
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

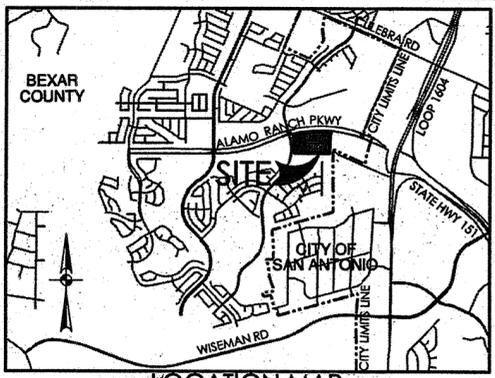
BY: _____ DEPUTY



MATCHLINE - SEE SHEET 3 OF 3



DETAIL "B"
NOT-TO-SCALE



LOCATION MAP
MAPSCO MAP GRID: 577F5
NOT-TO-SCALE

LEGEND

BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(PD)	SET 1/2" IRON ROD
		---	EXISTING CONTOURS
		---	PROPOSED CONTOURS

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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 DESIGNATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS, OR BURNING WIRE, CABLES, CONDUITS, PIPES, 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 LAND ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH CHALLENGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. 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 INDICATORS 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 EXIST WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

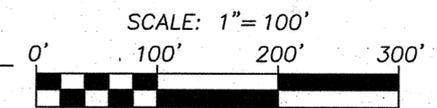
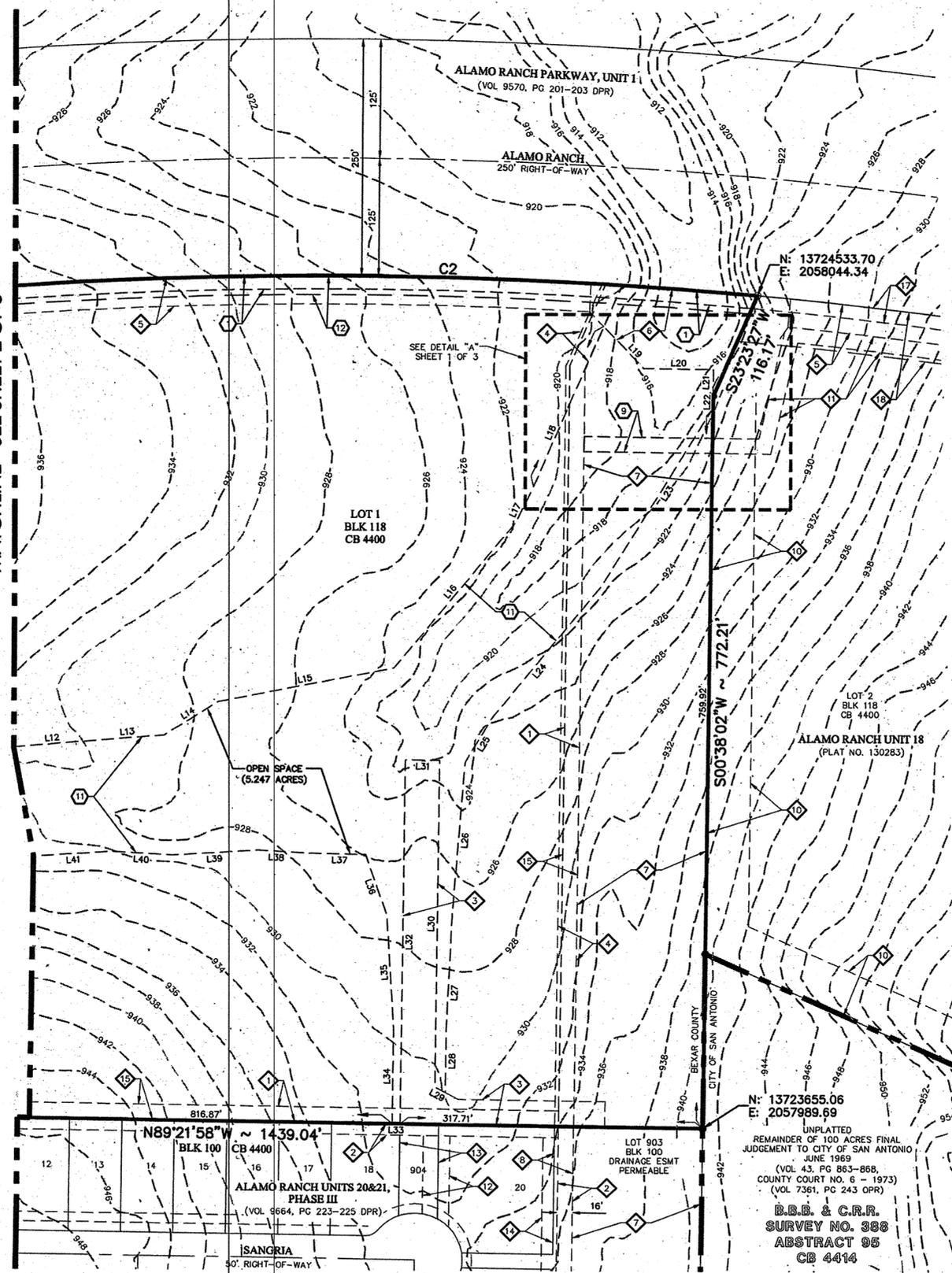
Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul J. Ron
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 2 OF 3



SEE SHEET 1 OF 3 FOR
LINE AND CURVE TABLES

PLAT NUMBER 130377

SUBDIVISION PLAT OF
ALAMO RANCH UNIT 19

ESTABLISHING LOT 1, BLOCK 118, CB 4400. A 28.824 ACRE TRACT OF LAND BEING ALL OF THAT 28.824 ACRE TRACT OF LAND CONVEYED TO SWBC TWIN CREEKS, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16489, PAGES 1187-1199 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414, THE B.B.B. & C.R.R. SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, THE THOMAS YOUR 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: May 14, 2014

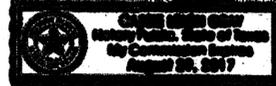
STATE OF TEXAS
COUNTY OF DALLAS

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: DAVID S. DUNSON, EVP
SWBC TWIN CREEKS MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
5949 SHERRY LANE, SUITE 750
DALLAS, TX 75225
(214) 987-6317

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID S. DUNSON, 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. 2014.



Cassie Leigh Hoad
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 19 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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. 2014.

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. 2014 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2014 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. 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

ALAMO RANCH UNIT 19
CIVIL Job No. 8457-00; Survey Job No. 9348-13



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130425

Project Name:

Waterford Park Unit 1

Applicant:

Gordon V. Hartman

Representative:

KFW Engineers
c/o Blaine P. Lopez, P.E.

Owner:

Daphne Development, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of the
intersection of Culebra Road and Old
FM 471

Tract Size:

32.59-acres

Council District:

ETJ

Notification:

Internet Agenda posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 32.59-acre tract of land to
establish **Waterford Park Unit 1** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 13, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of eighty-eight (**88**) single-family residential lots, fourteen (**14**) non-single family lots, and approximately six thousand two (**6,002**) 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

Culebra Road, 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 April 17, 2014.

F. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 838, Kallison Ranch, accepted on August 29, 2005

III. RECOMMENDATION

Approval of the proposed **Waterford Park Unit 1** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER: 130425

SUBDIVISION PLAT ESTABLISHING WATERFORD PARK UNIT 1

BEING A TOTAL OF 32.59 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 866, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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



STATE OF TEXAS COUNTY OF BEXAR

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

Signature of Daphne Development, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF MAY A.D. 2014

Signature of Notary Public



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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

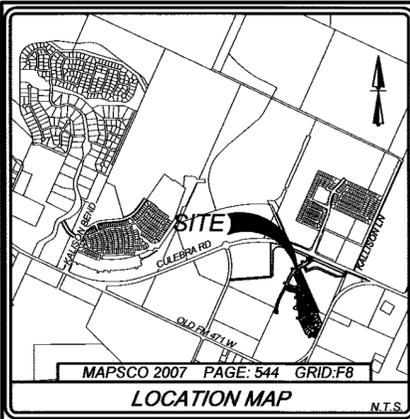
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

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

THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



NOTES:

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

- 2. LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, BLOCK 2, LOT 901, BLOCK 6, LOT 901, BLOCK 8 AND LOT 901, LOT 902, LOT 903, LOT 906, LOT 907 BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT.

FIRE FLOW NOTE:

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

C.P.S. NOTES:

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

BUILDING SETBACK LINE:

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

WASTEWATER EASEMENT:

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 DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

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

MAINTENANCE NOTE:

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

TYPED NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,289.04'.

MINIMUM FINISHED FLOOR ELEVATION:

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

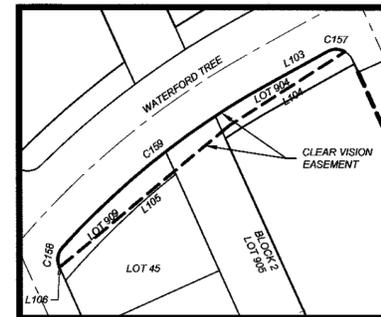
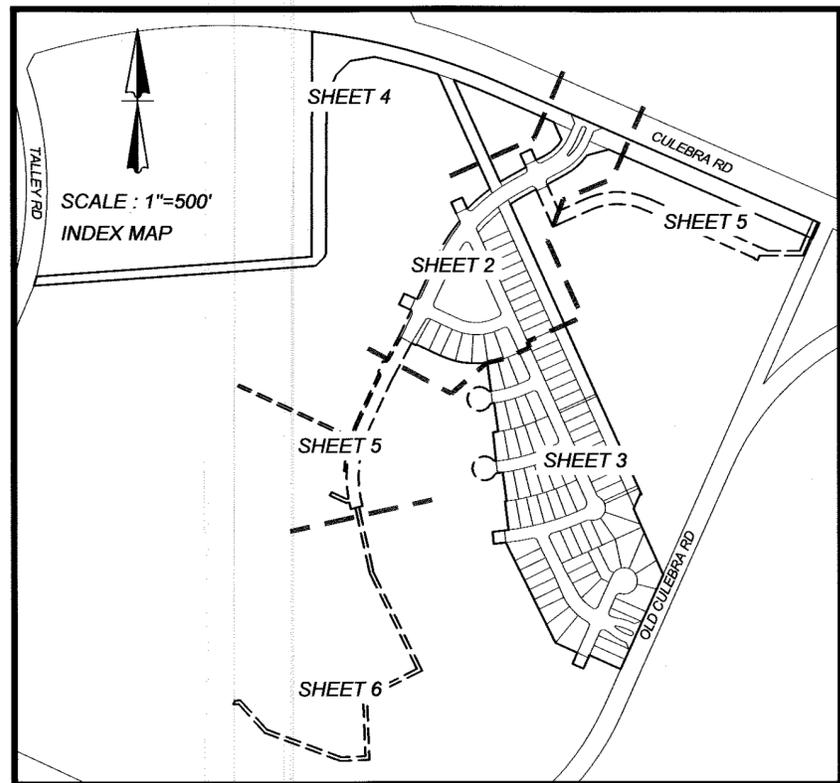
OWNER/DEVELOPER: DAPHNE DEVELOPMENT, LLC 1202 W. BITTERS, BLDG 1, SUITE 1200 SAN ANTONIO, TX 78216 PHONE: 210-490-1798 FAX: 210-493-2811

SURVEYOR NOTES:

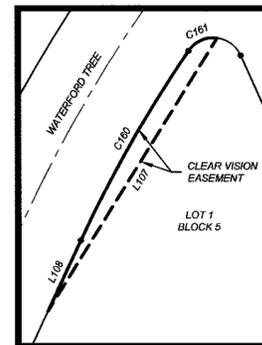
- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 4. REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD, FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C01956, DATED SEPTEMBER 29, 2010.
- 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

LEGEND

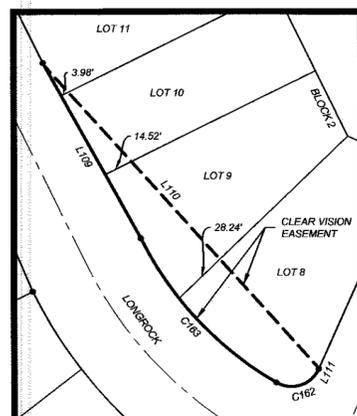
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- ESMT = EASEMENT
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT



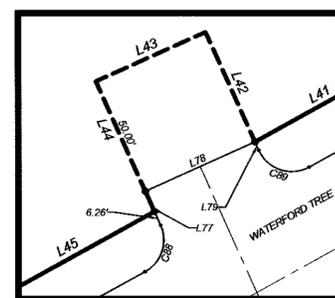
DETAIL "A" SCALE: 1" = 100'



DETAIL "B" SCALE: 1" = 60'

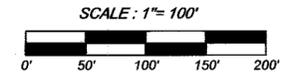


DETAIL "C" SCALE: 1" = 60'



SUBDIVISION PLAT ESTABLISHING WATERFORD PARK UNIT 1

BEING A TOTAL OF 32.59 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER: DAPHNE DEVELOPMENT, LLC 1202 W. BITTERS, BLDG 1, SUITE 1200 SAN ANTONIO, TX 78216 PHONE: 210-490-1798 FAX: 210-493-2811

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

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

OWNER: DAPHNE DEVELOPMENT, LLC

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF May 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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

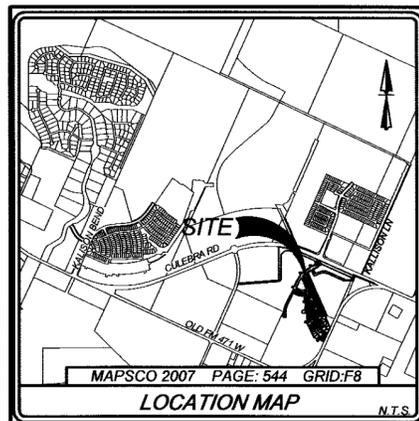
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

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



- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, BLOCK 2, LOT 901, BLOCK 6, LOT 901, BLOCK 8 AND LOT 901, LOT 902, LOT 903, LOT 906, LOT 907 BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT. 3. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENTS SHOWN ON THIS PLAT.

- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. 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 MEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

- TXDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,259.04'.

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

KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 2 10' BUILDING SET BACK LINE 3 20' BUILDING SET BACK LINE 4 VARIABLE WIDTH CLEAR VISION EASEMENT 5 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

SURVEYOR NOTES:

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD. FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C0195G, DATED SEPTEMBER 29, 2010. 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" R.O.W. = RIGHT-OF-WAY O.P.R. = OFFICIAL PUBLIC RECORDS E.S.M.T. = EASEMENT V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT B.S.L. = BUILDING SETBACK LINE G.E.T.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT

FIRE FLOW NOTE:

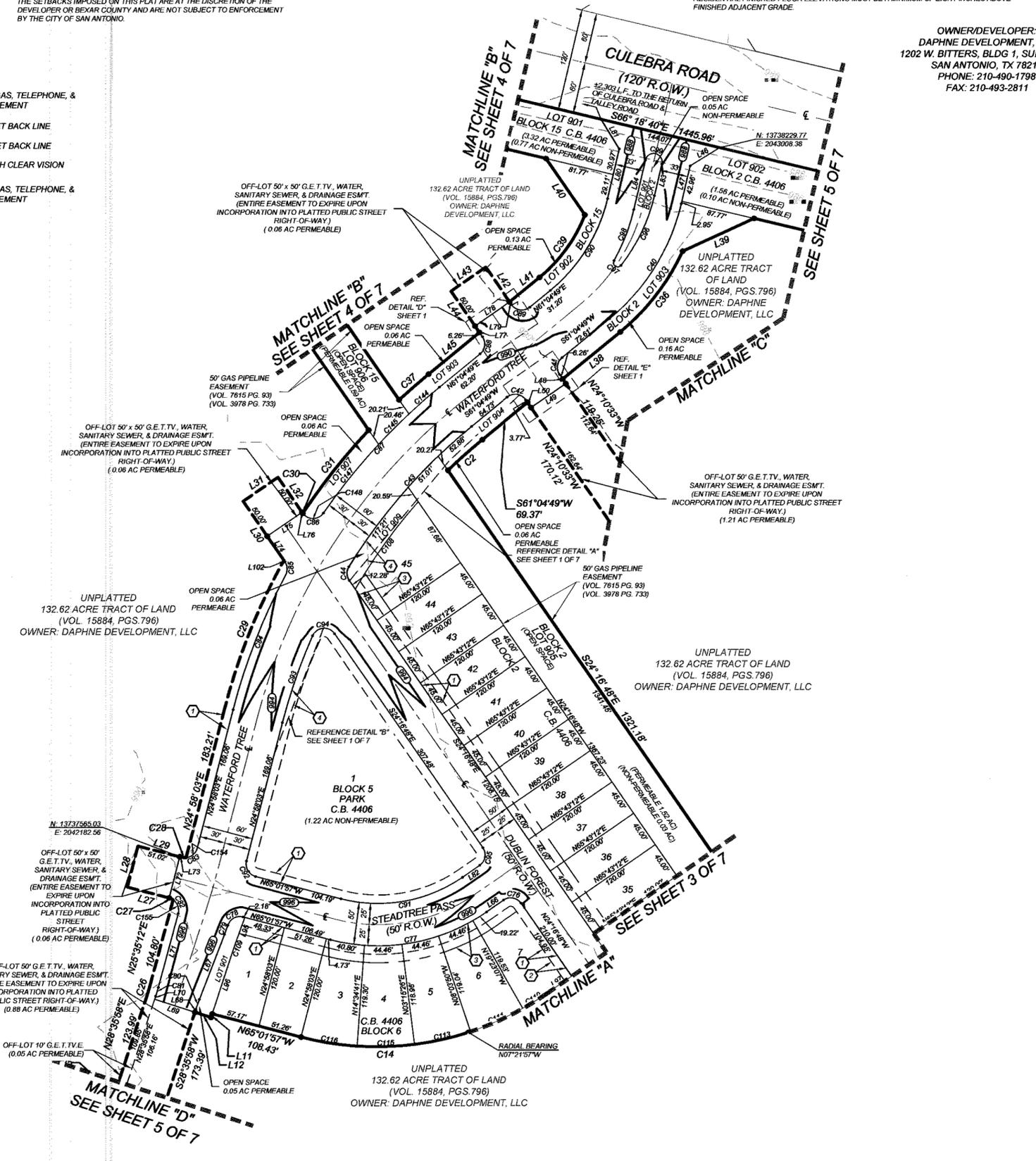
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED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

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

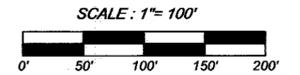
STATE OF TEXAS COUNTY OF BEXAR

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



SUBDIVISION PLAT ESTABLISHING WATERFORD PARK UNIT 1

BEING A TOTAL OF 32.59 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 686, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



14803 HUEBNER RD., BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE: (210) 979-8444 FAX: (210) 979-8441

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER: DAPHNE DEVELOPMENT, LLC

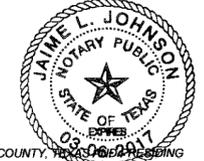
DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF May A.D. 2014

Notary Public signature and name: Jaime L. Johnson, Notary Public, Bexar County Texas.



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, IN THE FOREGOING OFFICE OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DO 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.

ON THIS ___ DAY OF ___ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

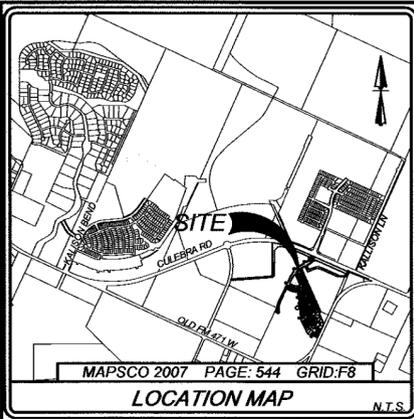
BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



SURVEYOR NOTES:

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD, FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C0195G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

KEY NOTES

- 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 10' BUILDING SET BACK LINE
3. 20' BUILDING SET BACK LINE
4. VARIABLE WIDTH CLEAR VISION EASEMENT
5. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

FIRE FLOW NOTE:

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

TxDOT NOTES

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,289.04'

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.

Blaine P. Lopez, Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEXAR

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

Teresa A. Seidel, Registered Professional Land Surveyor No. 5672, KFW Surveying, LLC, 14803 Huebner Rd, Bldg. 40, San Antonio, TX 78230, Phone: (210) 979-8444, Fax: (210) 979-8441

NOTES:

- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, BLOCK 2, LOT 901, BLOCK 8, LOT 901, BLOCK 8 AND LOT 901, LOT 902, LOT 903, LOT 906, LOT 907 BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS
ESMT = EASEMENT
V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
B.S.L. = BUILDING SETBACK LINE
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT

C.P.S. NOTES:

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

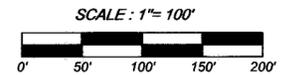
OWNER/DEVELOPER: DAPHNE DEVELOPMENT, LLC 1202 W. BITTERS, BLDG 1, SUITE 1200 SAN ANTONIO, TX 78216 PHONE: 210-490-1798 FAX: 210-493-2811

UNPLATTED 132.62 ACRE TRACT OF LAND (VOL. 15884, PGS.796) OWNER: DAPHNE DEVELOPMENT, LLC

UNPLATTED 0.8562 ACRE (VOL. 5205, PGS.961 O.P.R.) OWNER: CITY OF GREY OAK FOREST

SUBDIVISION PLAT ESTABLISHING WATERFORD PARK UNIT 1

BEING A TOTAL OF 32.59 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 886, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

OWNER/DEVELOPER: DAPHNE DEVELOPMENT, LLC 1202 W. BITTERS, BLDG 1, SUITE 1200 SAN ANTONIO, TX 78216 PHONE: 210-490-1798 FAX: 210-493-2811

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 CONSIDERATIONS THEREIN EXPRESSED.

OWNER: DAPHNE DEVELOPMENT, LLC

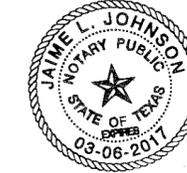
DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF May A.D. 2014

Jaime L. Johnson 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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

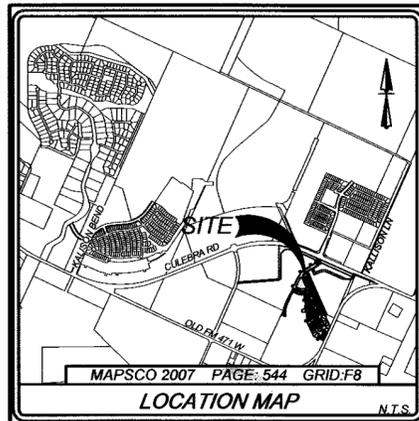
DATED THIS _____ DAY OF _____ A.D. 20__

BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

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



- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED... 2. LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, BLOCK 2, LOT 901, BLOCK 6, LOT 901, BLOCK 8 AND LOT 901, LOT 902, LOT 903, LOT 906, LOT 907 BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT.

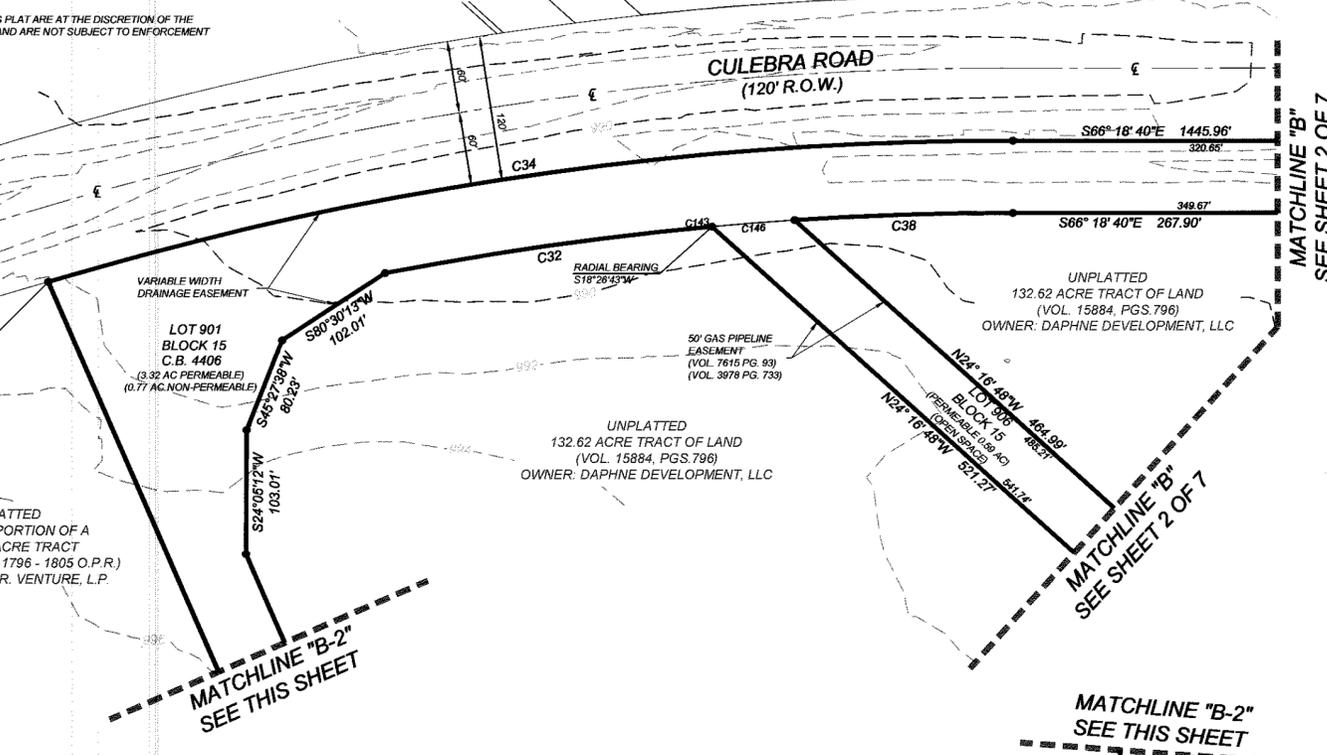
FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE...

- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO...

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD. FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48026C0195G, DATED SEPTEMBER 29, 2010. 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

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



STATE OF TEXAS COUNTY OF BEXAR

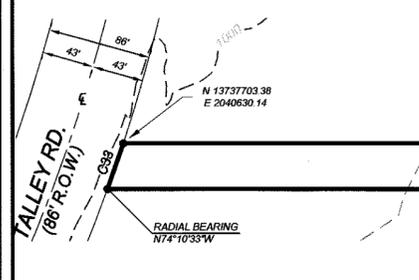
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Blaine P. Lopez LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

Teresa A. Seidel REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 14603 HUEBNER RD, BLDG. 40 SAN ANTONIO, TX 78230 PHONE: (210) 979-8444 FAX: (210) 979-8441



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS
ESMT = EASEMENT
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
B.S.L. = BUILDING SETBACK LINE
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT

KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2 10' BUILDING SET BACK LINE
3 20' BUILDING SET BACK LINE
4 VARIABLE WIDTH CLEAR VISION EASEMENT
5 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

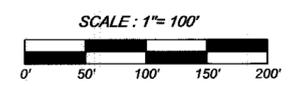
UNPLATTED REMAINING PORTION OF A 1,131.5060 ACRE TRACT (VOL. 10711, PGS. 1796 - 1805 O.P.R.) OWNER: ONE K.R. VENTURE, L.P.

LOT 901 (3.32 AC PERMEABLE) (0.77 AC NON-PERMEABLE) UNPLATTED 132.62 ACRE TRACT OF LAND (VOL. 15884, PGS. 796) OWNER: DAPHNE DEVELOPMENT, LLC



SUBDIVISION PLAT ESTABLISHING
WATERFORD PARK UNIT 1

BEING A TOTAL OF 32.59 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC
1202 W. BITTERS, BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-490-1798
FAX: 210-493-2811

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]
OWNER: DAPHNE DEVELOPMENT, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 9 DAY OF May A.D. 2014

[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, DO 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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

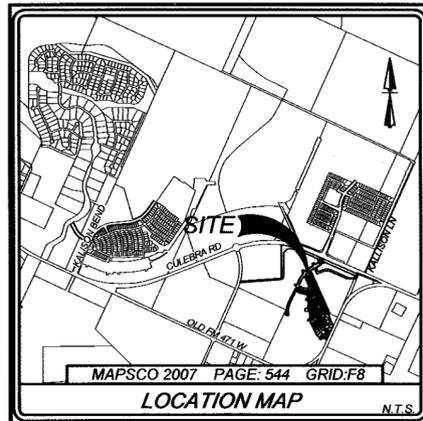
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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



- NOTES:
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, BLOCK 2, LOT 901, BLOCK 8, LOT 901, BLOCK 8 AND LOT 901, LOT 902, LOT 903, LOT 906, LOT 907 BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT.

FIRE FLOW NOTE:

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

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

- WASTEWATER EASEMENT 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.
- IMPACT FEE PAYMENT DUE:
- WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- MAINTENANCE NOTE:
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- TxDOT NOTES:
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,259.04'.

MINIMUM FINISHED FLOOR ELEVATION:

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

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD. FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C01956, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

BUILDING SETBACK LINE:

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

- LEGEND
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - O.P.R. = OFFICIAL PUBLIC RECORDS
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 - B.S.L. = BUILDING SETBACK LINE
 - G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT

- KEY NOTES
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 10' BUILDING SET BACK LINE
 - 20' BUILDING SET BACK LINE
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
BLAINE P. LOPEZ
LICENSED PROFESSIONAL ENGINEER
92685
5/12/14

STATE OF TEXAS
COUNTY OF BEXAR

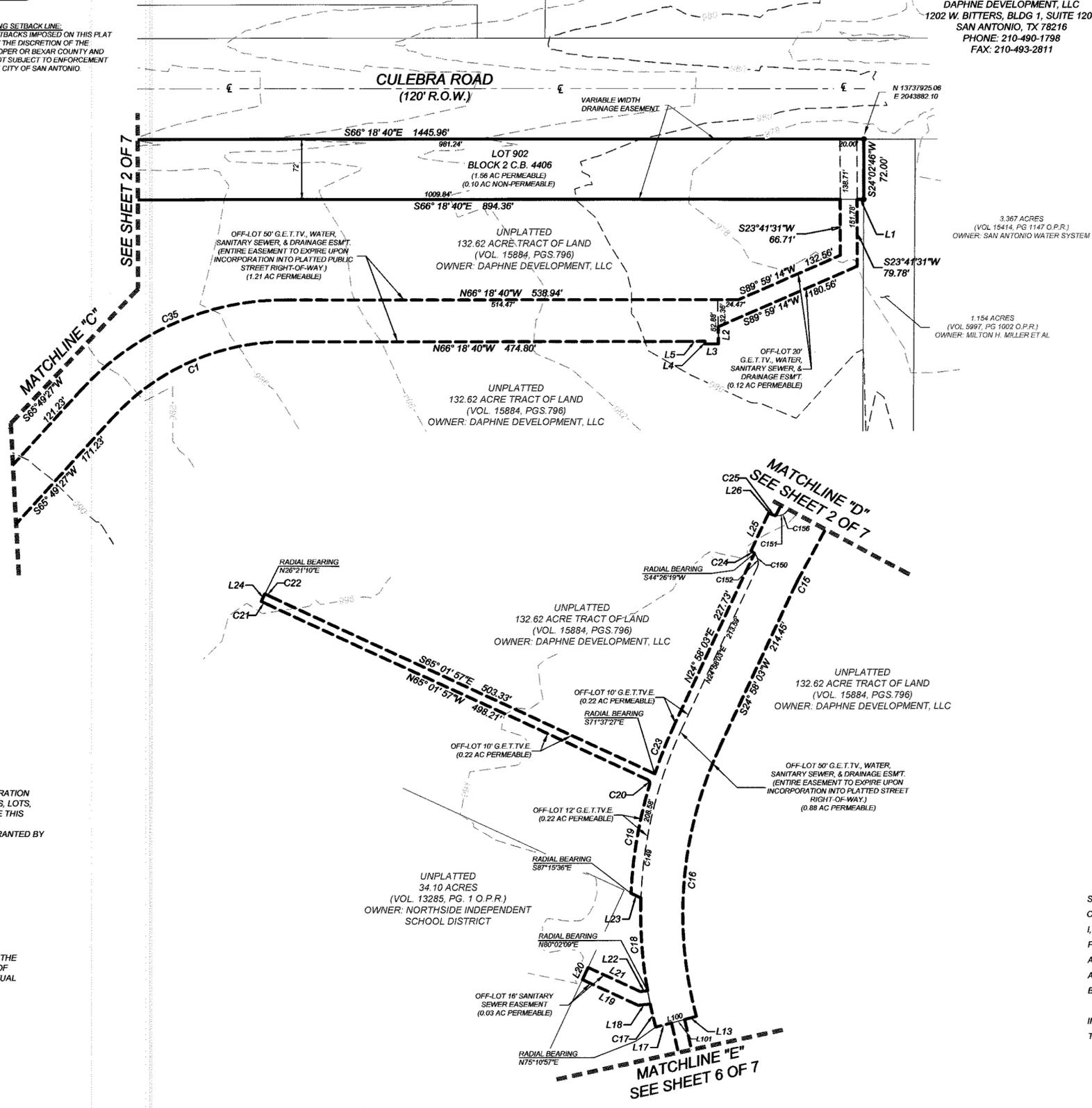
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

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

STATE OF TEXAS
COUNTY OF BEXAR

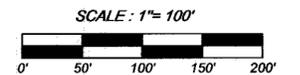
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[Signature]
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD, BLDG. 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



SUBDIVISION PLAT ESTABLISHING
WATERFORD PARK UNIT 1

BEING A TOTAL OF 32.59 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 686, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC
1202 W. BITTERS, BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-490-1798
FAX: 210-493-2811

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: DAPHNE DEVELOPMENT, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 9 DAY OF May A.D. 2014
James L. Johnson
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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____

CHAIRMAN

BY: _____

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

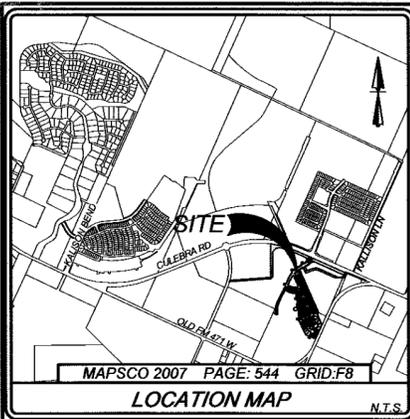
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. ____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. ____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

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

THIS _____ DAY OF _____ A.D. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- LOT 902, LOT 905, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, BLOCK 2, LOT 901, BLOCK 6 AND LOT 901, LOT 902, LOT 903, LOT 906, LOT 907 BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT.

FIRE FLOW NOTE:

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

BUILDING SETBACK LINE:

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

C.P.S. NOTES:

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

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

MAINTENANCE NOTE:

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

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,299.04'.

MINIMUM FINISHED FLOOR ELEVATION:

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

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
- BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP #6 OF 785, COMMUNITY PANEL NO. 48029C01956, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- ESMT = EASEMENT
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' BUILDING SET BACK LINE
- 20' BUILDING SET BACK LINE
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

UNPLATTED
34.10 ACRES
(VOL. 13285, PG. 1 O.P.R.)
OWNER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT

UNPLATTED
132.62 ACRE TRACT OF LAND
(VOL. 15884, PGS.796)
OWNER: DAPHNE DEVELOPMENT, LLC

WEST TRANSPORTATION CENTER
(VOL. 9640, PG. 99 D.P.R.)
OWNER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT

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.

Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

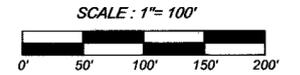
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Feresia A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG. 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



SUBDIVISION PLAT ESTABLISHING WATERFORD PARK UNIT 1

BEING A TOTAL OF 32.59 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER: DAPHNE DEVELOPMENT, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9 DAY OF May, A.D. 2011

James L. Johnson 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.

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

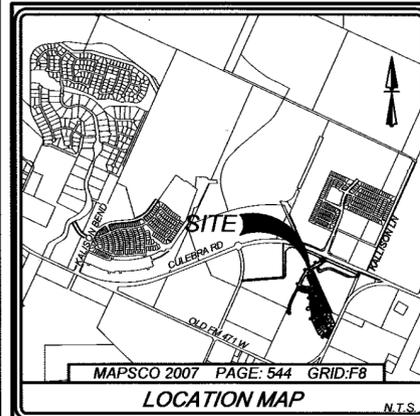
STATE OF TEXAS COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



NOTES

- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPROVE 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... 2. LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, BLOCK 8, LOT 901, BLOCK 8, LOT 901, BLOCK 8 AND LOT 901, LOT 902, LOT 903, LOT 906, LOT 907 BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT.

FIRE FLOW NOTE

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

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

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- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE... 2. BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT... 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017... 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C01955, DATED SEPTEMBER 29, 2010... 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

LEGEND

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KEY NOTES

- 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 10' BUILDING SET BACK LINE
3. 20' BUILDING SET BACK LINE
4. VARIABLE WIDTH CLEAR VISION EASEMENT
5. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

OWNER/DEVELOPER: DAPHNE DEVELOPMENT, LLC 1202 W. BITTERS, BLDG 1, SUITE 1200 SAN ANTONIO, TX 78216 PHONE: 210-490-1798 FAX: 210-493-2811

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.

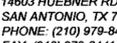
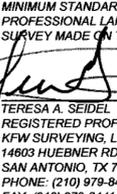
Blaine P. Lopez Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEXAR

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

TERESA A. SEIDEL Registered Professional Land Surveyor No. 5672 KFW SURVEYING, LLC 14603 HUEBNER RD., BLDG. 40 SAN ANTONIO, TX 78230 PHONE: (210) 979-8444 FAX: (210) 979-8441

Table with columns for Parcel Line Table, Curve Table, and Chord Bearing. It contains detailed survey data for 170 parcels and 170 curves.





