



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

PLANNING COMMISSION AGENDA

🌀 November 12, 2014 🌀

2:00 P.M.

Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Michael Garcia Jr.
Aaron Seaman
Bradley Carson

George Peck
Angela Rinehart
George McNair

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 intérpretes 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, Tobin Room
 - A. Agenda items may be discussed (Development Services Department)
 - B. Briefing on progress related to the City's Comprehensive Plan update (Department of Planning & Community Development)
 - C. Briefing on voluntary annexation of approximately 1,906.12 acres located within the Government Canyon State Natural Area (Department of Planning & Community Development)

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, Board Room
3. Roll Call
4. Election of officers-Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem
5. 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

6. **130346:** Request by Valencia Enclave, LLC, for approval of a major plat to subdivide a 12.70 acre tract of land to establish **Ravello** Subdivision, generally located north of the intersection of Bulverde Road and Bulverde Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130352:** Request by KB Homes, for approval of a major plat to subdivide a 24.685 acre tract of land to establish **Sawyer Meadows Unit 2** Subdivision, generally located on the east side of FM 1560 north of Culebra Road. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
8. **130615:** Request by City of San Antonio, for approval of a minor plat to replat and subdivide a 3.6047 acre tract of land to establish **Crotalus Atrox** Subdivision, generally located east of the intersection of Loop 410 and Culebra Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **140007:** Request by JAR Culebra West, LLC, for approval of a major plat of 0.9708 acre tract of land to establish **Foster Road Retail** Subdivision, generally located on the northwest side of North Foster Road and Binz-Engleman Road. **Staff recommends Approval.** (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
10. **140128:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 9.288-acre tract of land to establish **Alamo Ranch Unit 50C Ph1** Subdivision, generally located west of the intersection of La Villita Way and Gruene Pass. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
11. **140198:** Request by WS-SAS Development, LLC, for approval of a major plat to subdivide a 18.16 acre tract of land to establish **Stillwater Ranch Unit 12** Subdivision, generally located east of the intersection of Old Stillwater and Goldstrike Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **140200:** *Request by Integrated Stonehawk San Antonio Oak Drive, L.P, for approval of a major plat to subdivide a 13.204-acre tract of land to establish **Stonehawk Apartments** Subdivision, generally located west of the intersection of Heuermann Road and Interstate Highway 10. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

13. **140215:** Request by Remuda 530, L.P., for approval of a major plat to subdivide a 13.309-acre tract of land to establish **Remuda Ranch North, Unit 7** Subdivision, generally located north of the intersection of F.M 471 and Galm Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
14. **140220:** Request by HM Leonard Development, Inc. for approval of a minor plat to replat a 7.735-acre tract of land to establish **Balcones Creek Ranch Unit 1, Enclave** Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Balcones Creek. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
15. **140261:** Request by Alt Development, Inc., for approval of a major plat to replat a 5.50 acre tract of land to establish **Alamo Ranch Pkwy, Unit 3A** Subdivision, generally located at the intersection of Roft Road and Alamo Ranch Parkway. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
16. **140300:** Request by LGI Homes-Luckey Ranch Partners, LLC, for approval of a major plat to subdivide a 22.29 acre tract of land to establish **Luckey Ranch Unit 24** Subdivision, generally located on the southeast side of W.T. Montgomery and Ponder Road. **Staff recommends Approval.** (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
17. **140316:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 6.805-acre tract of land to establish **Alamo Ranch Unit 53A, PUD** Subdivision, generally located southwest of Del Webb Boulevard and La Villita Way. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Planned Unit Development (PUD)

18. **14-00005:** Request by Scattered Oaks Development for approval of **Scattered Oaks Unit 3 PUD** major amendment Planned Unit Development, generally located south of Scattered Oaks Drive, west of Jones Maltsberger Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Land Transactions

19. **S.P. 1785:** Consideration of a Resolution supporting and recommending City Council approve requests by the San Antonio Water System for four (4) Joint Use Agreements including 0.171 acre within Drainage ROW within Heatherwood Subdivision, 0.481 acre within Drainage ROW within Heatherwood Subdivision, 1.209 acre within Woodstone Subdivision, and 0.378 acre within a city-owned drainage right-of-way within the Raintree Subdivision as part of its Cibolo Creek Sewershed Project. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)
20. **S.P. 1789:** Consideration of a request to declare as surplus and sell an unimproved 0.07 of an acre tract (3,124 sq. ft.) of City owned land located at 7242 Carriage Mist (NCB 17293), as requested by Ronald Harrell. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)

21. **S.P. 1801:** Consideration of a request to declare as surplus and sell an unimproved 0.0514 of an acre tract (2,239 sq. ft.) of City owned land located at 163 Angela Street (NCB 3159), as requested by Adolfo Angiano. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)
22. **S.P. 1816:** A Resolution authorizing the closure, vacation, and abandonment of an improved portion of Colima Street Public Right of Way adjacent to NCBs 273 and 274, located between S. Frio and S. Medina Streets, as requested by the Peanut Factory Lofts LTD. **Staff recommends Approval.** (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, EastPoint & Real Estate Services Office)
23. **S.P. 1828:** Consideration of a Resolution supporting and recommending City Council approve a request by the San Antonio Food Bank to declare as surplus and convey a 23.05 acre tract, currently being leased by the Food Bank, and located at Old US Hwy 90 West and State Hwy 151. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)
24. **S.P. 1830 A/B:** Consideration of a Resolution supporting and recommending City Council approve requests by the San Antonio Housing Authority for the city to close, vacate and abandon its interest in two improved portions of Ira Aldridge between N. Gevers and Mittman; and between Mittman and Hudson as part of the redevelopment of Wheatley Courts. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)
25. A request by the Parks and Recreation Department for approval of a resolution to accept the donation of property from Bulverde Investments Properties, L.P. The property consists of 24.83 acres, located east of Bulverde Road, situated north of Loop 1604, south of Evans Road in the Edwards Aquifer Recharge Zone. **Staff recommends Approval.** (Sandy Jenkins, Parks Project Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)

Comprehensive Master Plan Amendments

26. **PA 15002:** A request by Rafael Marfil – Verge Production, for approval of a resolution to amend the future land use plan contained in the **Tobin Hill Neighborhood Plan** a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1779 acres of land out of Lot 1, Block 3, NCB 1726 located at 201 East Courtland Place from “Low Density Mixed Use” land use to “High Density Residential” land use, in City Council District 1. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
27. **PA 15003:** A request by Carlos Ayala Trillo, for approval of a resolution to amend the future land use plan contained in the **Tobin Hill Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.1460 acres of land being Lot E, Block 1, NCB 1714 located at 222 East Russell Place from “Low Density Residential” to “Low Density Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
28. **PA 15004:** A request by Jerry Arredondo, for approval of a resolution to amend the future land use plan contained in the **Northwest Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.9970 acres of land being within all or part of Lot 1, Block 2, NCB 19059 located at 10910 North Loop 1604 from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

- 29. PA 15005:** A request by the City of San Antonio for approval of a resolution to amend the boundary of the **Heritage South Sector Plan**, a component of the Master Plan of the City, to include approximately 125 acres of land generally bound by Interstate Highway 37, State Highway 181, and South Presa Street (also known as Spur 122), and to apply the “Suburban Tier” land use classification to approximately 87 acres of land and the “Specialized Center” land use classification to approximately 38 acres of land; and affirming the **Heritage South Sector Plan** as the land use and intensity plan for all land included in the Limited Purpose Annexation approved by City Council on January 9, 2014. **Staff recommends Approval.** (Kristin Flores, Planning Technician (210) 207-5441, kristin.flores@sanantonio.gov, and Micah Diaz, Senior Planner (210) 207-7816, micah.diaz@sanantonio.gov, Department of Planning & Community Development)
- 30.** Public Hearing and consideration of a voluntary annexation of approximately 1,906.12 acres located within the Government Canyon State Natural Area (GCSNA), adjacent to the City limits, and generally located in northwest Bexar County. **Staff recommends Approval.** (Priscilla Rosales-Piña, Planning Coordinator, Department of Planning & Community Development, priscilla.rosales-pina@sanantonio.gov, (210) 207-7839)

Other Items

- 31.** Consideration of the appointment of up to three Planning Commissioners to the Comprehensive Plan Steering Committee. (Rudy Nino, Planning Manager (210) 207-8389, rudy.nino@sanantonio.gov, Department of Planning & Community Development)
- 32.** Approval of the minutes for the October 22, 2014, Planning Commission meeting.
- 33.** Director’s report - City Council Action Update (Planning Commission items sent to Council).
- 34.** Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

130346

Project Name:

Ravello

Applicant:

Gil Berkovich

Representative:

Coursen-Koehler Engineering &
Associates
c/o Robert R. Delgado, P.E.

Owner:

Valencia Enclave, LLC

Staff Coordinator:

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

Property Address/Location:

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

Tract Size:

12.70 acres

Council District:

10

Notification:

Internet Agenda posting November 7,
2014

REQUEST

Approval of a major plat to subdivide a **12.70**-acre tract of land to
establish **Ravello** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 27, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty four (**44**) single-family lots, two (**2**) non-single family lots, and approximately one thousand eight hundred and ten (**1,810**) linear feet of private streets.

B. Zoning

“R6 PC1 ERZD” Residential Single Family Bulverde Road Preservation Edwards Recharge Zone District

C. Major Thoroughfare

Bulverde 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 October 22, 2014

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

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 20, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 706E, Ravello A.K.A. Steubing Estates North, accepted on April 4, 2014

III. RECOMMENDATION

Approval of the proposed **Ravello** Plat

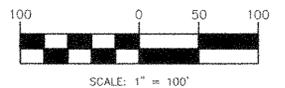
IV. ATTACHMENT

1. Proposed plat
2. SAWS Aquifer Letter

RAVELLO

AN ENCLAVE SUBDIVISION

BEING A 12.700 ACRE TRACT OF LAND SITUATED IN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING PORTIONS OF THE W. M. HOTCHKISS SURVEY NO. 92, ABSTRACT 337, THE EL PASO IRRIGATION CO. SURVEY NO. 92.1, ABSTRACT 845, AND THE CEPI & M. CO. SURVEY NO. 397, ABSTRACT 924, SAID TRACT BEING ALL THAT TRACT OF LAND DESCRIBED AS CONTAINING 12.700 ACRES CONVEYED UNTO VALENCIA ENCLAVE, L.L.C., RECORDED IN VOLUME 15765, PAGE 1950, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



COURSEN-KOEHLER ENGINEERING & ASSOCIATES

11802 Warfield, Suite 200 • San Antonio, Texas 78216
Tel: 210.807.9030 • Fax: 210.855.5530
www.coursen-koehler.com • TBPE Firm No. F-10747
CKE JOB NO. 10018.00

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524
TBPLS Firm No. 10132700
MLS JOB NO. 50959-01



- LEGEND:
- 900 - EXISTING CONTOUR
- 1000 - PROPOSED CONTOUR
- V.W. VARIABLE WIDTH
- E.C.T.I.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- DRN DRAINAGE
- SAN SEW SANITARY SEWER
- N.T.S. NOT TO SCALE
- R RADIUS
- E EASEMENT
- DPR DEED AND PLAT RECORDS
- RPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- VOL. VOLUME
- PG. PAGE
- N.V.A.E. NON-VEHICULAR ACCESS EASEMENT
- V.W.S.C.E. VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
- R.O.W. RIGHT OF WAY
- F.F.E. FINISHED FLOOR ELEVATION
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
- CENTERLINE PI OR PC
- LOT SQUARE FOOT
- FLOORPLAIN BUFFER ZONE PER CHAPTER 24 SEC 34-313
- LOT 999, BLOCK 28 IS A PRIVATE STREET, ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT, 2.246 AC
- 0.075 AC. R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO

- GENERAL NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
4. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, BUFFER, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.

- SURVEYOR'S NOTES:
1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "MSCO RPLS 4812" SET AFTER COMPLETION OF CONSTRUCTION. INTERNAL CONTROL MONUMENTS FOR THE SUBDIVISION ARE MAG NAILS SET AT ALL POSSIBLE STREET CENTERLINE POINTS OF INTERSECTION AND CURVATURE - AS INDICATED BY -
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT) ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA.
3. ALL DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.999842.

- CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHT-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 LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY OPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- SAWS NOTES:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTEE'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

- FLOODPLAIN NOTES:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE DIFPM PANEL NO. 48029002600, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY 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.

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

Daniel E. Snell
REGISTERED PROFESSIONAL LAND SURVEYOR

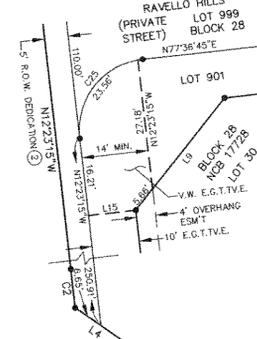
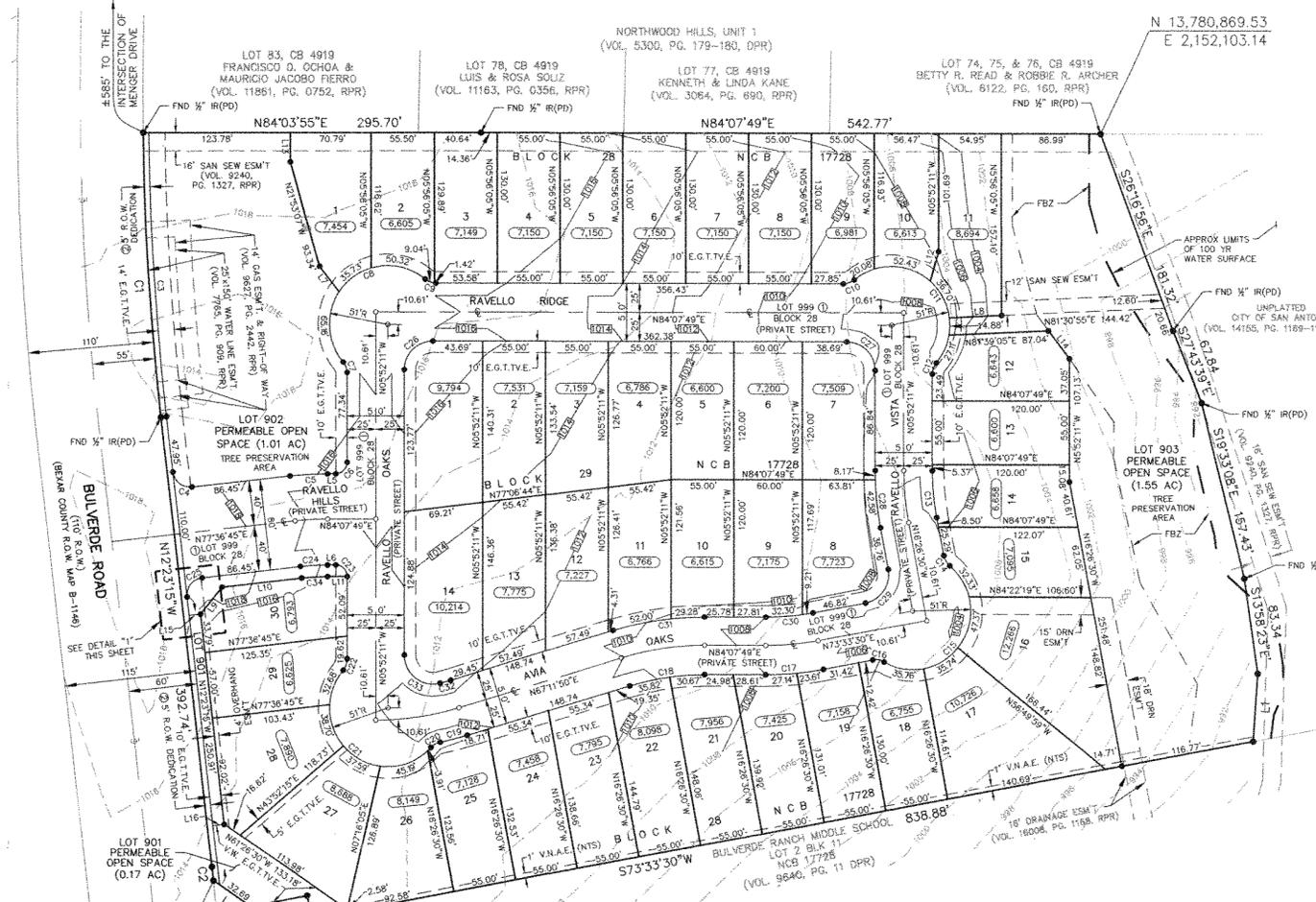
STATE OF TEXAS §
COUNTY OF BEXAR §
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

Robert R. Delgado
LICENSED PROFESSIONAL ENGINEER



AQUIFER:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE IV, 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.
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.