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130445

Project Name:

Vickery Grove Unit 1 (PUD)

Applicant:

Blake Yantis, Agent

Representative:

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

Owner:

Vickery Mosaic TBY, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of South Hausman Road
and Braefield

Tract Size:

15.25-acres

Council District(s):

8

Notification:

Internet Agenda Posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 15.25-acre tract of land to
establish the **Vickery Grove Unit 1 (PUD)** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 13, 2014

I. ANALYSIS

A. Proposed Use(s)

(The proposed plat will consist of thirty-one (31) single-family residential lots, one (1) non-single family residential lots and approximately one thousand two hundred one (1,201) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 11, 2014.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached letter of certification (**ATTACHMENT 2**).

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 13-00026, Vickery Grove, accepted on February 7, 2014

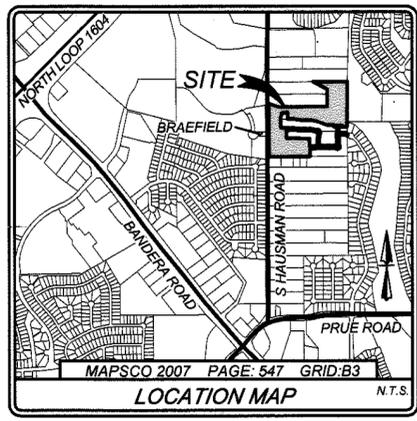
PUD 13-00012, Vickery Grove, approved on February 12, 2014

III. RECOMMENDATION

Approval of the proposed **Vickery Grove Unit 1 (PUD)** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat
2. SAWS Aquifer Letter



LEGEND

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R.O.W. = RIGHT-OF-WAY
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G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B.S.L. = BUILDING SETBACK LINE

CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C118 through C138.

- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE... 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE... 3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VICKERY GROVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE VICKERY GROVE HOME OWNERS' ASSOCIATION...

C.P.S. NOTES:

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

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

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

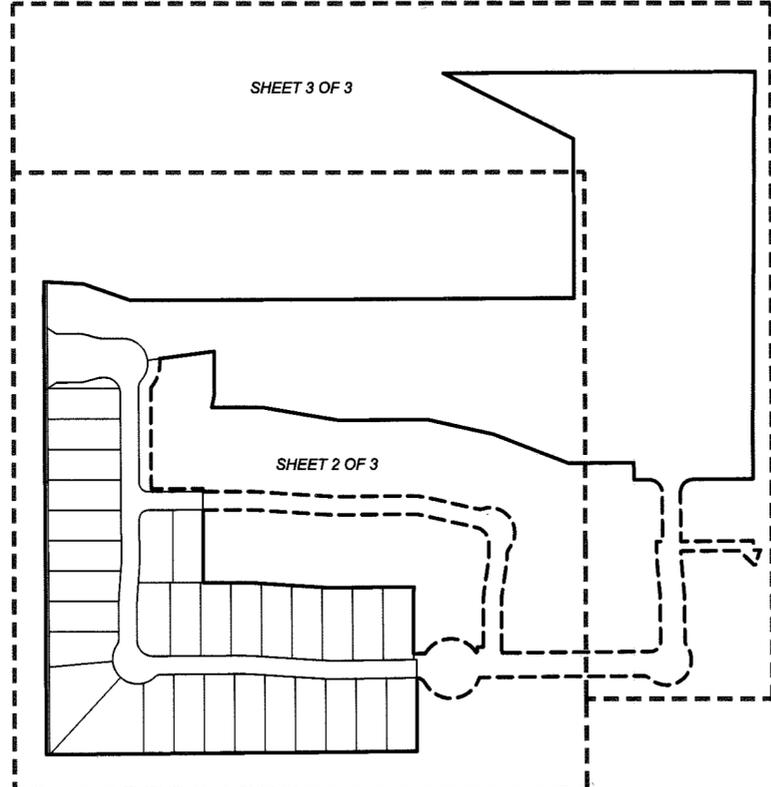


SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

SHEET 3 OF 3

SHEET 2 OF 3

KEY PLAN



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 1,300 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS 48029C04100 AND 48029C04300, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 1% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FLOOD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

EDWARDS AQUIFER NOTE:

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

KEY NOTES

- 1. 20" ELECTRIC, GAS, TELEPHONE, CABLE T.V., & PEDESTRIAN EASEMENT
2. 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
3. 10" PRIVATE DRAINAGE EASEMENT
4. 10" WATER EASEMENT
5. 5" WATER EASEMENT
6. 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7. VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT

CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C139 through C158.

LINE TABLE

Table with 3 columns: LINE, LENGTH, BEARING. Lists lines L98 through L116.

LINE TABLE

Table with 3 columns: LINE, LENGTH, BEARING. Lists lines L117 through L136.

LINE TABLE

Table with 3 columns: LINE, LENGTH, BEARING. Lists lines L137 through L153.

CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C159 through C174.

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 George L. Weron, 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.

Signature of Teresa A. Seidel, Registered Professional Land Surveyor No. 5672, KFW Surveying, LLC.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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 12th DAY OF May, A.D. 2014.

Signature of John Adkins, Notary Public, State of Texas, My Commission Expires June 19, 2017.

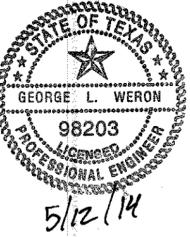
THIS PLAT OF VICKERY GROVE UNIT 1 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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

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

Signature of Chairman and Secretary.

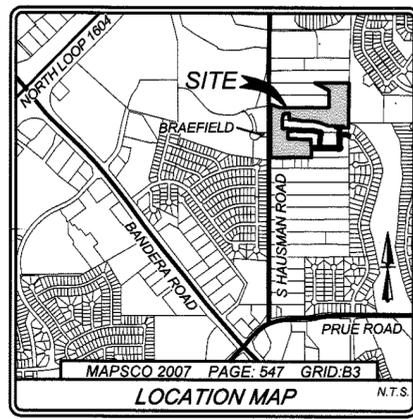
STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF May, A.D. 2014 AT M. AND DULY RECORDED THE DAY OF May, A.D. 2014 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME PAGE.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF May, A.D. 2014. COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



SUBDIVISION PLAT ESTABLISHING VICKERY GROVE UNIT 1 (P.U.D.)

A 15.25 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18047, OUT OF THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 9.995 ACRE TRACT OF LAND KNOWN AS TRACTS 9 AND 10, BASSETT SUBDIVISION, AN UNRECORDED SUBDIVISION AND CONVEYED TO VICKERY MOSAIC TBY, LLC, OF RECORD IN VOLUME 16135 PAGE 1221 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 5.0 ACRE TRACT OF LAND KNOWN AS TRACT 11, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16135 PAGE 1229 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 4.9862 ACRE TRACT OF LAND KNOWN AS TRACT 12, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16484 PAGE 1767 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 4.9920 ACRE TRACT OF LAND KNOWN AS TRACT 13, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16484 PAGE 1767 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 4.9883 ACRE TRACT OF LAND KNOWN AS TRACT 14, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16484 PAGE 1158 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
ESMT = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B.S.L. = BUILDING SETBACK LINE

KEY NOTES

- 1. 20" ELECTRIC, GAS, TELEPHONE, CABLE T.V., & PEDESTRIAN EASEMENT
2. 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
3. 10" PRIVATE DRAINAGE EASEMENT
4. 10" WATER EASEMENT
5. 5" WATER EASEMENT
6. 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7. VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT

NOTES

- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VICKERY GROVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE VICKERY GROVE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999 BLK 1, LOT 901 BLK 1, LOT 901 BLK 3.
4. LOT 999, BLK 1 IS A PRIVATE STREET AND SHALL BE DEDICATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, SANITARY SEWER & WATER EASEMENT.

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

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

C.P.S. NOTES

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. 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 SAID EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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 3,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

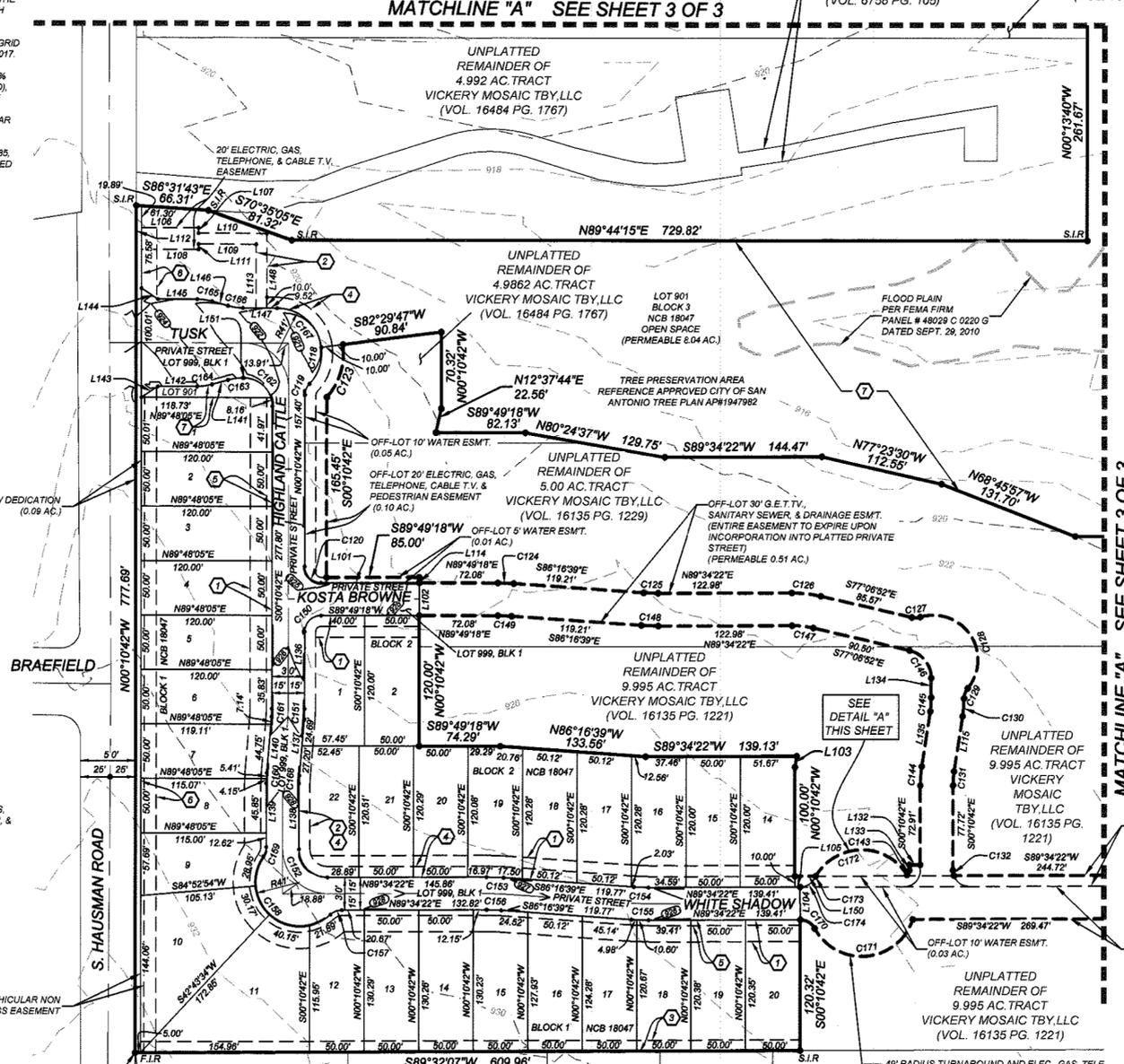
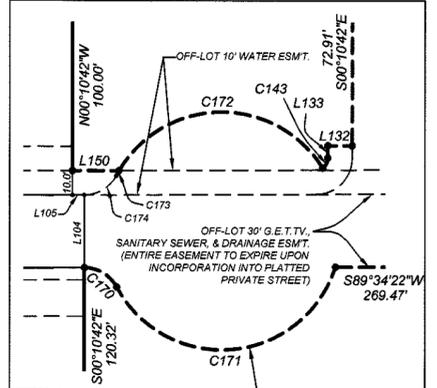
FLOODPLAIN NOTE

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFIRM PANELS 480204100 AND 480204300, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

EDWARDS AQUIFER NOTE

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

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES



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.

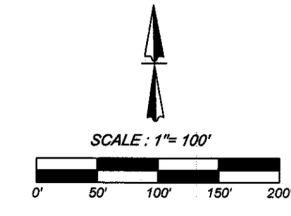
George L. Weron, Licensed Professional Engineer, 5/12/14

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

Teresa A. Seidel, Registered Professional Land Surveyor No. 5672, KFW Surveying, LLC, 7400 BLANCO, SUITE 261, SAN ANTONIO, TEXAS 78216, PHONE: 210-979-8444, FAX: 210-979-8441, 5/12/2014



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



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

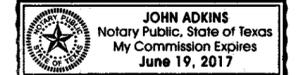
DULY AUTHORIZED AGENT signature and name: VICKERY MOSAIC TBY, LLC. 1902 NW MILITARY, STE. 100 SAN ANTONIO, TEXAS 78213 PH. (210) 784-9575

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

DULY AUTHORIZED AGENT signature and name: VICKERY MOSAIC TBY, LLC. 1902 NW MILITARY, STE. 100 SAN ANTONIO, TEXAS 78213 PH. (210) 784-9575

STATE OF TEXAS COUNTY OF BEXAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 12th DAY OF May A.D. 2014. Notary Public, BEXAR COUNTY TEXAS



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

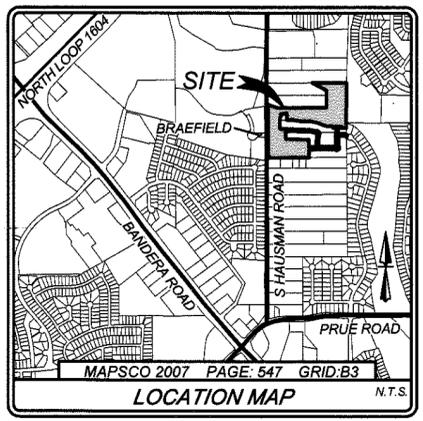
DATED THIS DAY OF A.D. 20. BY: CHAIRMAN, BY: SECRETARY

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

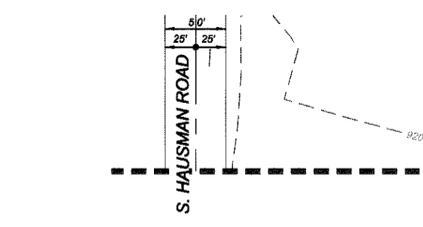
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

SUBDIVISION PLAT ESTABLISHING VICKERY GROVE UNIT 1 (P.U.D.)

A 15.25 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18047, OUT OF THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 9.995 ACRE TRACT OF LAND KNOWN AS TRACTS 9 AND 10, BASSETT SUBDIVISION, AN UNRECORDED SUBDIVISION AND CONVEYED TO VICKERY MOSAIC TBY, LLC, OF RECORD IN VOLUME 16135 PAGE 1221 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 5.0 ACRE TRACT OF LAND KNOWN AS TRACT 11, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16135 PAGE 1229 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 4.9862 ACRE TRACT OF LAND KNOWN AS TRACT 12, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16484 PAGE 1767 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 4.9920 ACRE TRACT OF LAND KNOWN AS TRACT 13, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16484 PAGE 1767 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 4.9883 ACRE TRACT OF LAND KNOWN AS TRACT 14, BASSETT SUBDIVISION, AND CONVEYED TO VICKERY MOSAIC TBY, LLC OF RECORD IN VOLUME 16484 PAGE 1158 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", R.O.W. = RIGHT-OF-WAY, ESMT = EASEMENT, O.P.R. = OFFICIAL PUBLIC RECORDS, G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT, B.S.L. = BUILDING SETBACK LINE
- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. REFERENCED PROPERTY IS IN ZONE AE, 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR AND ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 220 OF 785, COMMUNITY PANEL NO. 48029C0220G, DATED SEPTEMBER 29, 2010. 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID08).



- KEY NOTES: 1. 20' ELECTRIC, GAS, TELEPHONE, CABLE T.V., & PEDESTRIAN EASEMENT; 2. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 3. 10' PRIVATE DRAINAGE EASEMENT; 4. 10' WATER EASEMENT; 5. 5' WATER EASEMENT; 6. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 7. VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

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. GEORGE L. WERON 98203 LICENSED PROFESSIONAL ENGINEER 5/12/14

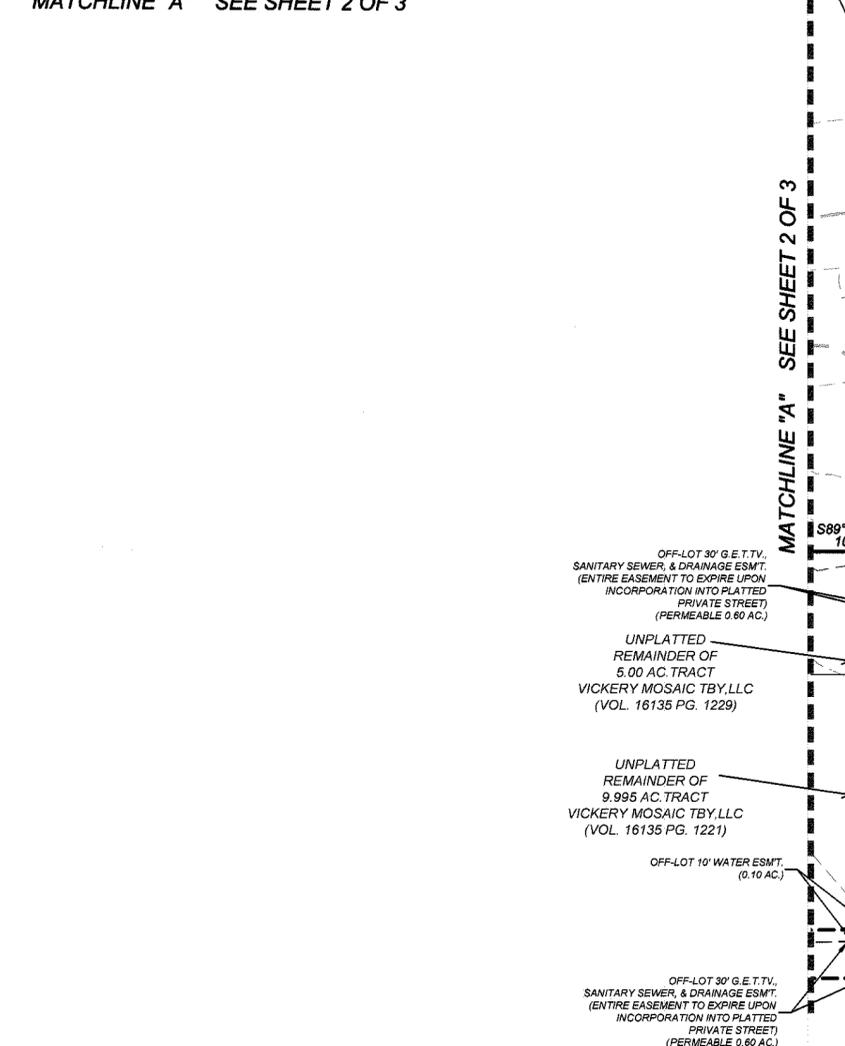
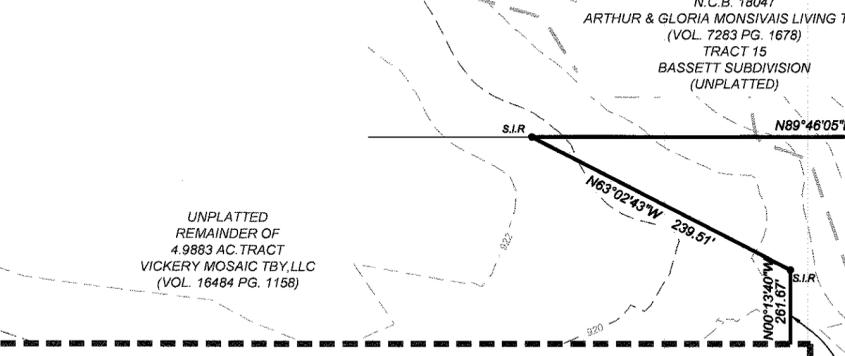
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 7400 BLANCO, SUITE 261 SAN ANTONIO, TEXAS 78216 PHONE: 210-979-8444 FAX: 210-979-8441 5/12/2014

- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. 3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VICKERY GROVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE VICKERY GROVE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 999 BLK 1, LOT 901 BLK1, LOT 901 BLK 3. 4. LOT 999, BLK 1 IS A PRIVATE STREET AND SHALL BE DEDICATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, SANITARY SEWER & WATER EASEMENT.
- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 AREAS. 2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED WITH THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
- FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS 48029C0410G AND 48029C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FLOOD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
- EDWARDS AQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

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

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



GRID: X= 2079138.74 Y= 13749117.46

STATE OF TEXAS COUNTY OF BEXAR

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

DULY AUTHORIZED AGENT

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

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

STATE OF TEXAS COUNTY OF BEXAR

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

DULY AUTHORIZED AGENT

OWNER: LOT 88, BLK 1 THE OAKS OF FRENCH CREEK UNIT-2 GAITHER RANDALL TODD & ADRIENNE 11230 ROCKY TRL SAN ANTONIO, TEXAS 78249

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

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 12th DAY OF May A.D. 2014

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

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

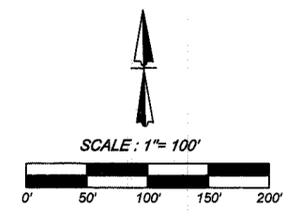
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

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





DEVELOPMENT SERVICES
RECEIVED
January 31, 2014.

2014 MAY 12 PM 3:57

Mr. Burt Wellman
KFW Engineers
14603 Huebner Road, Bldg. 40
San Antonio, Texas 78230

RE: File No. 227 - Request for review and approval of an Aquifer Protection Plan (Letter of Certification) for **Vickery Grove**, located west of the intersection of South Hausman Road and Braefield Drive

Dear Mr. Wellman:

On January 23, 2014 the Resource Protection and Compliance Department of the San Antonio Water System (SAWS) received an Aquifer Protection Plan issued by your office concerning the property referenced above. This letter serves as certification that the requirements of Chapter 34, Article VI, Division 6, Sections 34-910 and 34-911 of the San Antonio City Code have been complied with as they apply to the above-referenced development. Vickery Grove, 25.80 acres, is a Category 2 property as defined by the Aquifer Protection Ordinance (Ordinance No. 81491) of the City of San Antonio Code.

This Letter of Certification does not relieve or reduce the obligation of the recipient of this letter, the land owner, developer, or affiant to fully and completely comply with all of the terms and conditions of the application for a approved Aquifer Protection Plan, the approved Water Pollution Abatement Plan and/or Pollution Prevention Criteria that have been submitted in relation to the referenced development project. The recipient of this letter is authorized to commence development activities as provided for, and subject to all of the terms and conditions of Chapter 34, Article VI, Division 6, of the San Antonio City Code. Pursuant to Section 34-910 of said Code, this Letter of Certification **will expire** if not utilized within **three years** from the date of this document.

Sincerely,

Michael J. Barr, Supervisor
Aquifer Protection and Evaluation Section

Approved:

Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division

AW:BVK



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130665

Project Name:

Summit Ridge U4 Subdivison MHC

Applicant:

John McLaren

Representative:

Civil Engineering Consultants
c/o Jesse F. Cantu II, P.E.

Owner:

FC Summit Ridge Limited
Partnership

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of Vasso View and Kitty
Hawk Drive

Tract Size:

16.254 acres

Council District:

ETJ

Notification:

Internet Agenda posting May 23,
2014

REQUEST

Approval of a major plat to replat a 16.254-acre tract of land to
establish **Summit Ridge U4 Subdivision MHC**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 8, 2014

HISTORY

The area being replatted was previously platted as a portion of
Lot 1, Block 115, CB 5052, recorded in the Summit Ridge
Subdivision, Volume 9544, Pages 221-225, Deed and Plat
records, Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

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 April 28, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 553, O'Connor 172, accepted on April 2, 1997.

III. RECOMMENDATION

Approval of the proposed **Summit Ridge U4 Subdivision MHC** subdivision plat

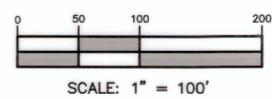
IV. ATTACHMENT

1. Proposed plat

PLAT NO. 130665 (DSP)

REPLAT ESTABLISHING SUMMIT RIDGE U4 SUBDIVISION MHC

ESTABLISHING LOT 3, BLOCK 115, SUMMIT RIDGE SUBDIVISION MHC, BEING 16.254 ACRES OUT OF A PORTION OF LOT 1, BLOCK 115, COUNTY BLOCK (C.B.) 5052, SUMMIT RIDGE SUBDIVISION, RECORDED IN VOLUME 9544, PAGES 221-225, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE RICHARD BUSCHELL SURVEY NO. 325, ABSTRACT NO. 46, C.B. 5052, BEXAR COUNTY, TEXAS.



CEC CIVIL ENGINEERING CONSULTANTS D O N B U R D E N , I N C. 11550 I.H. 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 REGISTRATION #F-2214 Email: cec@cectexas.com JOB NUMBER: E0431300

DATE: MAY 2014 STATE OF TEXAS § COUNTY OF BEXAR §

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

OWNER/DEVELOPER: FC SUMMIT RIDGE LIMITED PARTNERSHIP JOHN MCLAREN 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MICHIGAN 48034 (248) 208-2545

DULY AUTHORIZED AGENT

STATE OF MICHIGAN § COUNTY OF OAKLAND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF May, A.D., 2014.

NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN

CERTIFICATE OF APPROVAL NOTARY PUBLIC, STATE OF MI COUNTY OF OAKLAND MY COMMISSION EXPIRES May 4, 2019 ACTING IN COUNTY OF Oakland

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

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

BY: _____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

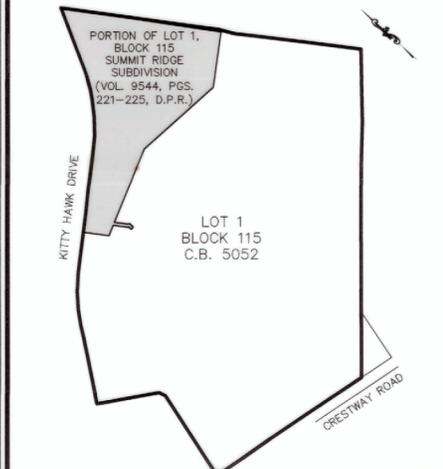
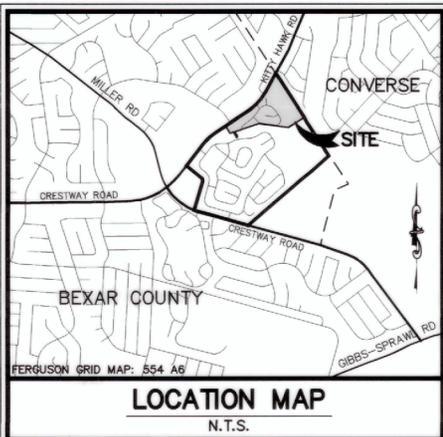
BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

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., 2014 AT _____ M, AND DULY RECORDED IN _____ DAY OF _____ A.D., 2014 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. 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY



BEING 16.254 ACRES OF LAND OUT OF A PORTION OF A 117.381 ACRE TRACT OF LAND, KNOWN AS LOT 1, BLOCK 115, COUNTY BLOCK (C.B.) 5052, SUMMIT RIDGE SUBDIVISION, RECORDED IN VOLUME 9544, PAGES 221-225, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SUMMIT RIDGE SUBDIVISION #980132 WHICH IS RECORDED IN VOLUME 9544, PAGE(S) 221-225, BEXAR COUNTY PLAT AND DEED RECORDS.

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

OWNER/DEVELOPER: FC SUMMIT RIDGE LIMITED PARTNERSHIP JOHN MCLAREN 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MICHIGAN 48034 (248) 208-2545

DULY AUTHORIZED AGENT

STATE OF MICHIGAN § COUNTY OF OAKLAND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF May, A.D., 2014.

NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN

STATE OF TEXAS § COUNTY OF BEXAR §

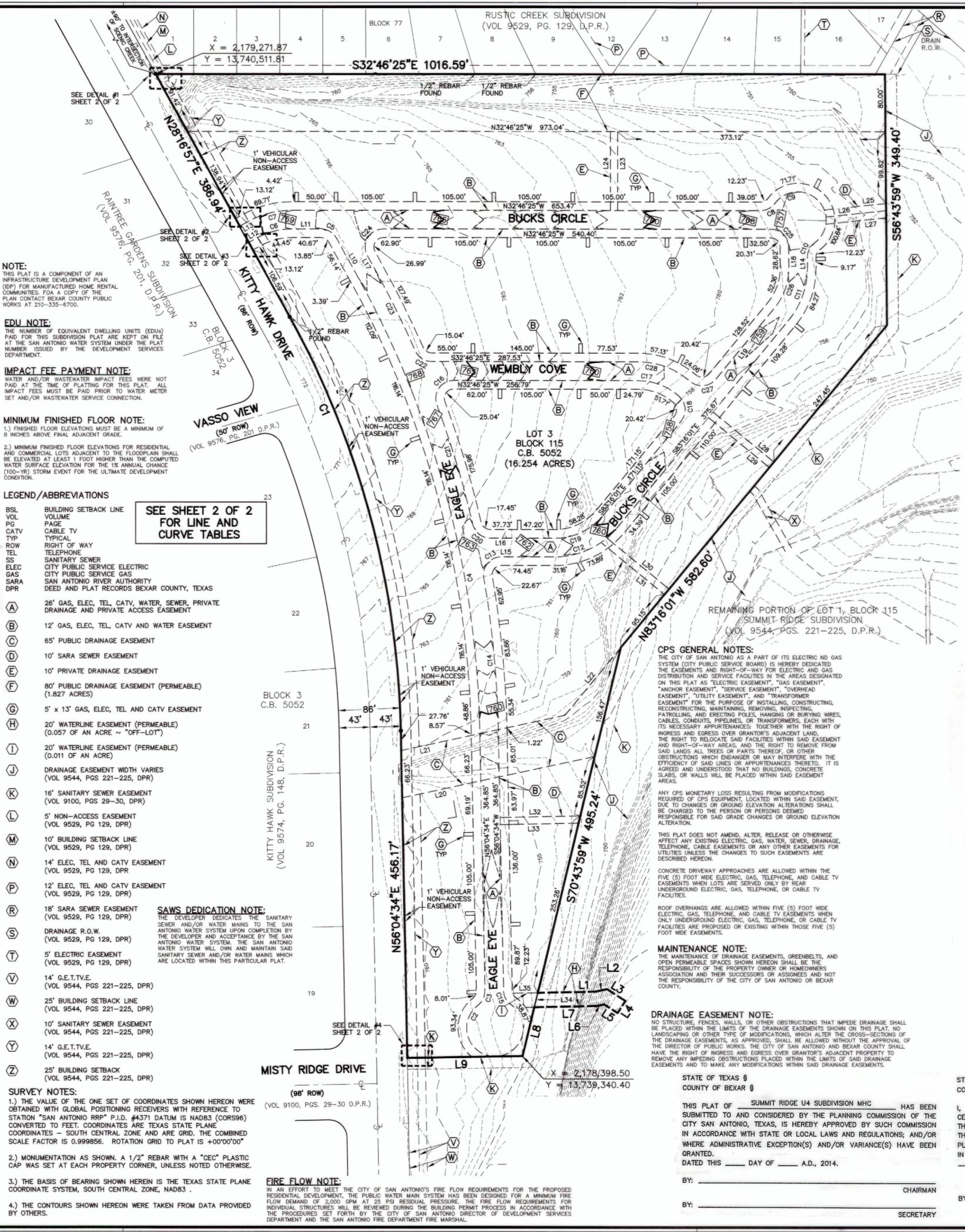
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS § COUNTY OF BEXAR §

I HEREBY CERTIFY 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: CIVIL ENGINEERING CONSULTANTS.

REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE: THIS PLAT IS A COMPONENT OF AN INFRASTRUCTURE DEVELOPMENT PLAN (IDP) FOR MANUFACTURED HOME RENTAL COMMUNITIES. FOR A COPY OF THE PLAN CONTACT BEXAR COUNTY PUBLIC WORKS AT 210-335-6700.

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 PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

MINIMUM FINISHED FLOOR NOTE: 1.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINAL ADJACENT GRADE. 2.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

LEGEND/ABBREVIATIONS

- BSL BUILDING SETBACK LINE
VOL VOLUME
PAGE PAGE
CATV CABLE TV
TYP TYPICAL
ROW RIGHT OF WAY
TEL TELEPHONE
SS SANITARY SEWER
ELEC CITY PUBLIC SERVICE ELECTRIC
GAS CITY PUBLIC SERVICE GAS
SARA SAN ANTONIO RIVER AUTHORITY
DPR DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
(A) 26' GAS, ELEC, TEL, CATV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENT
(B) 12' GAS, ELEC, TEL, CATV AND WATER EASEMENT
(C) 65' PUBLIC DRAINAGE EASEMENT
(D) 10' SARA SEWER EASEMENT
(E) 10' PRIVATE DRAINAGE EASEMENT
(F) 80' PUBLIC DRAINAGE EASEMENT (PERMEABLE) (1,827 ACRES)
(G) 5' x 13' GAS, ELEC, TEL AND CATV EASEMENT
(H) 20' WATERLINE EASEMENT (PERMEABLE) (0.057 OF AN ACRE ~ "OFF-LOT")
(I) 20' WATERLINE EASEMENT (PERMEABLE) (0.011 OF AN ACRE)
(J) DRAINAGE EASEMENT WIDTH VARIES (VOL 9544, PGS 221-225, DPR)
(K) 16' SANITARY SEWER EASEMENT (VOL 9100, PGS 29-30, DPR)
(L) 5' NON-ACCESS EASEMENT (VOL 9529, PG 129, DPR)
(M) 10' BUILDING SETBACK LINE (VOL 9529, PG 129, DPR)
(N) 14' ELEC, TEL AND CATV EASEMENT (VOL 9529, PG 129, DPR)
(P) 12' ELEC, TEL AND CATV EASEMENT (VOL 9529, PG 129, DPR)
(R) 18' SARA SEWER EASEMENT (VOL 9529, PG 129, DPR)
(S) DRAINAGE R.O.W. (VOL 9529, PG 129, DPR)
(T) 5' ELECTRIC EASEMENT (VOL 9529, PG 129, DPR)
(V) 14' G.E.T.V.E. (VOL 9544, PGS 221-225, DPR)
(W) 25' BUILDING SETBACK LINE (VOL 9544, PGS 221-225, DPR)
(X) 10' SANITARY SEWER EASEMENT (VOL 9544, PGS 221-225, DPR)
(Y) 14' G.E.T.V.E. (VOL 9544, PGS 221-225, DPR)
(Z) 25' BUILDING SETBACK (VOL 9544, PGS 221-225, DPR)

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

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.

MISTY RIDGE DRIVE (98' ROW) (VOL 9100, PGS. 29-30 D.P.R.)

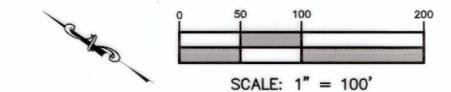
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CAROL A. THOMAS NOTARY PUBLIC, STATE OF MI COUNTY OF OAKLAND MY COMMISSION EXPIRES May 4, 2019 ACTING IN COUNTY OF Oakland



REPLAT
ESTABLISHING
SUMMIT RIDGE U4
SUBDIVISION MHC

ESTABLISHING LOT 3, BLOCK 115, SUMMIT RIDGE SUBDIVISION MHC, BEING 16.254 ACRES OUT OF A PORTION OF LOT 1, BLOCK 115, COUNTY BLOCK (C.B.) 5052, SUMMIT RIDGE SUBDIVISION, RECORDED IN VOLUME 9544, PAGES 221-225, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE RICHARD BUSCHELL SURVEY NO. 325, ABSTRACT NO. 46, C.B. 5052, BEXAR COUNTY, TEXAS.



DATE: MAY 2014 JOB NUMBER: E0431300

STATE OF TEXAS §
COUNTY OF BEXAR §

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

OWNER/DEVELOPER: FC SUMMIT RIDGE LIMITED PARTNERSHIP
JOHN MCLAREN
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MICHIGAN 48034
(248) 208-2545

DULY AUTHORIZED AGENT

STATE OF MICHIGAN §
COUNTY OF OAKLAND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF May, A.D., 2014.

NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN
CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF Oakland

CERTIFICATE OF APPROVAL

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

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

BY: _____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

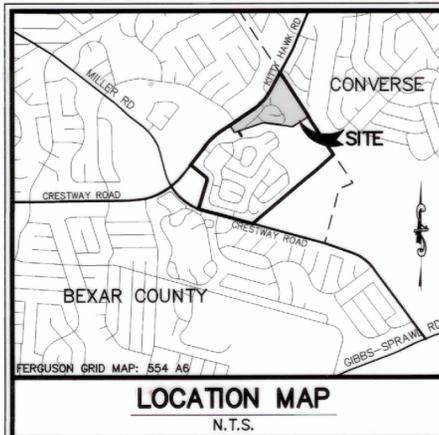
BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

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., 2014 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____ A.D., 2014 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. 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



SURVEY NOTES:

- 1.) THE VALUE OF THE ONE SET OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP" P.L.D. #4371 DATUM IS NAD83 (GORS96) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 0.999856. ROTATION GRID TO PLAT IS +00°00'00"
- 2.) MONUMENTATION AS SHOWN. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH PROPERTY CORNER, UNLESS NOTED OTHERWISE.
- 3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM DATA PROVIDED BY OTHERS.

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 PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE:

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

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.

NOTE:

THIS PLAT IS A COMPONENT OF AN INFRASTRUCTURE DEVELOPMENT PLAN (IDP) FOR MANUFACTURED HOME RENTAL COMMUNITIES. FOR A COPY OF THE PLAN CONTACT BEXAR COUNTY PUBLIC WORKS AT 210-335-6700.

MINIMUM FINISHED FLOOR NOTE:

- 1.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
- 2.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

CPS GENERAL NOTES:

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

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO 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, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES.

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

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.

DRAINAGE EASEMENT NOTE:

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

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.

Jesse F. Cantu II
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §

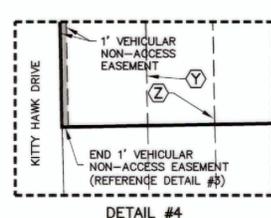
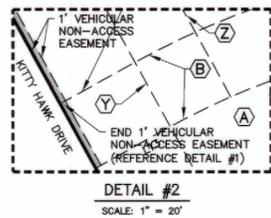
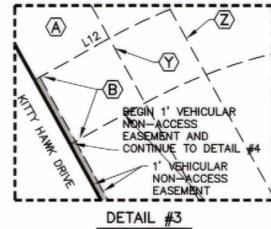
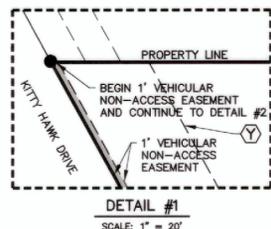
I HEREBY CERTIFY THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: CIVIL ENGINEERING CONSULTANTS.

Simon P. Altman
REGISTERED PROFESSIONAL LAND SURVEYOR

Line	Length	Direction
L1	79.53'	S33°55'28"E
L2	17.16'	S45°10'26"E
L3	30.60'	S00°10'26"E
L4	20.00'	S89°49'34"W
L5	22.32'	N00°10'26"W
L6	10.85'	N45°10'26"W
L7	86.73'	N33°55'28"W
L8	69.84'	N70°43'59"E
L9	160.72'	N33°46'56"W
L10	64.53'	N28°16'57"E
L11	40.67'	S32°46'25"E
L12	13.12'	S81°43'03"E
L13	13.12'	N61°43'03"W
L14	14.17'	N56°43'59"E
L15	74.45'	S32°46'25"E
L16	89.93'	S32°46'25"E
L17	22.51'	S28°16'57"W
L18	28.62'	N56°43'59"E
L19	128.52'	S83°16'01"E
L20	274.50'	N45°00'13"W

Line	Length	Direction
L21	233.43'	N45°00'13"W
L22	122.64'	N83°16'01"W
L23	110.00'	S57°13'35"W
L24	110.00'	N57°13'35"E
L25	86.36'	N38°52'38"W
L26	84.09'	S38°52'38"E
L27	84.40'	S38°52'38"E
L28	110.00'	N06°43'59"E
L29	110.00'	S06°43'59"W
L30	111.90'	S06°43'59"W
L31	112.81'	N06°43'59"E
L32	111.75'	S33°55'26"E
L33	109.13'	S33°55'26"E
L34	20.67'	N70°43'59"E
L35	34.99'	N33°55'26"W

Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	602.96'	1243.00'	307.54'	597.07'	N42°10'46"E	27°47'37"
C2	168.60'	39.50'	62.53'	66.79'	S12°18'10"E	244°33'53"
C3	23.52'	25.00'	12.71'	22.66'	S83°01'41"W	53°54'13"
C4	656.33'	1353.00'	334.75'	649.91'	S42°10'46"W	27°47'37"
C5	26.64'	25.00'	14.74'	25.40'	S02°14'44"E	61°03'22"
C6	50.52'	100.00'	25.81'	49.98'	S47°14'44"E	28°56'38"
C7	63.65'	126.00'	32.52'	62.98'	N47°14'44"W	28°56'38"
C8	23.52'	25.00'	12.71'	22.66'	N59°43'31"W	53°54'13"
C9	136.03'	39.50'	259.44'	78.10'	N11°58'47"E	197°18'49"
C10	23.52'	25.00'	12.71'	22.66'	N83°41'05"E	53°54'13"
C11	78.89'	113.00'	41.13'	77.30'	N76°43'59"E	40°00'00"
C12	99.58'	113.00'	53.29'	96.39'	S58°01'13"E	50°29'36"
C13	43.60'	25.00'	29.76'	38.28'	S82°44'23"E	99°55'55"
C14	211.36'	1379.00'	105.89'	211.15'	N51°41'07"E	8°46'54"
C15	23.52'	25.00'	12.71'	22.66'	N29°07'28"E	53°54'13"
C16	48.15'	25.00'	35.93'	41.04'	N87°56'48"W	110°20'46"
C17	59.99'	87.00'	31.24'	58.81'	N13°01'13"W	39°30'24"
C18	39.27'	25.00'	25.00'	35.36'	N51°43'59"E	90°00'00"
C19	76.67'	87.00'	41.03'	74.21'	S58°01'13"E	50°29'36"
C20	33.56'	25.00'	19.85'	31.09'	S05°40'39"W	76°54'09"
C21	174.46'	1379.00'	87.35'	174.35'	S40°30'16"W	71°45'55"
C22	28.93'	25.00'	16.33'	27.34'	S00°22'49"W	66°18'28"
C23	126.39'	1379.00'	63.24'	126.35'	S30°54'30"W	51°5'05"
C24	51.90'	25.00'	42.39'	43.07'	S87°45'16"W	118°56'38"
C25	39.05'	25.00'	24.79'	35.20'	N11°58'47"E	89°30'24"
C26	60.74'	87.00'	31.67'	59.51'	N76°43'59"E	40°00'00"
C27	39.27'	25.00'	25.00'	35.36'	S38°16'01"E	90°00'00"
C28	77.92'	113.00'	40.58'	76.38'	S13°01'13"E	39°30'24"



STATE OF TEXAS §
COUNTY OF BEXAR §

THIS PLAT OF _____ SUMMIT RIDGE U4 SUBDIVISION MHC _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY 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., 2014.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

130674

Project Name:

Redbird Ranch Elementary School

Applicant:

Dr. Brian T. Woods

Representative:

Moy Tarin Ramirez Engineers, LLC
c/o Rolando Ramirez, P.E.

Owner:

Northside Independent School
District

Staff Coordinator:

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

Property Address/Location:

Generally located northeast of the
intersection of Hollimon Parkway and
Poolside Drive.

Tract Size:

20.62 acres

Council District:

ETJ

Notification:

Internet Agenda posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 20.62-acre tract of land to
establish **Redbird Ranch Elementary School** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 13, 2014

I. ANALYSIS

A. Proposed Use

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

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 May 12, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 842B, Redbird Ranch, accepted on August 14, 2010.

III. RECOMMENDATION

Approval of the proposed **Redbird Ranch Elementary School** subdivision plat

IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING REDBIRD RANCH ELEMENTARY SCHOOL

BEING A 20.620 ACRE TRACT ESTABLISHING LOT 1, BLOCK 39, C.B. 4375 OUT OF THE JOSE PADILLA SURVEY NO. 300 1/5, ABSTRACT NO. 1097, COUNTY BLOCK 4375, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 20.620 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 14720, PAGES 665-674, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS,

MTR Moy Tarin Ramirez Engineers, LLC Engineers Surveyors Planners

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.

DR. BRIAN T. WOODS, SUPERINTENDENT OWNER/ DEVELOPER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT 5900 EVERS ROAD SAN ANTONIO, TEXAS 78238 TEL: (210) 257-1244

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BRIAN T. WOODS 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 9th DAY OF MAY 2014

Notary Public, State of Texas My Commission Expires April 28, 2016

Nina M. Gibson NOTARY PUBLIC, BEXAR COUNTY, TEXAS 4-28-16 MY COMMISSION EXPIRES:

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

DATED THIS DAY OF A.D., BY CHAIRMAN BY SECRETARY

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.

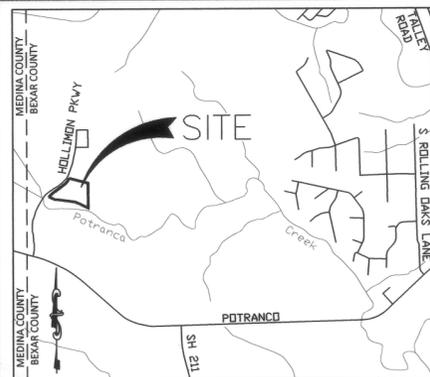
ON THIS DAY OF A.D. 20

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 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 BY: DEPUTY



LOCATION MAP NOT TO SCALE MAPSCO: 610-C3

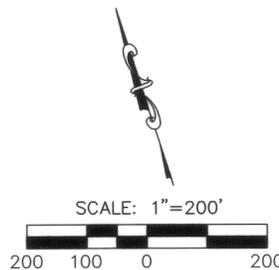
MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH ELEMENTARY SCHOOL, SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOT 1, BLOCK 39, CB 4375.

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

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

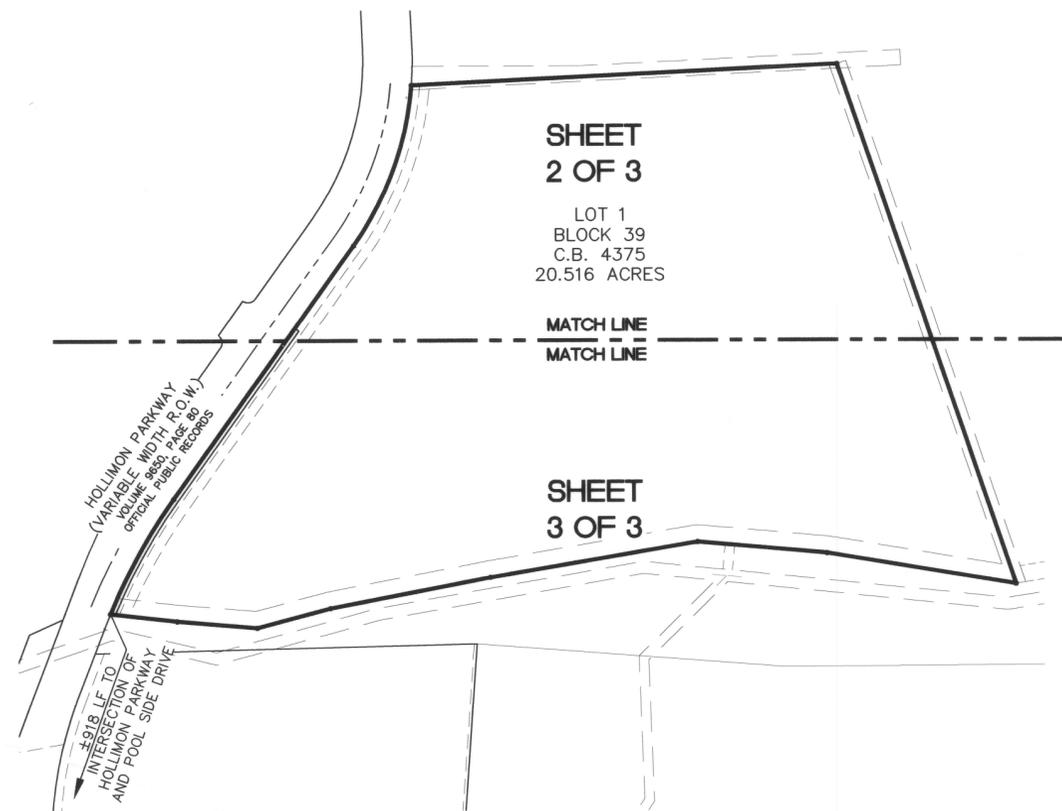
- LEGEND: 1190 EXISTING CONTOUR, E.G.T.V./ESM/T, C.B., 1% ANNUAL CHANCE FLOODPLAIN PER LOMR #14-06-0021P SUBMITTED BY PAPE-DAWSON ENGINEERS



- NOTES: 1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 TEXAS SOUTH CENTRAL ZONE. 2. 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. 3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 4. 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.

FLOODPLAIN NOTE: 1. 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 LOMR (#14-06-0021P) SUBMITTED BY PAPE-DAWSON ENGINEERS AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

- 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. 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.



INDEX MAP

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:

MOY TARIN RAMIREZ ENGINEERS, LLC Stephanie L. James REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

Rolando Ramirez REGISTERED PROFESSIONAL ENGINEER NO. 87870



SUBDIVISION PLAT
ESTABLISHING
**REDBIRD RANCH ELEMENTARY
SCHOOL**

BEING A 20.620 ACRE TRACT ESTABLISHING LOT 1, BLOCK 39, C.B. 4375 OUT OF THE JOSE PADILLA SURVEY NO. 300 1/5, ABSTRACT NO. 1097, COUNTY BLOCK 4375, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 20.620 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 14720, PAGES 665-674, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS,

MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

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.

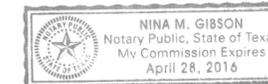
DR. BRIAN T. WOODS, SUPERINTENDENT
OWNER/ DEVELOPER:
NORTHSIDE INDEPENDENT SCHOOL DISTRICT
5900 EVERS ROAD
SAN ANTONIO, TEXAS 78238
TEL: (210) 257-1244

STATE OF TEXAS
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BRIAN T. WOODS 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 9th DAY OF MAY, 2014



Nina M. Gibson
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS
4-28-16
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR)

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

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

BY _____ CHAIRMAN

BY _____ SECRETARY

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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

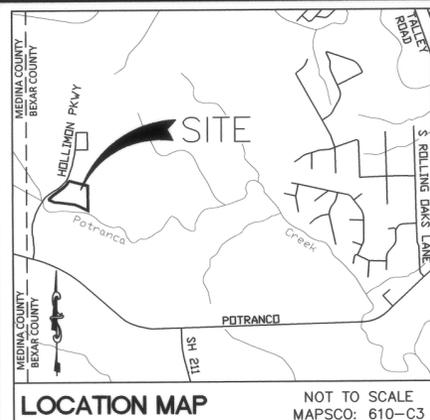
COUNTY CLERK, BEXAR COUNTY, TEXAS

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 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

BY: _____ DEPUTY



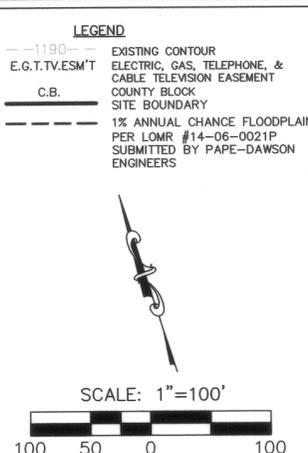
LOCATION MAP NOT TO SCALE
MAPSCO: 610-C3

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH ELEMENTARY SCHOOL SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOT 1, BLOCK 39, CB 4375.

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

IMPACT FEE PAYMENT DUE:
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.

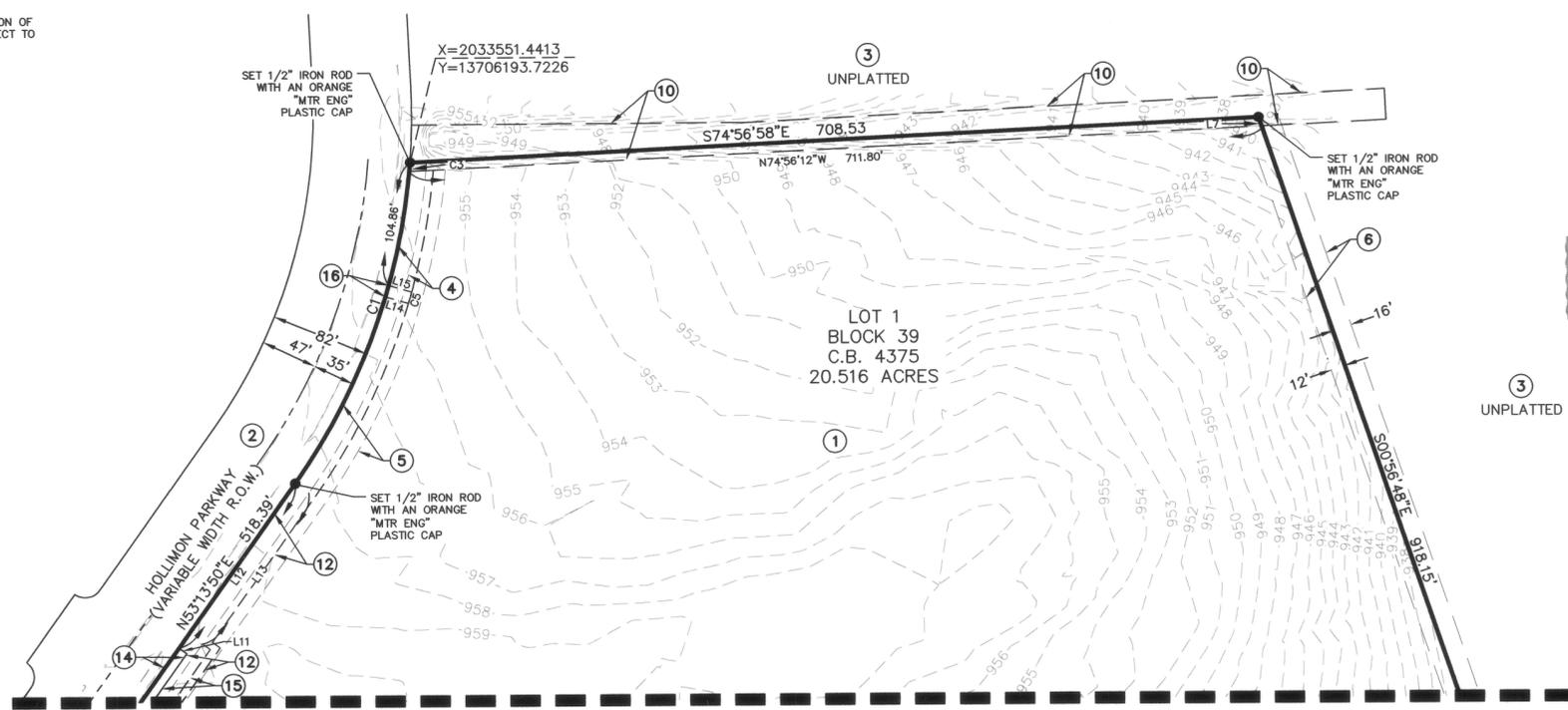
BUILDING SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 TEXAS SOUTH CENTRAL ZONE.
2. 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.
3. 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 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 EASEMENTS.
4. 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.

FLOODPLAIN NOTE:
1. 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 LOMR (#14-06-0021P) SUBMITTED BY PAPE-DAWSON ENGINEERS AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

CPS NOTES:
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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.



SEE SHEET 3 OF 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	289.02'	535.00'	285.52'	N 37°45'41" E	148.13'	30°57'11"
C2	219.49'	965.00'	219.02'	N 46°42'52" E	110.22'	13°01'55"
C3	7.67'	535.00'	7.67'	N 22°41'44" E	3.84'	00°49'17"
C4	215.40'	957.00'	214.95'	N 46°46'57" E	108.16'	12°53'46"
C5	10.00'	555.00'	10.00'	N 34°02'55" E	5.00'	01°01'57"

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.79'	N71°20'54"E
L2	104.70'	N80°13'58"E
L3	71.94'	S57°38'04"E
L4	83.61'	S22°43'26"E
L5	303.88'	N68°37'41"W
L6	34.91'	S00°56'48"E
L7	8.07'	S00°56'48"E
L8	48.44'	N83°04'37"W
L9	103.40'	N65°37'39"W
L10	349.71'	N53°13'50"E
L11	8.00'	N36°46'10"W
L12	168.69'	N53°13'50"E
L13	154.70'	N53°13'50"E
L14	20.00'	S73°49'14"E
L15	20.00'	S73°49'14"E

- 1 JOSE PADILLA SURVEY NO 300 1/5 ABSTRACT NO. 1097 COUNTY BLOCK 4375 20.620 ACRES
- 2 REDBIRD RANCH, UNIT 1D COLLECTOR VOLUME 9650, PAGE 81 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 3 CONTINENTAL HOMES OF TEXAS, L.P. UNPLATED REMAINDER OF 345.688 ACRES VOLUME 11240, PAGES 1426-1438 OFFICIAL PUBLIC RECORDS
- 4 14' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT VOLUME 14720, PAGE 719 OFFICIAL PUBLIC RECORDS
- 5 0.7035 ACRE 30' TEMPORARY CONSTRUCTION EASEMENT (PAPE-DAWSON ENGINEERS)
- 6 28' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT VOLUME 14720, PAGE 719 OFFICIAL PUBLIC RECORDS
- 7 VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOLUME 11948, PAGE 306) OFFICIAL PUBLIC RECORDS
- 8 16' WIDE SANITARY SEWER EASEMENT VOLUME 14720, PAGE 682 OFFICIAL PUBLIC RECORDS
- 9 1.862 ACRE 28' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (PAPE-DAWSON ENGINEERS)
- 10 VARIABLE WIDTH DRAINAGE EASEMENT 0.527 ACRES VOLUME 9650, PAGE 81
- 11 VARIABLE WIDTH DRAINAGE EASEMENT PER THIS PLAT
- 12 20' BUILDING SETBACK LINE
- 13 1% ANNUAL CHANCE FLOODPLAIN PER LOMR #14-06-0021P SUBMITTED BY PAPE-DAWSON ENGINEERS
- 14 8' RIGHT-OF-WAY DEDICATION (0.104 ACRES)
- 15 14' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT PER THIS PLAT
- 16 20' X 10' PERMANENT WATER 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:

MOY TARIN RAMIREZ ENGINEERS, LLC
Stephanie L. James
STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH SITE, 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

Rolando Ramirez
ROLANDO RAMIREZ
LICENSED PROFESSIONAL ENGINEER NO. 87870
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH SITE, 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051



SUBDIVISION PLAT
ESTABLISHING
**REDBIRD RANCH ELEMENTARY
SCHOOL**

BEING A 20.620 ACRE TRACT ESTABLISHING LOT 1, BLOCK 39, C.B. 4375 OUT OF THE JOSE PADILLA SURVEY NO. 300 1/5, ABSTRACT NO. 1097, COUNTY BLOCK 4375, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 20.620 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 14720, PAGES 665-674, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS,

MTR Engineers
Surveyors
Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TYPE NO. F-5297 & TPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

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.

B.T.W.

DR. BRIAN T. WOODS, SUPERINTENDENT
OWNER/DEVELOPER:
NORTHSIDE INDEPENDENT SCHOOL DISTRICT
5900 EVERS ROAD
SAN ANTONIO, TEXAS 78238
TEL: (210) 257-1244

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Brian T. Woods 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 9th DAY OF MAY 2014

NINA M. GIBSON
Notary Public, State of Texas
My Commission Expires
April 28, 2016

Nina M. Gibson
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS
4-28-16
MY COMMISSION EXPIRES:

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

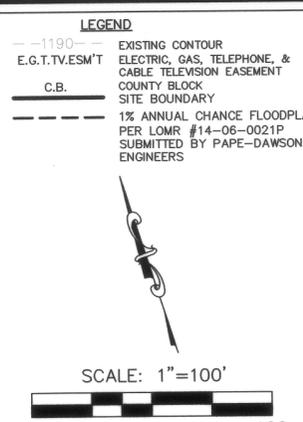
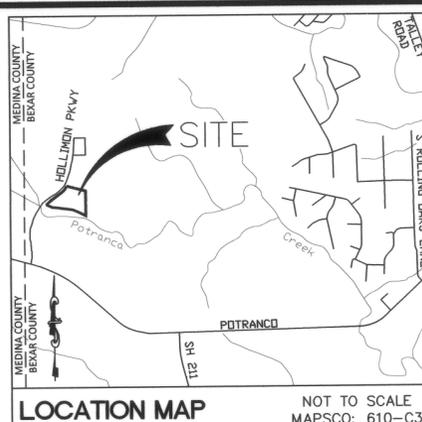
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

ON 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 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
BY: _____ DEPUTY



NOTES:
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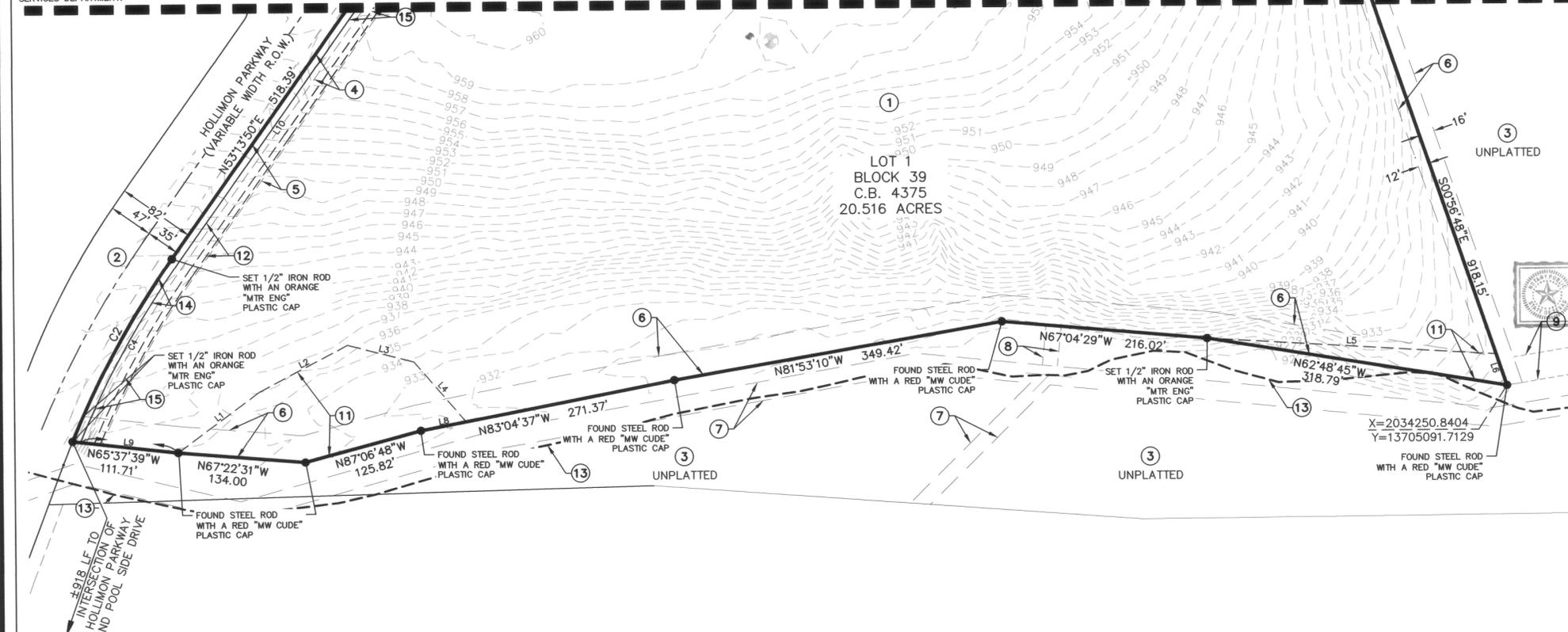
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1. THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE LOMR (#14-06-0021P) SUBMITTED BY PAPE-DAWSON ENGINEERS AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH ELEMENTARY SCHOOL SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOT 1, BLOCK 39, CB 4375.
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

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

SEE SHEET 2 OF 3



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:
MOY TARIN RAMIREZ ENGINEERS, LLC
Stephanie L. James
STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051
STATE OF TEXAS)
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.
Rolando Ramirez
ROLANDO RAMIREZ
LICENSED PROFESSIONAL ENGINEER NO. 87870
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

- 1 JOSE PADILLA SURVEY NO 300 1/5 ABSTRACT NO. 1097 COUNTY BLOCK 4375 20.620 ACRES
- 2 REDBIRD RANCH, UNIT 1D COLLECTOR VOLUME 9650, PAGE 81 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 3 CONTINENTAL HOMES OF TEXAS, L.P. UNPLATTED REMAINDER OF 345.688 ACRES VOLUME 11240, PAGES 1426-1438 OFFICIAL PUBLIC RECORDS
- 4 14' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT VOLUME 14720, PAGE 719 OFFICIAL PUBLIC RECORDS
- 5 0.7035 ACRE 30' TEMPORARY CONSTRUCTION EASEMENT (PAPE-DAWSON ENGINEERS)
- 6 28' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT VOLUME 14720, PAGE 719 OFFICIAL PUBLIC RECORDS
- 7 VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOLUME 11948, PAGE 306) OFFICIAL PUBLIC RECORDS
- 8 16' WIDE SANITARY SEWER EASEMENT VOLUME 14720, PAGE 682 OFFICIAL PUBLIC RECORDS
- 9 1.862 ACRE 28' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (PAPE-DAWSON ENGINEERS)
- 10 VARIABLE WIDTH DRAINAGE EASEMENT 0.527 ACRES VOLUME 9650, PAGE 81
- 11 VARIABLE WIDTH DRAINAGE EASEMENT PER THIS PLAT
- 12 20' BUILDING SETBACK LINE
- 13 1% ANNUAL CHANCE FLOODPLAIN PER LOMR #14-06-0021P SUBMITTED BY PAPE-DAWSON ENGINEERS
- 14 8' RIGHT-OF-WAY DEDICATION (0.104 ACRES)
- 15 14' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT PER THIS PLAT
- 16 20' x 10' PERMANENT WATER EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	289.02'	535.00'	285.52'	N 37°45'41" E	148.13'	30°57'11"
C2	219.49'	965.00'	219.02'	N 46°42'52" E	110.22'	13°01'55"
C3	7.67'	535.00'	7.67'	N 22°41'44" E	3.84'	00°49'17"
C4	215.40'	957.00'	214.95'	N 46°46'57" E	108.16'	12°53'46"

LINE TABLE

LINE	LENGTH	BEARING
L1	106.79'	N71°20'54"E
L2	104.70'	N80°13'58"E
L3	71.94'	S57°38'04"E
L4	83.61'	S22°43'26"E
L5	303.88'	N68°37'41"W
L6	34.91'	S00°56'48"E
L7	8.07'	S00°56'48"E
L8	48.44'	N83°04'37"W
L9	103.40'	N65°37'39"W
L10	349.71'	N53°13'50"E
L11	8.00'	N36°46'10"W
L12	168.69'	N53°13'50"E
L13	154.70'	N53°13'50"E





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

140004

Project Name:

Redbird Ranch, Reeves Loop Phase 1

Applicant:

Ian Cude, Agent

Representative:

Pape-Dawson Engineers, Inc.
c/o Dennis R. Rion P.E.

Owner:

Continental Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located west of the
intersection of Holliman Parkway and
Reeves Loop

Tract Size:

1.686-acres

Council District:

ETJ

Notification:

Internet Agenda posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 1.686-acre tract of land to
establish **Redbird Ranch, Reeves Loop Phase 1** Subdivision.

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 13, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of approximately eight hundred twenty (**820**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 26, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 1, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 842B, Redbird Ranch, accepted on August 4, 2010

III. RECOMMENDATION

Approval of the proposed **Redbird Ranch, Reeves Loop Phase 1** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 15

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

140005

Project Name:

Redbird Ranch, Reeves Loop Phase 2

Applicant:

Ian Cude, Agent

Representative:

Pape-Dawson Engineers, Inc., c/o
Dennis R. Rion, P.E.

Owner:

Continental Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located northwest of the
extension of Reeves Loop and
Holliman Parkway.

Tract Size:

4.779 acres

Council District:

ETJ

Notification:

Internet Agenda posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 4.779-acre tract of land to
establish **Redbird Ranch, Reeves Loop Phase 2** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 19, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one (1) non-single family lot and approximately nine hundred thirty-eight (938) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 17, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 842B, Redbird Ranch, accepted on August 4, 2010.

III. RECOMMENDATION

Approval of the proposed **Redbird Ranch Reeves Loop Phase 2** subdivision plat

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 140005

SUBDIVISION PLAT OF REDBIRD RANCH, REEVES LOOP PHASE 2

BEING A 4.779 ACRE TRACT OF LAND COMPRESSED OF 2.252 ACRES OUT OF A 345.688 TRACT AND 2.527 ACRES OUT OF AN 81.315 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, AND THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: MAY 9, 2014

STATE OF TEXAS COUNTY OF BEXAR

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

DULY AUTHORIZED AGENT - IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF May 9, A.D. 2014.

Rhonda Yerkey, 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, TEXAS AND PRESIDING OFFICER OF 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 REDBIRD RANCH, REEVES LOOP PHASE 2 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

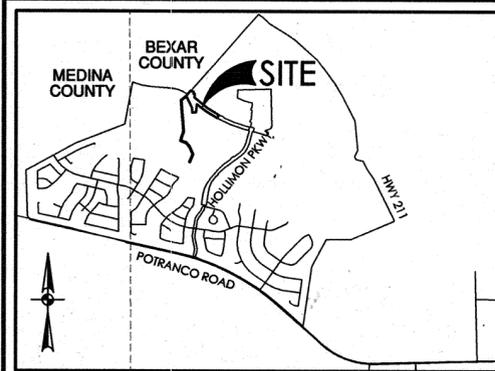
BY: SECRETARY

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 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: 610 B4 NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (FD)

- 7 VARIABLE WIDTH DRAINAGE EASEMENT (0.341 ACRE)
11 VARIABLE WIDTH SANITARY SEWER EASEMENT (0.726 ACRE)
12 VARIABLE WIDTH GAS AND WATER EASEMENT (0.090 ACRE)
13 VARIABLE WIDTH PERMEABLE DRAINAGE EASEMENT (0.957 ACRE)
14 VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.911 ACRE)
15 VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.230 ACRES)
16 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
1 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, OPR)
2 16' SANITARY SEWER EASEMENT (VOL 9574, PG 98-99, OPR)
3 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (REDBIRD RANCH, UNIT 68 PLAT NO. 130362)
1 UNPLATTED CONTINENTAL HOMES OF TEXAS LP 81.315 ACRE TRACT (VOL 11240, PG 1426-1438, OPR)
2 UNPLATTED 988.4 AC. REDBIRD LEGACY RANCH, LP (VOL 12877 PG 2287-2298 OPR)
3 UNPLATTED CONTINENTAL HOMES OF TEXAS, LP (VOL 11240 PG 1426-1438 OPR)

SURVEYOR'S NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES 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 AREAS.
2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. 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 UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEXAR

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

Registered Professional Land Surveyor

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH, REEVES LOOP PHASE 2 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOT 904, BLOCK 38, CB 4375 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TX 78232 (210) 496-2668

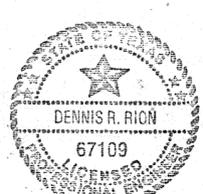
DRAINAGE EASEMENT NOTE:

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.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L20.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L21 through L39.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C11.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REDBIRD RANCH, REEVES LOOP PHASE 2 Civil Job No. 5961-87; Survey Job No. 9184-04

SUBDIVISION PLAT
OF
**REDBIRD RANCH,
REEVES LOOP PHASE 2**

BEING A 4.779 ACRE TRACT OF LAND COMPRESSED OF 2.252 ACRES OUT OF A 345.688 TRACT AND 2.527 ACRES OUT OF A 81.315 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, AND THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: MAY 9, 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.

Ian Cupe
DULY AUTHORIZED AGENT - IAN CUPE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUPE 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 May 9, A.D. 2014.