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.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN RAVELLO SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901, 902, 903 AND 999 BLOCK 28.



LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L16.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Rows C1 through C17.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Rows C18 through C34.

J. M. LINTON
Commission # 1917871
Notary Public - California
San Diego County
My Comm. Expires Dec 19, 2014

Notary Public seal for San Diego County, California.

THIS PLAT OF RAVELLO 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

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 ... AND DULY RECORDED THE ... DAY OF ... A.D. ... AT ... IN THE RECORDS OF ... OF SAID COUNTY, IN THE 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



DEVELOPMENT SERVICES
RECEIVED

April 28, 2014

2014 OCT 24 PM 4:14

Mr. Eric S. Ply, E.I.T.
Coursen-Koehloer Engineering
11802 Warfield, Suite 200
San Antonio, Texas 78216

RE: File No. 1404005 - Request for review of **Ravello, Plat No. 130346** located southeast of Bulverde Road and Menger Drive.

Dear Mr. Ply:

On April 21, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 12.70 acres located entirely within the EARZ. No sensitive geological features were observed on the site. However, it was noted that a sinkhole/cave (Black Cat Cave), feature S-1, was identified offsite adjacent to lot #902. The land surrounding sinkhole/cave, feature S-1, will have a 120 foot buffer and is proposed to remain as a natural buffer zone for this offsite cave. Temporary signage shall be installed identifying the cave's location and its buffer zone prior to initial construction of this project. Additionally, all parties involved in the construction of this project shall be made aware of the sensitive nature of this feature, and all activities prohibited in and around it as well as the extreme caution that should be under taken during construction surrounding Black Cat Cave. The property is not within a 100-year floodplain area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 2057. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated April 2, 2014-File No. 228.

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

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

Mr. Eric S. Ply, E.I.T
Ravello
Page 2

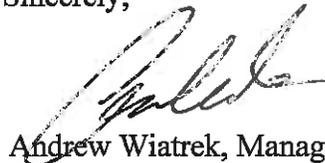
DEVELOPMENT SERVICES
RECEIVED

2014 OCT 24 PM 4:14

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Ravello, Plat No. 130346.

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

Sincerely,



Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

130352

Project Name:

Sawyer Meadows Unit 2

Applicant:

Joseph Hernandez

Representative:

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

Owner:

KB Homes

Staff Coordinator:

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

Property Address/Location:

Generally located on the eastside of
FM 1560, north of Culebra Road

Tract Size:

24.685-acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting November 7,
2014

REQUEST

Approval of a major plat to subdivide a 24.685-acre tract of land to establish **Sawyer Meadows Unit 2** Subdivision.

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 3, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifty seven (**57**) single-family residential lots, one (**1**) non-single family residential lot, and approximately three thousand fifty-eight (**3,058**) 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 November 3, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

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

B. Access Notes

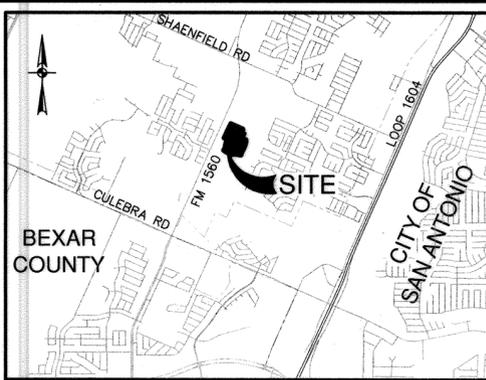
Plat 130351, Sawyer Meadows Unit 2A, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 130352 may not be recorded until Plat 030351 is recorded with Bexar County.

III. RECOMMENDATION

Approval of the proposed **Sawyer Meadows Unit 2** Subdivision.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	NCB	NEW CITY BLOCK
BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
BSL	BUILDING SETBACK LINE		
CATV	CABLE TELEVISION		
CB	COUNTY BLOCK		
CV	CLEAR VISION	VOL	VOLUME PAGE(S)
DCR	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR WW	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ELEC	ELECTRIC	○	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT	SM-U2A	SAWYER MEADOWS UNIT 2A

1140	EXISTING CONTOURS	1234.56	FINISHED FLOOR ELEVATION (MINIMUM)
1140	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		

- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 9 16' SANITARY SEWER EASEMENT
- 11 10' BUILDING SETBACK
- 12 20' BUILDING SETBACK
- 15 VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.409 TOTAL ACRE - "OFF-LOT")
- 14 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 15 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 16 25' SANITARY SEWER AND DRAINAGE EASEMENT
- 17 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.056 TOTAL ACRES - OFF-LOT)
- 1 20' SANITARY SEWER EASEMENT (VOL 16586, PG 808-816, OPR)
- 2 20' SANITARY SEWER EASEMENT (VOL 16710, PG 1303-1309, OPR)
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT SM-U2A (PLAT NO. 130351)
- 4 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) SM-U2A (PLAT NO. 130351)
- 5 10' BUILDING SETBACK SM-U2A (PLAT NO. 130351)
- 6 16' SANITARY SEWER EASEMENT SM-U2A (PLAT NO. 130351)
- 7 CHANNEL EASEMENT (VOL 4075, PG 182, DR)

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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE SERVICES 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 INSULATING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAINTROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED ON C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEAS, 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.
- IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

OPEN SPACE DESIGNATION NOTE:
LOT 901-904, BLOCK 92, LOT 901, BLOCK 95, LOT 901, BLOCK 97, AND LOT 901, BLOCK 98 COUNTY BLOCK 4449 SHALL BE DESIGNATED AS AN OPEN SPACE / TREE SAVE AREA AND DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION. LOT 902, BLOCK 92 SHALL ALSO BE CONSIDERED A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

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

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR THE CITY OF SAN ANTONIO PUBLIC WORKS. SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1868743) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE P-35-477 (H).

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

- 1 ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
- 2 ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
- 3 ZONE X (SHADED, FUTURE BASE FLOOD), DEFINED AS: "OTHER FLOOD AREAS; AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
- 4 CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. UNDER CURRENT FEMA REVIEW. FEMA CASE # 14-06-3145R

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	255.00'	90°33'36"	S32°27'57"E	40.28'	40.32'
C2	385.00'	37°38'21"	S4°46'32"W	248.39'	252.92'
C3	190.00'	27°37'02"	S9°47'11"W	90.70'	91.58'
C4	390.00'	12°56'33"	N2°26'57"E	87.91'	88.10'
C5	290.00'	6°55'31"	S69°31'16"E	35.03'	35.05'
C6	230.00'	19°15'47"	S63°21'08"E	76.96'	77.33'
C7	290.00'	0°42'41"	S54°04'35"E	3.60'	3.60'
C8	16.00'	101°37'34"	N74°45'17"E	24.80'	28.38'
C9	15.00'	86°10'39"	N19°08'49"W	20.49'	22.56'
C10	60.00'	266°10'40"	N70°51'11"E	87.64'	278.74'
C11	15.00'	85°59'33"	S19°03'16"E	20.46'	22.51'
C12	255.00'	85°38'45"	S19°3'40"E	346.66'	381.17'
C13	15.00'	90°00'00"	S21°24'17"E	21.21'	23.56'
C14	15.00'	90°00'00"	S68°35'43"W	21.21'	23.56'
C15	310.00'	27°37'02"	S9°47'11"W	147.98'	149.42'
C16	390.00'	27°37'02"	N9°47'11"E	186.17'	187.99'
C17	15.00'	90°00'00"	N21°24'17"W	21.21'	23.56'
C18	15.00'	90°00'00"	S68°35'43"W	21.21'	23.56'
C19	60.00'	266°10'39"	N23°18'58"W	87.64'	278.74'
C20	15.00'	86°10'39"	N66°41'02"E	20.49'	22.56'
C21	225.00'	18°55'52"	N33°03'38"E	74.00'	74.34'
C22	15.00'	50°23'22"	N17°19'53"E	12.77'	13.19'
C23	60.00'	294°43'25"	S40°30'05"E	64.72'	308.63'
C24	15.00'	67°51'11"	S72°56'01"W	16.74'	17.76'
C25	175.00'	15°24'43"	S31°16'04"W	46.93'	47.07'
C26	15.00'	90°00'00"	S21°24'17"E	21.21'	23.56'
C27	15.00'	90°00'00"	N68°35'43"E	21.21'	23.56'
C28	195.00'	85°12'22"	N19°00'29"W	264.00'	289.99'
C29	290.00'	7°09'12"	N65°11'16"W	36.18'	36.21'
C30	230.00'	11°36'18"	N62°57'43"W	46.51'	46.59'
C31	290.00'	8°53'56"	N61°36'32"W	45.00'	45.04'
C32	255.00'	11°15'09"	N22°18'34"W	50.00'	50.08'
C33	310.00'	0°15'02"	S4°08'51"E	1.36'	1.36'
C34	8.00'	52°31'03"	S30°31'53"E	7.08'	7.33'
C35	72.00'	286°15'23"	S86°20'17"W	86.40'	359.72'
C36	8.00'	53°35'30"	N22°40'14"E	7.21'	7.48'
C37	390.00'	0°06'11"	N4°04'25"W	0.70'	0.70'
C38	14.25'	158°55'16"	S25°15'04"W	28.02'	39.53'
C39	199.25'	21°34'03"	N64°30'16"W	74.56'	75.00'
C40	14.25'	164°57'23"	N28°45'27"E	28.25'	41.03'
C41	199.25'	14°33'17"	S61°29'13"E	50.48'	50.62'
C42	255.00'	31°53'37"	S15°03'11"E	14.51'	14.51'

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.

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

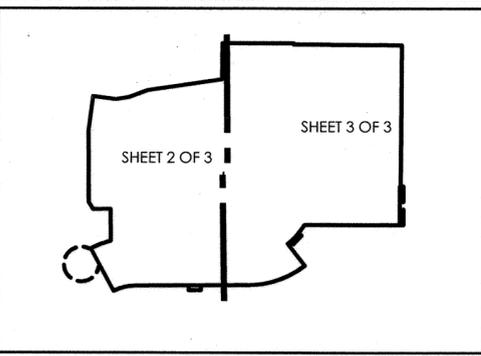
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SAWYER MEADOWS UNIT 2 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 901-904, BLOCK 92, LOT 901, BLOCK 95, LOT 901, BLOCK 97, AND LOT 901, BLOCK 98 COUNTY BLOCK 4449

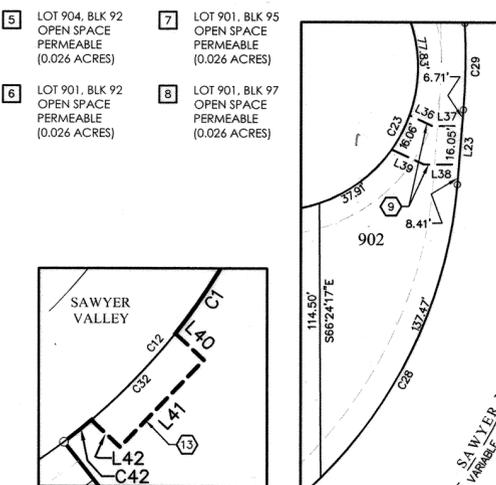
SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT

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



INDEX MAP

SCALE: 1"=1000'



DETAIL "C"
NOT-TO-SCALE

DETAIL "B"
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S66°03'30"E	5.00'
L2	N24°00'00"E	92.00'
L3	S17°32'15"W	3.47'
L4	S66°03'30"E	161.70'
L5	N75°57'21"E	115.25'
L6	S23°35'43"W	221.20'
L7	S85°58'40"W	120.00'
L8	N66°24'17"W	132.72'
L9	S23°35'43"W	71.56'
L10	S81°29'16"W	35.63'
L11	N58°32'10"W	148.17'
L12	N31°27'50"E	93.77'
L13	N14°55'23"E	56.79'
L14	N2°54'23"E	81.37'
L15	N65°42'52"W	148.67'
L16	S53°43'14"E	24.98'
L17	S66°24'17"E	105.00'
L18	S23°35'43"W	50.00'
L19	N66°24'17"W	105.00'
L20	S85°58'40"W	80.00'
L21	N66°24'17"W	210.00'
L22	S66°24'17"E	210.00'
L23	N61°36'40"W	31.17'
L24	N68°45'52"W	44.87'
L25	S40°26'27"W	92.06'
L26	S78°24'46"W	66.24'
L27	S39°48'55"W	20.05'