Rhonda Yerkey
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 REDBIRD RANCH, REEVES LOOP PHASE 2 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

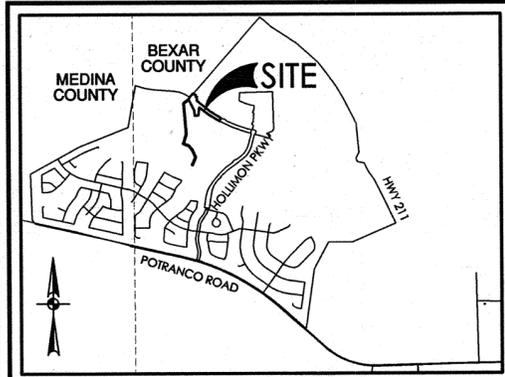
BY: _____ SECRETARY

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

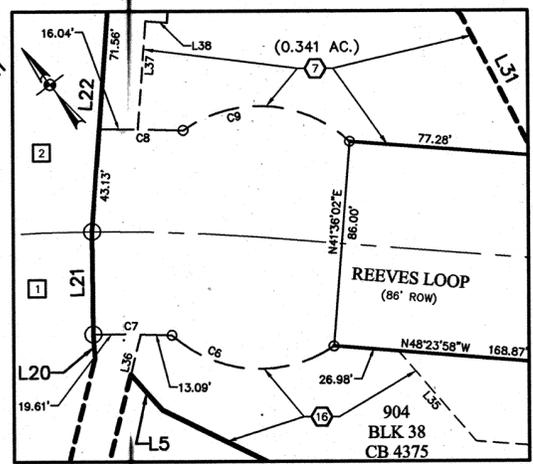
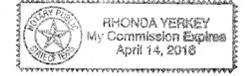
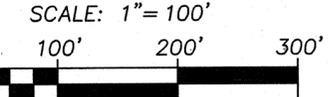
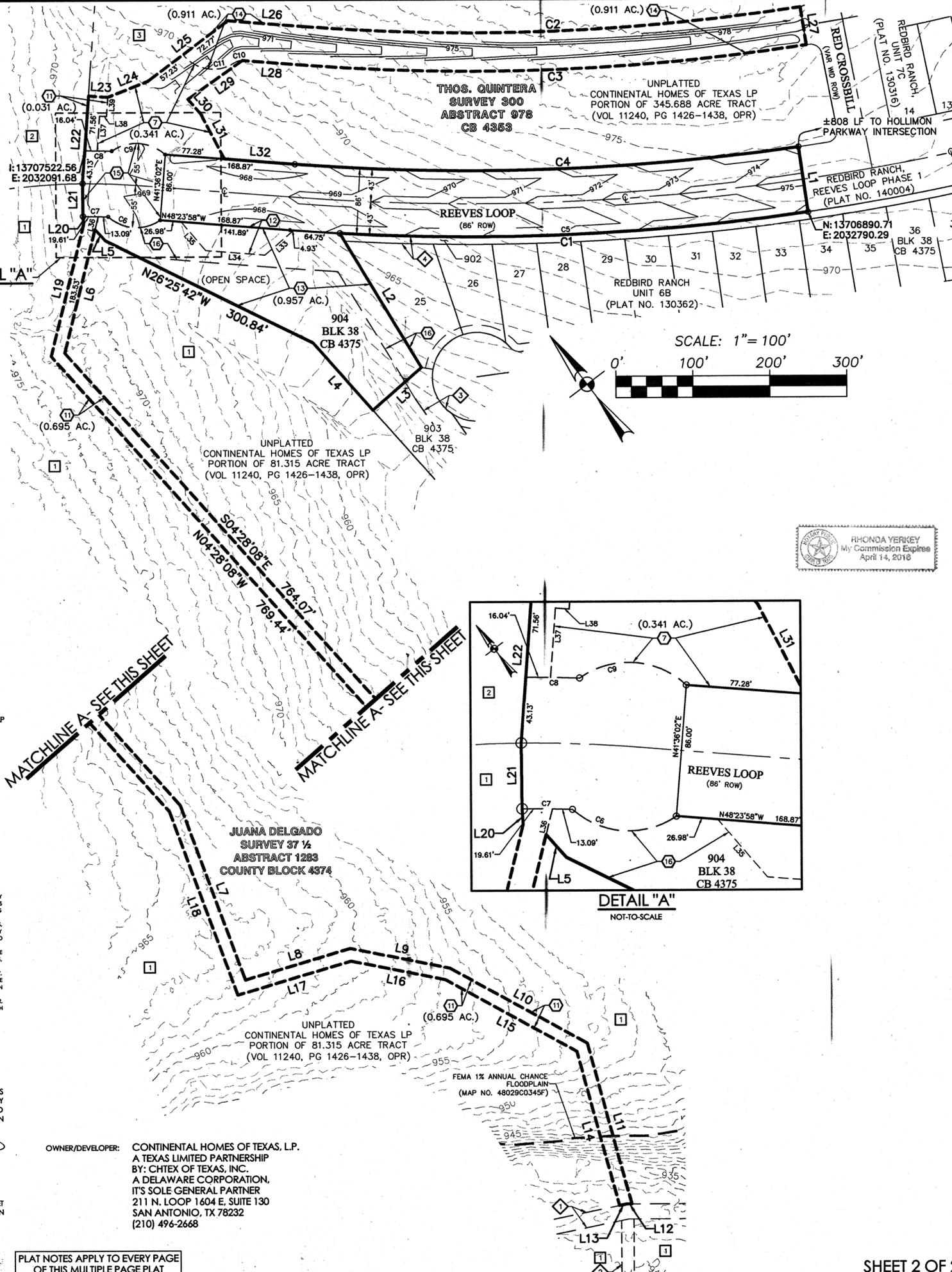
BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 610 B4
NOT-TO-SCALE

- LEGEND**
- | | | | |
|------|--|-----|---|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BLK | BLOCK | VOL | VOLUME |
| CB | COUNTY BLOCK | 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 (UNLESS NOTED OTHERWISE) |
| ESMT | EASEMENT | ○ | SET 1/2" IRON ROD (PD) |
-
- | | | | |
|-----------------|---|---|---|
| — 950 — | EXISTING CONTOURS | ◇ | VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 11948, PG. 306-319, OPR) |
| - - - 950 - - - | PROPOSED CONTOURS | ◇ | 16' SANITARY SEWER EASEMENT (VOL. 9574, PG. 98-99, OPR) |
| ⑦ | VARIABLE WIDTH DRAINAGE EASEMENT (0.341 ACRE) | ◇ | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (REDBIRD RANCH, UNIT 68 PLAT NO. 130362) |
| ⑪ | VARIABLE WIDTH SANITARY SEWER EASEMENT (0.726 ACRE) (OFF-LOT) | ◇ | 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (REDBIRD RANCH, UNIT 68 PLAT NO. 130362) |
| ⑫ | VARIABLE WIDTH GAS AND WATER EASEMENT (0.090 ACRE) | ① | UNPLATTED CONTINENTAL HOMES OF TEXAS LP 81.315 ACRE TRACT (VOL. 11240, PG. 1426-1438, OPR) |
| ⑬ | VARIABLE WIDTH PERMEABLE DRAINAGE EASEMENT (0.957 ACRE) | ② | UNPLATTED 988.6 AC. REDBIRD LEGACY RANCH, LP (VOL. 12877 PG. 2287-2298 OPR) |
| ⑭ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.911 ACRE) | ③ | UNPLATTED CONTINENTAL HOMES OF TEXAS, LP (VOL. 11240 PG. 1426-1438 OPR) |
| ⑮ | VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.230 ACRES) | | |
| ⑯ | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | | |

SEE DETAIL "A"



DETAIL "A"
NOT-TO-SCALE

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

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.

Dennis R. Rion
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

REDBIRD RANCH, REEVES LOOP PHASE 2
Civil Job No. 5961-87; Survey Job No. 9184-04



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

140073

Project Name:

The Parc at Escondido Unit 2A

Applicant:

Mark Sparrow

Representative:

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

Owner:

Flotex Developers LLC, A Texas
LLC

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of the
intersection of Weichold Road and
Stanley Park

Tract Size:

9.494-acre

Council District:

ETJ

Notification:

Internet Agenda Posting May 23,
2014

REQUEST

Approval of a major plat to subdivide a 9.494-acre tract of land to
establish the **The Parc at Escondido Unit 2A** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 12, 2014

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of forty-eight (**48**) single-family residential lots, two (**2**) non-single family residential lots and approximately two thousand (**2,000**) 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 San Antonio River Authority Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on May 12, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 001A-07, The Parc at Escondido, accepted on October 21, 2008

III. RECOMMENDATION

Approval of the proposed **The Parc at Escondido Unit 2A** Subdivision Plat.

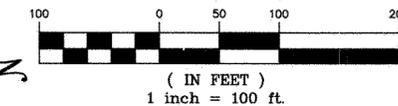
IV. ATTACHMENT

1. Proposed Plat

SUBDIVISION PLAT ESTABLISHING THE PARC at ESCONDIDO UNIT 2A

BEING 9.494 ACRES OF LAND OUT A 128.282 ACRE TRACT OUT OF THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, COUNTY BLOCK 5089, RECORDED IN VOLUME 12092, PAGE 2411, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



Denham-Ramones Engineering and Associates, Inc.

1380 Pantheon Way, Suite 290 San Antonio, TX 78232 Firm Registration Number: T.A.P.E. F-5161 & T.A.P.L.S. 100237.00

DEVELOPER/OWNER: FLOTEX DEVELOPERS LLC 4140 FM 1516 NORTH CONVERSE, TEXAS 78109 PHONE (210) 494-6637

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: FLOTEX DEVELOPERS LLC DULY AUTHORIZED AGENT: MARK SPARROW

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SPARROW 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 24th DAY OF APRIL A.D., 2014.

LUIS M. RAMONES Notary Public, State of Texas My Commission Expires July 25, 2017

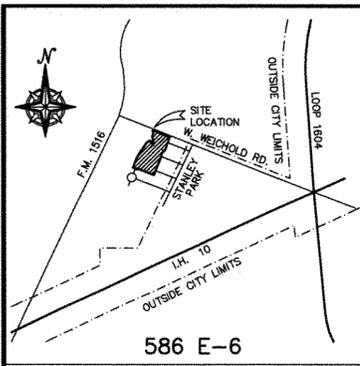
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE PARC AT ESCONDIDO UNIT 2A 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 OF TEXAS LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: CHAIRMAN BY: SECRETARY BY: DEPUTY



LOCATION MAP

NOT TO SCALE

LEGEND & NOTES

- 1. BUILDING SETBACK LINE B.S.L.
2. VEHICULAR NON-ACCESS EASEMENT
3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.E.
4. CLEAR VISION EASEMENT C.V.E.
5. PROPOSED FINISHED CONTOUR [740]
6. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
7. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
8. FFE = MINIMUM FINISHED FLOOR ELEVATION
9. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.000162
ROTATION GRID TO PLAT IS 0°00'00"
10. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11. BEARING REFERENCE SOURCE IS THE WEST LINE OF LOT 6 BLOCK 49 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND CALLED S15°35'32"W ON THE PLAT OF THE PARC AT ESCONDIDO UNIT 2, RECORDED IN VOLUME 9613, PAGES 185-189, D.P.R.
12. 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 ALTERS THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

"C.P.S. NOTES"

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

OTHER NOTES:

- 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PARC AT ESCONDIDO UNIT 2A SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 902, BLOCK 42 & LOT 901, BLOCK 49.
5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
6. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
7. SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
8. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING OFF-SITE DETENTION POND LOCATED IN LOT 902, BLOCK 42, THE PARC AT ESCONDIDO UNIT 1, RECORDED IN VOLUME 9584, PAGES 8-13, D.P.R. (COSA PLAT# 070175). THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
9. 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, NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
10. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0435G, LOMR 11-06-0038P, DATED NOVEMBER 30, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT 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.

BUILDING SETBACK NOTE

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

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.

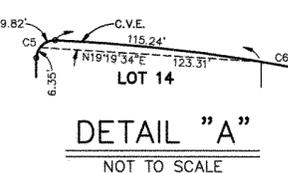
IMPACT FEE PAYMENT NOTE:

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.

MONUMENT NOTE:

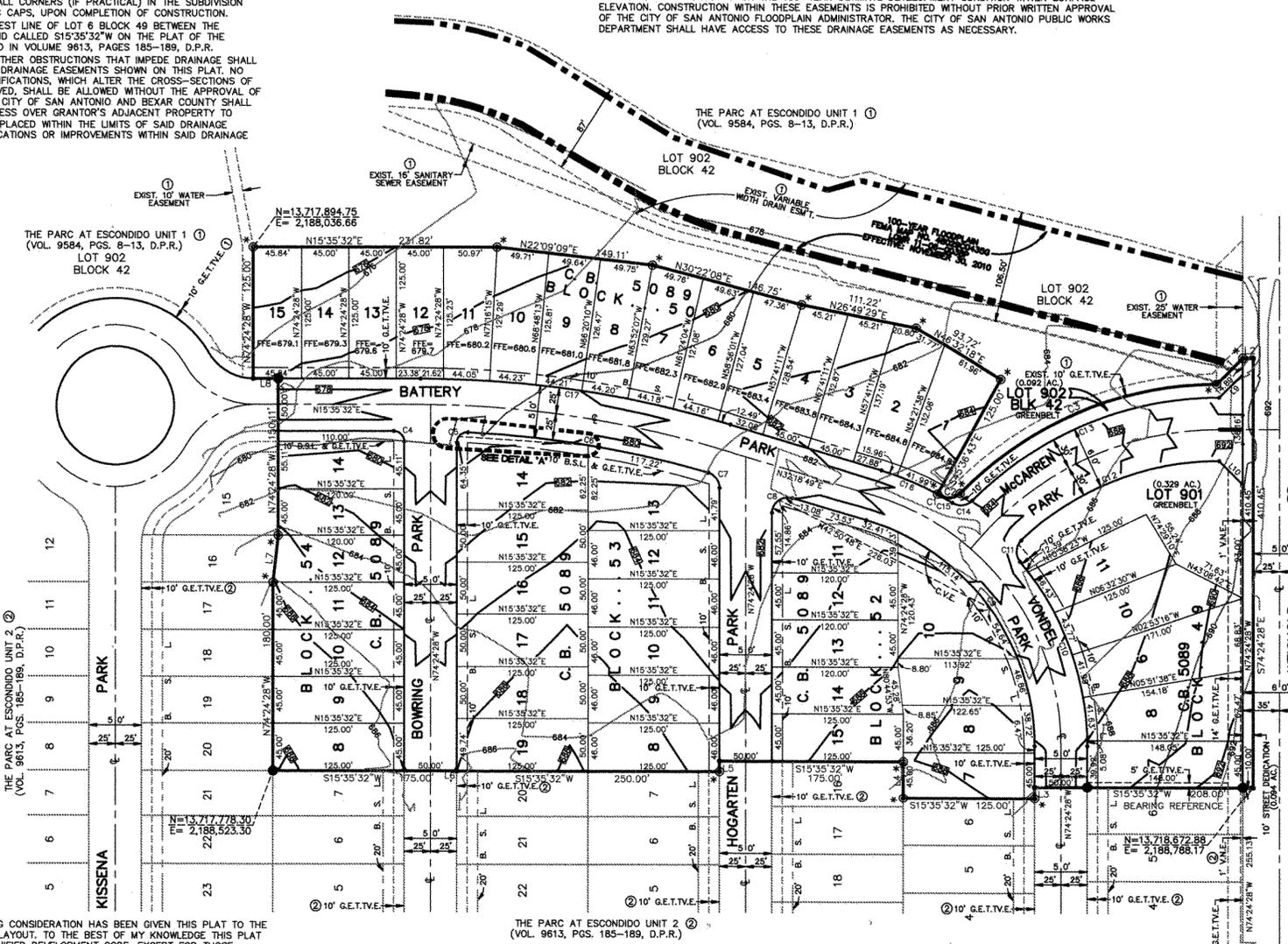
- = 1/2" IRON REBAR FOUND
○ = 1/2" IRON REBAR SET W/D-R E CAP

Table with 2 columns: PLAT REFERENCE, and descriptions of the parcels.



DETAIL "A"

NOT TO SCALE



CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Includes a LINE TABLE with columns: LINE, BEARING, DISTANCE.

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

Paul W. Denham Registered Professional Engineer

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

Gary B. Neill Registered Professional Land Surveyor



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

Vertical text on the right edge: Attachment No 1



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

140166

Project Name:

Kersey Palafox BSL

Applicants:

Diana C Kersey & Christina Palafox
Felisa & Aldo Flores

Representative:

ADA Consulting Group, Inc.
c/o Donald Oroian, P.E.

Owners:

Diana C. Kersey & Christina Palafox
Felisa & Aldo Flores

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of the
intersection of Thorain Boulevard and
Howard

Tract Size:

0.446 Acres

Council District/ETJ:

1

Notification:

Published in Daily Commercial
Recorder May 9, 2014
Notices Mailed May 5, 2014

- Twenty-five (25) notices were sent to property owners within 200 feet and Olmos Park Terrace Neighborhood Association

Internet Agenda posting
May 23, 2013

REQUEST

Approval of a minor plat to replat a 0.446-acre tract of land to establish the **Kersey Palafox BSL** Subdivision.

APPLICATION TYPE

Building Setback Line (BSL) Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 5, 2014

CASE HISTORY

The area being replatted are Lots 42 - 45, Block 5, New City Block 9009 of the Olmos Park Terrace Subdivision, recorded in Volume 980, Page 282, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will remove the 20 foot front BSL and 40 foot rear BSL on Lots 42 - 45, Block 5, NCB 9009.

B. Zoning

“R-4 H” Residential Single-Family Historic District

C. Services Available

SAWS Water and Sewer.

D. Interdepartmental Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 10, 2014.

II. SUPPLEMENTAL INFORMATION

A. Notices

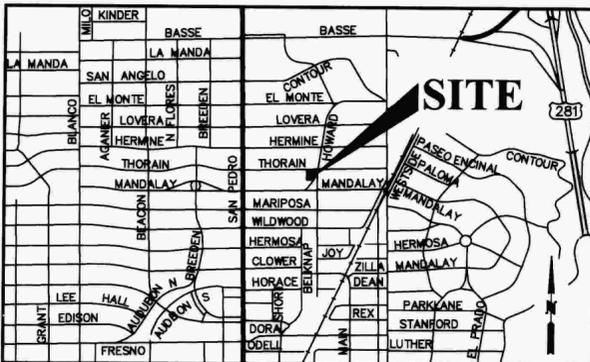
To the present, staff has not received any written responses from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Kersey Palafox BSL** Replat.

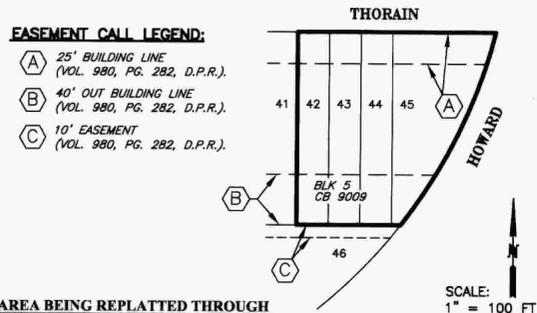
IV. ATTACHMENT

1. Proposed plat



LOCATION MAP

MAPSCO PAGE 582 GRID E5



LEGEND

- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN
- 862--- EXISTING CONTOUR LINE (FT)
- C- RIGHT-OF-WAY CENTERLINE
- BLK = BLOCK
- NCB = NEW CITY BLOCK
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- COSA = CITY OF SAN ANTONIO
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- Ac. = ACRES
- R.O.W. = RIGHT-OF-WAY
- N.T.S. = NOT TO SCALE

STATE OF TEXAS:
COUNTY OF BEXAR:
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN THE OLMOS PARK TERRACE SUBDIVISION WHICH IS RECORDED IN VOLUME 980, PAGE 282, BEXAR COUNTY DEED AND PLAT RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

BY: DIANA C. KERSEY OWNER: E 15' LOT 44, LOT 45
BY: CHRISTINA M. PALAFOX OWNER: E 15' LOT 44, LOT 45
SWORN AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF April, 2014.

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

BY: FELISA FLORES OWNER: LOTS 42-43, W 10' LOT 44
BY: ALDO FLORES OWNER: LOTS 42-43, W 10' LOT 44
SWORN AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF April, 2014.

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

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.

DONALD OROIAN, M.S., P.E.
c/o ADA CONSULTING GROUP, INC. (TBPE FIRM F-3512)
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

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.

STEPHEN G. COOK, R.P.L.S.
c/o STEPHEN G. COOK ENGINEERING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

LINE TABLE

LINE	LENGTH	BEARING
L1	22.89'	N89°51'58"W
L2	60.09'	N89°51'58"W

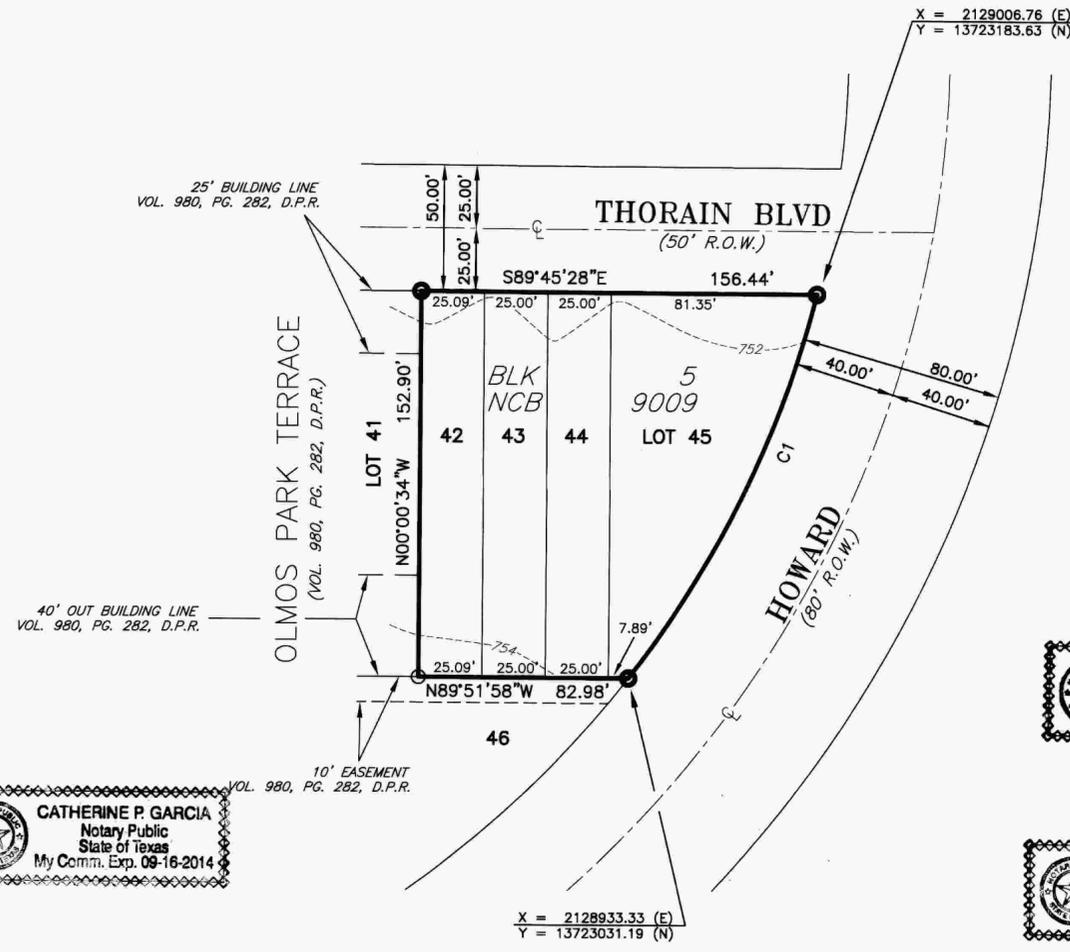
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	170.43'	409.29'	87.01'	23°51'28"

SURVEYOR NOTE:
1. EAST AND NORTH (X,Y) COORDINATES AND ELEVATION DATUM SHOWN ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204 NAD 83 AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS)..

OWNER/DEVELOPER:
(EAST 15' LOT 44 + LOT 45):
DIANA C. KERSEY & CHRISTINA M. PALAFOX
202 THORAIN BLVD
SAN ANTONIO, TX 78212

OWNER/DEVELOPER:
(WEST 10' LOT 44 + LOTS 42-43):
FELISA FLORES AND ALDO FLORES
210 THORAIN BLVD
SAN ANTONIO, TX 78212



NOTARY PUBLIC
CATHERINE P. GARCIA
Notary Public
State of Texas
My Comm. Exp. 09-16-2014

NOTARY PUBLIC
CATHERINE P. GARCIA
Notary Public
State of Texas
My Comm. Exp. 09-16-2014

STATE OF TEXAS
DONALD OROIAN
90244
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
STEPHEN G. COOK
5293
PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC
CATHERINE P. GARCIA
Notary Public
State of Texas
My Comm. Exp. 09-16-2014

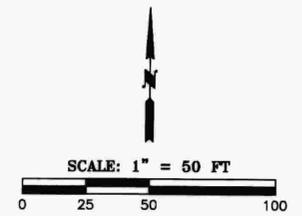
NOTARY PUBLIC
CATHERINE P. GARCIA
Notary Public
State of Texas
My Comm. Exp. 09-16-2014

PLAT NO. 140166

BUILDING SETBACK LINE PLAT OF:

**KERSEY PALAFOX
B.S.L.**

THE SOLE PURPOSE OF THIS REPLAT IS TO REMOVE THE 25' AND 40' BUILDING SETBACK LINES WITHIN 0.446 ACRES OF LAND BEING LOTS 42-45, BLOCK 5, NCB 9009, OLMOS PARK TERRACE, RECORDED IN VOLUME 980, PAGE 282, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



ADA CONSULTING GROUP, INC.

221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5729 WWW.ADACCG.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-3512

ADACG PROJECT No. 016-19 DATE: MARCH 26, 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.

BY: DIANA C. KERSEY OWNER: E 15' LOT 44, LOT 45
BY: CHRISTINA M. PALAFOX OWNER: E 15' LOT 44, LOT 45

BY: FELISA FLORES OWNER: LOTS 42-43, W 10' LOT 44
BY: ALDO FLORES OWNER: LOTS 42-43, W 10' LOT 44

STATE OF TEXAS:
COUNTY OF BEXAR:
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIANA C. KERSEY AND CHRISTINA M. PALAFOX, KNOWN TO ME TO BE THE PERSONS 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 15th DAY OF April, 2014.
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BEXAR:
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELISA FLORES AND ALDO FLORES, KNOWN TO ME TO BE THE PERSONS 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 15th DAY OF April, 2014.
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS BUILDING SETBACK LINE AMENDING PLAT OF KERSEY PALAFOX B.S.L. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D. 2014.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS:
COUNTY OF BEXAR:
I, _____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED
THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF
SAID COUNTY, IN BOOK VOLUME _____ ON
PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ 2014.

BY: _____ DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
May 28, 2014

Application/Case Number:

070066

Project Name:

Silver Oaks Subdivision Unit 11

Applicant:

Trey Marsh

Representative:

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

Owner(s):

Centex Homes

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of Fox Hunt Way and
Silver Horse

Tract Size:

8.872

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting
May 23, 2014

REQUEST

Approval of a Performance Guarantee Time Extension for the
Silver Oaks Subdivision Unit 11

APPLICATION TYPE

Performance Guarantee Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

The applicant request is for a three (3) Year Performance Guarantee time extension to fulfill the improvements required by the performance guarantee.

The percentages of improvements completed are as follows:

- Streets - 0%
- Drainage - 0%
- Sidewalks - 0%
- Water - 0%
- Sanitary Sewer - 0%

CASE HISTORY

The Planning Commission approved this plat on May 15, 2008 and record May 20, 2011 in Volume 9624, Page 21-24 Plat and Deed records Bexar County, Texas.

ATTACHMENTS

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

DEVELOPER/OWNER: CENTEX HOMES 1354 NORTH LOOP 1604, SUITE 108 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-1985

LEGEND

- 1. BUILDING SETBACK LINE B.S.L.
2. CLEAR VISION EASEMENT C.V.E.
3. ELECTRIC & CABLE TELEVISION EASEMENT E.T.V.E.
4. TELEPHONE & CABLE TELEVISION EASEMENT T.V.E.
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.E.
6. VEHICULAR NON-ACCESS EASEMENT V.N.E.
7. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGES 177-179, D.P.R., BEAR COUNTY, TEXAS. PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. [910]
8. PROPOSED FINISHED CONTOUR [910]
9. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM-SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 016°24'
10. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11. BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOTS 1-5, BLOCK 87, BETWEEN THE MONUMENTS SHOWN HEREON AND CALLED N65°37'31"W ON THE PLAT OF SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGES 177-179, D.P.R., BEAR COUNTY, TEXAS.
12. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
13. D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
14. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
15. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
16. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE OWNER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS" SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
17. IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

"C.P.S. NOTES"

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, ANY ERICING 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 THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

BUILDING SETBACK NOTE

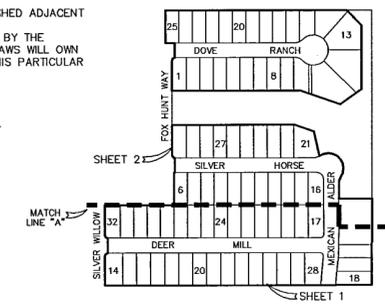
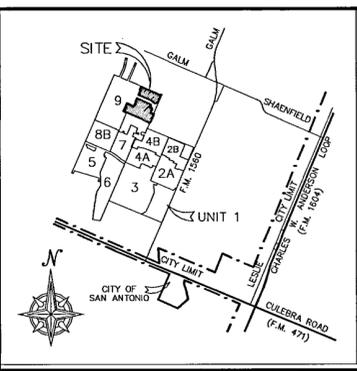
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

Table with 2 columns: PLAT REFERENCE, Description. Row 1: SILVER OAKS SUBDIVISION UNIT 9 VOL. 9582, PGS. 177-179, D.P.R. Row 2: SILVER OAKS SUBDIVISION UNIT 4B VOL. 9572, PGS. 197-200, D.P.R.

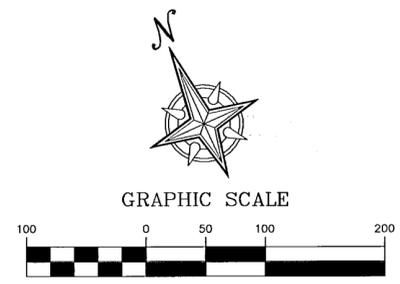
MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/NO CAP
* = 1/2" IRON ROD FOUND W/DR-E CAP
○ = 1/2" IRON ROD SET W/DR-E CAP

LOCATION MAP NOT TO SCALE



INDEX MAP



SHEET 1 OF 2 80 LOTS

SUBDIVISION PLAT OF SILVER OAKS SUBDIVISION UNIT 11

BEING AN 8.872 ACRE TRACT AND A 4.059 ACRE TRACT OF LAND BOTH OUT OF THE REMAINING PORTION OF A 119.07 ACRE TRACT RECORDED IN VOL. 11089, PGS. 957-962, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS. FOR A TOTAL OF 12.931 ACRES.

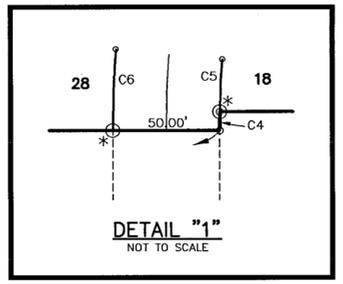
THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14 DAY OF May A.D., 2008. BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

STATE OF TEXAS COUNTY OF BEAR I, GERARD RISKHOFF COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 20TH DAY OF MAY A.D. 2011 AT 10:39 A.M. AND DULY RECORDED THE 20TH DAY OF MAY A.D. 2011 AT 10:39 A.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9624

ON PAGE 21 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 20TH DAY OF MAY A.D. 2011 COUNTY CLERK, BEAR COUNTY, TEXAS BY: [Signature] DEPUTY

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curves C1 through C11 with their respective measurements.



CERTIFICATE OF APPROVAL

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

DATED THIS 27 DAY OF May A.D. 2008. BY: [Signature] COUNTY CLERK BEAR COUNTY, TEXAS BY: [Signature] COUNTY JUDGE, BEAR COUNTY, TEXAS

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

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



STATE OF TEXAS COUNTY OF BEAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DESIGNATED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION ITS MANAGING GENERAL PARTNER BY: Charles Marsh

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 8TH DAY OF APRIL A.D., 2008. GARY B. BALBAUGH MY COMMISSION EXPIRES: MAY 19, 2009

Denham-Ramones Engineering and Associates, Inc. 12961 Park Central, Suite 1390 San Antonio, Tx. 78216 (210) 495-3100 Office (210) 495-3122 Fax

Doc# 20110086590 Fees: \$72.00 05/20/2011 10:39AM # Pages: 1 Filed & Recorded by: Official Public Records Office, BEAR COUNTY, TEXAS GERARD RISKHOFF COUNTY CLERK

L12-8624-21-1

L11-81-20110086590-1

RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION OF THIS INSTRUMENT WAS PHOTOGRAPHIC REPRODUCTION FOR THE USE OF ILLIABILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

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

DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

LEGEND

- 1.) BUILDING SETBACK LINE _____ B.S.L.
- 2.) CLEAR VISION EASEMENT _____ C.V.E.
- 3.) ELECTRIC & CABLE TELEVISION EASEMENT _____ E.T.V.E.
- 4.) TELEPHONE & CABLE TELEVISION EASEMENT _____ T.V.E.
- 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT _____ G.E.T.V.E.
- 6.) VEHICULAR NON-ACCESS EASEMENT _____ V.N.E.
- 7.) 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. [810]
- 8.) PROPOSED FINISHED CONTOUR _____
- 9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM-SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 016'24"
- 10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-R. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- 11.) BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOTS 1-5, BLOCK 87, BETWEEN THE MONUMENTS SHOWN HEREON AND CALLED N65°37'31"W ON THE PLAT OF SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGES 177-179, D.P.R., BEXAR COUNTY, TEXAS.
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- 17.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE UNLESS NOTED OTHERWISE.
2. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 928.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SILVER OAKS UNIT 11 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 88.

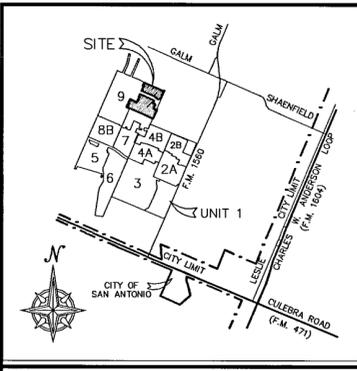
BUILDING SETBACK NOTE

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

PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 9 VOL. 9582, PGS. 177-179, D.P.R.
②	SILVER OAKS SUBDIVISION UNIT 4B VOL. 9572, PGS. 197-200, D.P.R.

MONUMENT NOTE:

- - 1/2" IRON ROD FOUND W/NO CAP
- - 1/2" IRON ROD FOUND W/D-R-E CAP
- - 1/2" IRON ROD SET W/D-R-E CAP

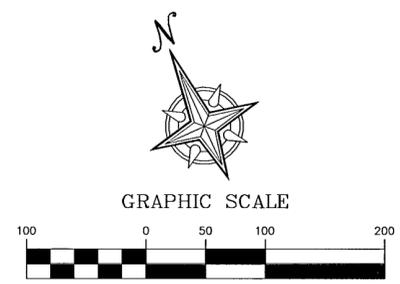
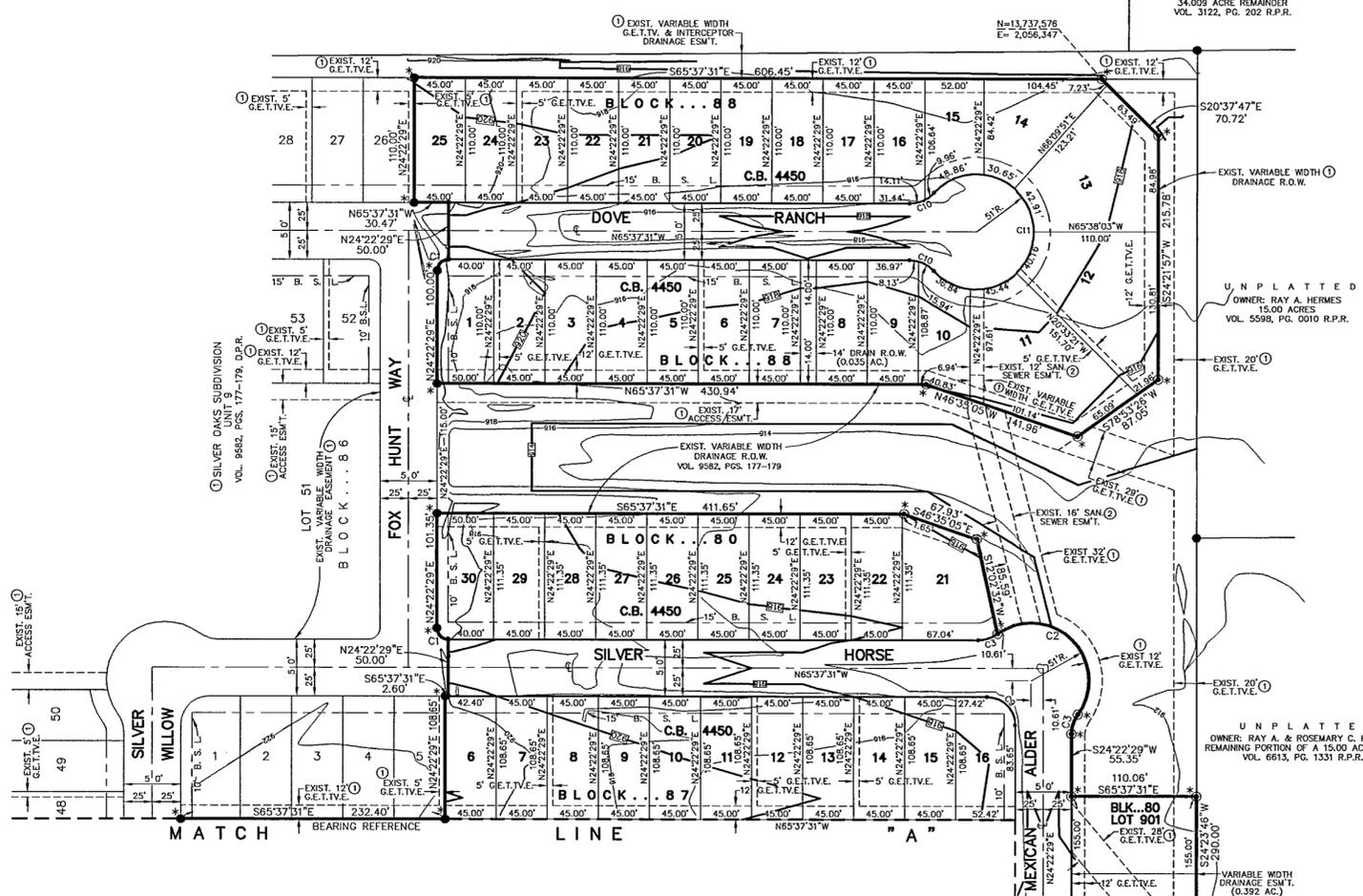


"C.P.S. NOTES"

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

UNPLATTED
OWNER: NEW CITY COMMUNICATIONS OF SAN ANTONIO, INC
18.934 ACRES
VOL. 4177, PG. 1129 R.P.R.

UNPLATTED
FREDIA C. STEUBING
34.009 ACRE REMAINDER
VOL. 3122, PG. 202 R.P.R.



(IN FEET)
1 inch = 100 ft.
SHEET 2 OF 2
80 LOTS

SUBDIVISION PLAT OF
SILVER OAKS SUBDIVISION
UNIT 11

BEING AN 8.872 ACRE TRACT AND A 4.059 ACRE TRACT OF LAND BOTH OUT OF THE REMAINING PORTION OF A 119.07 ACRE TRACT RECORDED IN VOL. 11089, PGS. 957-962, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS. FOR A TOTAL OF 12.931 ACRES.



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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

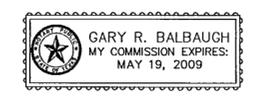
THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14 DAY OF May A.D. 2008.
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

OWNER: CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP
BY: [Signature] CHARLES MARSH
BY: [Signature] CHARLES MARSH



STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 8TH DAY OF APRIL A.D. 2008.



[Signature] NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, GERARD RICKHOFF, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 20TH DAY OF MAY, A.D. 2011 AT 10:39 AM, AND DULY RECORDED THE 20TH DAY OF MAY, A.D. 2011 AT 10:39 AM, IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK VOLUME 7624 ON PAGE 22 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 20TH DAY OF MAY, A.D. 2011
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON [Date] AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.
DATED THIS 27 DAY OF May A.D. 2008
COUNT CLERK: [Signature]
COUNTY JUDGE, BEXAR COUNTY, TEXAS: [Signature]



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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] REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
[Signature] REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390 San Antonio, Tx. 78216 (210) 495-3100 Office (210) 495-3122 Fax

Doc# 2011008591-1
05/20/2011 10:36:00
Filed & Recorded in the Official Public Records of BEXAR COUNTY, TEXAS

LT2-9524-22-3

LT1-81-2011008591-1

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

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

Date: Apr 03, 2008, 4:05pm User ID: RamonesNicholas File: H:\Land Projects\Silver Oaks Unit 11.dwg



**Denham-Ramones Engineering
and Associates, Inc.**

April 25, 2014

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

Re: Plat No. 0700066- Silver Oaks Unit 11 Performance Guarantee Extension Request

Mr. Sanchez,

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we respectfully request a three year Performance Guarantee Extension in order to fulfill the improvements required by the approval of the Silver Oaks Unit 11 Plat. The Plat was recorded in Volume 9624 Pages 21-24. A new Performance Guarantee will be provided in accordance with Section 35-430(f).

Construction was delayed due to a severe downturn in the economy which halted the completion of this phase. Silver Oaks Unit 11 is less than 75% complete. The owner is planning, with serious intent, to complete this unit.

Enclosed is a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely:

A handwritten signature in black ink, appearing to read 'Paul W. Denham', with a long horizontal flourish extending to the right.

Paul W. Denham, P.E.



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
May 28, 2014

Special Project Number:

S.P. 1739

Petitioner:

Port San Antonio

Staff Coordinator:

Jesse Quesada, Management
Analyst 210 207-6971
jesse.quesada@sanantonio.gov

Property Address/Location:

Located between Billy Mitchell
Boulevard and five feet south of
the northwest corner of the
property described as NCB 7530,
Block, Lot TR E and Lot 36

Tract Size:

0.542 of an acre (23,597 square
feet)

Council District (s)

5

Notification:

- 1.) Posted two signs to notify public of the proposed closure
- 2.) Mailed 1 notice to the property owner within a 500-foot radius of the proposed closure

REQUEST

S.P. 1739: A Resolution authorizing the closure, vacation, and abandonment of a 0.542 of an acre (23,597 square feet) improved portion of Gillmore Avenue Public Right of Way adjacent to NCBs 7530 and 12608, located between Billy Mitchell Boulevard and five feet south of the northwest corner of the property described as NCB 7530, Block, Lot TR E and Lot 36. Staff recommends Approval. (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, EastPoint & Real Estate Services Office).

RECOMMENDATION ACTION

Staff recommends approval of this request to close, vacate and abandon an improved portion of Gillmore Avenue Public Right of Way.

ALTERNATIVE ACTION

The closure, vacation and abandonment of an improved portion of Gillmore Avenue will allow Petitioner to incorporate the public right of way with its adjacent property for the development of the Kelly Center which is a project on over 300 acres that will provide support services, amenities and resources to employees and visitors. Disapproval of this request would disallow Petitioner from incorporating the proposed closure with its adjacent property and using it for the development of the Kelly Center

I. BACKGROUND

Port San Antonio (Petitioner) is requesting the closure, vacation and abandonment of an improved portion of Gillmore Avenue Public Right of Way adjacent to NCBs 7530 and 12608 in Council District 5, as shown on attached Exhibit "A." The proposed closure consists of 0.542 of an acre or 23,597 square feet. Petitioner owns the property to the east, south and west of the proposed closure. The proposed closure is located between Billy Mitchell Boulevard and five feet south of the northwest corner of the property described as NCB 7530, Block, Lot TR E and Lot 36. Part of Petitioner's project includes the closure and abandonment of Billy Mitchell Boulevard (which is under Petitioner's jurisdiction) from General McMullen Drive to General Hudnell Drive. Once Petitioner closes Billy Mitchell Boulevard, Gillmore Avenue will become a dead end at the intersection of Billy Mitchell Boulevard and Gillmore Avenue. To improve area traffic circulation and provide multiple routes for emergency vehicles, Petitioner has recently opened General McMullen from Calgary Avenue to Billy Mitchell Boulevard.

Petitioner is engaged in a long-term program of infrastructure improvement to support the mission of its aerospace, rail industry hub and platform for international commerce. A portion of the infrastructure improvement includes the development of the Kelly Center which is a project on over 300 acres that will provide support services, amenities and resources to employees and visitors. The Kelly Center development will also include office space for new and expanding businesses as well as living options on multi-family properties. Petitioner has indicated that the proposed development will strengthen and support surrounding neighborhoods by providing accessible opportunities which have been non-accessible to them in the past.

The Gilmore Street closure will create a unique development opportunity and have a positive impact on the future of the commercial parcel located at the intersection of General Hudnell and General McMullen. The proposed closure will also allow a concept plan to develop a mixed-use office/retail park. The additional acreage will complete the contiguous site needed to add additional office buildings and supporting retail amenities to meet the needs of existing and future Port San Antonio customers. Given the size of the site, the expected investment will be a minimum of \$15 million and have the space to accommodate 375 new jobs. In addition, this positive economic impact will benefit the surrounding area by attracting jobs and providing needed retail amenities accessible to the workforce on and off Port San Antonio. Once the closure and vacation are complete, Petitioner estimates a timeline of 12 months to complete the site plan and office building design and an additional 12 months to complete construction.

Exhibit "B" depicts a 26 acre development site plan which illustrates a portion of the proposed Kelly Center development along with the connection of Croyden Avenue to Gillmore Avenue which will provide a continuous route between General McMullen Drive and General Hudnell Drive to serve the existing and redeveloped neighborhoods. Petitioner has indicated the project will consolidate development areas currently divided by Billy Mitchell Boulevard, eliminate the awkward and skewed intersection of Billy Mitchell Boulevard, and also eliminate the existing traffic signal at Gillmore Avenue and Billy Mitchell Boulevard due to recent upgraded traffic signal at Billy Mitchell Boulevard and General McMullen Drive. Petitioner is prepared to construct the Croyden Avenue extension to Gillmore Avenue and has the plans prepared for bid solicitation.

II. SUPPLEMENTAL INFORMATION

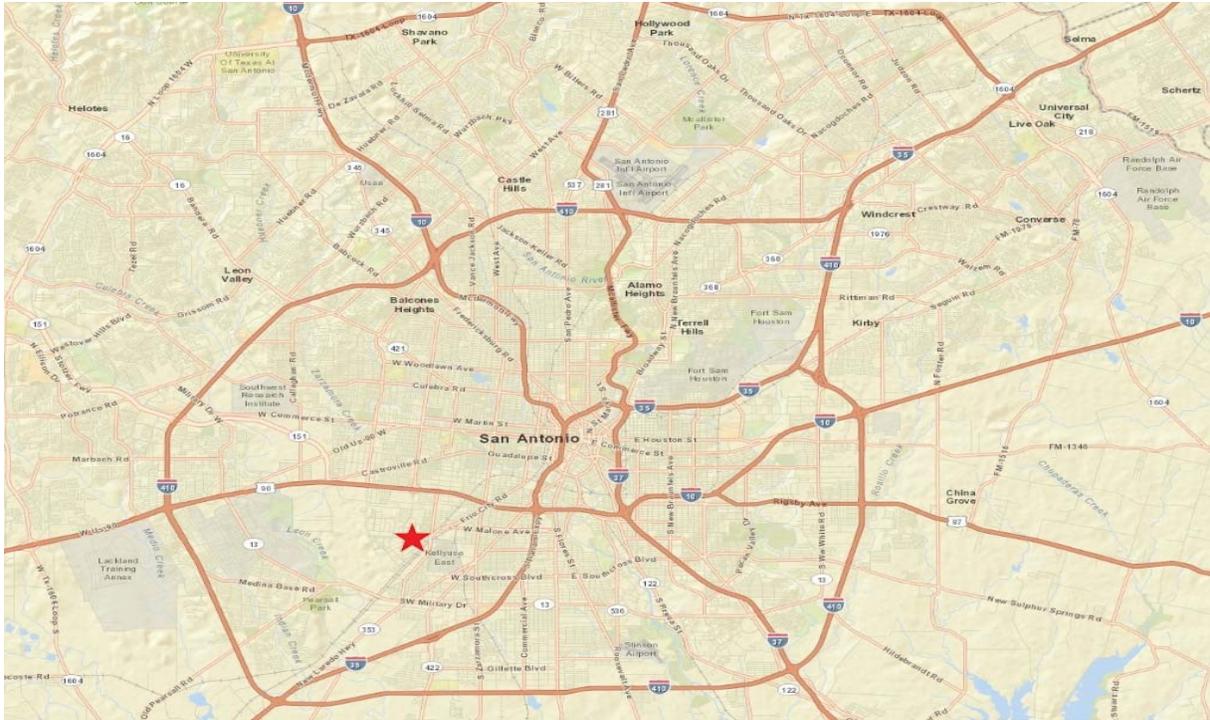
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which Petitioner agrees with all conditions imposed through this canvassing is attached for your review.

III. RECOMMENDATION

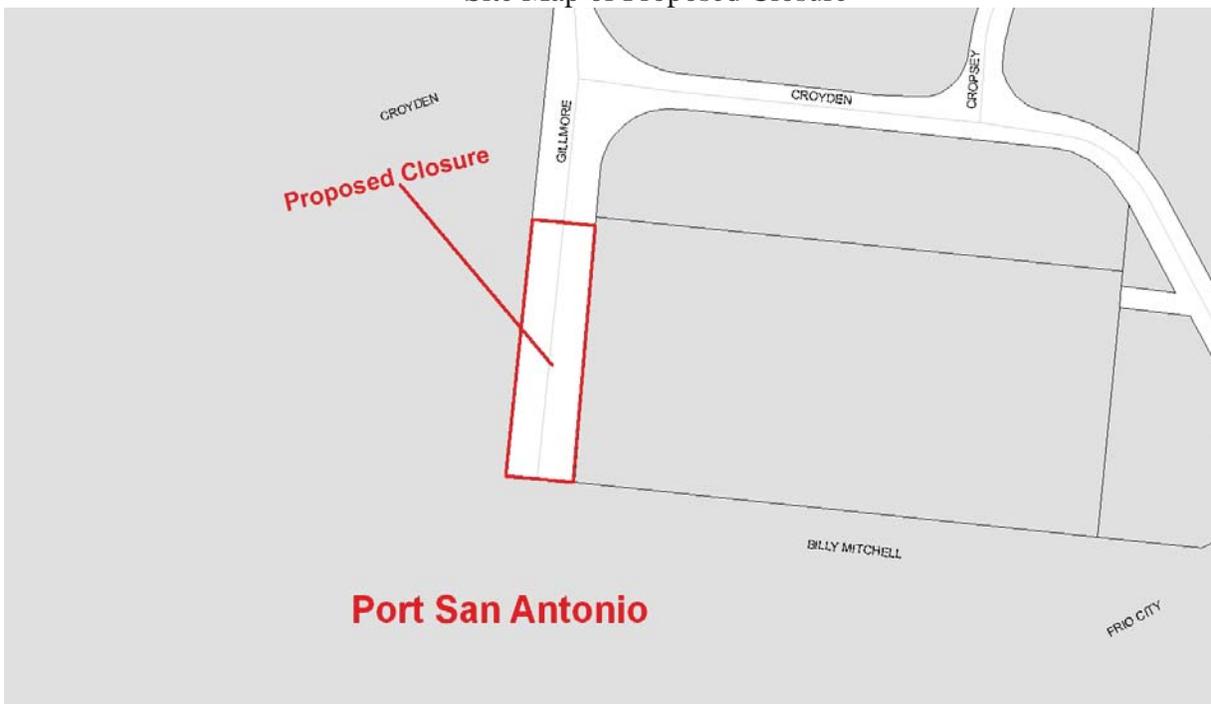
Staff recommends approval of this request to close, vacate and abandon an improved portion of a 0.542 of an acre (23,597 square feet) improved portion of Gillmore Avenue. This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

IV. ATTACHMENTS

1. Exhibit "A"
2. Exhibit "B"
3. Survey
4. Letter of Agreement
5. Resolution



Site Map of Proposed Closure



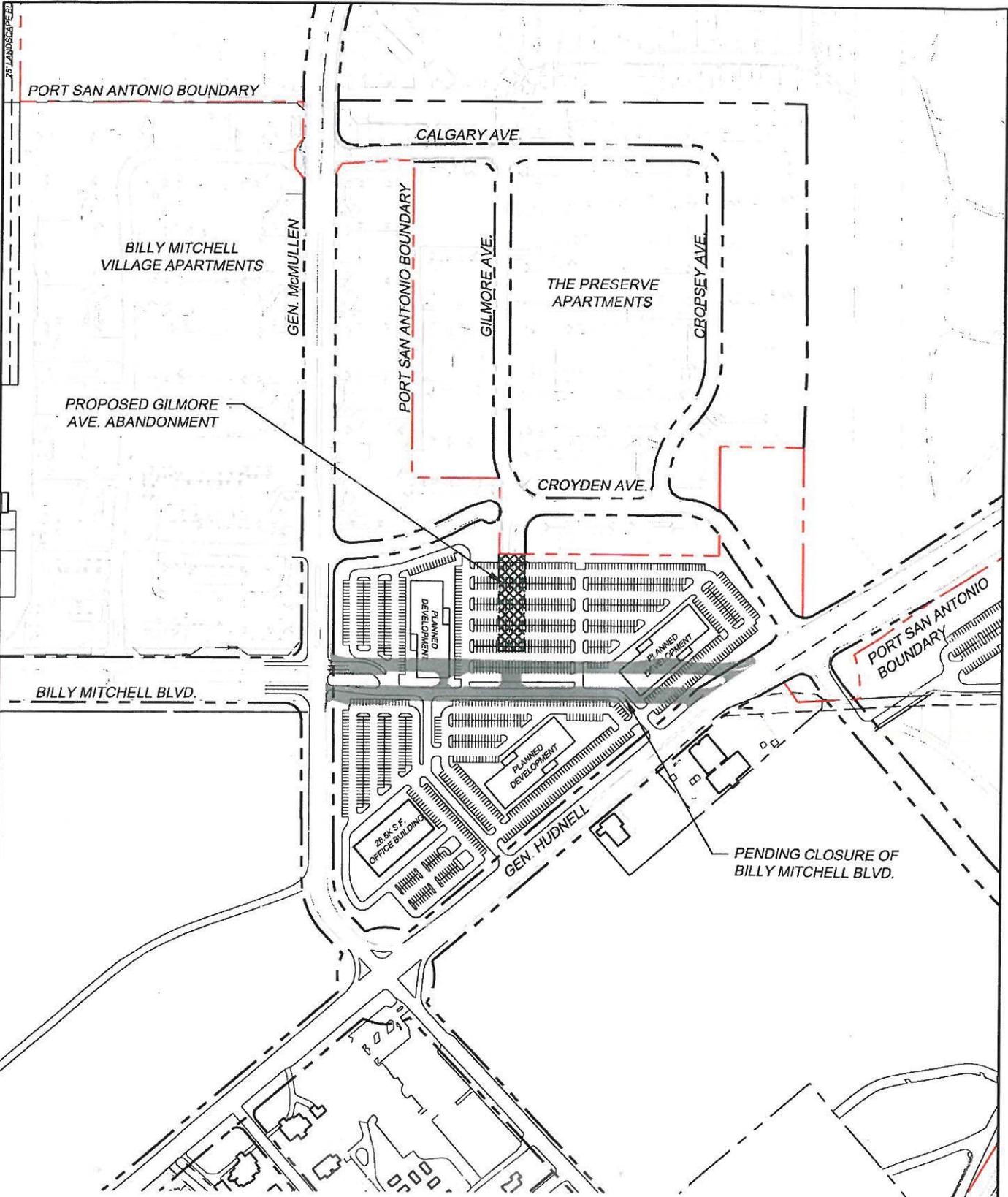
Port San Antonio

Map of Proposed Closure

Exhibit "A"



Aerial Map of Proposed Closure



Date: Apr 26, 2013 1:24pm User: ID: Penz, Andrew
 File: S:\CAD Services\Exhibits\Croyden.dwg

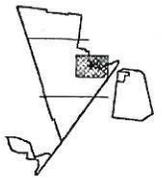


907 BILLY MITCHELL BOULEVARD
 SAN ANTONIO, TX. 78226. 210.362.7800

EXHIBIT "B"
26 ACRE DEVELOPMENT SITE
KELLY CENTER



26 APR 13



KEYMAP:

FIELD NOTES

FOR

A 0.542 of an acre, or 23,597 square feet more or less, tract of land being out of Gillmore Avenue as shown in Mitchell Village Apartments Subdivision recorded in Volume 9545, Page 151 of Deed and Plat Records of Bexar County, Texas being in New City Block (N.C.B.) 7530 in the City of San Antonio, Bexar County, Texas. Said 0.542 of an acre tract being more particularly described by metes and bounds as follows with the bearings being based on the North American Datum of 1983 (CORS 1996), from the Texas State Plane Coordinate System established for the South Central Zone:

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of Gillmore Avenue, an 80-foot right-of-way, recorded in said Mitchell Village Apartments Subdivision, from which the southwest corner of Lot 1, Block 4 of said Mitchell Village Apartments Subdivision, the northwest corner of a called 4.1322 acre tract recorded in Volume 10025, Pages 2226-2229 of the Official Public Records of Real Property of Bexar County, Texas, bears N 05°56'24" E, a distance of 5.00 feet;

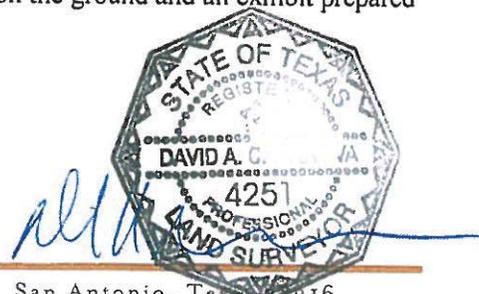
THENCE: S 05°56'24" W, along and with the east right-of-way line of said Gillmore Avenue, the west line of said 4.1322 acre tract, a distance of 295.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the north right-of-way line of Billy Mitchell Road and the southwest corner of said 4.1322 acre tract;

THENCE: N 84°03'36" W, over and across said Gillmore Avenue and along and with the north right-of-way line of said Billy Mitchell Road, a distance of 79.99 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the west right-of-way line of said Gillmore Avenue and the southeast corner of Lot 1, Block 2 of Port Authority of San Antonio recorded in Volume 9577, Pages 185-206 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 05°56'24" E, along and with the west right-of-way line of said Gillmore Avenue and the east line of said Lot 1, Block 2, a distance of 295.00 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", from which a found "+" in concrete bears N05°56'24" E, a distance of 240.00 feet at the northeast corner of said Lot 1;

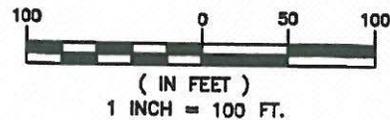
THENCE: S 84°03'36" E, departing the east line of said Lot 1, continuing over and across said Gillmore Avenue, a distance of 79.99 feet to the POINT OF BEGINNING, and containing 0.542 of an acre in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and an exhibit prepared by "Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB No.: 9365-08
DATE: December 11, 2008
REVISED: March 3, 2010
DOC. ID.: N:\Survey08\8-9400\9365-08\WORD\9365-08FN.doc



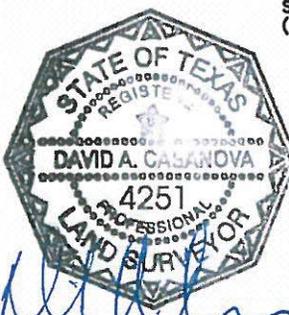
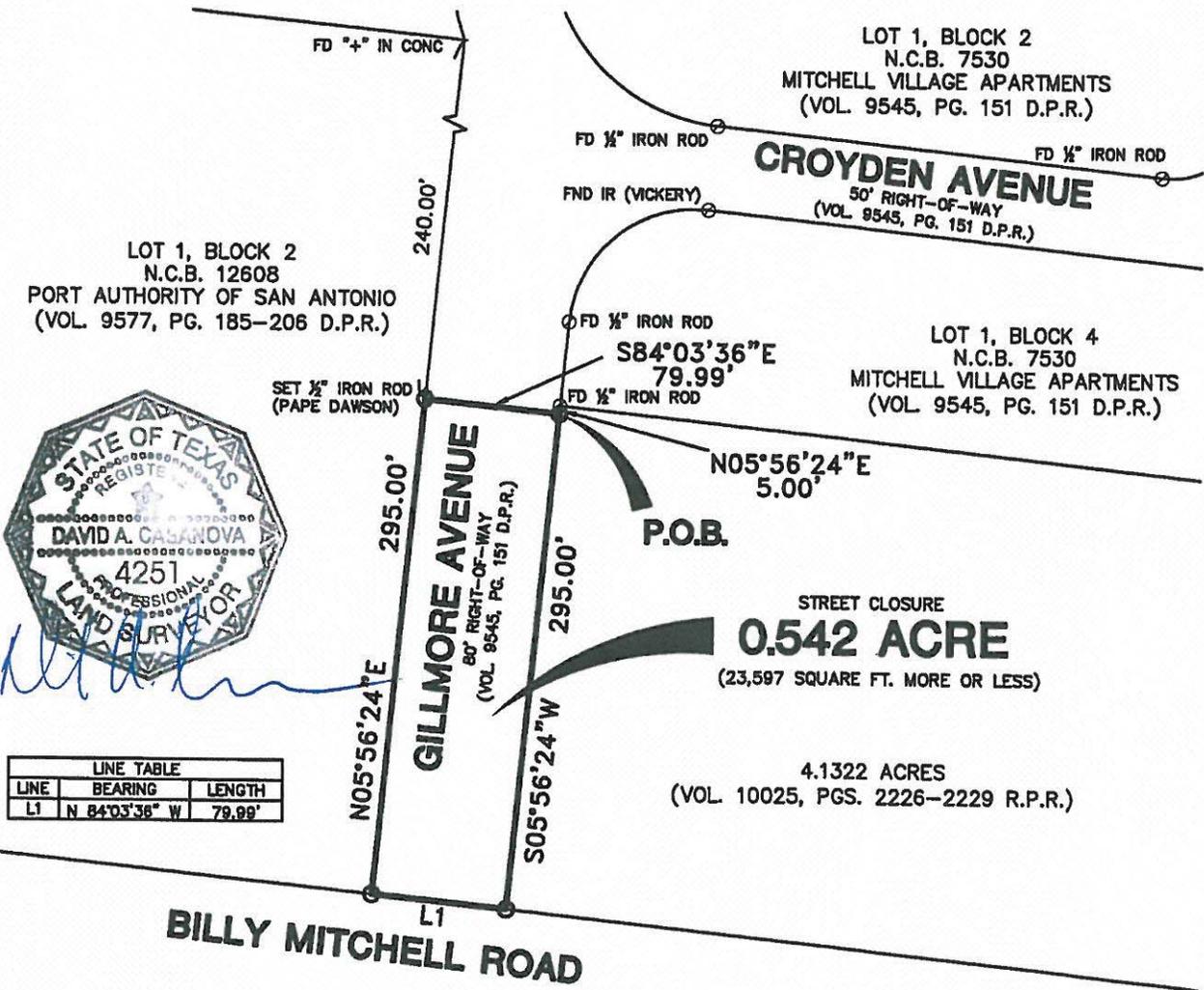
DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
 R.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



NOTES:

- 1) THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 84°03'36\"	79.99'

STREET CLOSURE
0.542 ACRE
 (23,597 SQUARE FT. MORE OR LESS)

4.1322 ACRES
 (VOL. 10025, PGS. 2226-2229 R.P.R.)

EXHIBIT OF STREET CLOSURE

A 0.542 OF AN ACRE, OR 23,597 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF GILLMORE AVENUE AS SHOWN IN MITCHELL VILLAGE APARTMENTS SUBDIVISION RECORDED IN VOLUME 9545, PAGE 151 OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



Copyright © 2008 Pape-Dawson Engineers, Inc. All Rights Reserved. This survey is being provided under a written contract and may be used and reproduced only in accordance with the terms of that contract. If you are not a party to the contract, then you have no right to use or reproduce this survey in any manner. Pape-Dawson Engineers, Inc. shall not be liable for any damages related to the use of this survey in violation of the contract or from any reuse of this survey. If you are not sure of your rights and do not have a copy of the contract, please contact Pape-Dawson Engineers, Inc. at (210) 375-9000.

Date: Apr 11, 2013, 3:15pm User: D. Cabanova File: N:\Survey08\8-9400\9365-08\EXHIBIT.dwg



CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

January 22, 2014

Ramon Flores
Port San Antonio
907 Billy Mitchell Blvd
San Antonio, TX 78226-1802

S.P. No. 1739 – Request to close, vacate and abandon an improved portion of Gillmore Avenue Public Right of Way located between Billy Mitchell Boulevard and five feet south of the northwest corner of NCB 7530, Block, Lot TR E and Lot 36 adjacent to New City Blocks 7530 and 12608

Dear Mr. Flores:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your client's request subject to the following conditions:

CITY PUBLIC SERVICE ENERGY: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes; or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner. CPS Energy must retain the easterly 14-foot wide easement (as shown on the attached drawing) for electric and gas facilities.

DEVELOPMENT SERVICES DEPARTMENT: The property must be platted, as applicable, in the in the Unified Development Code, per section 35-240.

OFFICE OF HISTORIC PRESERVATION: For future development on this site, any proposed demolitions will require approval from the Office of Historic Preservation. Existing buildings in the area addressed by this proposal are of historic age and may potentially be eligible for landmark designation.

TRANSPORTATION AND CAPITAL IMPROVEMENTS DEPARTMENT: **Right of Way Division:** Contact and confirm with all utilities that there are no conflicts. **Planning & Engineering:** Existing drainage patterns must not be altered.

SAN ANTONIO WATER SYSTEM (SAWS): SAWS has existing facilities located within the public right-of-way of Gillmore Avenue, and more particularly where petitioner is requesting the city to close, vacate and abandon. We request the City of San Antonio reserve all rights necessary for SAWS to maintain, operate, repair, inspect, patrol, realign, construct and reconstruct its facilities. Petitioner shall, at its sole expense, insure that SAWS has access to its facilities at all times for the purpose of inspecting, maintaining, constructing, reconstructing, replacing and removing of said facilities. Should SAWS incur any damage to or failure in its facilities due to petitioner's activities, petitioner shall, upon notice, promptly reimburse SAWS for any and all damages, and for any expense incurred by SAWS in repairing and/or replacing its facilities. SAWS shall have no obligation to restore and/or replace any of petitioner's property damaged or destroyed by SAWS during the above operations, and petitioner must agree to allow SAWS perpetual access over, across and through the right-of-way property and/or petitioner's adjacent property for inspection, operation, maintenance, construction, reconstruction and realignment of its facilities located on the right-of-way property, Petitioner's adjacent property and/or on the adjoining property. Petitioner expressly covenants and agrees for itself, its legal representatives, successors and/or assigns, that no building or structure of any kind will be placed within said public right-of-way and that removal of any building or structure placed within said public right-of-way shall be at petitioner's expense.

EASTPOINT & REAL ESTATE SERVICES: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner must take the property subject to all easement rights for existing overhead, surface, or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. and allow access to any such utilities or may seek the relocation of a specific utility with express permission and coordination of the respective owner of the utility at the sole expense of the petitioner.

The established fee for this street closure is \$51,444.00. The fee includes the property's assessed value of \$65,000.00 less \$16,250.00 (25% fee waiver under the Inner City Revitalization/Infill Policy) which equals \$48,750.00, plus \$2,500.00 for the appraisal report, \$144.00 for the posting of two signs to notify the public of the proposed closure and \$50.00 for the recording fees. Staff will recommend to City Council that the fee be waived since Gilmore Avenue is an integral part of the new Kelly Center Development encompassing 26 acres at Port San Antonio and will help facilitate the infrastructure improvement that currently exists to improve development of office space for new and expanding businesses and multifamily properties.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, the total fee and a Discretionary Contracts Disclosure Form, (to be completed on the <http://www.sanantonio.gov/atty/ethics/forms.asp> website link then printed and signed), we will continue processing your request.

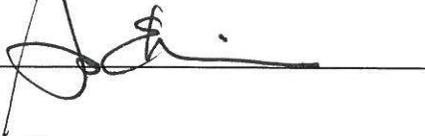
Sincerely,



Mike Etienne, Ph. D.
Officer

AGREED AS TO TERMS AND CONDITIONS:

By:



PRESIDENT & CEO

Title:

1.29.14

Date:

RESOLUTION # _____

A RESOLUTION AUTHORIZING THE CLOSURE, VACATION AND ABANDONMENT OF AN IMPROVED PORTION OF GILLMORE AVENUE PUBLIC RIGHT OF WAY CONSISTING OF 0.542 OF AN ACRE (23,597 SQUARE FEET) ADJACENT TO NEW CITY BLOCKS 7530 AND 12608, LOCATED BETWEEN BILLY MITCHELL AND FIVE FEET SOUTH OF THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED AS NCB 7530, BLOCK, LOT TR E AND LOT 36, AS REQUESTED BY PORT SAN ANTONIO.

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

WHEREAS, The City Code further subjects approval of street closures to public hearing and approval by act of City Council; and

WHEREAS, Port San Antonio filed an application requesting the closure of an improved portion of Gillmore Avenue as identified in Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking the closure of an improved portion of Gillmore Avenue.

SIGNED this 28th day of May, 2014.

Roberto R. Rodriguez, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT

AGENDA ITEM NO. 20

Public Hearing:

Planning Commission
May 28, 2014

Special Project Number:

1808

Representative:

Natalie Griffith, President
Habitat for Humanity of San Antonio

Staff Coordinator:

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

Property Address/Location:

A 0.341 acre unimproved portion of
Glendale Avenue and a 0.387 acre
unimproved portion of Alice Fay
Avenue as established by Prosperity
Heights subdivision plat.

Council District(s):

6

REQUEST

S.P. 1808 – Consideration of a Resolution supporting a request by Habitat for Humanity to close, vacate and abandon, with conditions, an unimproved portion of Glendale Avenue and Alice Fay Avenue. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office.

RECOMMENDED ACTION

Staff recommends **approval**.

SYNOPSIS OF ANALYSIS

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

ANALYSIS

Habitat for Humanity acquired undeveloped properties within the Prosperity Heights subdivision between Joe Blanks and Estrella Street. It plans to construct approximately twenty homes as part of its Hope Village project. There is an unimproved portion of Glendale Avenue and Alice Fay Avenue within the area to be developed. Habitat plans to assemble and reconfigure the properties. Habitat requests the city close, vacate and abandon its interest in the unimproved portions of Glendale Avenue and Alice Fay Avenue, so it can reconfigure, re-plat, then construct the infrastructure and homes.

ATTACHMENTS

- Plat and Field Notes – Glendale Avenue and Alice Fay Avenue
- Exhibit
- Map of the proposed closures
- Prosperity Heights plat
- Resolution

January 8, 2014

FIELD NOTES
Tract I
0.341 Acres
San Antonio, Bexar County, Texas

Being a 0.341 acre tract for closing a portion of Glendale Avenue, out of the Prosperity Heights Subdivision, as recorded in Volume 2805, Page 121, Deed and Plat Records, Bexar County, Texas, and being more particularly described as follows:

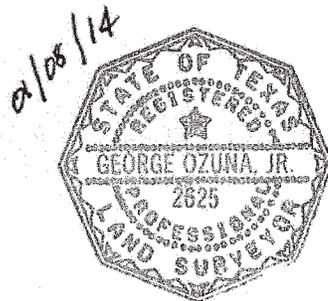
Beginning at the northwest corner of Lot 1, Block 7, NCB 9267, Prosperity Heights Subdivision;

THENCE, S 05° 59' 32" W, a total distance of 297.18 feet, to a point for a corner;

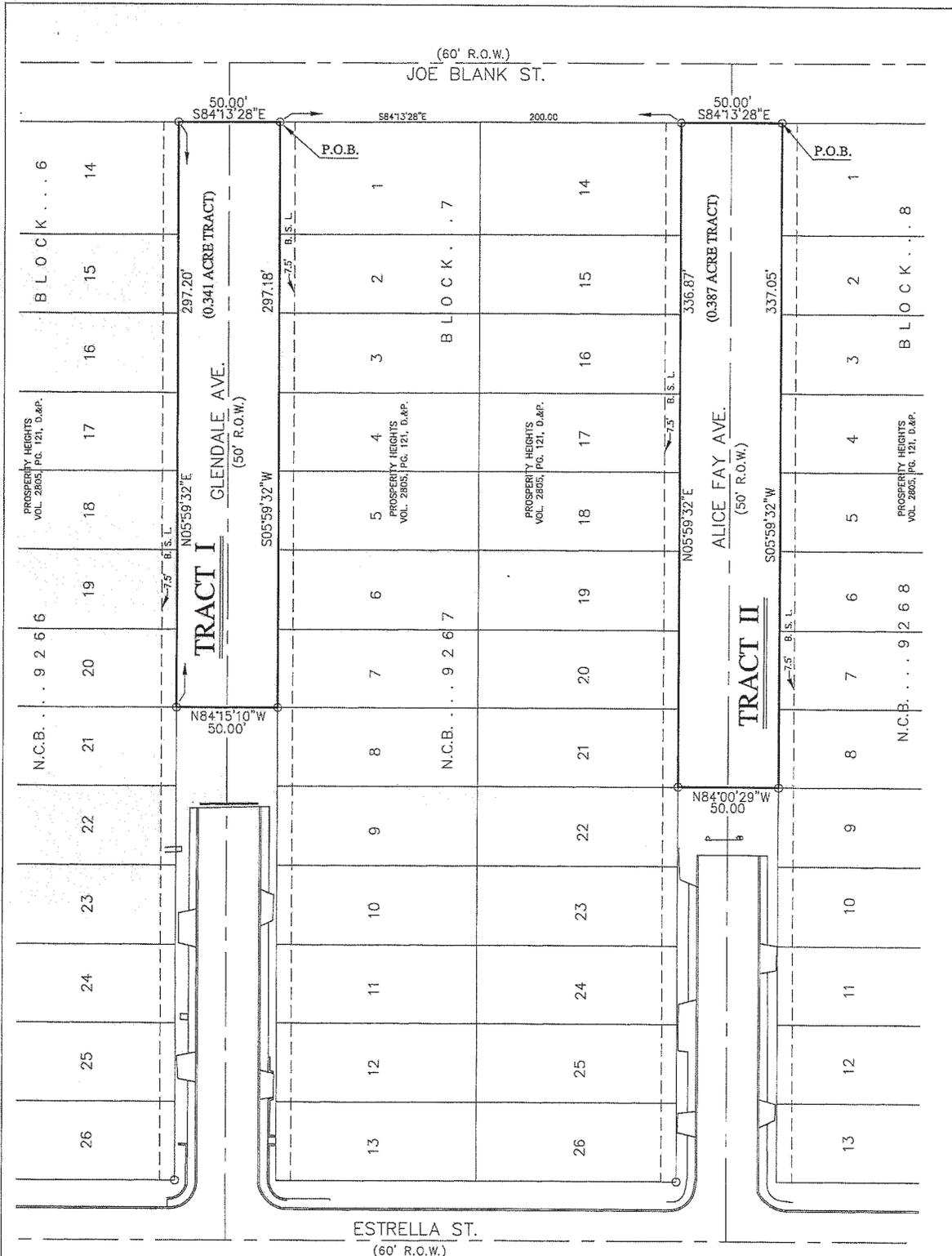
THENCE, N 84° 15' 10" W, a total distance of 50.00 feet to a point for a corner;

THENCE, N 05° 59' 32" E, a total distance of 297.20 feet to a point for a corner;

THENCE, S 84° 13' 28" E, a total distance of 50.00 feet to the point of beginning and containing 0.341 acres.



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



SCALE: 1" = 60'

EXHIBIT OF:
 TRACT I -0.341 ACRE TRACT (TO BE ABANDONED)
 OUT OF
 GLENDALE AVE. (A 50.00' RIGHT OF WAY)
 AND
 TRACT II -0.387 ACRE TRACT (TO BE ABANDONED)
 OUT OF
 ALICE FAY AVE. (A 50.00' RIGHT OF WAY)



BRIONES
 CONSULTING & ENGINEERING LTD.