LINE TABLE		
LINE #	BEARING	LENGTH
L28	S66°24'17"E	19.24'
L29	N31°27'50"E	4.40'
L30	N14°55'23"E	14.86'
L31	N75°30'13"E	12.32'
L32	S75°51'41"E	86.49'
L33	S29°19'08"W	16.58'
L34	N75°51'41"W	78.06'
L35	S75°30'13"W	18.70'
L36	N48°56'56"E	10.44'
L37	N23°56'30"E	12.18'
L38	S23°56'30"W	14.48'
L39	S48°56'56"W	14.60'
L40	N67°33'35"E	16.17'
L41	S22°26'25"E	50.00'
L42	S67°33'35"W	16.28'
L43	S66°24'17"E	20.00'
L44	S23°35'43"W	50.00'
L45	N66°24'17"W	20.00'
L46	N75°17'18"W	11.88'
L47	N53°43'14"W	26.23'
L48	S68°45'52"E	41.72'
L49	S54°12'34"E	18.56'
L50	S23°35'43"W	193.77'
L51	N24°20'14"E	11.56'
L52	S66°03'29"E	162.00'
L53	S23°56'31"W	15.00'

PLAT NUMBER 130352

SUBDIVISION PLAT OF SAWYER MEADOWS UNIT 2

A 24.685 ACRE TRACT ESTABLISHING LOTS 1-37, 901-904 OF BLOCK 92 AND LOTS 1-6, 901 OF BLOCK 95 AND LOTS 1-7, 901 OF BLOCK 97 AND LOTS 1-8, 901 OF BLOCK 98 ALL ASSIGNED TO COUNTY BLOCK 4450, BEING 24.642 ACRES OUT OF A 96.931 ACRE TRACT RECORDED IN VOLUME 16616, PAGES 166-174 AND 0.043 ACRES OUT OF A 55.344 ACRE TRACT RECORDED IN VOLUME 15959, PAGES 1537-1542 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIC SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450, OF BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
K.B. HOMES | SAN ANTONIO, TEXAS 78229 | FAX: 210.375.9010

DATE OF PRINT: November 3, 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 CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: JOSEPH HERNANDEZ
K.B. HOMES
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
(210) 301-2953

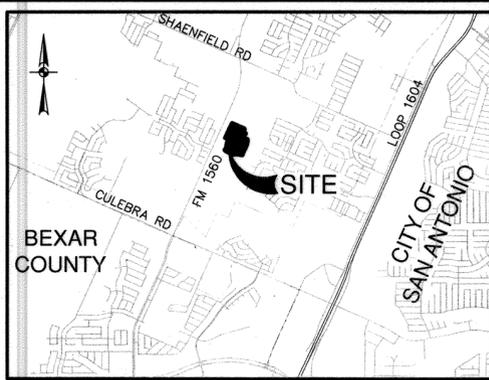
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF November, A.D. 20 14.



Veronica A. ...
NOTIARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SAWYER MEADOWS UNIT 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 GR



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 | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLOCK | VAR WD | VARIABLE WIDTH |
| CV | CLEAR VISION | ● | FOUND 1/2" IRON ROD (SURVEYOR) |
| DOC | DOCUMENT NUMBER | ○ | SET 1/2" IRON ROD (PD) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | SM-U2A | SAWYER MEADOWS UNIT 2A |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | 1234.56 | FINISHED FLOOR ELEVATION (MINIMUM) |
| ELEC | ELECTRIC | | |
| ESMT | EASEMENT | | |
-
- | | | | |
|------|--|----|--|
| 1140 | EXISTING CONTOURS | 16 | 25' SANITARY SEWER AND DRAINAGE EASEMENT |
| 1140 | PROPOSED CONTOURS | 17 | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.056 TOTAL ACRES - OFF-LOT) |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | 1 | 20' SANITARY SEWER EASEMENT (VOL. 16586, PG. 808-816, OPR) |
| --- | PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | 2 | 20' SANITARY SEWER EASEMENT (VOL. 16710, PG. 1303-1309, OPR) |
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (SM-U2A (PLAT NO. 130351)) |
| 6 | VARIABLE WIDTH CLEAR VISION EASEMENT | 4 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (SM-U2A (PLAT NO. 130351)) |
| 9 | 16' SANITARY SEWER EASEMENT | 5 | 10' BUILDING SETBACK (0.409 TOTAL ACRES - "OFF-LOT") |
| 11 | 10' BUILDING SETBACK | 6 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 12 | 20' BUILDING SETBACK | 7 | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 13 | VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.409 TOTAL ACRES - "OFF-LOT") | | |
| 14 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| 15 | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DIMENSIONS SHOWN ARE SURFACE.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 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. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, 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 LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, 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.
- IF YOU HAVE RESIDENTIAL LINE, ADD THE FOLLOWING NOTES:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

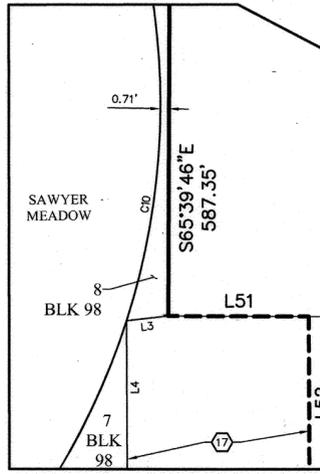
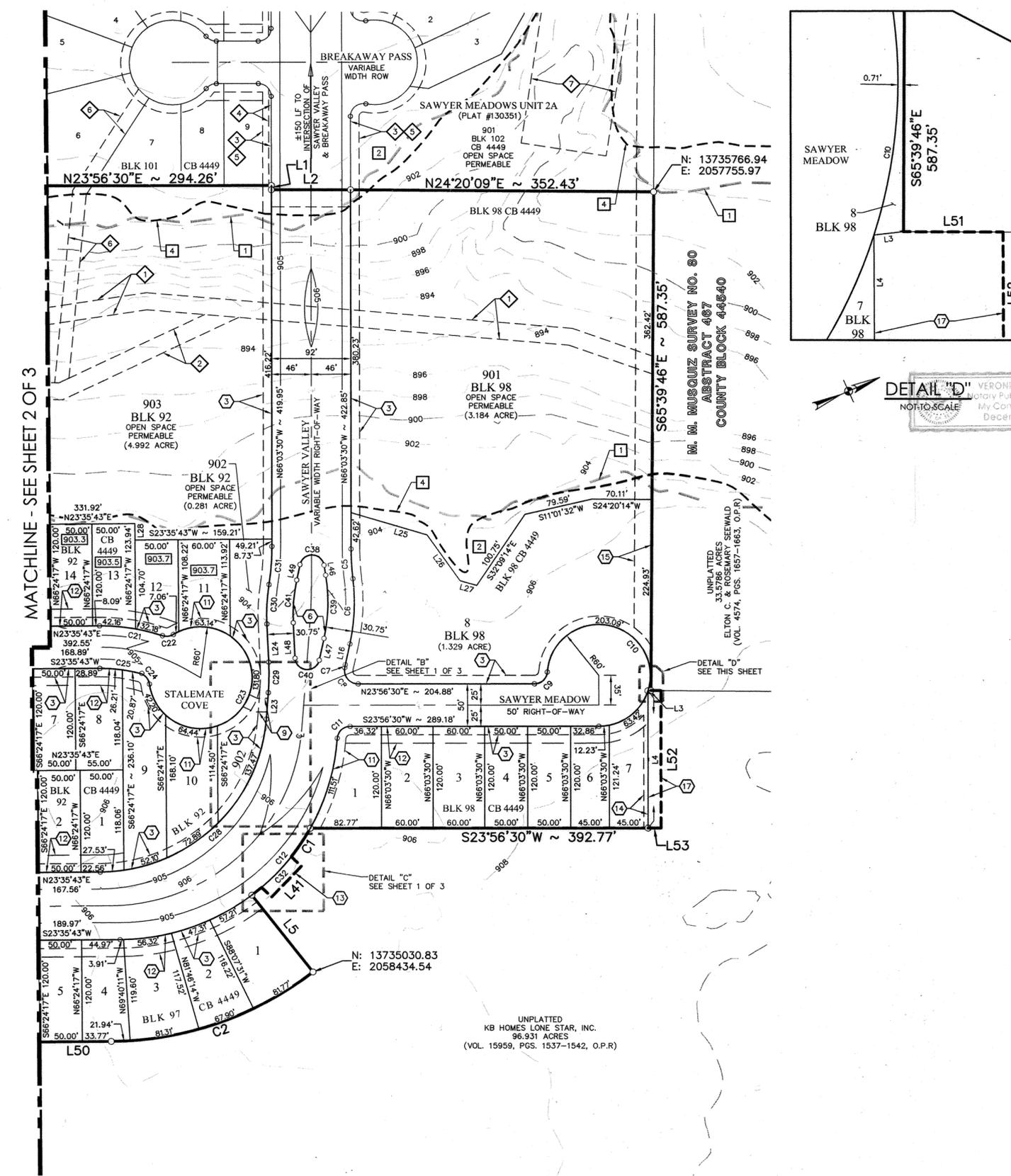
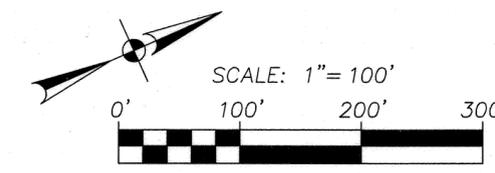
Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

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.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

- ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
- ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
- ZONE X (SHADED, FUTURE BASE FLOOD), DEFINED AS: "OTHER FLOOD AREAS; AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
- CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. UNDER CURRENT FEMA REVIEW. FEMA CASE # 14-06-3145R
- LOT 904, BLK 92 OPEN SPACE PERMEABLE (0.026 ACRES)
- LOT 901, BLK 92 OPEN SPACE PERMEABLE (0.026 ACRES)
- LOT 901, BLK 95 OPEN SPACE PERMEABLE (0.026 ACRES)
- LOT 901, BLK 97 OPEN SPACE PERMEABLE (0.026 ACRES)



DETAIL 'D'
NOT TO SCALE
VERONICA A. BOSQUEZ
Notary Public, State of Texas
My Commission Expires
December 09, 2017

Veronica A. Bosquez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 130352

**SUBDIVISION PLAT OF
SAWYER MEADOWS
UNIT 2**

A 24.685 ACRE TRACT ESTABLISHING LOTS 1-37, 901-904 OF BLOCK 92 AND LOTS 1-6, 901 OF BLOCK 95 AND LOTS 1-7, 901 OF BLOCK 97 AND LOTS 1-8, 901 OF BLOCK 98 ALL ASSIGNED TO COUNTY BLOCK 4450, BEING 24.642 ACRES OUT OF A 96.931 ACRE TRACT RECORDED IN VOLUME 16616, PAGES 166-174 AND 0.043 ACRES OUT OF A 55.364 ACRE TRACT RECORDED IN VOLUME 15959, PAGES 1537-1542 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 3, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: *Joseph Hernandez*
JOSEPH HERNANDEZ
K.B. HOMES
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
(210) 301-2953

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF November, A.D. 2014.

THIS PLAT OF SAWYER MEADOWS UNIT 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.

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



SAWYER MEADOWS UNIT 2
Civil Job No. 7974-18; Survey Job No. 9196-12



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

130615

Project Name:

Crotalus Atrox

Applicant:

Joseph Krupa

Representative:

Ruiz & Associates Surveying, Inc.
c/o Paul B. Hartnett, P.E.

Owner:

City of San Antonio

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of Loop 410 and Culebra
Road

Tract Size:

3.6047 acres

Council District(s):

6

Notification:

Published in Daily Commercial
Recorder October 31, 2014
Internet Agenda Posting November 7,
2014

REQUEST

Approval of a minor plat to replat and subdivide a 3.6047-acre tract of land to establish **Crotalus Atrox** Subdivision

APPLICATION TYPE

Replat and Subdivide

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 27, 2014

CASE HISTORY

Area being replatted was previously platted as Lot 3, Block 1, NCB 17645; out of the Hazmat subdivision plat, recorded in Volume 9535, Page 87, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“R-6” Residential Single-Family District

C. Major Thoroughfare

Culebra Road, 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 October 23, 2014.

F. Interdepartmental Review

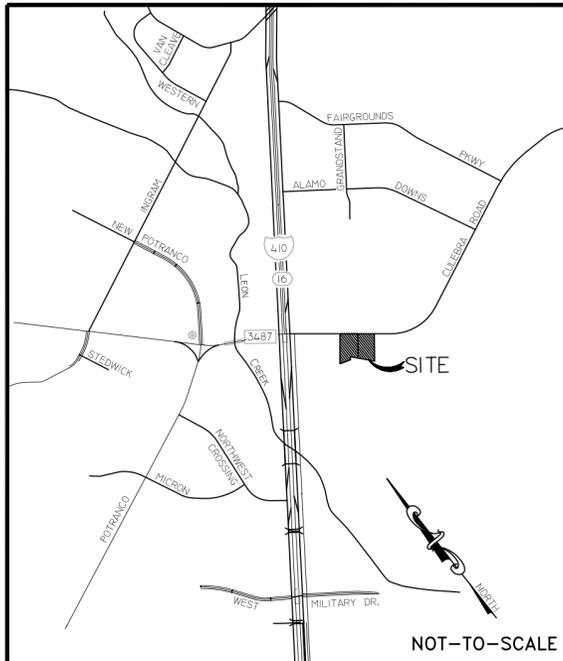
LOCs were issued from all reviewing agencies on October 27, 2014.

II. RECOMMENDATION

Approval of the proposed **Crotalus Atrox** Subdivision.

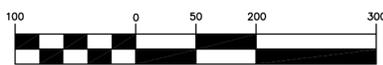
IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
MAPGRID:613F1

SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HAZMAT SUBDIVISION WHICH IS RECORDED IN VOLUME 9535 PAGE(S) 87, BEXAR COUNTY, TEXAS. PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS.