8118 BROADWAY
 SAN ANTONIO, TX 78209
 TYPE FIRM REG. NO. F-6022
 (210) 828-1431
 (210) 828-1432 fax



STATE OF TEXAS
 COUNTY OF BEXAR

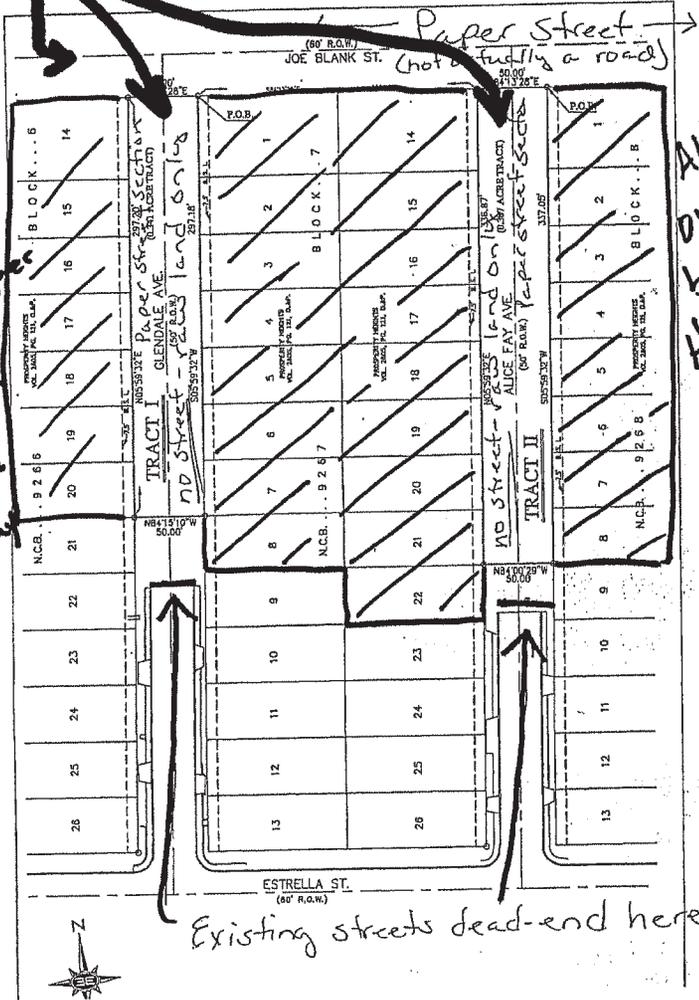
I, hereby certify that this survey conforms to the current Texas Surveyors Association Standards and Specifications.

This 8TH day of January 2014 A.D.

George Ozuna Jr.

Low land.
Paper streets only

- Now -

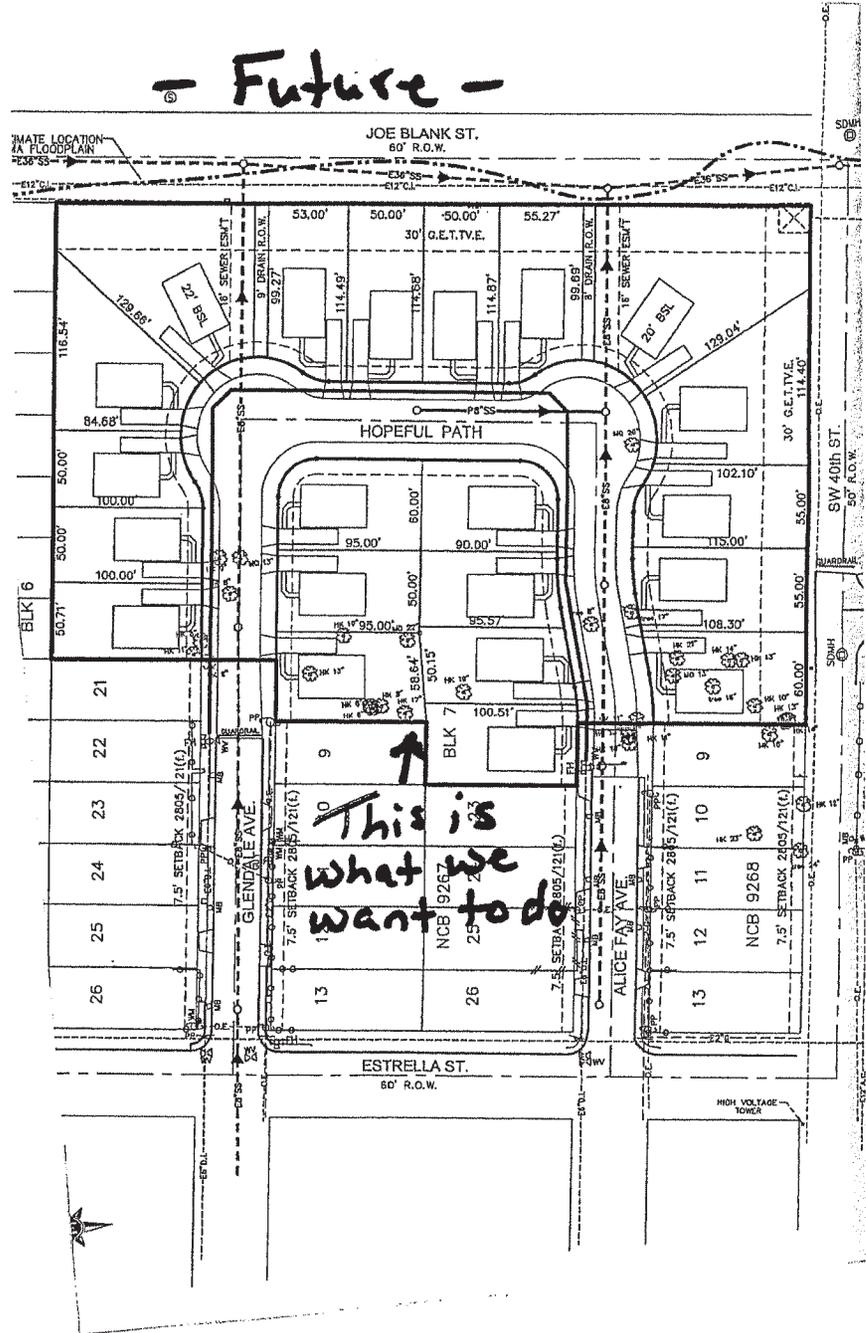


Need to close streets section of Glendale + Alice Fay

All lots owned by Habitat

Existing streets dead-end here

- Future -



This is what we want to do

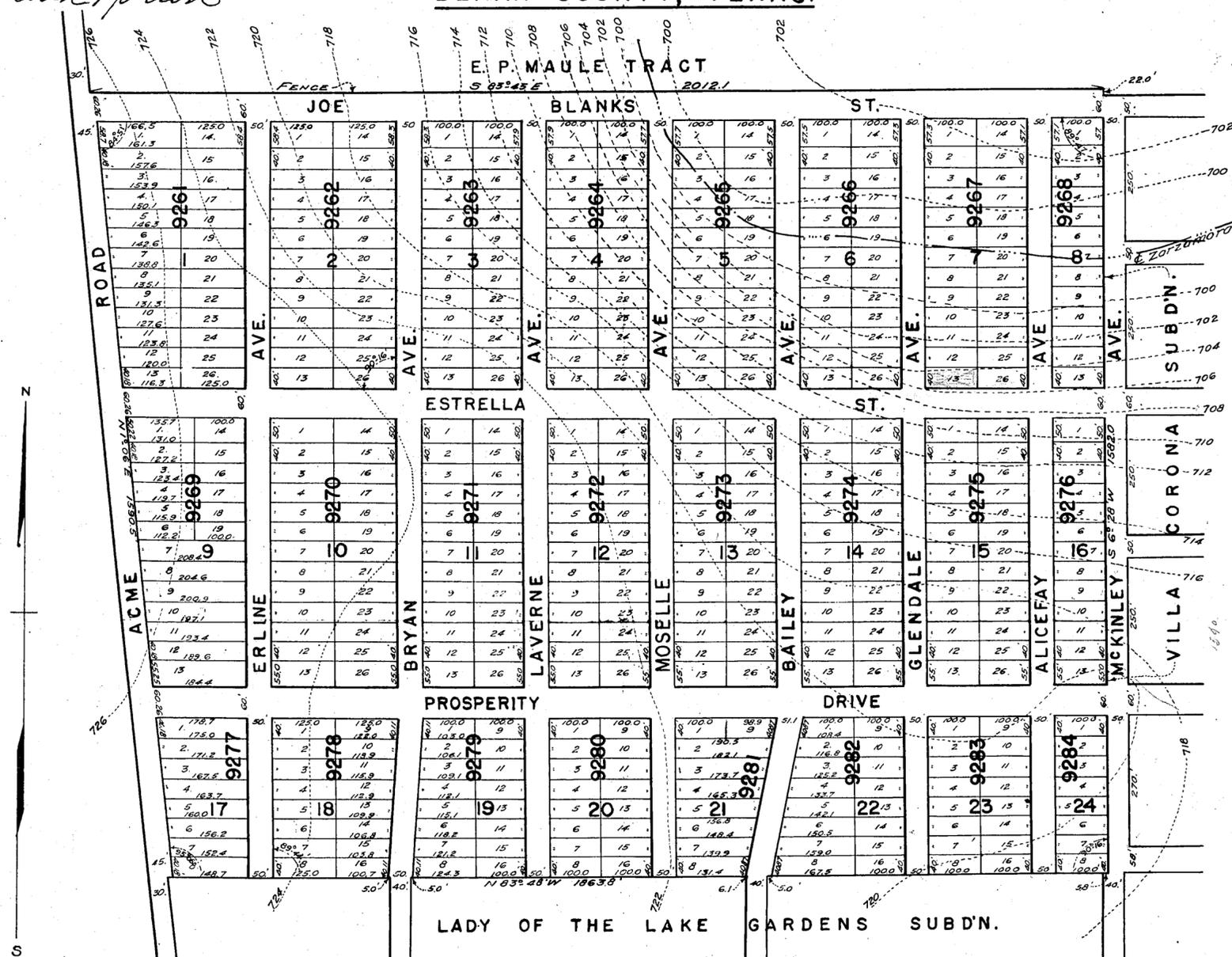
CORRECTED PLAT OF PROSPERITY HEIGHTS

A SUBDIVISION OUT OF BLOCK 13, COUNTY BLOCK 4021,
AND BEING PART OF O.C.L. 4 & 5, R. 6, D. 5, ORIG. CITY TRACT,
ALSO TRACT B, N.C.B. 8249
BEXAR COUNTY, TEXAS.

The undersigned County Clerk of Bexar County, Texas, do hereby certify that the above described plat was filed for record in the County Clerk's office on the 21st day of June, 1950, at 3:39 o'clock P.M. and that the same is a true and correct copy of the original as filed in the County Clerk's office.

50 3
Marty
Frank Norton
SEAL

W. Petry



SCALE 1" = 200'

Filed for record June 21st A. D., 1950 at 3:39 o'clock P.M.
Recorded & Indexed July 11th A. D., 1950 at 4:15 o'clock P.M.
FRED HUNTRESS,
County Clerk, Bexar County, Texas
By W. C. Petry Deputy

STATE OF TEXAS }
COUNTY OF BEXAR }
I, hereby certify that the foregoing and attached is a true and correct map compiled from field notes of an actual survey made on the ground by me the surveyor.

James L. Adams
County Surveyor, Bexar County, Texas.

Sworn to and subscribed before me this 10th day of October, A. D. 1946.

Richard R. Jacobs
Notary Public, Bexar County, Texas.
RICHMOND R. JACOBS

The owners of the land shown on this plat, and whose names are subscribed hereto, in person or through a duly authorized agent, acknowledged that this plat was made from an actual survey by the surveyor whose name is endorsed hereon, and dedicate to the use of the public, all streets, alleys, parks, water-courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

Ike Meader
Owner
Moselle Salles Mann nee Moselle Salles
Owner

STATE OF TEXAS }
COUNTY OF BEXAR }
Before me, the undersigned authority on this day personally appeared Ike Meader and Moselle Salles, of female, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 30th day of October A. D. 1946.

Richard R. Jacobs
Notary Public, Bexar County, Texas.
RICHMOND R. JACOBS



RESOLUTION # _____

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION
AND ABANDONMENT OF UNIMPROVED PORTIONS OF
GLENDALE AVENUE AND ALICE FAY AVENUE AS
ESTABLISHED IN PROSPERITY HEIGHTS SUBDIVISION**

* * * * *

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, Habitat for Humanity filed an application requesting the city close, vacate and abandon unimproved portions of Glendale Avenue and Alice Fay Avenue; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking the closure of unimproved portions of Glendale Avenue and Alice Fay Avenue as established in Prosperity Heights subdivision.

SIGNED this 28th Day of May, 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. 21

Public Hearing:

Planning Commission
May 28, 2014

Case Number:

PA 13033

Applicant:

Francisca Bautista

Representative:

Francisca Bautista

Owner:

Francisca Bautista

Staff Coordinator:

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

Property Address/Location:

Approximately 0.3053 of an acre out
of Lot 6, Block 5, in NCB 6484
located at 1402 West Huisache
Avenue

Legal Description:

Lot 6, Block 5, NCB 6484

Tract Size:

0.3053 acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 5/9/2014
Notices Mailed 5/15/2014

- 20 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 33 to planning team members

Internet Agenda Posting 5/23/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Near Northwest Community Plan future land use classification from Medium Density Residential to Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the Near Northwest Community Plan to change the future land use classification of the subject property from Medium Density Residential to Mixed Use.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Near Northwest Community Plan, as presented above. Make an alternate recommendation.
2. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The Mixed Use classification supports the Near Northwest Community Plan objectives of promoting economic growth in the areas along its corridors and in established commercial areas.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Near Northwest Community Plan	
Plan Adoption Date: February 14, 2002	Update History: September 24, 2008
Goal 2 - Economic Development: Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night	
Comprehensive Land Use Categories	Example Zoning Districts
Medium Density Residential: Medium-Density Residential includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.	R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD
Mixed Use: Mixed-Use provides for a concentrated blend of high-density residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets or where an existing commercial area has been established. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops) stores, specialty retails shops, hair salons, day care, drug stores, etc.), professional offices, and high-density residential uses.	0-1, NC, C1, C-2, IDZ, RM-4, RM-5, Rm-6, MF-25, MXD, TOD

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Medium Density Residential	Vacant lot
North	Parks Open Space, Neighborhood Commercial and Community Commercial	Drainage Easement, Single-Family homes, and Commercial Uses
East	Community Commercial	Commercial Uses
South	Medium Density Residential	Single/Multi-Family Homes
West	Medium Density and Parks Open Space	Single-Family Homes and Drainage Easement

Land Use: The subject property is located along the west side of Fredericksburg at the intersection of West Huarache Avenue and Fredericksburg Road, within the Near Northwest Community Plan. The subject property consists of a vacant lot. The applicant requests this plan amendment and associated zoning change in order to construct a multi-family residential development along with office space on the subject property.

The Medium Density Residential land use classification allows multi-family uses by right, however, the associated zoning district required to construct the proposed development requires a more intense land use classification that allows a blend of residential, office, and commercial uses and thus the need to request a change in the land use plan. The proposed amendment to Mixed Use land use classification will provide

consistency with the existing community scale commercial uses to the north and east and the multi-family and office uses to the south and allow the applicant to seek an appropriate zoning district.

In order to accommodate this development the applicant requires the IDZ zoning district which provides some design flexibility, to include setback and parking requirements. The proposed development meets the intent of the IDZ which is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures within existing built-up areas.

The subject's property location along Fredericksburg Road, a major roadway, and the mix of existing community scale commercial, residential and office uses and its close proximity to IH-10 make it appropriate to the Mixed Use land use classification. The Mixed Use classification would allow for a concentrated blend of residential, commercial and other related uses at increased densities to create a pedestrian-oriented environment. The inclusion of IDZ will contribute not only to this development but is available to assist in similar infill developments described in the Mixed Use land use classification of the Near Northwest Community Plan. The Mixed Use classification supports the Near Northwest Community Plan objectives of promoting economic growth in the areas along its corridors and in established commercial areas.

Transportation: The City's Major Thoroughfare Plan identified Fredericksburg Road as a Secondary Arterial Type B and IH-10 as a freeway. Huisache Avenue, Magnolia Avenue and Mistletoe Avenue are classified as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop along the side of the subject property on Fredericksburg Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: Beacon Hill Elementary School, Kipp Academy and St. Ann's Catholic Church are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-3 AHOD" Residential Single-Family Fredericksburg Road Urban Corridor Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre and "IDZ UC-3 AHOD" Infill Development Zone Fredericksburg Road Urban Corridor Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre

Corresponding Zoning Case: Z2013110

Zoning Commission Public Hearing Date: June 3, 2014

III. RECOMMENDATION

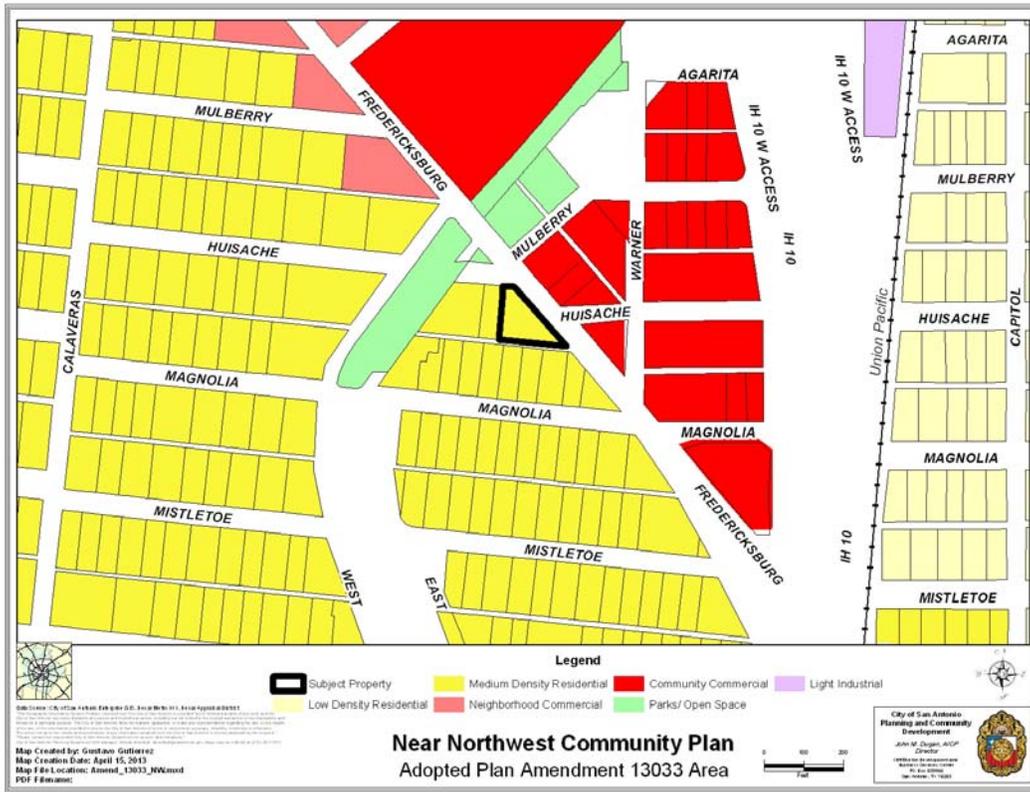
The subject's property location along Fredericksburg Road, a major roadway, and the mix of existing community scale commercial, residential and office uses and its close proximity to IH-10 make it appropriate to the Mixed Use land use classification. The Mixed Use classification would allow for a concentrated blend of residential, commercial and other related uses at increased densities to create a pedestrian-oriented environment. The inclusion of IDZ will contribute not only to this development but is available to assist in similar infill developments described in the Mixed Use land use classification of the Near Northwest Community Plan. The Mixed Use classification supports the Near Northwest Community Plan objectives of promoting economic growth in the areas along its corridors and in established commercial areas.

IV. ATTACHMENTS

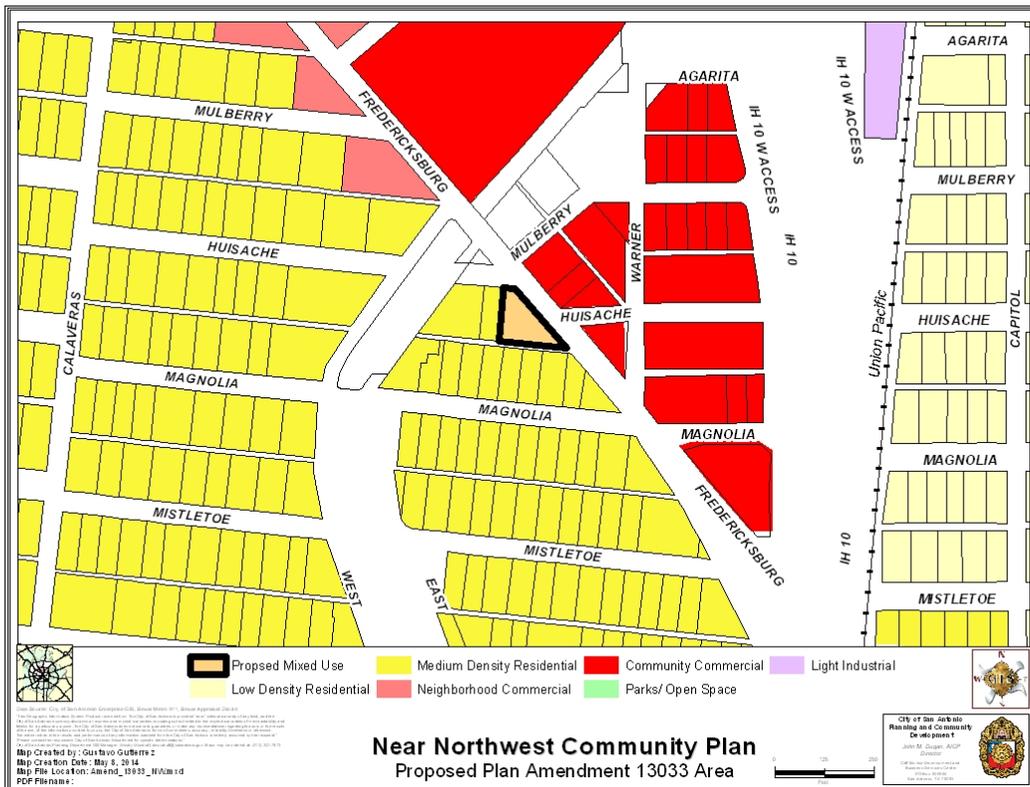
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.3053 OF AN ACRE OUT OF LOT 6, BLOCK 5, NCB 6484 LOCATED AT 1402 WEST HUISACHE AVENUE.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 28, 2014 and **APPROVED** the amendment on May 28, 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 Near Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th DAY OF MAY 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 22

Public Hearing:

Planning Commission
May 28, 2014

Case Number:

PA 14047

Applicant:

P.W. Christensen, PC c/o Patrick W.
Christensen

Representative:

Patrick W. Christensen, PC

Owner:

Hun Woo Cho & Seung Kwan Oh

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017

Ernest.brown@sanantono.gov

Property Address/Location:

5835 and 5911 Rittman Plaza

Legal Description:

Lots 8 and 9, Block 1, NCB 16374

Tract Size:

2.5 Acres

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder 5/8/2014

Notices Mailed 5/15/2014

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

Internet Agenda Posting May 23,
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 Community Commercial to Light Industrial.

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 Community Commercial to Light Industrial.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The subject property is classified as Community Commercial in the San Antonio International Airport Vicinity Land Use Plan. It is located in a predominately business/industrial land use area.

Transportation:

Rittiman Plaza is not identified by the City's Major Thoroughfare Plan as a major thoroughfare. Rittiman Plaza serves as a collector roadway.

Community Facilities:

There is a church facility northeast of the subject property across Rittman Plaza.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan	
Plan Adoption Date: May 30, 2010	Update History: NA
<p>Goal II: Encourage economic growth that enhances airport operations and surrounding development</p> <p>Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized</p> <p>Key themes of the plan include: 2) cultivating airfront development in the Airport District, 3) expansion of business park and commercial opportunities.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Community Commercial: Medium intensity uses that serve two or more neighborhoods.</p> <p>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.</p> <p>Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic</p>	<p>NC, Neighborhood Commercial C-1, Commercial C-2, Commercial C-2P, Commercial O-1, Office O-1.5, Office</p>
<p>Light Industrial: A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened).</p> <p>Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor’s suppliers and warehousing.</p>	<p>L, Light Industrial BP, Business Park C-3, Commercial O-1, Office District O-1.5, Office District* * Not allowed within the Noise Contours</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Community Commercial	Vacant
North	Community Commercial	Retail and Office
East	Business Park	Office Warehouse
South	Community Commercial/Light Industrial	Office/Office Warehouse and vacant property
West	Low Density Residential	Single-Family Homes

Land Use: The subject property is located on the west side of Rittiman Plaza between Rittiman Road and Tesasco Street. The subject property is classified as Community Commercial in the San Antonio International Airport Vicinity Land Use Plan, as are some of the adjacent properties. Commercial uses are encouraged by the plan on arterials and more intense community and regional commercial at the major intersections. The subject property is located in a predominately business/industrial land use area. The surrounding land uses are a mix of light manufacturing uses, distribution centers and suppliers with limited ancillary retail uses. Light Industrial uses include sporting goods, manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's, suppliers and warehousing services. Business/Light Industrial land uses such as the existing use within this area typically facilitates the delivery of public, private and local, state, or national government services and goods.

The abutting property to the west of the subject property is classified as Low Density Residential. The proposed land use is located in an existing Business/Industrial Park area secluded from the abutting residential community. The San Antonio International Airport Vicinity Land Use Plan facilitate uses with criteria that include proper screening, buffering, and be compatible with adjoining uses and discourage outside storage.

Transportation: The subject property fronts Rittiman Plaza. Rittiman Plaza is not identified by the City's Major Thoroughfare Plan as a major thoroughfare. Rittiman Plaza serves as a collector that travels in a north-south direction from south of Rittiman Road, a Secondary Arterial Type B, to Tesasco Street, that serves as a collector in a east-west travel direction connecting to the west side of Loop 410 access road. The surrounding area fronts the west side of the rail road right of way. Loop 410 fronts the east side of the rail road right of way. Loop 410 is identified by the City's Major Thoroughfare Plan as a Freeway. Existing Industrial zoning districts dominates along both sides of the Loop 410 corridor. There are no VIA transit lines or bus stops located near the subject property.

Community Facilities: There is a church facility northeast of the subject property across Rittman Plaza.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-3

Proposed Zoning: L

Corresponding Zoning Case: Z2014162

Zoning Commission Public Hearing Date: June 3, 2014

III. RECOMMENDATION

The proposal of Light Industrial land use is consistent with the surrounding land uses and the established Business/Industrial Park directly across from the subject property. This location is suitable for Light Industrial whereas Industrial zoning districts are predominate along Rittiman Plaza and the Loop 410 corridor beginning at the junction of Loop 410 and IH 35 North.

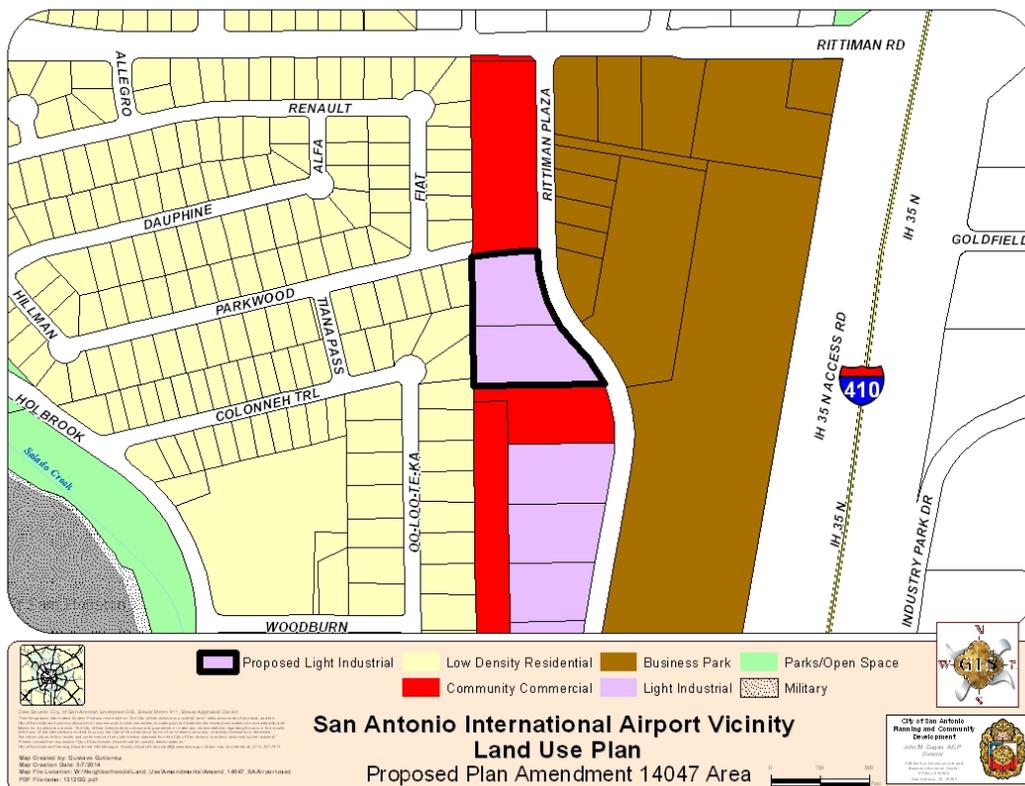
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



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 COMMUNITY COMMERCIAL TO LIGHT INDUSTRIAL LANE USE FOR AN AREA OF APPROXIMATELY 2.5-ACRES LOCATED AT 5835 AND 5911 RITTIMAN PLAZA.

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 30, 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 May 28, 2014 and **APPROVED** the amendment on May 28, 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 28th DAY OF May 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Roderiguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 23

Public Hearing:

Planning Commission
May 28, 2014

Case Number:

PA 14048

Applicant:

Sal Flores, Bendkion Engineering

Representative:

Sal Flores, Bendkion Engineering

Owner:

Jeff Bonner, R&D, Inc.

Staff Coordinator:

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

Property Address/Location:

Approximately 1.362 acres known
as Lot 32, NCB 12097 located at
2523 MacArthur View

Legal Description:

Lot 32, NCB 12097

Tract Size:

1.362 acres

Council District(s):

District 10

Notification:

Published in Daily Commercial
Recorder 5/9/2014

Notices Mailed 5/15/2014

- 18 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet

Internet Agenda Posting 5/23/2014

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 Business Park and Public Institutional to Light Industrial.

RECOMMENDED ACTION

Approval of the proposed amendment to the San Antonio International Airport Vicinity Land Use to change the future land use classification of the subject property from Business Park and Public Institutional to Light Industrial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the San Antonio International 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 Light Industrial land use will not significantly alter the land use pattern or character of the immediate area as the proposed Light Industrial land use classification allows for development that is compatible with the abutting Business Park land use classification.

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan	
Plan Adoption Date: May 20, 2010	Update History: None
Goal 1, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards	
Goal 1, Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours	
Comprehensive Land Use Categories	Example Zoning Districts
Business Park: Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.	BP, C-2, C-3, O-1, O-1.5
Public Institutional: Public/ Institutional uses include public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals	Varies
Light Industrial: A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor’s suppliers and warehousing	L, BP, C-3, O-1, O-1.5

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Business Park and Public/Institutional	Commercial Building and vacant lot
North	Business Park and Public/Institutional	Commercial Uses and School District Administrative Complex
East	Public/Institutional	School District Administrative Complex
South	Business Park	Industrial/Commercial Uses
West	Business Park	Industrial/ Commercial Uses

Land Use: The subject property is located along the north side of MacArthur View between Broadway Street and Wetmore Road, within the San Antonio International Airport Vicinity Land Use Plan. The subject property consists of one building and a parking area. The applicant who owns the adjoining

facility requests this plan amendment and associated zoning change in order to expand his manufacturing operation to include the adjacent subject property. However, the subject property has a land use classification of Business Park and Public Institutional and is currently zoned "C-2" and "C-3" Commercial District and industrial uses are not permitted by right under the Public Institutional land use classification or the "C-2" or "C-3" zoning designations.

The Business Park land use classification allows commercial uses and some less intense industrial uses by right, however, the associated zoning district to bring the desired use into conformance requires a more intense industrial land use classification and thus the need to request a change in the land use plan. The proposed amendment to Light Industrial will provide consistency with the proposed use and allow the applicant to seek the appropriate zoning district from the current "C-2" and "C-3" Commercial District. The proposed amendment to Light Industrial land use will not significantly alter the land use pattern or character of the immediate area as the proposed Light Industrial land use classification allows for development that is compatible with the abutting Business Park land use classification. The Light Industrial land use classification supports the goals of the San Antonio International Airport Vicinity Land Use Plan of promoting compatibility and appropriateness between uses and protecting airport operations from incompatible uses.

Transportation: The City's Major Thoroughfare Plan identified Wetmore Road is a Secondary Arterial Type A and Broadway is a Primary Arterial Type A. MacArthur View, Kotzebue Street and Sommers Drive are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and industrial areas. There is a VIA bus stop two blocks east at the corner of MacArthur View and Broadway. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: Regency Elementary School and Northeast Independent School District Administrative Headquarters are within walking distance. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Corresponding Zoning Case: Z2014166

Zoning Commission Public Hearing Date: June 3, 2014

III. RECOMMENDATION

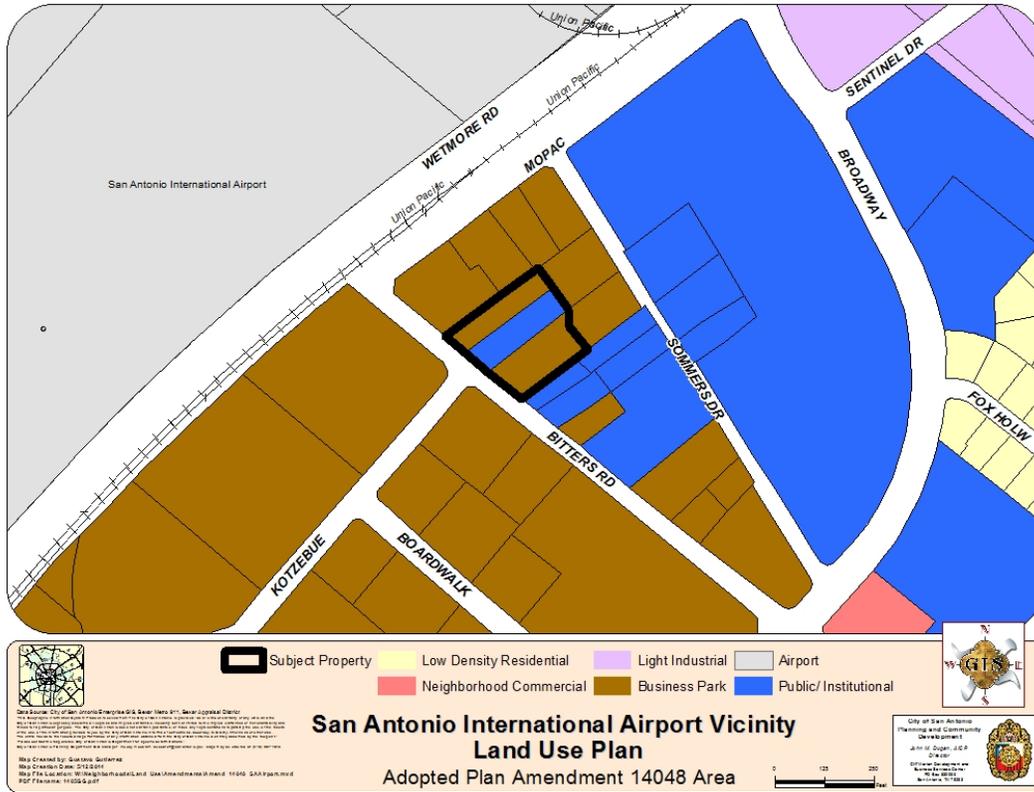
The proposed amendment to Light Industrial land use will not significantly alter the land use pattern or character of the immediate area as the proposed Light Industrial land use classification allows for development that is compatible with the abutting Business Park land use classification. The Light Industrial land use classification supports the goals of the San Antonio International Airport Vicinity Land Use Plan of promoting compatibility and appropriateness between uses and protecting airport operations from incompatible uses.