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

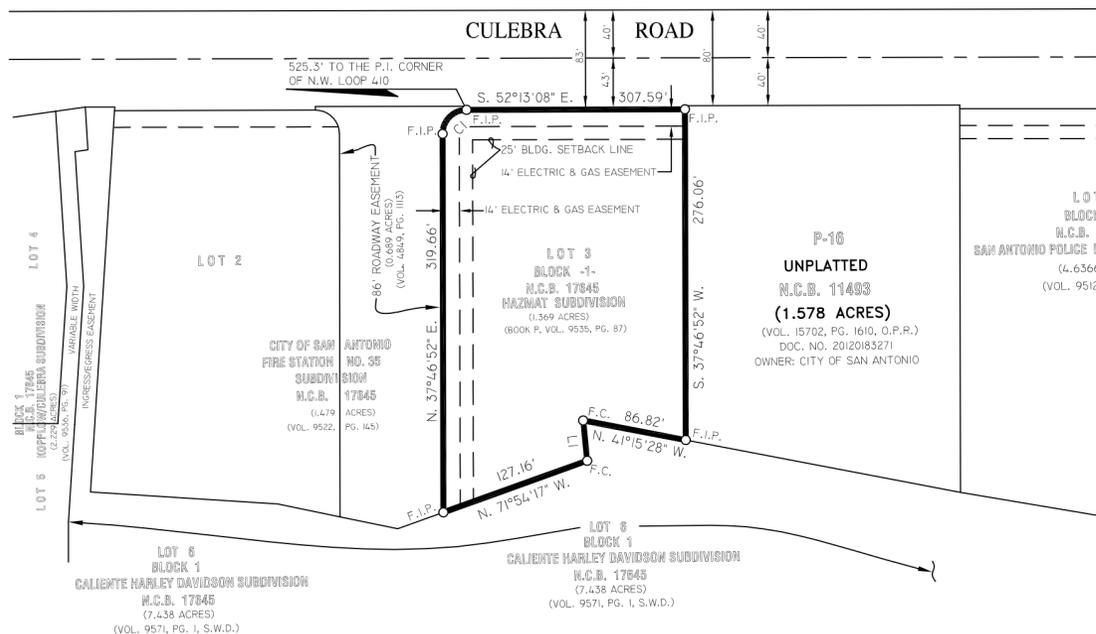
MY COMMISSION EXPIRES: _____

CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
CI	90°00'00"	20.00'	31.42'	20.00'	28.28'	N. 07°13'06" W.

LINE DATA		
LINE NO.	BEARING	DISTANCE
1	S. 32°23'57" W.	33.80'

MAINTENANCE NOTE:

BEXAR COUNTY AND/OR CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT 7, BLOCK 1, N.C.B. 17645, CROTALUS ATROX SUBDIVISION, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.



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

PLAT NO. 130615

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
CROTALUS ATROX SUBDIVISION**

BEING A TOTAL OF 3.6047 ACRES, ESTABLISHING LOT 7, BLOCK 1, N.C.B. 17645, OUT OF THE HAZMAT SUBDIVISION, RECORDED IN VOLUME 9535, PAGE 87, PLAT RECORDS, BEXAR COUNTY, TEXAS.

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. AND/OR SEWER SERVICE CONNECTION.

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 * SAN ANTONIO, TEXAS 78228
PHONE: (210) 735-8514 FAX (210) 738-2835
EMAIL: RUIZANDASSOCIATES@SBCGLOBAL.NET
WEB: WWW.RUIZANDASSOCIATESSURVEYING.COM
PRESIDENT: RAMON M. RUIZ, R.P.L.S. NO. 3976
FIRM REGISTRATION NUMBER: 100297-00

DATE: 10/27/14 RAS JOB NO. 2013-018
STATE OF TEXAS COUNTY OF BEXAR CROTALUS ATROX SUBDIVISION
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.

CITY OF SAN ANTONIO
OWNER

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

CROTALUS ATROX SUBDIVISION
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

OWNER/DEVELOPER

CITY OF SAN ANTONIO
4410 W. PIEDRAS DRIVE
SAN ANTONIO, TX 78228-1207
210-207-1080

**WASTEWATER
EDU NOTE:**

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

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 _____ 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

**AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

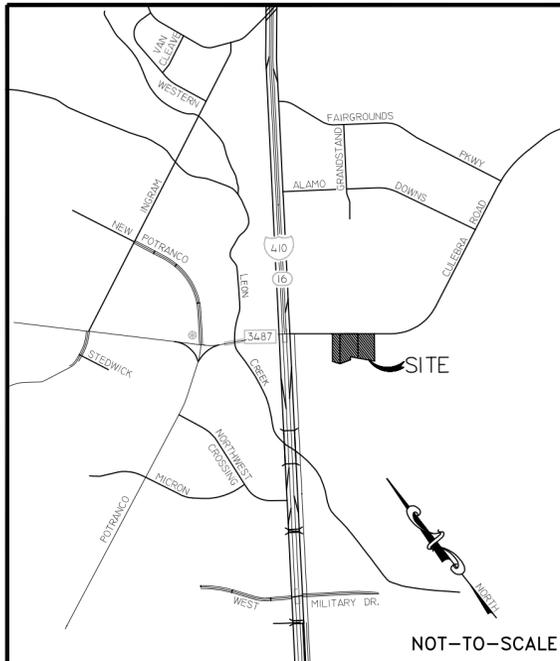
THE AREA BEING REPLATTED IN THIS PLAT HAD BEEN PREVIOUSLY PLATTED AS LOT 3, BLOCK 1, N.C.B. 17645, BEING A 1.369 ACRE TRACT, OUT OF THE HAZMAT SUBDIVISION, RECORDED IN VOLUME 9535 PAGE 87, PLAT RECORDS, BEXAR COUNTY, TEXAS.

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

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:
RAMON M. RUIZ, R.P.L.S. NO. 3976

REGISTERED PROFESSIONAL LAND SURVEYOR
RAMON M. RUIZ
4414 CENTERVIEW, SUITE 211
SAN ANTONIO, TX 78228
OFFICE: 210-735-8514



LOCATION MAP
MAPGRID:613F1

LEGEND

- F.I.P. FOUND I. PIN
- S.I.P. SET 1/2" IRON ROD WITH YELLOW CAP STAMPED: RAS# 3976
- F.C. FENCE CORNER

NOTE:

1. BEARINGS ARE BASED ON DEED RECORDS
2. 1/2" SET IRON ROD WITH YELLOW CAP STAMPED: RAS #3976

DRAINAGE NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

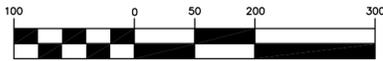
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

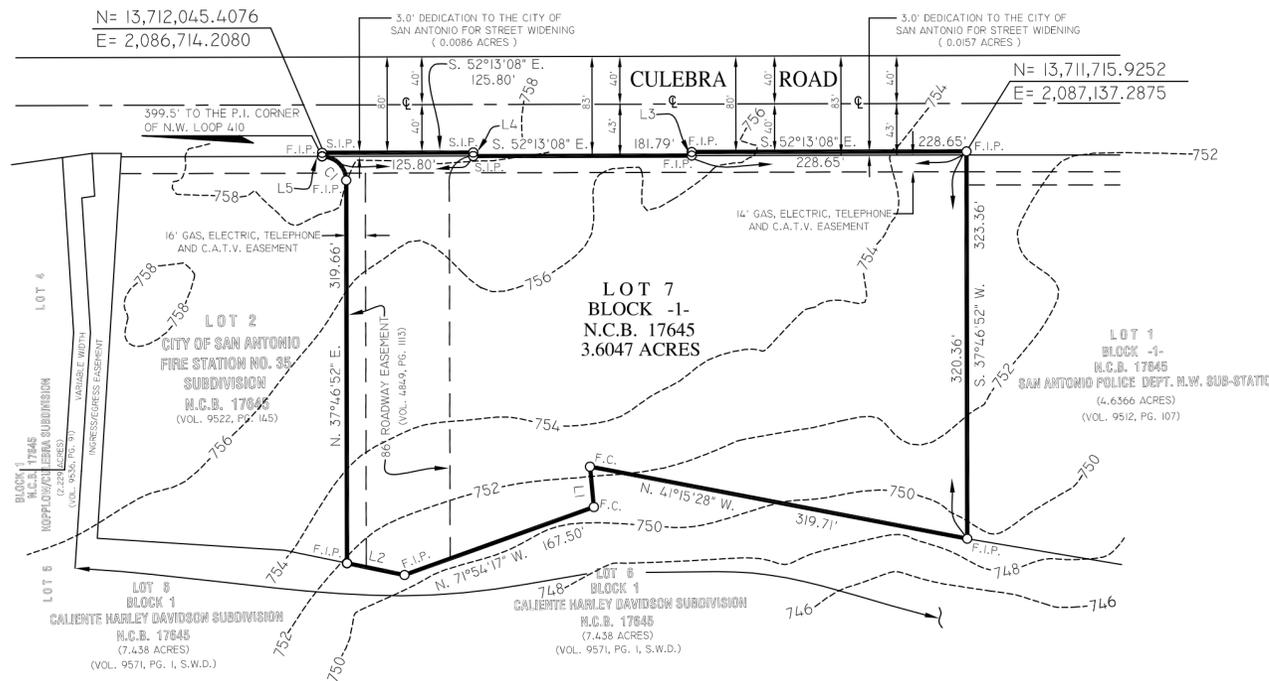
CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
CI	90°00'00"	20.00'	31.42'	20.00'	28.28'	N. 07°13'06" W.

LINE DATA		
LINE NO.	BEARING	DISTANCE
1	S. 32°23'57" W.	33.80'
2	N. 40°25'26" W.	48.85'
3	N. 37°46'52" E.	3.00'
4	N. 37°46'52" E.	3.00'
5	N. 37°46'52" E.	3.00'

SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



WASTEWATER EDU NOTE:

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

OWNER/DEVELOPER

CITY OF SAN ANTONIO
4410 W. PIEDRAS DRIVE
SAN ANTONIO, TX 78228-1207
210-207-1080

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:
RAMON M. RUIZ, R.P.L.S. NO. 3976

REGISTERED PROFESSIONAL LAND SURVEYOR
RAMON M. RUIZ
4414 CENTERVIEW, SUITE 211
SAN ANTONIO, TX 78228
OFFICE: 210-735-8514

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

PLAT NO. 130615
REPLAT & SUBDIVISION PLAT
ESTABLISHING
CROTALUS ATROX SUBDIVISION

BEING A TOTAL OF 3.6047 ACRES, ESTABLISHING LOT 7, BLOCK 1, N.C.B. 17645, OUT OF THE HAZMAT SUBDIVISION, RECORDED IN VOLUME 9535, PAGE 87, PLAT RECORDS, BEXAR COUNTY, TEXAS.

RUIZ & ASSOCIATES SURVEYING, INC.

4414 CENTERVIEW, SUITE 211 * SAN ANTONIO, TEXAS 78228
PHONE: (210) 735-8514 FAX (210) 738-2835
EMAIL: RUIZANDASSOCIATES@SBCGLOBAL.NET
WEB: WWW.RUIZASSOCIATESURVEYING.COM
PRESIDENT: RAMON M. RUIZ, R.P.L.S. NO. 3976
FIRM REGISTRATION NUMBER: 100297-00

DATE: 10/27/14

RAS JOB NO. 2013-018

STATE OF TEXAS COUNTY OF BEXAR
CROTALUS ATROX SUBDIVISION
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.

CITY OF SAN ANTONIO
OWNER

STATE OF TEXAS COUNTY OF BEXAR
AGENT
SOLID WASTE MANAGER
JOSEPH KRUPA

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

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

CROTALUS ATROX

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

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

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. AND/OR SEWER SERVICE CONNECTION.

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 _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D., 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140007

Project Name:

Foster Road Retail

Applicant:

JAR Culebra West, LLC
c/o Barclay Anthony

Representative:

KFW Engineers & Surveying
c/o Steven D. Kruskopf

Owner:

JAR Culebra West, LLC

Staff Coordinator:

Juanita B. Romero, Planner
(210) 207-8264
Juanita.Romero@sanantonio.gov

Property Address/Location:

Generally located Northwest of the
intersection of North Foster Road and
Binz-Engleman Road

Tract Size:

0.9708-acres

Council District(s):

2

Notification:

Internet Agenda Posting November 7,
2014

REQUEST

Approval of a major plat of 0.9708 acre tract of land to establish
Foster Road Retail Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 27, 2014

I. ANALYSIS

A. Proposed Use(s)

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

B. Zoning

“C-2” Commercial

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 31, 2014.

E. Interdepartmental Review

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

II. RECOMMENDATION

Approval of the proposed **Foster Road Retail** Subdivision Plat.

III. ATTACHMENTS

1. Proposed Plat

**PLAT ESTABLISHING
FOSTER ROAD RETAIL**

BEING A TOTAL OF 0.9708 ACRE TRACT OF LAND CONSISTING OF A 0.0464 16' SANITARY OFF-LOT SEWER EASEMENT OVER AND ACROSS A 33.5' DRAINAGE R.O.W. AS SHOWN ON PLAT OF THE SUNRISE SUBDIVISION UNIT 8, OF RECORD IN VOLUME 9506, PAGE 134 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 0.0028 RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING A 0.9216 ACRE TRACT, LOT 83, N.C.B. 16612 OUT IN THE FRANCISCO CADENA SURVEY NO. 11, ABSTRACT 134, COUNTY BLOCK 5092 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



OWNER/DEVELOPER:
BARCLAY ANTHONY
JAR CULEBRA WEST, LLC
10010 SAN PEDRO STE. 650
SAN ANTONIO, TX 78216
210-342-2800
210-348-0199 FAX

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.

Razi Hosseini
RAZI HOSSEINI, P.E.
ASSISTANT DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS
MUNICIPAL PLAZA BUILDING
114 W. COMMERCE, SAN ANTONIO, TX 78205

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.

BARCLAY ANTHONY
JAR CULEBRA WEST, LLC
10010 SAN PEDRO STE. 650
SAN ANTONIO, TX 78216
210-342-2800
210-348-0199 FAX

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Barclay Anthony** 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 October A.D. 2014

Dacia Garcia Allen
DACIA GARCIA ALLEN
My Commission Expires June 24, 2017

THIS PLAT OF FOSTER ROAD RETAIL, 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

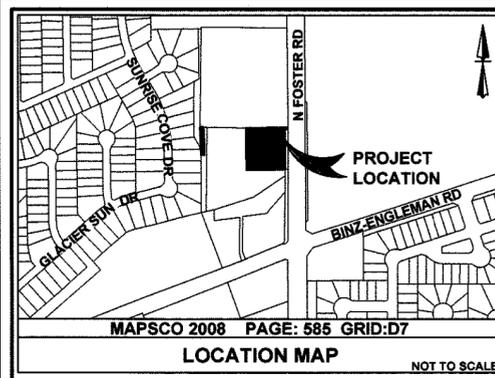
BY: _____
SECRETARY

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. 14 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 14 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. 14.

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

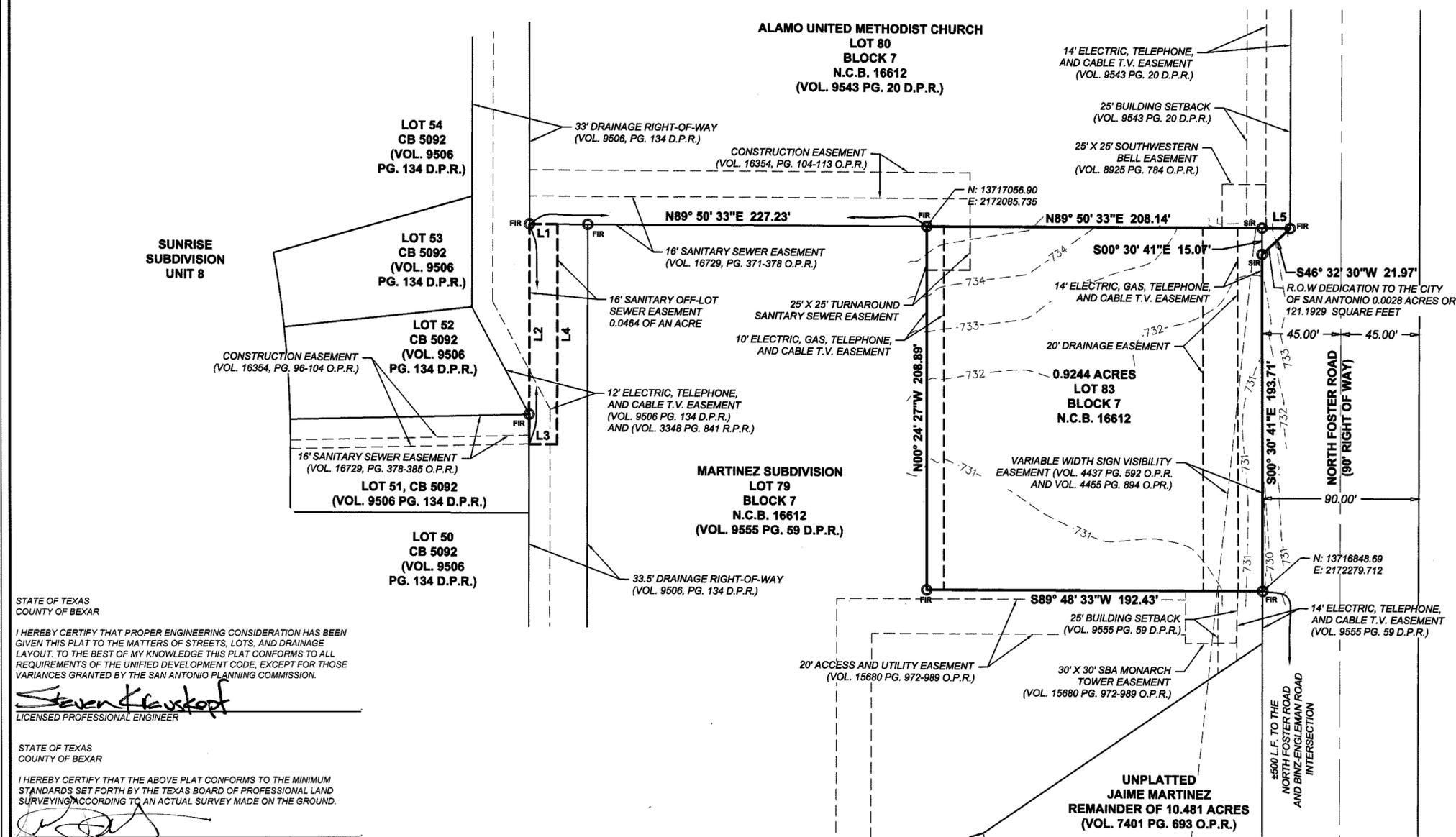


- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 - R.P.R. = REAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- SURVEYOR NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 430 OF 785, COMMUNITY PANEL NO. 48028C0430G, DATED SEPTEMBER 29, 2010.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

Line Table

LINE #	LENGTH	DIRECTION
L1	16.00	S89° 50' 33"W
L2	126.52	S0° 18' 17"E
L3	16.00	N89° 41' 43"E
L4	126.48	S0° 18' 17"E
L5	16.08	N89° 50' 59"E

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



STATE OF TEXAS
COUNTY OF BEXAR

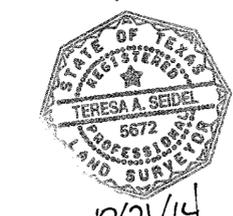
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Steven D. Krauskopf
STEVEN D. KRAUSKOPF
96525
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
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
14603 HUEBNER ROAD, BUILDING 40
SAN ANTONIO, TEXAS 78230
FIRM LICENSE #10122300
PHONE: 210-979-8444
FAX: 210-979-8441





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140128

Project Name:

Alamo Ranch Unit 50C, Ph1

Applicant:

Charles March

Representative:

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

Owner:

Pulte 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 La Villita Way and
Gruene Pass.

Tract Size:

9.288-acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting November 7,
2014

REQUEST

Approval of a major plat to subdivide a 9.288-acre tract of land to
establish the **Alamo Ranch Unit 50C, Ph1** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 27, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty-four (**34**) single-family residential lots, three (**3**) non-single family residential lots and approximately one thousand three hundred ninety (**1,390**) 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 October 1, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 20, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

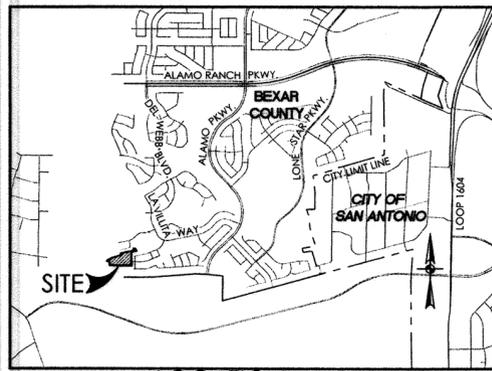
MDP 14-00006, Alamo Ranch, accepted on October 28, 2014

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 50C, Ph1** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | |
|---|--|
| AC ACRE(S) | NCB NEW CITY BLOCK |
| BLK BLOCK | OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BSL BUILDING SETBACK LINE | |
| CATV CABLE TELEVISION | |
| CB COUNTY BLOCK | |
| CV CLEAR VISION | VOL VOLUME |
| DOC DOCUMENT NUMBER | PG PAGE(S) |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | RB RADIAL BEARING |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS | ROW RIGHT-OF-WAY |
| ELEC ELECTRIC EASEMENT (SURVEYOR) | VAR WD VARIABLE WIDTH |
| ESMT FINISHED FLOOR ELEVATION | |
| FFE GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | |
| 1234.56 | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) |
| 1140 | EXISTING CONTOURS |
| 1140 | PROPOSED CONTOURS |
| --- | ORIGINAL SURVEY/COUNTY LINE |
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 9 | 16' SANITARY SEWER EASEMENT |
| 10 | VARIABLE WIDTH WATER EASEMENT |
| 11 | 10' BUILDING SETBACK |
| 12 | 20' BUILDING SETBACK |
| 14 | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 53B, PH1) (VOL. 9674, PG. 172-175 DPR) |
| 15 | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.207 TOTAL ACRES - "OFF-LOT") (VOL. 16048, PG. 1373-1386 OPR) |
| 1 | VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16048, PG. 1373-1386 OPR) |
| 2 | 16' SANITARY SEWER EASEMENT (VOL. 9652, PG. 168 DPR) |
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9652, PG. 168 DPR) |
| 4 | 16' UTILITY EASEMENT (VOL. 12797, PG. 1136-1144 OPR) |
| 5 | 10' BUILDING SETBACK LINE (VOL. 9652, PG. 168 DPR) |
| 6 | 15' BUILDING SETBACK LINE (VOL. 9652, PG. 168 DPR) |
| 7 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 53B, PH1) (VOL. 9674, PG. 172-175 DPR) |
| 8 | 10' BUILDING SETBACK LINE (ALAMO RANCH UNIT 53B, PH1) (VOL. 9674, PG. 172-175 DPR) |
| 9 | 14' SANITARY SEWER EASEMENT (ALAMO RANCH UNIT 53B, PH1) (VOL. 9674, PG. 172-175 DPR) |
| 10 | 12' GAS, ELECTRIC, TELEPHONE, CABLE TV, AND OVERHEAD ELECTRIC EASEMENT (VOL. 13699, PG. 212-221 OPR) |

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 (CORS 1994) 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 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. 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 PURPOSES OF INSTALLING, CONSTRUCTING, 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.
- 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 DESIGNATED 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.

IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
 4. 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.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

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.

John Noel Nicholls
 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 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.

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 HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 PURPOSES 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.

OPEN SPACE DESIGNATION NOTE:

LOT 901, BLOCK 141, LOT 903, BLOCK 57, AND LOT 901, BLOCK 84, COUNTY BLOCK 4400 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 84 IS ALSO DESIGNATED AS A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

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.

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.

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.

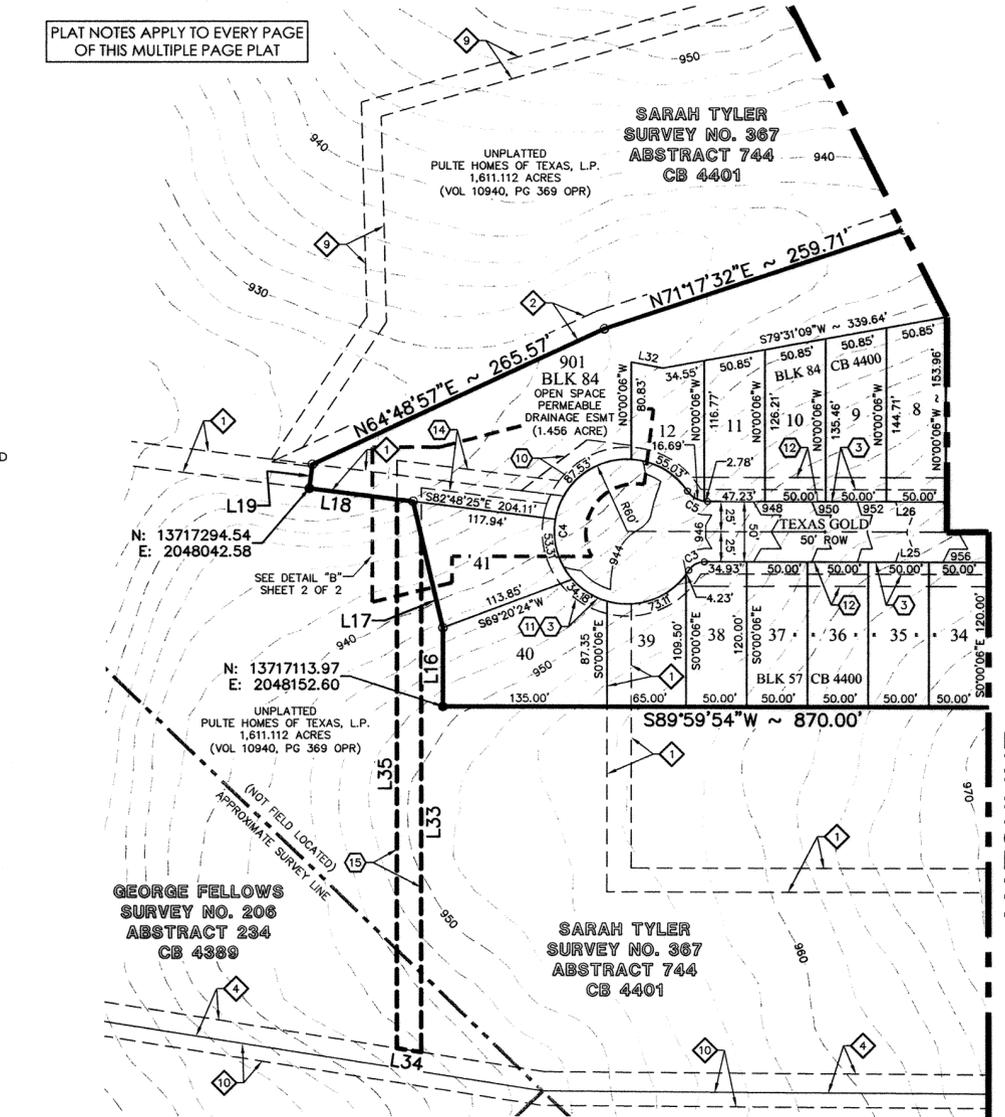
STORM WATER DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A PRIVATE DRAINAGE EASEMENT VOLUME 16899, PAGES 1232-1239, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

SAWS NOTE:

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



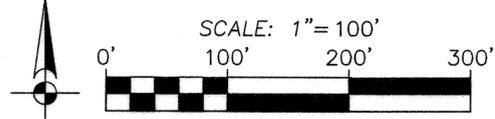
LINE #	BEARING	LENGTH
L1	N73°46'26"E	5.20'
L2	N76°52'22"E	179.79'
L3	S13°07'38"E	5.00'
L4	N76°52'22"E	50.00'
L5	N13°07'38"W	5.00'
L6	N76°52'22"E	244.14'
L7	N49°40'25"E	58.79'
L8	N00°51'55"W	50.07'
L9	N89°08'05"E	70.69'
L10	S30°41'50"E	101.62'
L11	S76°40'54"W	133.16'
L12	S74°20'04"W	87.32'
L13	S00°00'06"E	50.00'
L14	N89°59'54"E	15.00'
L15	S00°00'06"E	120.00'

LINE #	BEARING	LENGTH
L16	N00°00'06"W	65.26'
L17	N13°12'34"W	107.40'
L18	N82°48'25"W	86.17'
L19	N07°11'35"E	20.00'
L20	N70°36'27"E	84.02'
L21	N19°23'33"W	67.98'
L22	S13°07'38"E	28.79'
L23	S00°00'06"E	210.95'
L24	N89°59'54"E	155.00'
L25	S89°59'54"W	639.93'
L26	N89°59'54"E	402.23'
L27	N00°00'06"W	210.95'
L28	N13°07'38"W	28.79'
L29	N89°59'54"E	50.00'
L30	S00°00'06"E	120.00'

LINE #	BEARING	LENGTH
L31	N00°00'06"W	120.00'
L32	S79°00'39"E	26.51'
L33	S00°00'06"E	428.81'
L34	N80°58'12"W	20.25'
L35	N00°00'06"W	456.19'
L36	N82°48'25"W	35.29'
L37	N52°11'35"E	68.75'
L38	S82°48'25"E	36.70'
L39	N70°39'23"E	3.02'
L40	N74°19'39"E	21.23'
L41	S64°49'52"E	20.92'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	500.00'	13°07'32"	S8°33'52"E	114.29'	114.54'
C2	15.00'	90°00'00"	S45°00'06"E	21.21'	23.56'
C3	15.00'	57°46'09"	S61°06'50"W	14.49'	15.12'
C4	60.00'	293°32'25"	N1°00'02"W	65.76'	307.39'
C5	20.00'	55°46'17"	S62°06'58"E	18.71'	19.47'
C6	15.00'	90°00'00"	N44°59'54"E	21.21'	23.56'
C7	450.00'	13°07'32"	N6°33'52"W	102.86'	103.09'
C8	70.00'	173°44'46"	S27°59'07"W	21.39'	21.48'

MATCHLINE SEE SHEET 2 OF 2



INDEX MAP
SCALE: 1" = 100'

PLAT NUMBER 140128

SUBDIVISION PLAT OF ALAMO RANCH UNIT 50C, PH1

9.288 ACRE TRACT OF LAND ESTABLISHING LOTS 1-12 & 901, BLOCK 84, LOTS 10-16 & 901, BLOCK 141, AND LOTS 26-41 & 903, BLOCK 57 OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 369-381 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, AND THE GEORGE FELLOWS SURVEY No. 206, ABSTRACT 234, COUNTY BLOCK 4389, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 15, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: 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 PRESENCE OF STEPHANIE Y. WILLO, Notary Public, State of Texas My Commission Expires June 14, 2017

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

THIS PLAT OF ALAMO RANCH UNIT 50C, PH1 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 ACTION(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 50C, PH1 Civil Job No. 6782-90; Survey Job No. 9130-04

SUBDIVISION PLAT OF ALAMO RANCH UNIT 50C, PH1

9.288 ACRE TRACT OF LAND ESTABLISHING LOTS 1-12 & 901, BLOCK 84, LOTS 10-16 & 901, BLOCK 141, AND LOTS 26-41 & 903, BLOCK 57 OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 369-381 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, AND THE GEORGE FELLOWS SURVEY NO. 206, ABSTRACT 234, COUNTY BLOCK 4389, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 15, 2014

STATE OF TEXAS COUNTY OF BEXAR

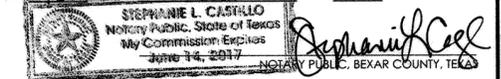
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Charles Marsh

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 THIS 15th DAY OF October, A.D. 2014.