IV. ATTACHMENTS

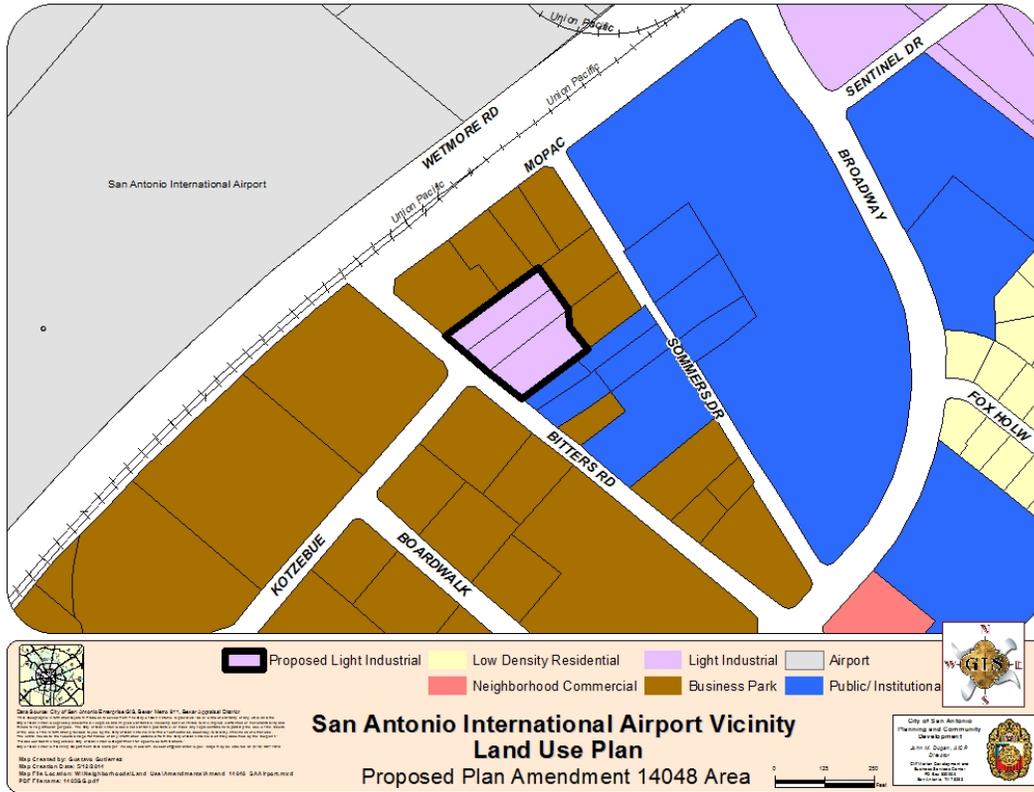
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



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 BUSINESS PARK AND PUBLIC/INSTITUTIONAL LAND USE TO LIGHT INDUSTRIAL LAND USE FOR AN AREA APPROXIMATELY 1.362 ACRES KNOWN AS LOT 32, NCB 12097 LOCATED AT 2523 MACARTHUR VIEW.

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 May 28, 2014 and **APPROVED** the amendment on May 28, 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 28th DAY OF MAY 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 24

Public Hearing:

Planning Commission
May 28, 2014

Case Number:

PA 14049

Applicant:

Kathleen Seymour

Representative:

Kathleen Seymour

Owner:

Kathleen and Charles Seymour

Staff Coordinator:

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

Property Address/Location:

Approximately 11.132 acres of
land out of NCB 7456 located at
2327 and 2343 Roosevelt Avenue.

Legal Description:

11.132 acres out of NCB 7456

Tract Size:

11.132 acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder 5/5/2014

Notices Mailed 5/15/2014

- 19 to property owners within 200 feet
 - No registered neighborhood association within 200 feet
 - 16 to planning team members
- Internet Agenda Posting 5/30/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the South Central San Antonio Community Plan future land use classification from Low Density Residential to Medium Density Residential and to include "MHP" Manufacturing Housing Park District as a related zoning district for the "Medium Density Residential" land use classification.

RECOMMENDED ACTION

Approval of the proposed amendment to the South Central San Antonio Community Plan to change the future land use classification of the subject property from Low Density Residential to Medium Density Residential and to include "MHP" Manufacturing Housing Park District as a related zoning district for the "Medium Density Residential" land use classification.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed amendment to Medium Density Residential and the addition of "MHP" Manufacturing Housing Park District as a related zoning district will provide the consistency with the existing use and allow the applicant to seek the appropriate zoning classification from the current "R-6" Residential Single Family District.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: South Central San Antonio Community	
Plan Adoption Date: August 19, 1999	Update History: November 10, 2005 and December 6, 2007
Pg. 9 Neighborhood Development Maintain and build on the old-fashioned neighborhood character of South Central San Antonio. Create a healthy environment for families and businesses Goal 1 Objective 1.0: Improve the quality of commercial corridors including South Flores Street, South Presa Street and Roosevelt Avenue.	
Comprehensive Land Use Categories	Example Zoning Districts
Low Density Residential: Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex are not permitted in low density residential use.	Residential Single-Family Districts, Neighborhood Preservation Districts
Medium Density Residential: Medium density residential mainly includes single-family houses on individual lots, however, zero-lot line configurations, duplexes, triplexes fourplexes, and townhomes may be found within this classification. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.	Residential Single Family Districts, Mixed Residential Districts, Manufacturing Housing Park District (Proposed)

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Mobil Home Park
North	Low Density Residential	Non-profit Organization
East	Business Park	Industrial Uses
South	Low Density Residential	Single-Family Homes and San Antonio River
West	Low Density Residential	Single-Family Homes and Golf Course

Land Use: The subject property is located the west side of Roosevelt Avenue between Riverside Road and McDonald Street, within the South Central San Antonio Community Plan. The subject property consists of a mobile home park. The applicant requests this plan amendment and associated zoning change in order to bring the subject property into compliance with applicable with zoning regulations. According to City of San Antonio records the subject property has operated as a mobile home park since at least 1983 and the applicant has continually applied, as required, and been approved to operate under a non-conforming status. However, the subject property is zoned “R-6” Residential Single Family District

and multi-family uses of this intensity are not allowed by right under this land use classification and zoning designation.

The associated zoning district required to bring the subject property into conformance requires a higher intensity land use classification and thus the need to request a change in the land use plan. The proposed amendment to Medium Density Residential and the addition of “MHP” Manufacturing Housing Park District as a related zoning district will provide the consistency with the existing use and allow the applicant to seek the appropriate zoning classification from the current “R-6” Residential Single Family District. The Medium Density Residential land use classification supports the goals of the South Central San Antonio Community Plan of preserving the housing and character of the South Central San Antonio neighborhoods and promoting economic growth in the areas along its corridors. The proposed change will have minimal impact on adjacent properties.

Transportation: : The City’s Major Thoroughfare Plan identified **Southcross** Boulevard as a Secondary Arterial Type A and Roosevelt Avenue as a Primary Arterial Type B, Riverside Road, H.F. McCarty and McDonald as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop on the side of subject property on Roosevelt Avenue. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: Riverside Golf Course is within walking distance. Seton Home, St. Peter and St. Joseph Children’s Home, and Mission Concepcion 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: "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Proposed Zoning: "MHP H RIO-5 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "MHP H RIO-5 MC-1 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Corresponding Zoning Case: Z2014136

Zoning Commission Public Hearing Date: June 3, 2014

III. RECOMMENDATION

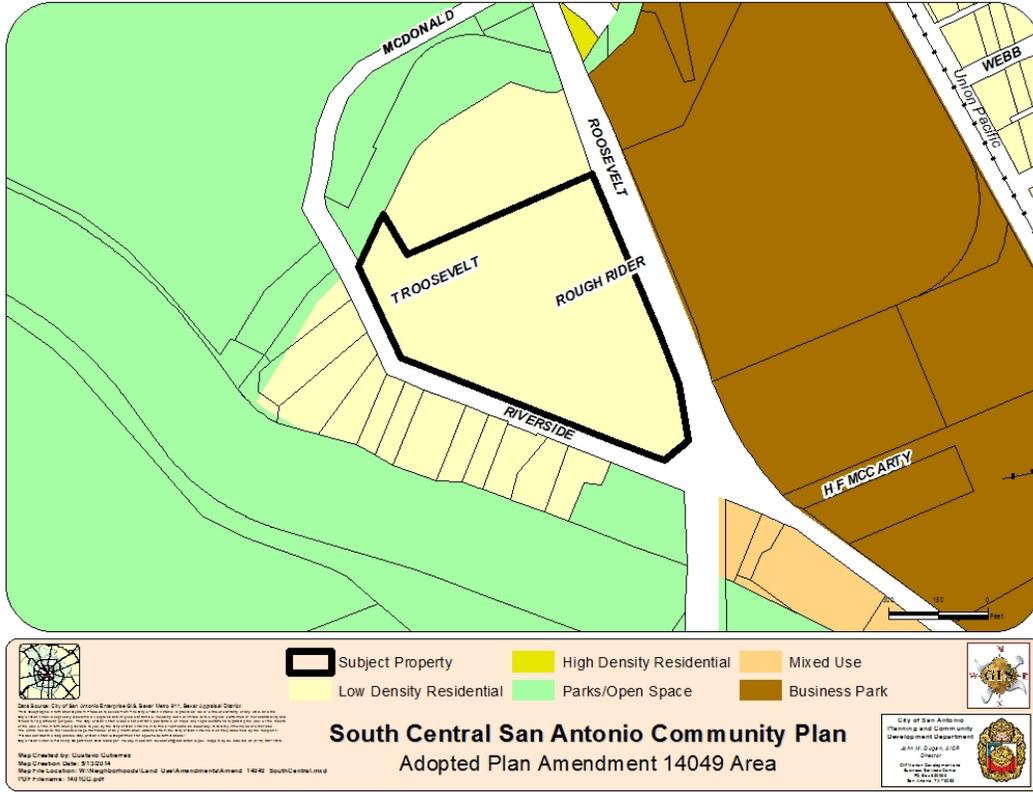
The proposed amendment to Medium Density Residential and the addition of “MHP” Manufacturing Housing Park District as a related zoning district will provide the consistency with the existing use and allow the applicant to seek the appropriate zoning classification from the current “R-6” Residential Single Family District. The Medium Density Residential land use classification supports the goals of the South Central San Antonio Community Plan of preserving the housing and character of the South Central San Antonio neighborhoods and promoting economic growth in the areas along its corridors. The proposed change will have minimal impact on adjacent properties.

IV. ATTACHMENTS

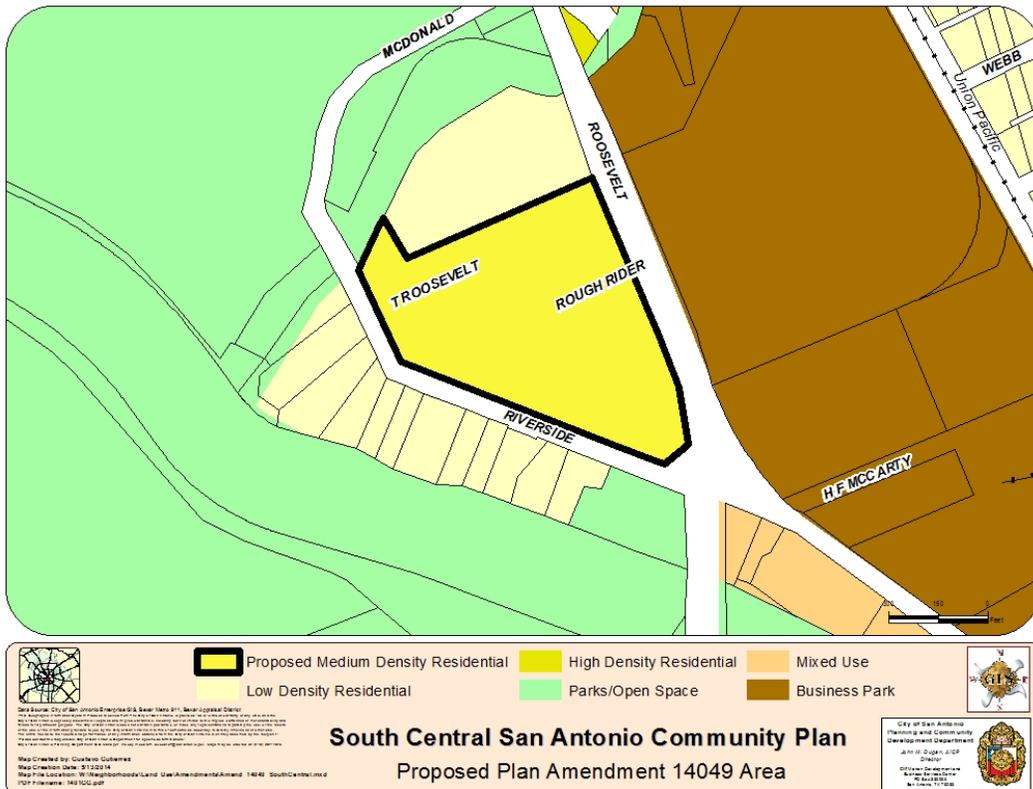
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial

Data Source: City of San Antonio Enterprise GIS, Base Map 011, Sewer Approval District
 This map is for informational purposes only and does not constitute a warranty, express or implied.
 The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio
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Map Created by: Gustavo Gutierrez
 Map Creation Date: 5/13/2014
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14049_SouthCentral.txd
 \PDF File Name: 1404902.pdf



Subject Property



VIA Bus Stops



VIA Bus Routes

South Central San Antonio Community Plan

Proposed Plan Amendment 14049 Area



City of San Antonio
 Planning and Community
 Development Department
 John W. Dugan, Jr. ICP
 Director
 City Center Development
 Business Services Center
 100 East 150th
 San Antonio, TX 78202



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL AND TO INCLUDE "MHP" MANUFACTURING HOUSING PARK DISTRICT AS A RELATED ZONING DISTRICT FOR THE "MEIUM DENSITY RESIDENTIAL LAND USE CLASSIFICATION FOR AN AREA OF APPROXIMATELY 11.132 ACRES OF LAND OUT OF NCB 7456 LOCATED AT 2327 AND 2343 ROOSEVELT AVENUE.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Comprehensive Master Plan on August 19, 1999 and updated on November 10, 2005 and December 6, 2007; and

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

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the 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 May 28, 2014 and **APPROVED** the amendment on May 28, 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 South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th DAY OF MAY 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 25

Public Hearing:

Planning Commission
May 28, 2014

Case Number:

PA 14050

Applicant:

City of San Antonio, Texas

Representative:

Department of Planning
& Community Development

Owner:

Multiple Owners

Staff Coordinator:

Jacob T. Floyd, AICP, Senior Planner
(210) 207-8318
jacob.floyd@sanantonio.gov

Property Address/Location:

Approximately 1,690 acres of land generally located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, and portions of the 4200, 4300, and 4400 blocks of South Flores Road

Legal Description:

1688.45 acres out of NCB 4069B, NCB 11150, CB 4301, 4301A, 4301C 4298 & 4298B, 4007, 4296, 4187, 4069 & 4069B, 4010, 4010F, 4005

Tract Size:

1688.45 acres

Council District(s):

3 & 4

Notification:

Published in Daily Commercial Recorder 5/16/2014
Notices Mailed 5/16/2014

- 288 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 29 to planning team members

Internet Agenda Posting 5/23/2014

REQUEST

A Comprehensive Master Plan Amendment to change the Heritage South Sector Plan future land use classification for the properties subject to this application from Suburban Tier, Country Tier, Agribusiness/RIMSE Tier, Civic Center, and Regional Center to Suburban Tier, Specialized Center, Mixed Use Center, General Urban Tier, and Agribusiness/RIMSE Tier.

RECOMMENDED ACTION

Approval of the proposed amendments to change the future land use classification of the subject properties from Suburban Tier, Country Tier, Agribusiness/RIMSE Tier, Civic Center, and Regional Center to Suburban Tier, Specialized Center, Mixed Use Center, General Urban Tier, and Agribusiness/RIMSE Tier.

ALTERNATIVE ACTIONS

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Heritage South Sector Plan	
Plan Adoption Date: September 16, 2010	Update History: None
<p>Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability. The existing uses on the subject properties are in keeping with the uses permitted by the proposed future land use classification. Additionally, the amendment will preserve the economic viability of the subject properties by allowing a range of zoning districts for non-residential and agricultural use.</p> <p>Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments</p> <p>Goal LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses</p> <p>1 ED-6: Market Heritage South as a business friendly environment Goal ED-6.3: Promote low impact industry, biotechnologies, and international trade The proposed development is consistent with the above-stated goals and strategies of the Heritage South Sector Plan.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Suburban Tier RESIDENTIAL: Rural Homestead Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. NON-RESIDENTIAL: Agriculture, Commercial Generally: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.</p>	RP, FR
<p>Agribusiness/RIMSE Tier RESIDENTIAL: Farm Homestead Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.</p>	FR, I-1, MI-1, BP, RP, L
<p>General Urban Tier RESIDENTIAL: Medium to High Density Generally: Small tract detached, Multi-Family (apartments, quadraplexes, triplexes, and duplexes; townhouse (condominiums) NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.</p>	R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD
<p>Specialized Center RESIDENTIAL: None NON-RESIDENTIAL: Heavy Industrial, Business Park / Office Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.</p>	O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD

<p>Regional Center RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid- High rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Regional Commercial, Office Generally: “Big box” or “power centers,” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.</p>	<p>MF-25, MF-33, O-1, O-1.5, O-2, C-2,C-2P, C-3 , UD</p>
<p>Civic Center RESIDENTIAL: Generally: Dormitories and/or student housing NON-RESIDENTIAL: Office, Educational, Governmental, Religious Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations</p>	<p>Various</p>
<p>Country Tier RESIDENTIAL: Rural Homestead Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. NON-RESIDENTIAL: Agriculture, Commercial Generally: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.</p>	<p>RP, FR</p>
<p>Mixed Use Center RESIDENTIAL: Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.</p>	<p>MF-40, MF-50, O-1, O-1.5,O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD</p>

SECTOR PLAN CRITERIA FOR REVIEW:

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

The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

The proposed amendments are in keeping with the uses existing on the subject properties and create adequate optional sites in the land use plan to provide appropriate sites for residential, commercial, and industrial uses to locate in the future. The proposed amendments are appropriate for their respective areas due to their locations; along an interstate for the commercial and industrial land uses, and within the existing or emerging residential areas for the residential land uses.

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

The proposed amendments, with the range of uses they accommodate, will provide additional opportunities for individuals intending to develop these properties for non-residential uses in locations that do not interfere with residential uses. Likewise, the amendments to Suburban Tier, Mixed Use Center, and General Urban Tier will provide opportunities for increased residential density in locations appropriate for such uses.

The amendment must uphold the vision for the future of the Heritage South Sector Plan.

The Heritage South Sector Plan calls for “planting the seeds of economic development while preserving and respecting the history, values, and natural resources of the area.” The proposed amendments support this vision by expanding the potential uses of the subject properties while recognizing the existing uses.

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

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

The land use in this area is a mix of rural residential, farm and ranch, agricultural and industrial land uses. The proposed amendments will not significantly alter acceptable land use patterns and support the density found in established neighborhoods. The amendments will not adversely affect the existing character of the immediate area. Rather, the amendments acknowledge the existing land uses and will create a land use plan that supports compatible activities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: Various

Proposed Zoning: Various (Non-Residential and Residential)

Corresponding Zoning Case: Z2014171 CD S

Zoning Commission Public Hearing Date: June 3, 2014

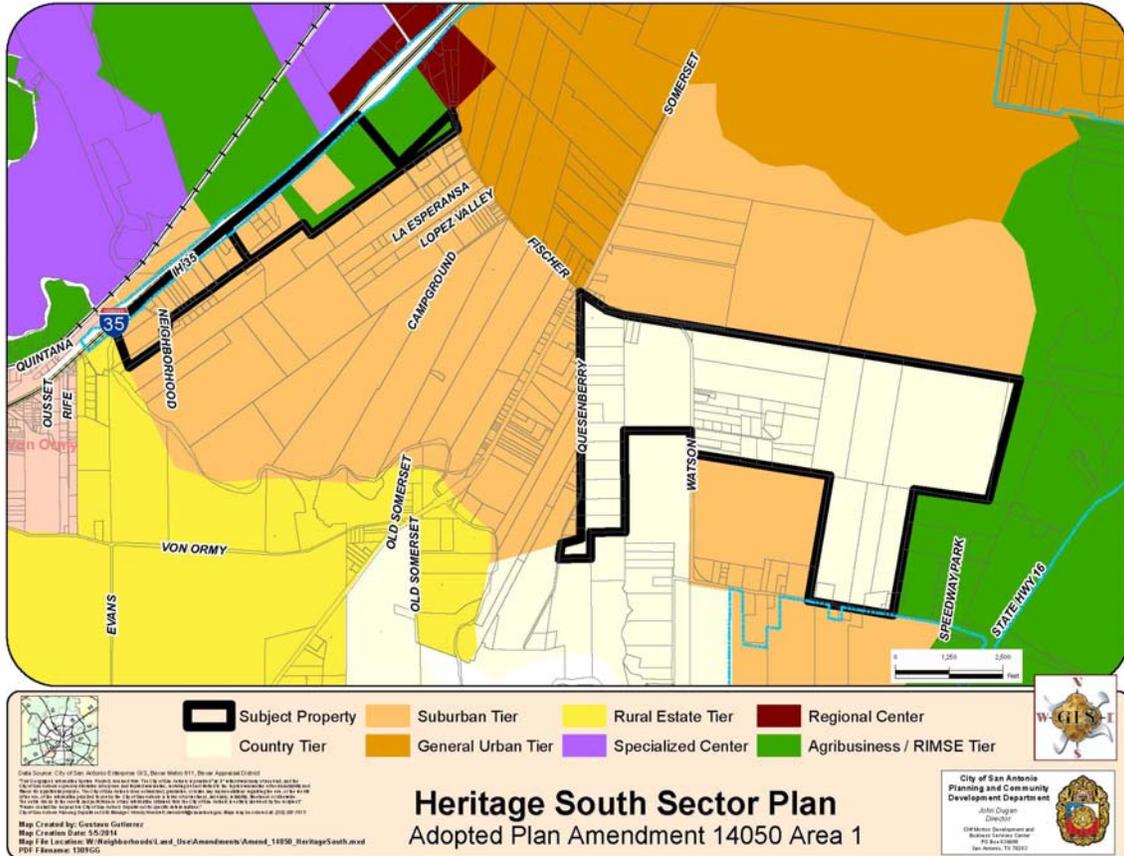
III. RECOMMENDATION

The proposed amendments will provide opportunities for individuals to develop these properties for non-residential uses in locations that do not interfere with residential uses. Similarly, the amendments will provide opportunities for increased residential density in locations appropriate for such uses by amending to Suburban Tier, Mixed Use Center, and General Urban Tier. These amendments acknowledge the existing land uses and will create a land use arrangement that supports compatible activities.

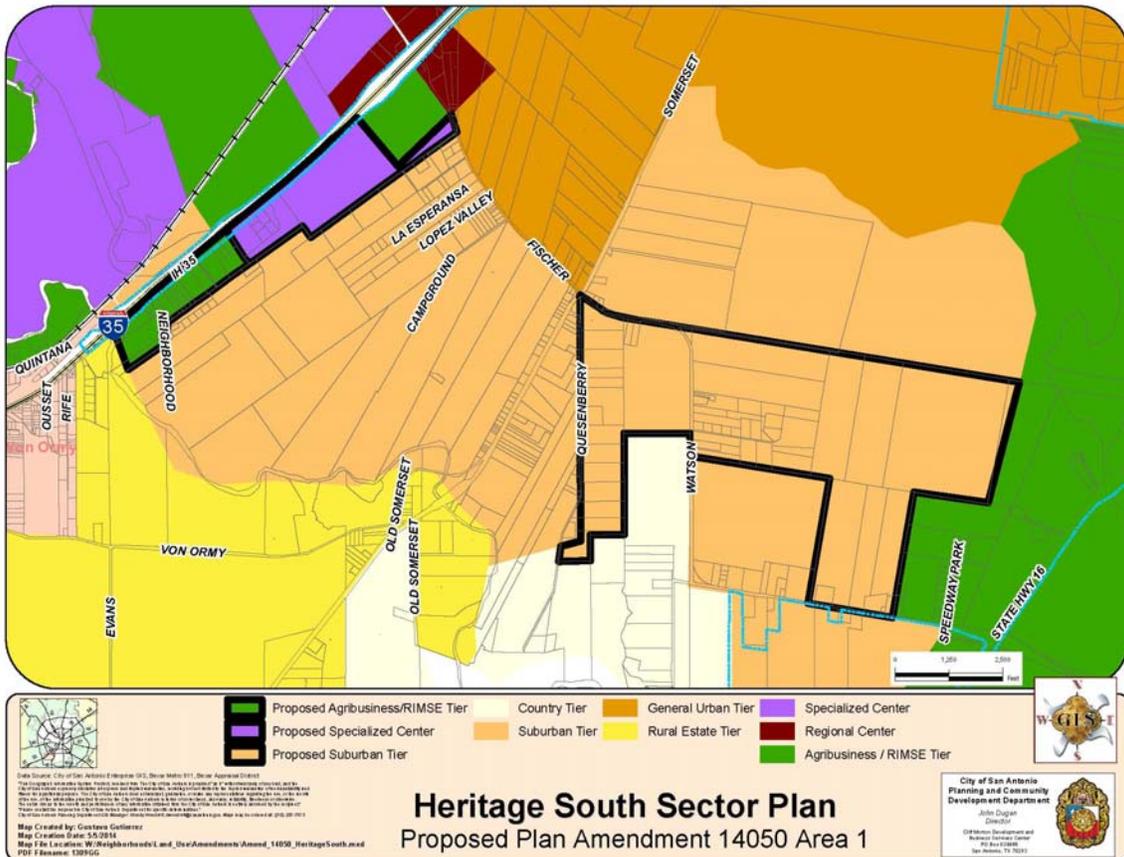
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

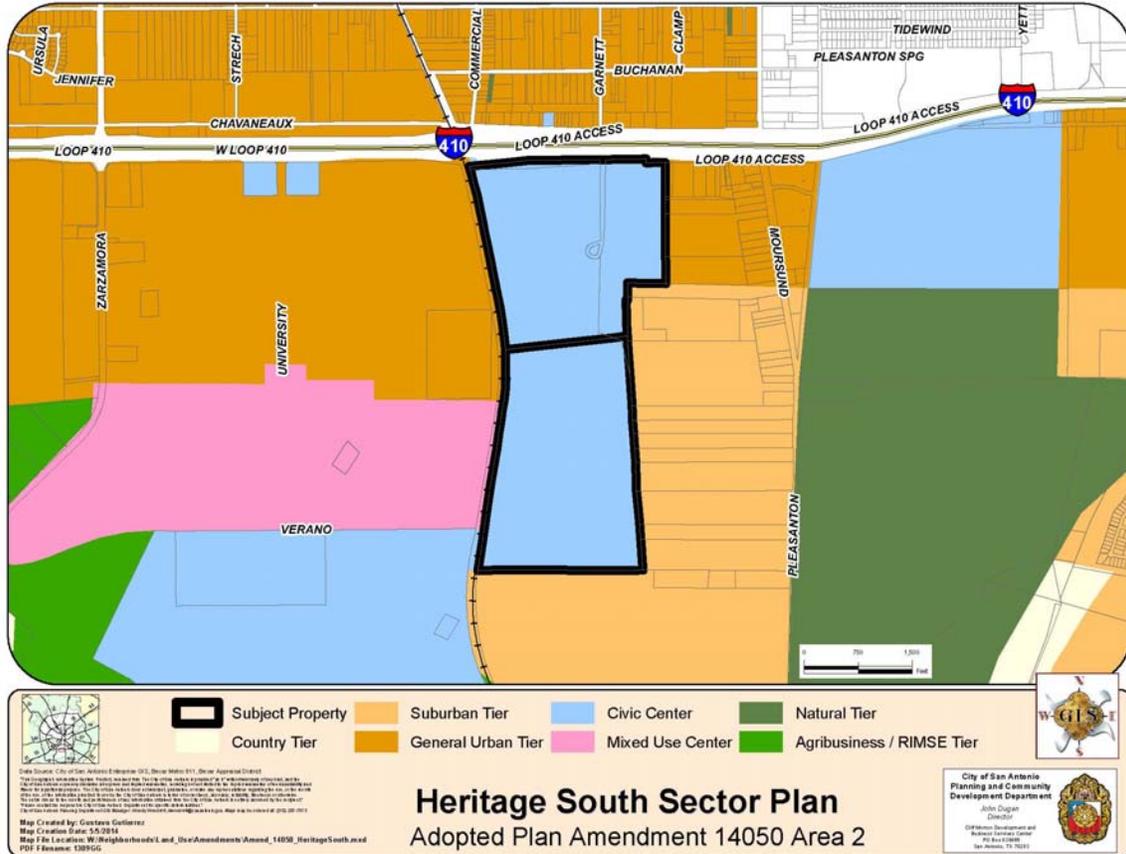
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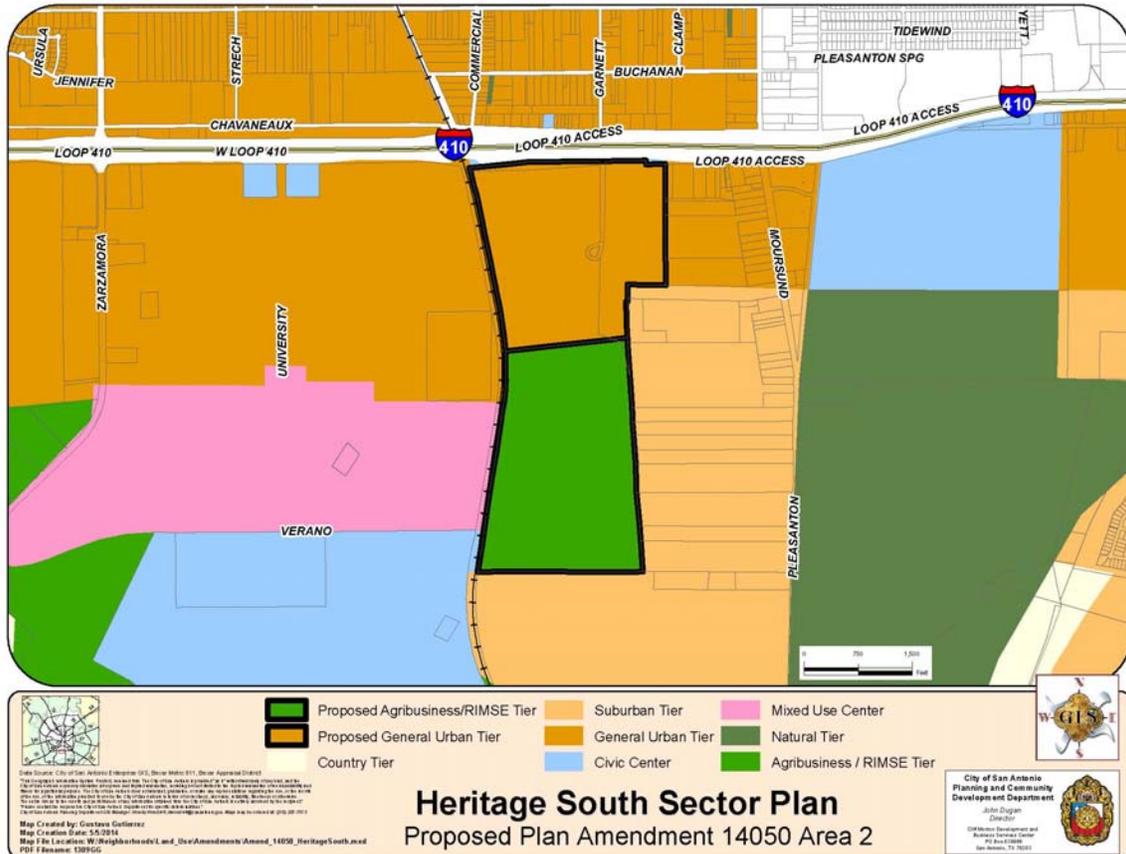
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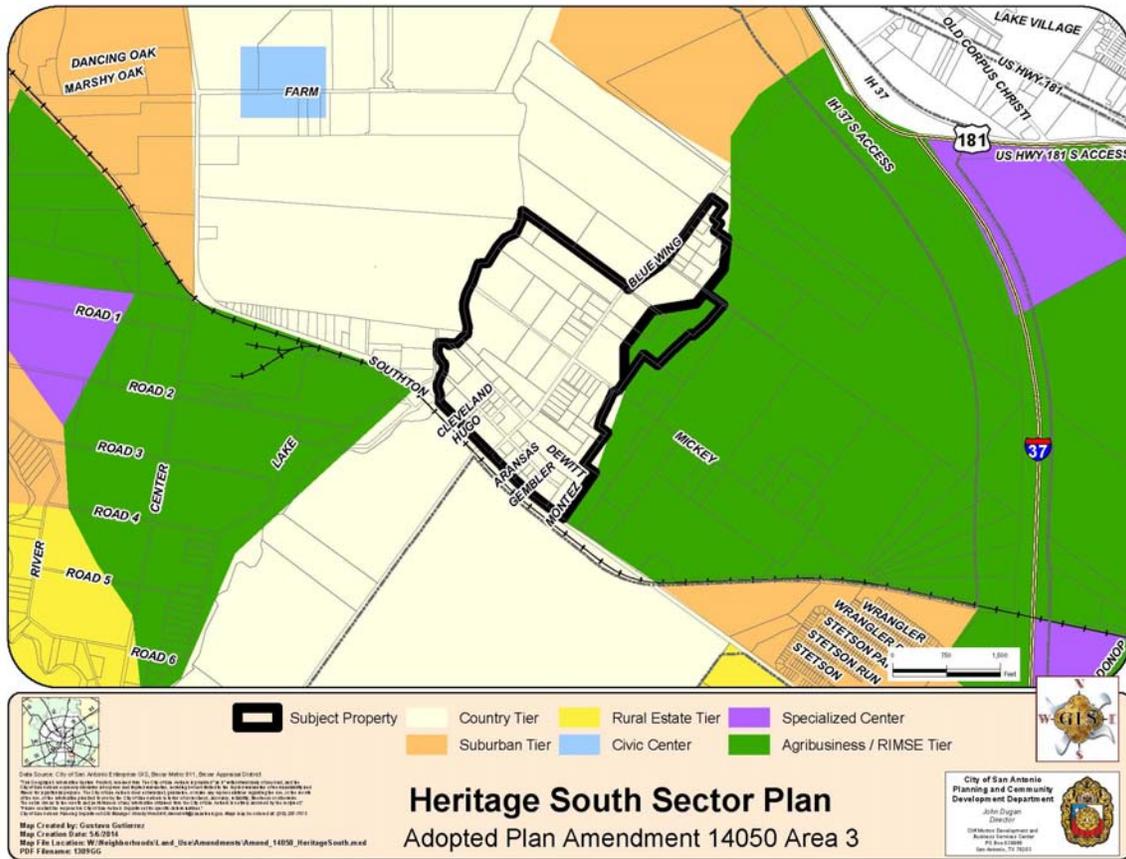
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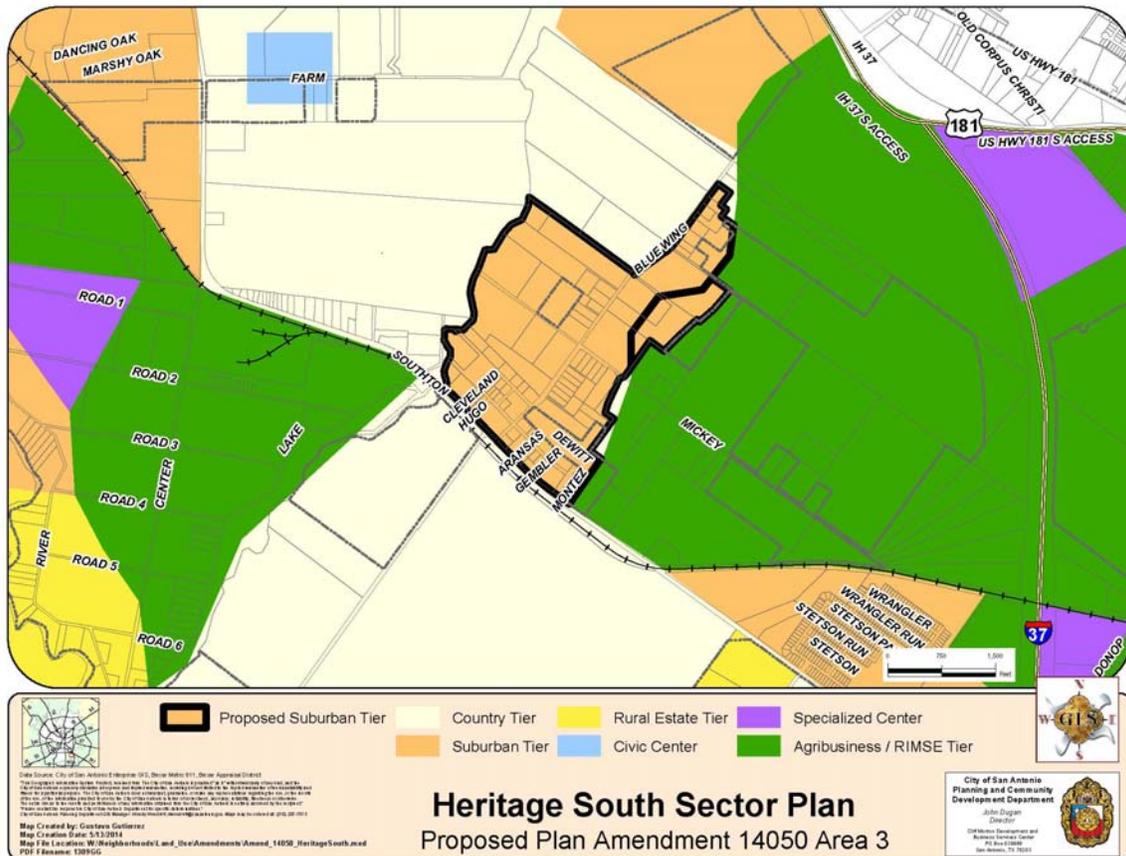
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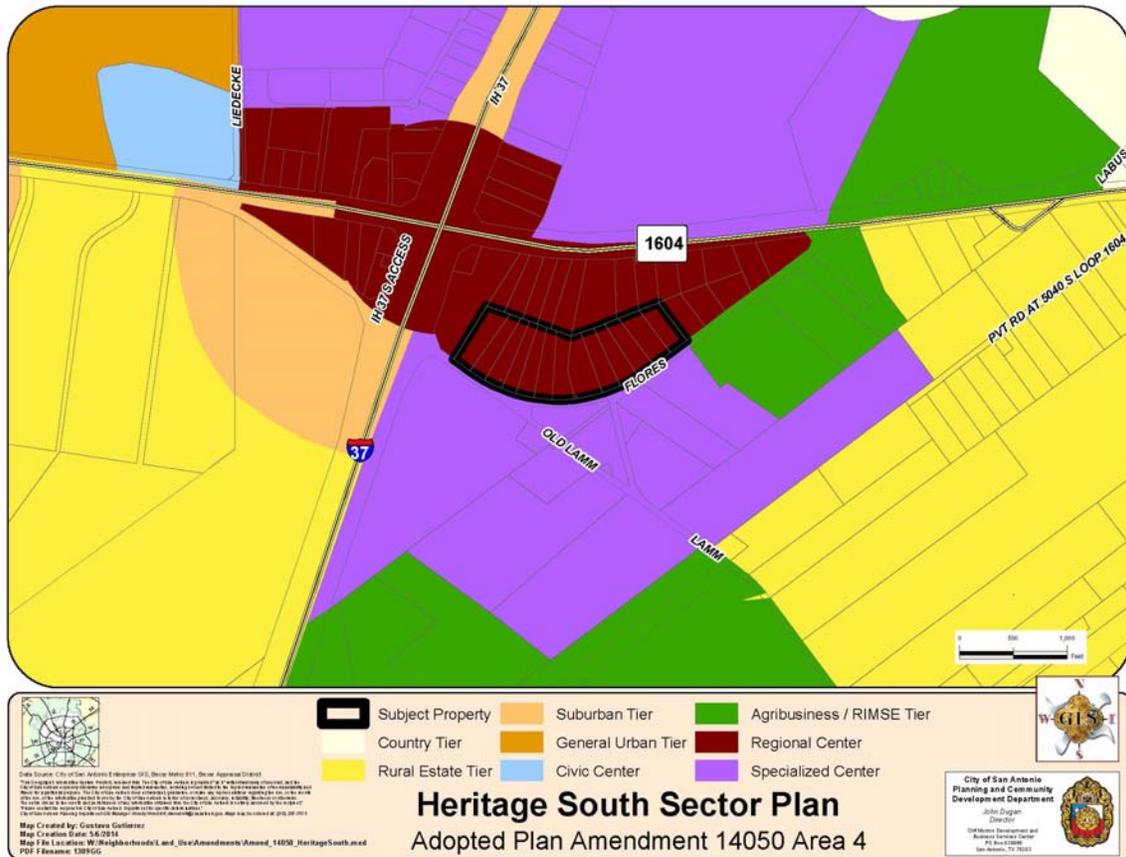
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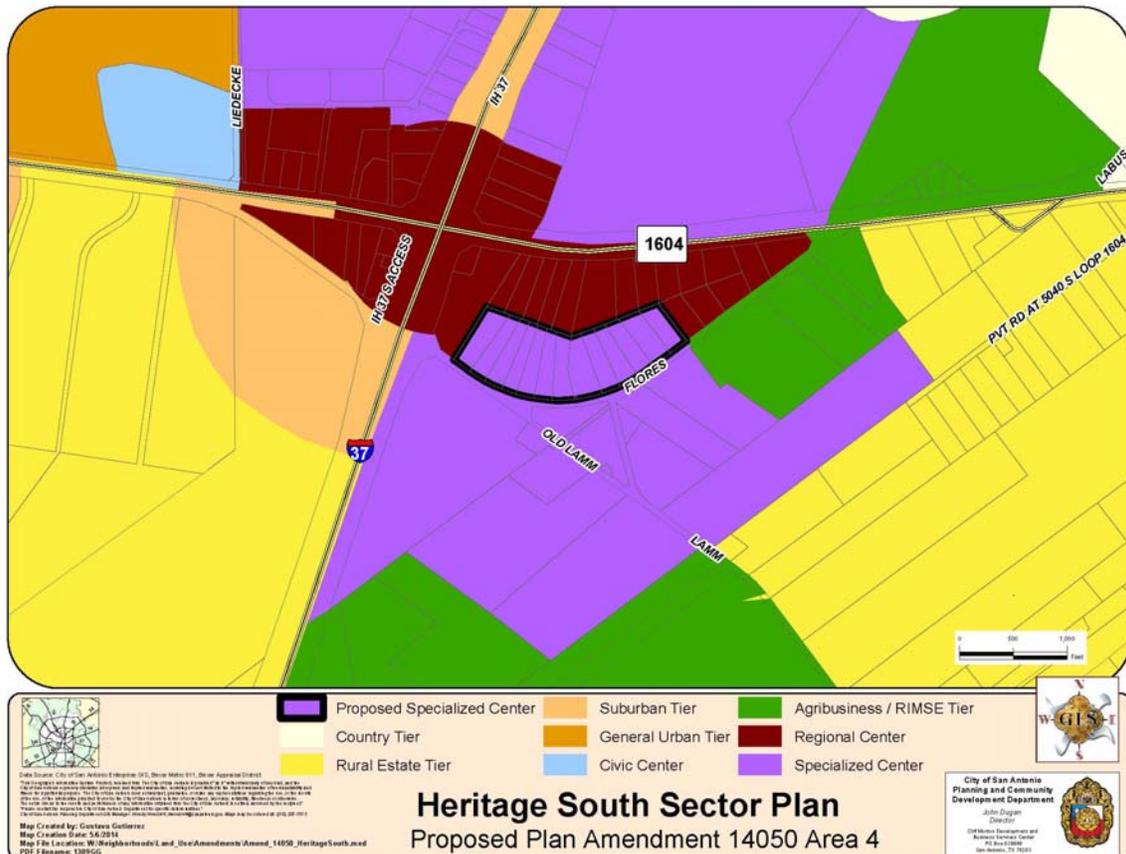
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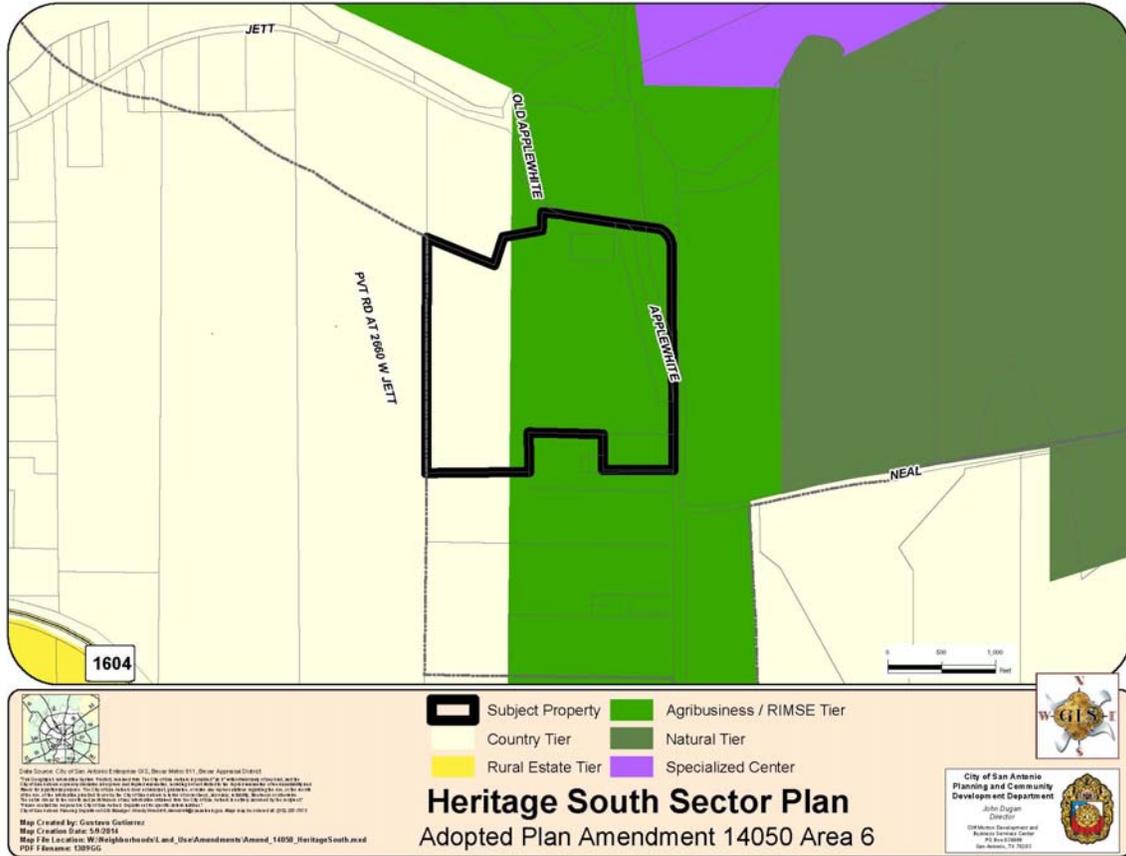
Future Land Use Plan as adopted:



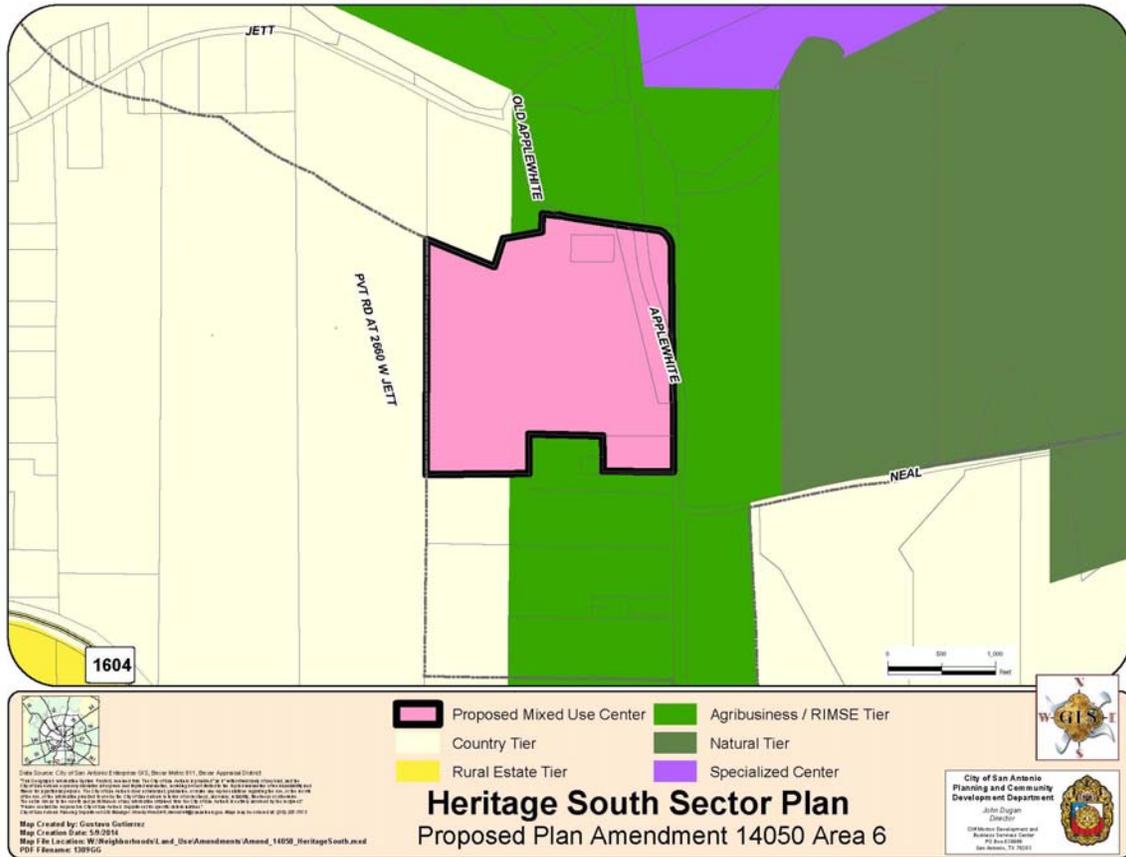
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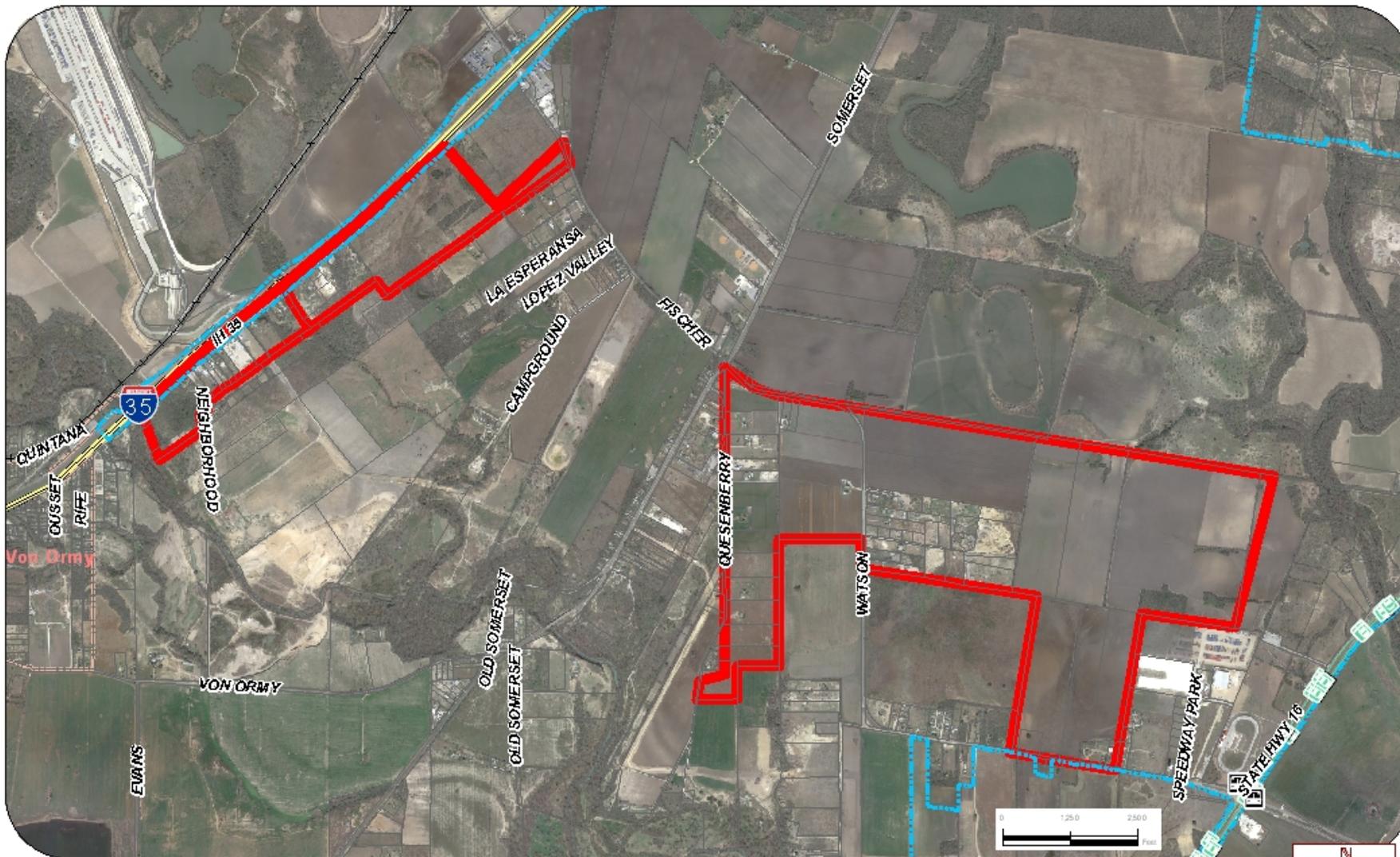
Future Land Use Plan as adopted:



Proposed Amendment:



Area 1



2013 Aerial

Subject Property VIA Bus Stops VIA Bus Routes



Data Source: City of San Antonio Geographic Information Systems, Aerial Imagery, 2013, Aerial Appraisal District
 "This map is a representation of the information provided and is not intended to be used for any other purpose. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map."
 Map Created by: Gustavo Gutierrez
 Map Creation Date: 5/9/2014
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend_14050_HeritageSouth\amend
 PDF File Name: 1309GG

Heritage South Sector Plan

Proposed Plan Amendment 14050 Area

City of San Antonio
 Planning and Community
 Development Department
 John Dugan
 Director
 100 West Commerce Street
 Room 1300
 San Antonio, TX 78203

Area 3



2013 Aerial

- Subject Property
- VIA Bus Stops
- VIA Bus Routes



Heritage South Sector Plan

Proposed Plan Amendment 14050 Area

City of San Antonio
 Planning and Community
 Development Department
 John Dugan
 Director

 1000 John Brown Road and
 Riverside Drive, Suite 200
 San Antonio, TX 78205
 210.207.3000

Data Source: City of San Antonio Geographic Information System, Base Map 911, Base Aerial Data
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Map Created by: Gustavo Gutierrez
 Map Creation Date: 5/6/2014
 Map File Location: W:\Neighborhoods\LA and Use\Amendments\Amend_14050_HeritageSouth.mxd
 PDF File Name: 1309GG

Area 4



2013 Aerial



Subject Property



Data Source: City of San Antonio Geographic Information System, Base Map 911, Base Aerial Data
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 Map Creation Date: 5/6/2014
 Map File Location: W:\Neighborhood\Land Use\Amendments\Amend_14050_HeritageSouth.mxd
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Heritage South Sector Plan

Proposed Plan Amendment 14050 Area

City of San Antonio
 Planning and Community
 Development Department

John Dugan
 Director

City of San Antonio
 Planning and Community
 Development Department
 100 N. N. Street
 San Antonio, TX 78202



Area 5



2013 Aerial

 Subject Property



Data Source: City of San Antonio Geographic Information System, Base Map 911, Base Aerial Imagery, and the City of San Antonio Information System. This data was obtained from the City of San Antonio and is provided as a service to the public. The City of San Antonio is not responsible for any errors or omissions in this data. The City of San Antonio is not responsible for any damages or losses resulting from the use of this data. The City of San Antonio is not responsible for any damages or losses resulting from the use of this data. The City of San Antonio is not responsible for any damages or losses resulting from the use of this data.

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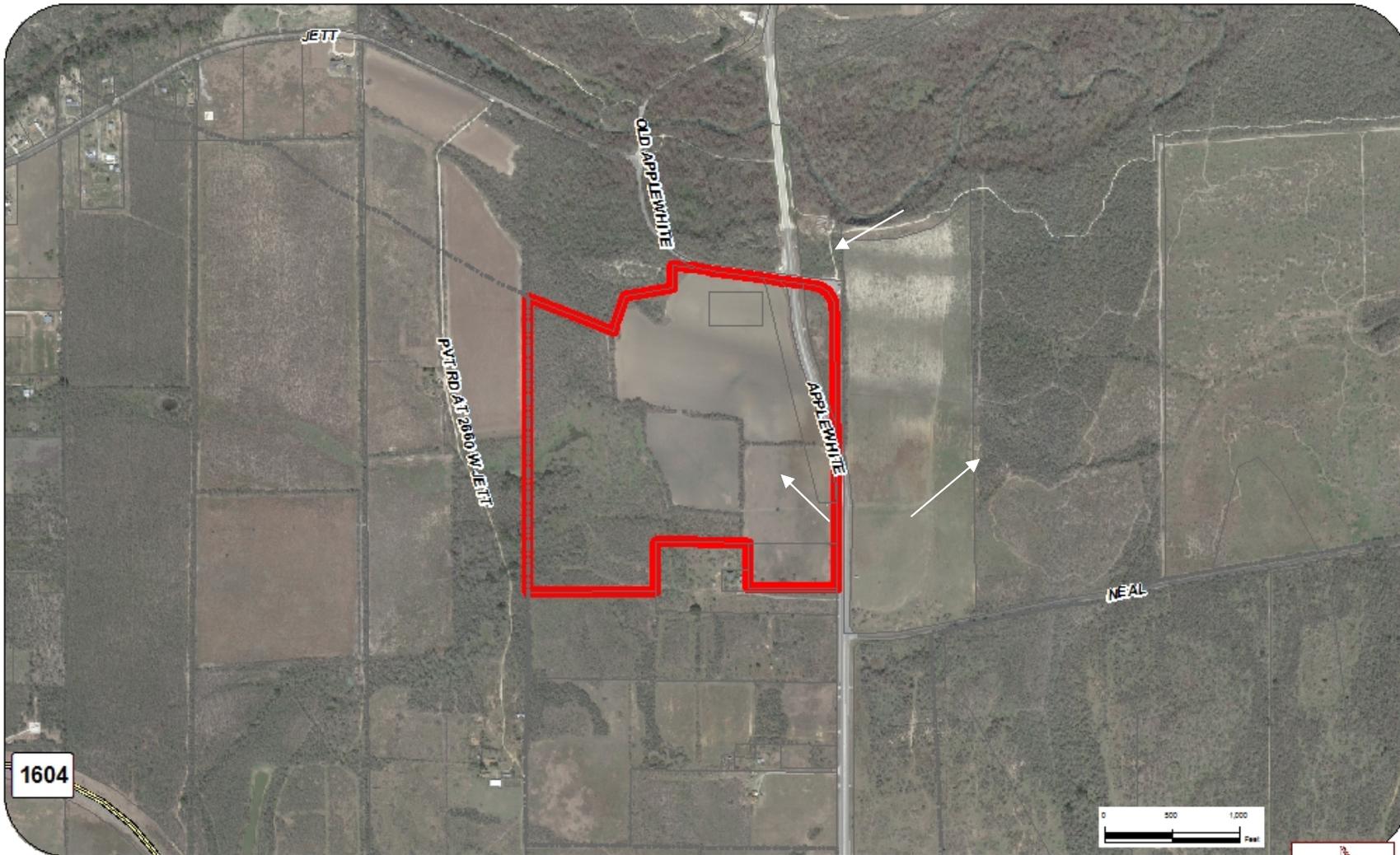
Heritage South Sector Plan

Proposed Plan Amendment 14050 Area

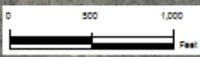
City of San Antonio
 Planning and Community
 Development Department
 John Dugan
 Director
12215 N. Loop West, Suite 1000
 San Antonio, TX 78241
 Phone: 214.747.3333
 Fax: 214.747.3333



Area 6



1604



2013 Aerial

 Subject Property



Data Source: City of San Antonio Enterprise GIS & Geospatial Division
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 The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of the map.

Map Created by: Gustavo Gutierrez
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Heritage South Sector Plan

Proposed Plan Amendment 14050 Area

City of San Antonio
 Planning and Community
 Development Department
 John Dugan
 Director
 City Center Development and
 Business Services Center
 PO Box 92866
 San Antonio, TX 78208



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER, COUNTRY TIER, AGRIBUSINESS/RIMSE TIER, CIVIC CENTER, AND REGIONAL CENTER TO SUBURBAN TIER, SPECIALIZED CENTER, MIXED USE CENTER, GENERAL URBAN TIER, AND AGRIBUSINESS/RIMSE TIER FOR AN AREA OF APPROXIMATELY 1690 ACRES OF LAND LOCATED EAST OF IH-35, SOUTH OF LOOP 410, NORTH OF LOOP 1604, AND PORTIONS OF THE 4200, 4300, AND 4400 BLOCKS OF SOUTH FLORES ROAD.

WHEREAS, City Council approved the Heritage South Sector Plan as an addendum to the Comprehensive Master Plan on September 16, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 28, 2014 and **APPROVED** the amendment on May 28, 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 Heritage South Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th DAY OF MAY 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

POLICY ADMINISTRATION

BRIEFING REPORT

AGENDA ITEM NO. 26

Public Hearing:

Planning Commission
May 28, 2014

Project Name:

PCTAC Bylaws Revisions

Applicant:

Planning Commission

Staff Coordinator:

Christopher J. Looney
210.207.5889
christopher.looney@sanantonio.gov

REQUEST

Approval of proposed amendments to the Planning Commission Technical Advisory Committee (PCTAC) bylaws

BACKGROUND

The Planning Commission's Technical Advisory Committee (PCTAC) was first established as the TAC when the Unified Development Code (UDC) was completed in 2001. After the TAC's initial charge was completed, it was re-established by the Planning Commission with the responsibility to provide the Commission with recommendations on technical matters related to the UDC and the Major Thoroughfare Plan.

The bylaws for the PCTAC were revised several times over the last decade, most recently in September of 2013. At that time, there was a goal to clarify nomination and appointment procedures. The draft that was adopted included some stipulations for scheduling PCTAC meetings that inadvertently created additional procedural steps, i.e. it required the Planning Commission to "direct the PCTAC to meet". This meant that the Commission had to have an item on their regular agenda to "call" a PCTAC meeting, adding time to some development and project consideration processes.

The Planning Commission asked a group of three Planning Commissioners to meet, review the bylaws, and make some revisions to address this, residency issues, and any other issues. For the Planning Commission's consideration, draft amendments to the PCTAC bylaws include changes that:

1. Allow the PCTAC to convene or be convened as needed;
2. Resolve and clarify member residency requirements;
3. Establish a nomination and appointment process; and
4. Reconcile the above with the version adopted in September, 2013.

ATTACHMENTS

1. Draft proposed bylaws
2. Resolution

EXHIBIT A

**PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE
ESTABLISHMENT AND GOVERNANCE**

~~September 2013~~ [May 2014](#)

FUNCTION:

The Planning Commission Technical Advisory Committee (PCTAC) is established to advise the Planning Commission (PC) on matters relating to the Unified Development Code, Major Thoroughfare Plan, and Transportation Plan.

MEMBERSHIP:

1. The Committee shall consist of eighteen members. Three members shall be appointed from the Planning Commission, one member shall be appointed from the following boards: Zoning Commission, Board of Adjustment and the Parks and Recreation Board. The other twelve members, who shall be considered non-City Official voting members, shall consist of:
 - two (2) development or real estate professionals
 - three (3) registered professional engineers
 - one (1) planning professional (AICP certification must remain current during the term of office)
 - one (1) registered architect
 - one (1) member specifically representing environmental and/or historic preservation interests, and
 - four (4) representatives of the community at-large who shall not qualify under any of the active professional membership categories (real estate/development, engineering, planning, architectural) nor have an economic interest in land development activities.

The members shall be appointed by resolution of the Commission for overlapping two-year terms. Appointees must reside within the City of San Antonio or [otherwise incorporated or unincorporated Bexar County](#) ~~its extraterritorial jurisdiction~~ provided that at least ~~ten~~ [nine](#) reside within the corporate limits of San Antonio.

2. In appointing members to the Planning Commission Technical Advisory Committee, the Planning Commission shall strive for a balance between members with and without economic interests in the development process regulated by the City of San Antonio. The Planning Commission will make every effort to appoint members in those aforementioned categories who have technical background, expertise or understanding of the Unified Development Code.
3. Members may be given Performance Evaluations to ensure quality participation in the PCTAC and to assist the Planning Commission in the reappointment process. The evaluation will be on actual attendance record and active participation in PCTAC discussions. ~~The PCTAC Chair~~ [The Planning Commission members on the PCTAC](#) will be responsible for assessing evaluations and reporting to the Planning Commission ~~Chair~~.

Revised:
January 2011
September 2013
May 2014

4. All members shall be responsible for informing organizations which they represent and the citizens in general of the Committee's activities.
5. The Planning Commission, from its own membership, shall appoint the Chair of the Committee. The PCTAC shall, from its own membership, appoint a Vice-Chair who shall preside in the absence or at the request of the PCTAC Chair. New PCTAC officer position(s) shall be open for appointment upon the expiration of the membership term of either the PCTAC Chair or Vice-Chair.
6. Should a member have two or more unexcused absences in the course of a year, the Chair of the PCTAC may recommend to the Planning Commission that the Commission remove the member and appoint a replacement. Furthermore, it is the responsibility of the PCTAC member to contact the chairperson of the PCTAC or City staff liaison if they are unable to attend any particular meeting for the absence to be excused.
7. In addition to the regular members of the Committee, the Planning Commission may appoint one (1) ~~alternate~~~~additional~~~~ex-officio~~ member from its own membership, as it deems appropriate. ~~The ex-officio member may or may not be voting members of the PCTAC as designated by the Planning Commission.~~
8. Due to the size of the City of San Antonio and its ETJ, there may be additional individuals who may bring valuable insight to PCTAC meetings. Therefore, in addition to the regular members of the PCTAC, the Planning Commission may, at their discretion, appoint up to two (2) additional voting or non-voting "Experience" members that the Commission deems appropriate.
9. The Commission may appoint up to one (1) Alternate member for each non-City Official Category voting member(s) who may take the place of an appointed non-City Official voting member at a PCTAC meeting only when the non-City Official voting primary member is not in attendance.
10. Any non-City Official voting member who ceases to meet the qualifications for their appointment or otherwise becomes ineligible~~that member~~ shall immediately be removed from the PCTAC. If the member in question has an alternate, that alternate member shall immediately be promoted to replace said removed member and assume the remainder of the removed member's term. In these instances, the Planning Commission may, at the next available meeting, decide whether to replace the alternate member.

APPLICATION PROCESS:

1. Outreach to solicit qualified candidates to serve as a Community at Large member include: posting on COSA TV Channel (Channel 21) and the COSA web page. In addition, email notification with a link for additional information and a copy of the application shall be sent to the various Chambers of Commerce, Land Entitlement's Stakeholders, Civic Organizations (such as the Rotary Club, Lions Club, the Kiwanis Club, and the Conservation

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Society) Neighborhood Resource Center, City Council members, local colleges and universities and registered Neighborhood Associations.

2. The application process shall be open for at least two weeks, with any additional time being specified by the Planning Commission. A reminder notice should be sent to the aforementioned agencies at the halfway point.
3. Candidates for PCTAC members (excluding Planning Commission, Zoning Commission, Board of Adjustment, and Parks Board appointments) will be interviewed by the Planning Commission Nominating Committee.
4. There shall be a Planning Commission Nominating Committee ("Nominating Committee") composed of three (3) members who shall be elected periodically by the Planning Commission at a regular meeting at least ten (10) business days prior to the election of members to the PCTAC. At least one (1) of the three (3) members will also be a PCTAC member. The Nominating Committee shall elect its own chair, who shall serve as the liaison back to the Planning Commission. Should the Planning Commission expand the membership of the Nominating Committee the total membership of the committee shall always be an odd number. A voting alternate will need to be elected by the Planning Commission to serve in the event a member of the Nominating Committee is unable to attend, but such member should only attend and participate provided the original member is unable to do so.
5. The Nominating Committee will review and recommend from the applications, eligible people for each category to be filled and report its nominees, in writing, to the PC at its next scheduled meeting. The Nominating Committee may also state that they have no recommendation and instead recommend that the time period for application submittal be extended so that additional applications may be reviewed. The nomination in writing shall be signed by the chair of the Nominating Committee on behalf of the committee, provided that any Nominating Committee member not in favor of the written recommendation may submit an additional written explanation of their views to the PC prior to the next PC meeting. Additional nominations may be made from the floor at the election meeting by PC members of the Nominating Committee or other PC members, though such nominations shall be viewed as individual nominations and not reflective of the committee.
6. The committee shall be provided the applications of the potential candidates for PCTAC nomination by the Director of Development Services or the designee, along with a list of open vacancies on the PCTAC. The committee shall then meet, review the list of candidates and prepare a written recommendation for the Planning Commission based on the applications, vacancy, and eligibility.
7. The Nominating Committee shall be a standing committee, which shall serve for a period of one year.
8. Once the recommendation from the nominating committee has been reviewed by the PC, the Chair of the PC shall call for a motion to either hold interviews or elections. Voting shall be by voice vote. The Chair shall call for nominations (for interview or election) for each vacancy, taking the vote on the vacancy of each nomination in the order in which it was

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received. Once all nominations have been received, the Chair shall close the nomination process. If a motion was approved for interviews, such interviews shall be scheduled at the next regular PC meeting. At the conclusion of interviews the chair shall close the interview process and shall then call for a motion regarding elections, additional interviews, or a request to extend time for more applications. If a motion for elections is approved such elections may take place at the same meeting, or at the next regularly scheduled meeting of the PC.

9. Categories shall be voted on in the order listed under Section 1 Membership above. In cases where the PC is voting on more than one nomination per category PC members shall rank candidates according to their preference and the candidates shall be assigned a point value based on the preference stated. If a tie results in more candidates than positions, the candidate(s) with the least number of votes shall be eliminated and another vote for the balance of vacancies shall be taken. This process shall continue until a candidate is chosen or a motion is passed to reschedule the vote for that category to the next regular PC meeting. Once a nominee or nominees have been chosen, the Chair shall call for a motion to ratify the results of the nomination election, which vote must receive the minimum votes required for PC action under Chapter 35 of the city code (Unified Development Code). If ratification is not approved, the nomination election shall automatically be scheduled for the next meeting and the process shall begin again as if the previous un-ratified portions had not taken place.
- ~~3. The Planning Commission shall be provided the applications of the potential candidates for PCTAC nomination by the Director of Development Services or the designee, along with a list of open vacancies on the PCTAC.~~
- ~~4. After the PC has been provided the PCTAC candidate and vacancy information, the Chair of the PC shall call for a motion to either hold interviews or elections. Voting shall be by voice vote. The Chair shall call for nominations (for interview or election) for each vacancy, taking the vote on the vacancy of each nomination in the order in which it was received. Once all nominations have been received, the Chair shall close the nomination process. If a motion was approved for interviews, such interviews shall be scheduled at the next regular PC meeting. At the conclusion of interviews the chair shall close the interview process and shall then call for a motion regarding elections, additional interviews, or a request to extend time for more applications. If a motion for elections is approved such elections may take place at the same meeting, or at the next regularly scheduled meeting of the PC.~~
- ~~5. Categories shall be voted on in the order listed under Section 1 Membership above. In cases where the PC is voting on more than one nomination per category PC members shall rank candidates according to their preference and the candidates shall be assigned a point value based on the preference stated. If a tie results in more candidates than positions, the candidate(s) with the least number of votes shall be eliminated and another vote for the balance of vacancies shall be taken. This process shall continue until a candidate is chosen or a motion is passed to reschedule the vote for that category to the next regular PC meeting. Once a nominee or nominees have been chosen, the Chair shall call for a motion to ratify the results of the nomination election, which vote must receive the minimum votes required for PC action under Chapter 35 of the city code (Unified Development Code). If ratification is~~

~~not approved, the nomination election shall automatically be scheduled for the next meeting and the process shall begin again as if the previous un-ratified portions had not taken place.~~

RESPONSIBILITIES:

1. Maintain working knowledge of the Unified Development Code; and, the City's Comprehensive Master Plan, including but not limited to the Master Plan Policies, Neighborhood, Community and Perimeter Plans, other land use plans, the Major Thoroughfare Plan and other transportation plans, and the manner in which these plans are administered.
2. ~~When directed to do so by the Planning Commission, prepare~~ Prepare recommendations to the Planning Commission for changes to the Unified Development Code and the Major Thoroughfare Plan.
3. ~~When directed to do so by the Planning Commission, provide recommendations for policy direction and priorities concerning implementation of all components of the City's Comprehensive Master Plan.~~
3. Undertake such other tasks or studies related to transportation, or the regulation of subdivisions, as may, from time to time, be levied by the Planning Commission and prepare recommendations for the Commission's consideration.

PCTAC PROCEDURES:

1. The provisions of the Texas Open Meeting Act shall be observed at all times.
2. The Committee shall meet ~~on a quarterly basis or~~ as often as necessary. The Development Services Department may convene the PCTAC as needed to make recommendations on Unified Development Code amendments or the Major Thoroughfare Plan. Official notice may be given to members by electronic mail, fax or other method deemed appropriate.
3. Reasonable effort will be made to ensure that at least nine members of the PCTAC are present at a meeting during which the PCTAC takes an action. However, at the discretion of the PCTAC Chair, the Committee may proceed to an action with at least seven (7) members being present.
4. Actions of the PCTAC shall take the form of recommendations to the Planning Commission. Approval of the recommendations shall require a majority affirmative vote of the PCTAC members present and voting. A minority report may be included with recommendations to the Planning Commission.
5. Minutes and tape recordings shall be made of each meeting and retained within the Development Services Department. The minutes and tapes shall be made available for public review.

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January 2011
September 2013
May 2014

6. Participation by interested citizens in the deliberations of the PCTAC shall be encouraged. Individuals and/or organized groups may register with the Development Services Department for the purpose of receiving notice of meetings. A fee may be charged for this service.

STAFF SUPPORT AND LIAISON:

1. Staff support shall be provided to the PCTAC by the Director of the Development Services Department within limitations imposed by budgetary and personnel considerations. The Director shall appoint one or more technical advisors to the PCTAC.
2. The Committee may request advice and assistance from other City departments, public agencies, and private individuals with expertise in areas under consideration by the committee. In all instances, such requests shall be made through the Director of Development Services.

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPROVING REVISIONS TO THE ESTABLISHMENT AND GOVERNANCE DOCUMENT FOR THE PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE.

* * * * *

WHEREAS the Planning Commission is the recommending body to the City Council on amendments to the Major Thoroughfare Plan and on amendments to certain Articles of the Unified Development Code; and

WHEREAS the Planning Commission created the Planning Commission Technical Advisory Committee to provide technical analysis and recommendations to the Planning Commission on matters relating to updates to the Unified Development Code, Major Thoroughfare Plan and Transportation Plan; and

WHEREAS the Planning Commission adopted bylaws for the Planning Commission Technical Advisory Committee; **NOW THEREFORE:**

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

SECTION 1. The Planning Commission APPROVES the proposed changes to the PCTAC Establishment and Governance document as identified in Exhibit "A".

PASSED AND APPROVED THIS 28th DAY OF MAY, 2014.

APPROVED:

Roberto Rodriguez, Chair
City of San Antonio Planning Commission

ATTEST: _____
Executive Secretary
City of San Antonio Planning Commission