THIS PLAT OF ALAMO RANCH UNIT 50C, PH1, 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

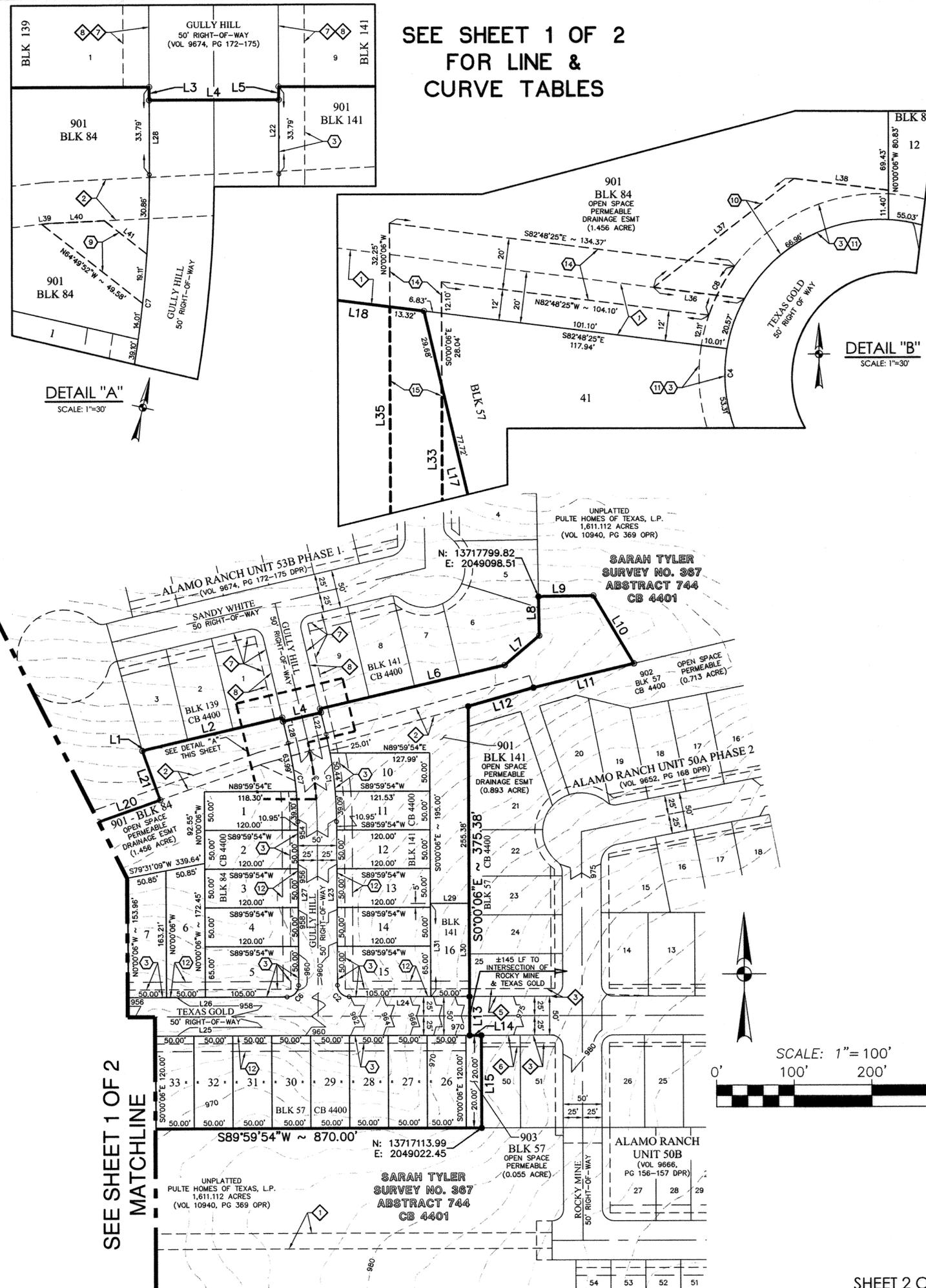
COUNTY OF BEXAR

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

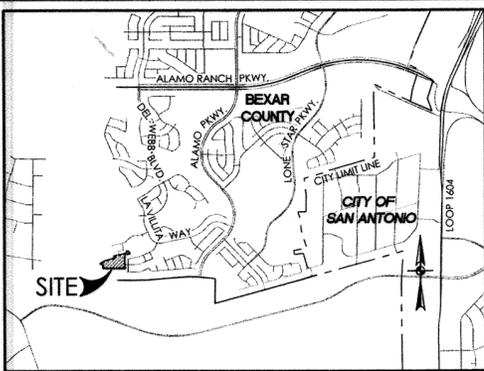
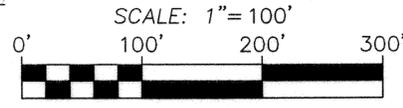
BY: DEPUTY

SEE SHEET 1 OF 2 FOR LINE & CURVE TABLES



DETAIL "A" SCALE: 1"=30'

DETAIL "B" SCALE: 1"=30'



LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
CB COUNTY BLOCK
CV CLEAR VISION
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC ELECTRIC
ESMT EASEMENT (SURVEYOR)
FFE FINISHED FLOOR ELEVATION
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
ORIGINAL SURVEY/COUNTY LINE
10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
16 SANITARY SEWER EASEMENT
VARIABLE WIDTH WATER EASEMENT
10' BUILDING SETBACK
20' BUILDING SETBACK
20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.207 TOTAL ACRES - "OFF-LOT")
VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 16048, PG 1373-1386 OPR)
16' SANITARY SEWER EASEMENT (VOL 9652, PG 168 DPR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 168 DPR)
16' UTILITY EASEMENT (VOL 12797, PG 1136-1144 OPR)
10' BUILDING SETBACK LINE (VOL 9652, PG 168 DPR)
15' BUILDING SETBACK LINE (VOL 9652, PG 168 DPR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 53B, PH1) (VOL 9674, PG 172-175 DPR)
10' BUILDING SETBACK LINE (ALAMO RANCH UNIT 53B, PH1) (VOL 9674, PG 172-175 DPR)
16' SANITARY SEWER EASEMENT (ALAMO RANCH UNIT 53B, PH1) (VOL 9674, PG 172-175 DPR)
12' GAS, ELECTRIC, TELEPHONE, CABLE TV, AND OVERHEAD ELECTRIC EASEMENT (VOL 13699, PG 212-221 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 (NAD 83) 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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

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 AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO REMOVE 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 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 HEREIN.
IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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



ALAMO RANCH UNIT 50C, PH1 Civil Job No. 6782-90; Survey Job No. 9130-04



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140198

Project Name:

Stillwater Ranch Unit 12

Applicant:

Shannon Livingston

Representative:

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

Owner:

WS-SAS Development, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of Old Stillwater and
GoldStrike Drive

Tract Size:

18.16-acres

Council District:

ETJ

Notification:

Internet Agenda posting November 7,
2014

REQUEST

Approval of a major plat to subdivide a 18.16-acre tract of land to
establish **Stillwater Ranch Unit 12**

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 29, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifty-seven (57) single-family residential lots and three (3) non-single family lots, and three thousand nine hundred forty eight (3,948) 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 September 5, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

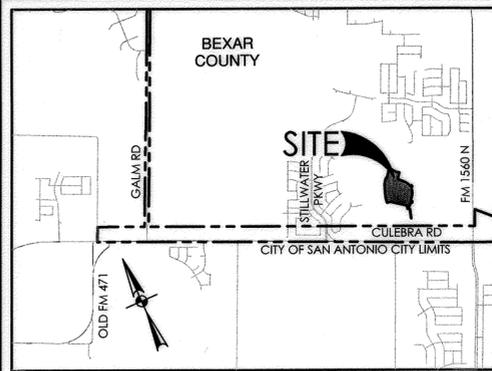
MDP 840-B, Culebra Valley Ranch, accepted August 4, 2009

III. RECOMMENDATION

Approval of the proposed **Stillwater Ranch Unit 12** Plat

IV. ATTACHMENT

1. Proposed plat



LOCATION MAP
MAPSCO MAP GRID: 54568
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|-----|---|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| BLK | BLOCK | OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| BSL | BUILDING SETBACK LINE | PG | PAGE(S) |
| CATV | CABLE TELEVISION | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLOCK | SS | SANITARY SEWER |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | SR | SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ESMT | EASEMENT | SR | SET 1/2" IRON ROD (PD)-ROW |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR) | SR | SET 1/2" IRON ROD (PD)-ROW |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | SR | SET 1/2" IRON ROD (PD)-ROW |
| --- | 1140 EXISTING CONTOURS | --- | 1234.56 FINISHED FLOOR ELEVATION |
| --- | 1140 PROPOSED CONTOURS | | |

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

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 CORN 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. 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 BRECKING 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 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 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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
JOHN NOEL NICHOLLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

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

FINISHED FLOOR-FOR FLOODPLAIN NOTE:
THE MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION OR, IF NONRESIDENTIAL, FLOOD PROOFED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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.

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

OPEN SPACE NOTE:
LOTS 907 & 908, BLOCK 50, CB 4450, LOT 901, BLOCK 70, CB 4450, LOT 901, BLOCK 75, CB 4450, AND LOT 905, BLOCK 115, CB 4450 ARE DESIGNATED AS A PEDESTRIAN, GAS, ELECTRIC (UNDERGROUND), TELEPHONE (UNDERGROUND) AND CABLE TV (UNDERGROUND) EASEMENT. LOT 904, BLOCK 115, CB 4450 IS DESIGNATED AS AN ACCESS, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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.

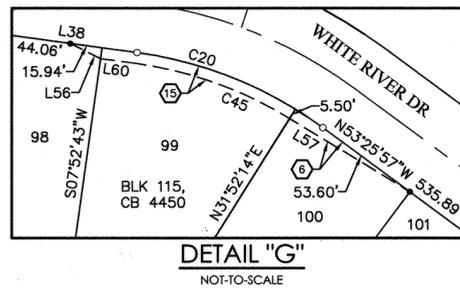
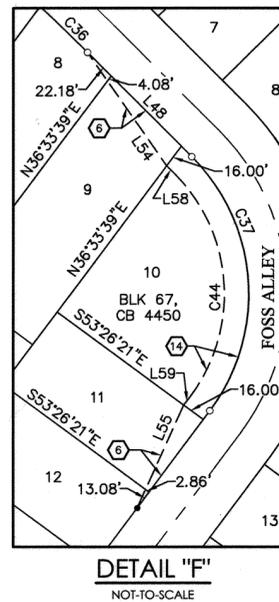
SECONDARY ACCESS NOTE:
EMERGENCY SECONDARY ACCESS IS PROVIDED THROUGH STILLWATER RANCH UNIT 13A RECORDED IN VOLUME 9658, PAGE 126 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

FEMA NOTE:
A PORTION OF LOTS 101, 102 & 103, BLOCK 115 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY AND FEMA. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N81°46'17"E	50.00'
L2	S081°3'43"E	50.00'
L3	S81°46'17"W	50.00'
L4	S53°26'21"E	50.00'
L5	S36°33'39"W	50.00'
L6	N53°26'21"W	50.00'
L7	S36°33'39"W	107.55'
L8	N54°08'11"W	20.00'
L9	N50°55'05"W	20.79'
L10	S35°11'53"W	11.84'
L11	S50°45'18"E	72.59'
L12	N57°03'05"W	16.76'
L13	N50°45'18"W	77.02'
L14	N35°11'53"E	27.83'
L15	N50°55'05"W	23.69'
L16	N82°07'17"W	86.36'
L17	N07°52'43"E	119.95'
L18	S82°09'08"E	2.94'
L19	N07°50'52"E	50.00'
L20	N36°33'39"E	76.11'
L21	S53°26'21"E	36.00'
L22	N36°33'39"E	60.00'
L23	S60°58'33"E	97.08'
L24	S29°16'08"E	92.50'
L25	S41°35'53"E	91.46'
L26	S56°43'56"E	92.01'
L27	S36°33'39"W	28.16'
L28	N36°33'39"E	33.99'
L29	S81°46'17"W	6.32'
L30	N081°3'43"W	50.00'
L31	N81°46'17"E	6.32'
L32	N53°26'21"W	5.00'
L33	N36°33'39"E	50.00'
L34	S53°26'21"E	5.00'
L35	N36°33'39"E	92.55'
L36	S54°08'11"E	60.00'
L37	S36°33'39"W	92.56'
L38	S82°09'08"E	92.46'
L39	N82°09'08"W	92.46'
L40	S36°33'39"W	61.11'
L41	S53°26'21"E	105.00'
L42	S24°26'41"E	15.00'
L43	N53°25'57"W	90.00'
L44	N44°41'47"W	97.80'
L45	N54°01'10"W	95.10'
L46	N36°33'39"E	61.11'
L47	S54°01'10"E	83.51'
L48	S44°41'47"E	97.80'
L49	N07°52'43"E	28.00'
L50	N82°07'17"W	18.00'
L51	N54°07'37"W	86.83'
L52	S24°18'49"W	100.28'
L53	N34°39'26"W	91.79'
L54	N24°12'44"E	74.82'
L55	N63°06'37"W	16.86'
L56	N58°29'24"W	69.80'
L57	N44°41'47"W	7.41'
L58	N36°33'39"E	7.20'
L59	N82°09'08"W	17.40'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	380.00'	32°41'44"	S28°20'55"E	213.92'
C2	380.00'	41°01'01"	S16°03'08"W	266.26'
C3	950.00'	0°41'50"	S36°12'44"W	11.56'
C4	970.00'	4°30'13"	S33°36'43"W	76.22'
C5	1030.00'	2°29'36"	N33°03'32"E	44.82'
C6	805.00'	18°22'07"	N27°22'35"E	256.97'
C7	15.00'	90°00'00"	S81°33'39"W	21.21'
C8	61.00'	180°00'00"	N53°26'21"W	122.00'
C9	15.00'	83°56'52"	N05°24'48"W	20.06'
C10	1030.00'	2°41'27"	N46°02'30"W	48.37'
C11	360.00'	30°20'41"	N29°31'27"W	188.44'
C12	15.00'	83°52'36"	N56°17'24"W	20.05'
C13	15.00'	83°52'36"	N39°49'59"E	20.05'
C14	360.00'	38°39'58"	N17°13'40"E	238.36'
C15	15.00'	90°00'00"	N08°26'21"W	21.21'
C16	15.00'	90°00'00"	N81°33'39"W	21.21'
C17	970.00'	0°41'50"	N36°12'44"E	11.80'
C18	1030.00'	0°41'50"	S36°12'44"W	12.53'
C19	15.00'	89°59'35"	S08°26'09"E	21.21'
C20	200.00'	28°43'11"	S67°47'32"E	99.20'
C21	250.00'	3°39'36"	N80°19'20"W	15.97'
C22	15.00'	83°18'57"	S59°51'00"W	19.94'
C23	685.00'	18°22'07"	S27°22'35"W	218.67'
C24	15.00'	90°00'00"	S08°26'21"E	21.21'
C25	1050.00'	3°32'32"	N46°28'03"W	64.90'
C26	15.00'	90°07'51"	N81°37'34"E	21.24'
C27	970.00'	8°36'44"	S49°00'09"E	145.67'
C28	300.00'	81°15'25"	S04°04'04"E	390.69'
C29	15.00'	90°00'25"	S81°33'51"W	21.21'
C30	15.00'	89°59'35"	N08°26'09"W	21.21'
C31	180.00'	81°15'25"	N04°04'04"W	234.41'
C32	1480.00'	9°19'23"	N49°21'28"W	240.56'
C33	15.00'	85°29'28"	N11°16'26"W	20.36'
C34	635.00'	5°05'20"	N34°00'59"E	56.38'
C35	15.00'	101°59'04"	N74°59'18"E	23.31'
C36	1430.00'	9°19'23"	S49°21'28"E	232.43'
C37	130.00'	81°15'25"	S04°04'04"E	169.30'
C38	15.00'	90°00'25"	S81°33'51"W	21.21'
C39	250.00'	7°41'09"	N57°16'31"W	33.51'
C40	15.00'	79°18'37"	N21°27'47"W	19.14'
C41	635.00'	5°48'15"	N21°05'39"E	64.30'
C42	1030.00'	4°03'04"	N33°50'17"E	72.81'
C44	114.00'	81°15'25"	N04°04'04"W	148.46'
C45	194.50'	24°01'21"	N70°08'27"W	80.95'



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

PLAT NUMBER 140198
SUBDIVISION PLAT
OF
STILLWATER RANCH UNIT 12

BEING A TOTAL OF 18.16 ACRES OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 14, 2014

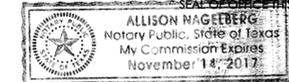
STATE OF TEXAS
COUNTY OF BEXAR

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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SHANNON LIVINGSTON
WS-SAS DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON LIVINGSTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF October, A.D. 2014.



Allison Nagelberg
ALLISON NAGELBERG
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 12 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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

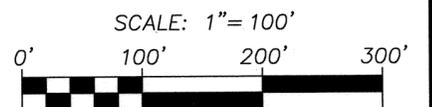


STILLWATER RANCH UNIT 12
Civil Job No. 7741-50; Survey Job No. 9124-14

PLAT NUMBER 140198

SUBDIVISION PLAT OF STILLWATER RANCH UNIT 12

BEING A TOTAL OF 18.16 ACRES OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.



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

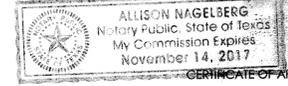
STATE OF TEXAS
COUNTY OF BEXAR
DATE OF PRINT: October 14, 2014

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: SHANNON LIVINGSTON
WS SAS DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON LIVINGSTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF October, A.D. 2014.



Allison Nagelberg
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 12 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

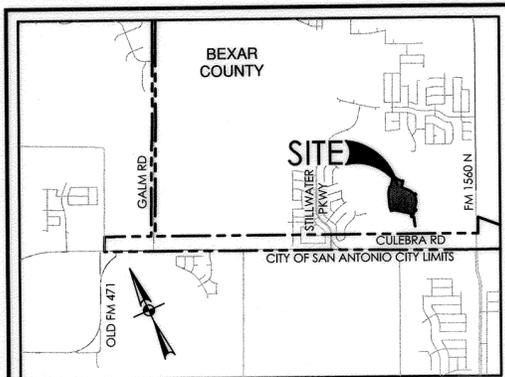
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

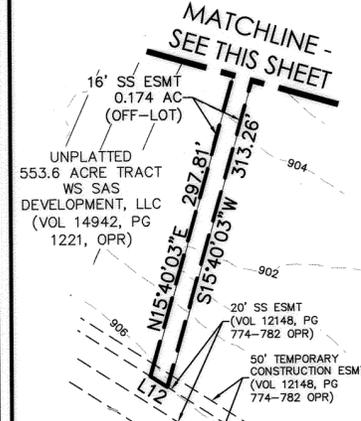
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

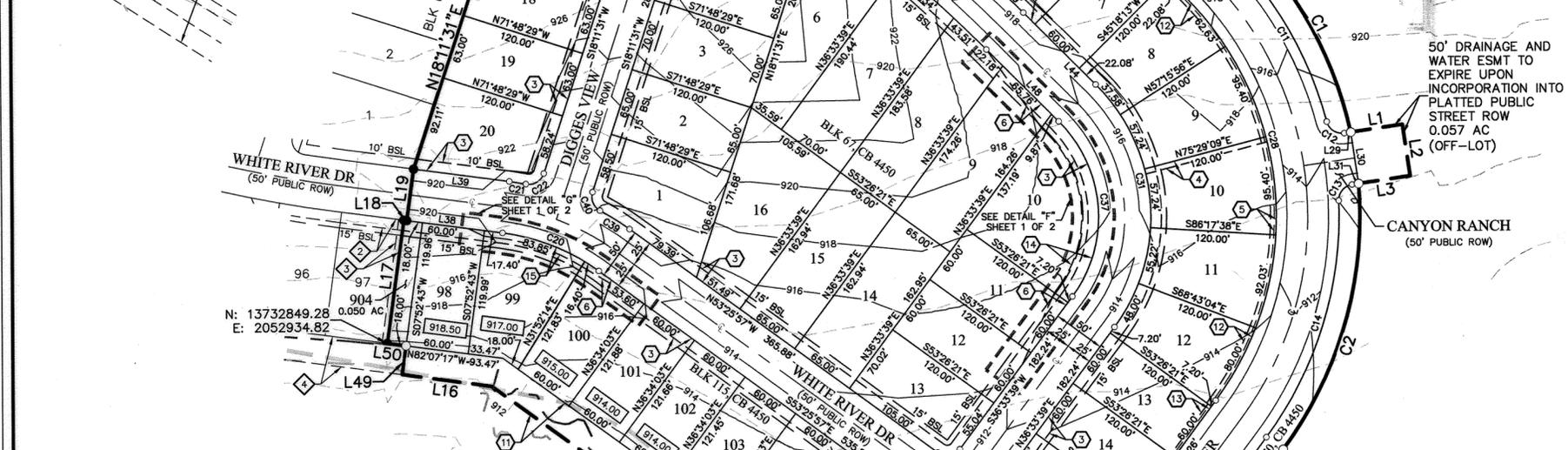
BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 545E8
NOT-TO-SCALE



NOTE:
SEE SHEET 1 OF 2 FOR
LEGEND AND CURVE
AND LINE TABLE



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

STATE OF TEXAS
COUNTY OF BEXAR

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

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"
NOT-TO-SCALE

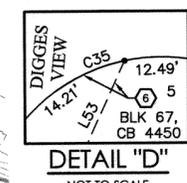
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



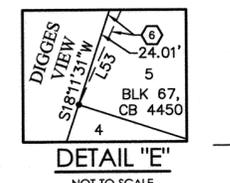
DETAIL "B"
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE



DETAIL "E"
NOT-TO-SCALE



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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140200

Project Name:

Stonehawk Apartments

Applicant:

Brian Woidneck

Representative:

Pape-Dawson Engineers, Inc.
c/o Song Lim Tan, P.E.

Owner:

Integrated Stonehawk San Antonio
Oak Drive, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located west of the
intersection of Heuermann Road and
Interstate Highway 10

Tract Size:

13.204-acres

Council District(s):

8

Notification:

Internet Agenda Posting November 7,
2014.

REQUEST

Approval of a major plat to subdivide a 13.204-acre tract of land
to establish the **Stonehawk Apartments** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 20, 2014

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“MF-25 GC-1 MSAO-1 MLOD-1” Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 15, 2014.

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

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC’s Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

E. Interdepartmental Review

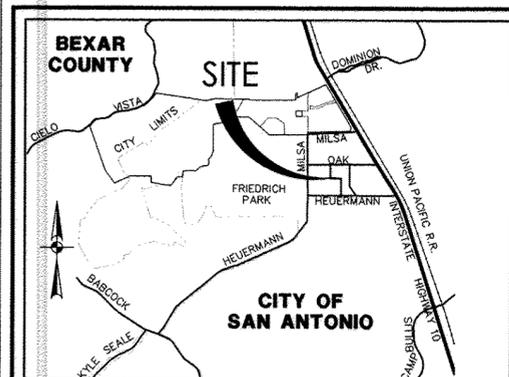
LOCs were issued from all reviewing agencies on September 2, 2014.

III. RECOMMENDATION

Approval of the proposed **Stonehawk Apartments** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat



LOCATION MAP
MAPSCO MAP GRID: 408A6
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	SD	STORM DRAINAGE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SS	SANITARY SEWER
ELEC	ELECTRIC	TELE	TELEPHONE
ESMT	EASEMENT	VAR WID	VARIABLE WIDTH
-1140-	EXISTING CONTOURS	VOL	VOLUME
-1140-	PROPOSED CONTOURS (SURVEYOR)	NCB	NEW CITY BLOCK
Z	LAND TIE/HOOK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		⊠	FOUND TYPICAL MONUMENTATION

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.348 ACRES)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.381 ACRES)
- 16' PUBLIC STORM DRAIN EASEMENT
- 14x28" WATER EASEMENT (0.009 ACRES) OFF-LOT
- 16' PUBLIC SANITARY SEWER EASEMENT (0.438 AC) OFF-LOT
- 16' PRIVATE SANITARY SEWER EASEMENT (0.157 AC) OFF-LOT
- 14x28" WATER EASEMENT (0.009 ACRES) OFF-LOT
- NOT INCLUDED
- 0.025 ACRES OUT OF 8.873 ACRES 21105 WEST I-H 10 KAHILIG MOTOR COMPANY (VOL. 14927, PGS 438-441 O.P.R.) 10 ACRES TRACT 9 TRAYLOR SUBDIVISION (VOL. 980, PG 238 DPR)

FOR LINE AND CURVE TABLE SEE SHEET 2

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

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. IMPROVEMENTS WITHIN DRAINAGE EASEMENT WILL REQUIRE CITY APPROVAL AT BUILDING PERMIT PHASE TO ENSURE THE STRUCTURAL INTEGRITY OF THE UNDERGROUND DRAINAGE SYSTEM IS MAINTAINED. TRAFFIC LOADING WITHIN THE EASEMENT MAY REQUIRE REPLACEMENT OF SEGMENTS OF THE DRAINAGE SYSTEM WITH REINFORCED CONCRETE PIPE AT NO COST TO THE CITY OF SAN ANTONIO.

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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.

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 NUMBER HERE 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.

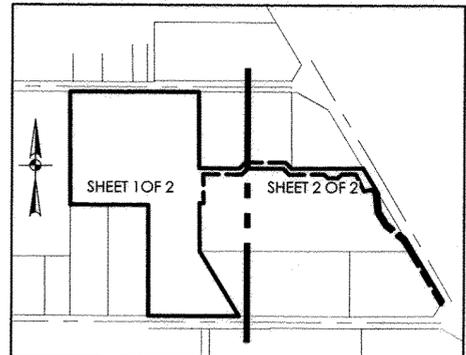
TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (0) ACCESS POINTS ALONG IH 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 509.24'.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

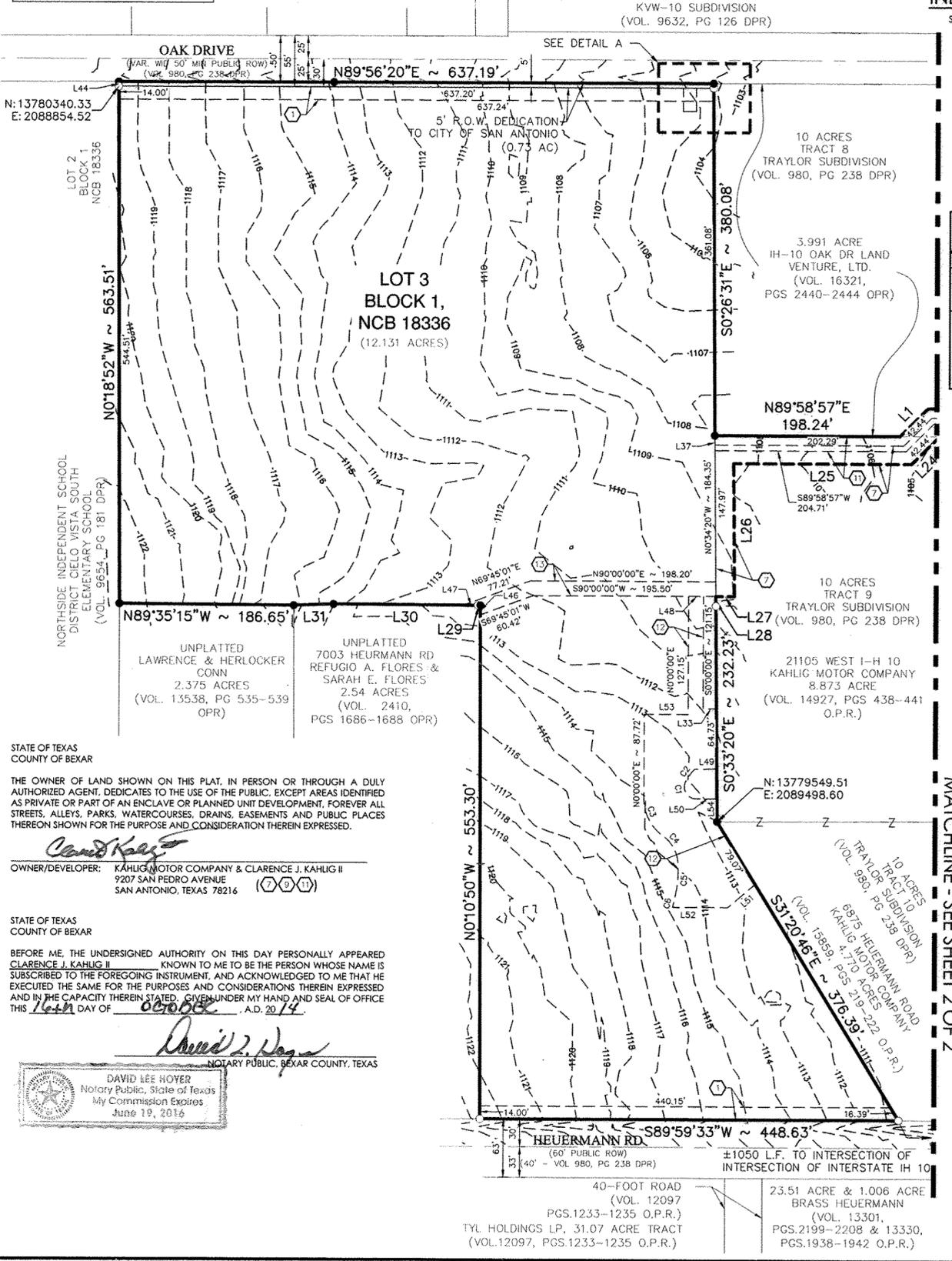
SCALE: 1" = 100'

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

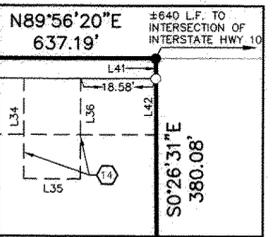
DATE OF PRINT: October 9, 2014



INDEX MAP
SCALE: 1" = 600'



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



DETAIL "A"
NOT-TO-SCALE

PLAT NUMBER 140200

SUBDIVISION PLAT OF STONEHAWK APARTMENTS

BEING 13.204 ACRES ESTABLISHING LOT 3, BLOCK 1, NCB 18336, COMPRISED OF ALL OF THE NORTH PART OF TRACT 12 AND THE REMAINDER OF TRACT 11 OF THE TRAYLOR SUBDIVISION RECORDED IN VOLUME 980, PAGE 238 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND COMPRISED OF 2.979 ACRES BEING ALL OF THAT CALLED 2.976 ACRES OUT OF SAID NORTH PART OF TRACT 12 RECORDED IN VOLUME 9734, PAGES 470-473; 2.002 ACRES AND 3.283 ACRES OUT OF THE SAID NORTH PART OF TRACT 12 AND NORTH PART OF TRACT 11 BEING ALL OF THE 2 ACRE AND 3.28 ACRES TRACTS RECORDED IN VOLUME 12980, PAGES 882-883; AND 3.940 ACRES OUT OF THE NORTH REMAINDER OF THE SOUTH PART OF SAID TRACT 11 RECORDED IN VOLUME 14642, PAGES 950-952 AND SAID 13.204 ACRES INCLUDING 1.000 ACRE OFFSITE EASEMENT COMPRISED OF 0.156 ACRES OUT OF THAT 3.991 ACRE TRACT RECORDED IN VOLUME 16321, PAGE 2440-2444 AND 0.733 ACRES OUT OF THAT 8.873 ACRE TRACT RECORDED IN VOLUME 14927, PAGES 438-441 AND 0.109 ACRES OUT OF THAT 2.967 ACRE TRACT RECORDED IN VOLUME 15845, PAGES 2281-2287 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE LUDOVIC COLQUHOUN SURVEY 24, ABSTRACT 133 ASSIGNED TO COUNTY BLOCK 5733, NOW ALL IN NEW CITY BOCK 35733 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: BRIAN WOJNIECK (LOT 3 BLOCK 1)
INTEGRATED STONEHAWK SAN ANTONIO OAK DRIVE, L.P.
3699 MCKENNEY AVENUE
DALLAS, TX 75204
(714) 686-7242

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN WOJNIECK, 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 10th DAY OF October, A.D. 2014.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: IH-10 OAK DRIVE LAND VENTURE, LTD.
9207 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLARENCE J. KAHLIG II, 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 16th DAY OF October, A.D. 2014.

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF STONEHAWK AT THE DOMINION 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____

STATE OF TEXAS
COUNTY OF BEXAR



STONEHAWK APARTMENTS
Civil Job No. 8368-03 Survey Job No. 9327-13

PLAT NUMBER 140200 SUBDIVISION PLAT OF STONEHAWK APARTMENTS

BEING 13.204 ACRES ESTABLISHING LOT 3, BLOCK 1, NCB 18336, COMPRISED OF ALL OF THE NORTH PART OF TRACT 12 AND THE REMAINDER OF TRACT 11 OF THE TRAYLOR SUBDIVISION RECORDED IN VOLUME 980, PAGE 238 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND COMPRISED OF 2.979 ACRES BEING ALL OF THAT CALLED 2.976 ACRES OUT OF SAID NORTH PART OF TRACT 12 RECORDED IN VOLUME 9734, PAGES 470-473; 2.002 ACRES AND 3.283 ACRES OUT OF THE SAID NORTH PART OF TRACT 12 AND NORTH PART OF TRACT 11 BEING ALL OF THE 2 ACRE AND 3.28 ACRES TRACTS RECORDED IN VOLUME 12980, PAGES 882-883; AND 3.940 ACRES OUT OF THE NORTH REMAINDER OF THE SOUTH PART OF SAID TRACT 11 RECORDED IN VOLUME 14642, PAGES 950-952 AND SAID 13.204 ACRES INCLUDING 1.000 ACRE OFFSITE EASEMENT COMPRISED OF 0.156 ACRES OUT OF THAT 3.991 ACRE TRACT RECORDED IN VOLUME 16321, PAGE 2440-2444 AND 0.733 ACRES OUT OF THAT 8.873 ACRE TRACT RECORDED IN VOLUME 14927, PAGES 438-441 AND 0.109 ACRES OUT OF THAT 2.967 ACRE TRACT RECORDED IN VOLUME 15845, PAGES 2281-2287 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE LUDOVIC COLQUHOUN SURVEY 24, ABSTRACT 133 ASSIGNED TO COUNTY BLOCK 5733, NOW ALL IN NEW CITY BOCK 35733 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: Brian Woidneck (LOT 3 BLOCK 1)
INTEGRATED STONEHAWK SAN ANTONIO OAK DRIVE, L.P.
3699 MCKENNEY AVENUE
DALLAS, TX 75204
(714) 686-7242

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Woidneck 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 10th DAY OF October, A.D. 2014.

Steven Rooney
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
DALLAS

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

OWNER/DEVELOPER: 10 ACRES TRACT 10 OAK DRIVE LAND VENTURE, LTD.
9207 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78216 (79)(11)

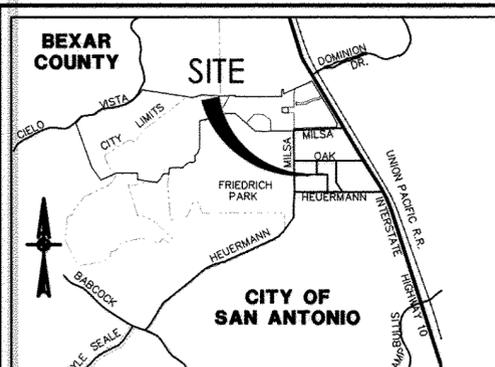
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Clarence J. Kahlig II KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, A.D. 2014.

David Lee Hoyer
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
SAN ANTONIO

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

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

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



LOCATION MAP
MAPSCO MAP GRID: 480A6
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	SD	STORM DRAINAGE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SS	SANITARY SEWER
ELEC	ELECTRIC	TELE	TELEPHONE
EMT	EASEMENT	VAR WID	VARIABLE WIDTH
-1140-	EXISTING CONTOURS	VOL	VOLUME
-1140-	PROPOSED CONTOURS	NCB	NEW CITY BLOCK
Z	LAND TIE/HOOK (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		⊙	FOUND TxDOT MONUMENTATION

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.348 ACRES)
- 2 VARIABLE WIDTH PUBLIC OFF-LOT DRAINAGE EASEMENT (0.530 AC)
- 3 16' PUBLIC SANITARY SEWER EASEMENT (0.438 AC) OFF-LOT
- 4 16' PRIVATE SANITARY SEWER EASEMENT (0.157 AC) OFF-LOT
- 5 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.381 ACRES)
- 6 16' PUBLIC STORM DRAIN EASEMENT
- 7 14'x28' WATER EASEMENT (0.009 ACRES) OFF-LOT
- 8 NOT INCLUDED
- 9 0.025 ACRES OUT OF 8.873 ACRES 21105 WEST I-H 10 KAHLIG MOTOR COMPANY (VOL. 14927, PGS 438-441 O.P.R.) 10 ACRES TRACT 9 TRAYLOR SUBDIVISION (VOL. 980, PG 238 DPR)

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:
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. 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", "COVERING 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 ACCESS 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. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

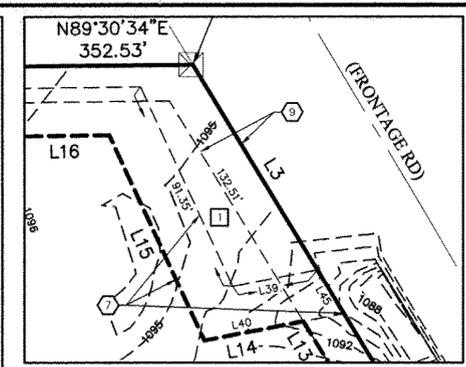
STATE OF TEXAS
COUNTY OF BEXAR

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

David L. Hoyer
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JUNE 19, 2016

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. Smith
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "B"
NOT-TO-SCALE

LOT 4 - NCB 18337
KVV-10 SUBDIVISION
(VOL. 9632, PG 126 DPR)

OAK DRIVE
(VAR. WID 50' MIN PUBLIC ROW)
(VOL. 980, PG 238 DPR)

10 ACRES TRACT 8
TRAYLOR SUBDIVISION
(VOL. 980, PG 238 DPR)

3.991 ACRE
IH-10 OAK DR LAND
VENTURE, LTD.
(VOL. 16321,
PGS 2440-2444 DR)

1.989 ACRES
JOINECO
(VOL. 9959, PGS 514-517 OPR)

10 ACRES TRACT 9
TRAYLOR SUBDIVISION
(VOL. 980, PG 238 DPR)

21105 WEST I-H 10
KAHLIG MOTOR COMPANY
8.873 ACRE
(VOL. 14927, PGS 438-441 O.P.R.)

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: KAHLIG MOTOR COMPANY & CLARENCE J. KAHLIG II
9207 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78216 (79)(11)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Clarence J. Kahlig II 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 10th DAY OF October, A.D. 2014.

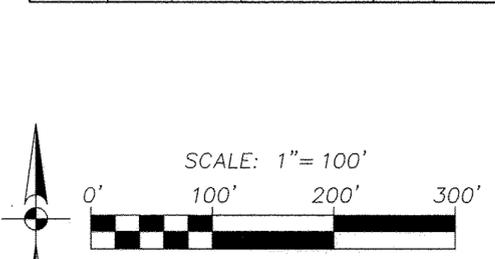
David L. Hoyer
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JUNE 19, 2016

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.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	12.88'	110°57'35"	S27°24'42"E	21.23'	24.95'
C2	66.33'	13°46'02"	S35°50'12"W	15.90'	15.94'
C3	50.20'	60°15'22"	N27°00'14"W	50.40'	52.80'
C4	37.07'	48°07'42"	N27°04'04"W	30.23'	31.14'
C5	120.63'	18°45'12"	N4°40'04"E	39.31'	39.48'
C6	100.00'	5°30'14"	N12°25'28"E	9.60'	9.61'



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

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

DATE OF PRINT: October 9, 2014

LOT 1 - NCB 18336
DOMINION HILLS PLAZA
(VOL. 9568, PG 185, DPR)

SEE DETAIL B

10 ACRES TRACT 10
TRAYLOR SUBDIVISION
(VOL. 980, PG 238 DPR)

6875 HEUERMANN ROAD
KAHLIG MOTOR COMPANY
4.770 ACRES
(VOL. 15859, PGS 219-222 O.P.R.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Clarence J. Kahlig II 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 10th DAY OF October, A.D. 2014.

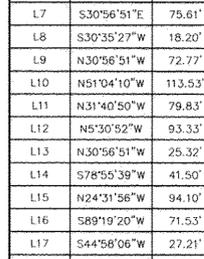
David L. Hoyer
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JUNE 19, 2016

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.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N45°00'00"E	42.44'
L2	S44°57'03"E	42.38'
L3	S30°56'51"E	143.97'
L4	S5°30'52"E	93.22'
L5	S31°40'50"E	73.38'
L6	S51°04'10"E	113.64'
L7	S30°56'51"E	75.61'
L8	S30°35'27"W	18.20'
L9	N30°56'51"W	72.77'
L10	N51°04'10"W	113.53'
L11	N31°40'50"W	79.83'
L12	N5°30'52"W	93.33'
L13	N30°56'51"W	25.32'
L14	S78°55'39"W	41.50'
L15	N24°31'56"W	94.10'
L16	S89°19'20"W	71.53'
L17	S44°58'06"W	27.21'
L18	S89°19'20"W	48.00'
L19	N44°58'00"W	26.57'
L20	S89°19'20"W	160.47'
L21	S89°58'57"W	12.55'
L22	N45°00'00"W	42.41'
L23	S89°58'58"W	173.81'
L24	S45°00'00"W	42.44'
L25	S89°58'57"W	190.37'
L26	S0°34'20"E	143.94'
L27	S89°53'08"W	20.00'
L28	S0°34'20"E	10.38'
L29	N89°43'12"W	2.68'



STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Clarence J. Kahlig II 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 10th DAY OF October, A.D. 2014.

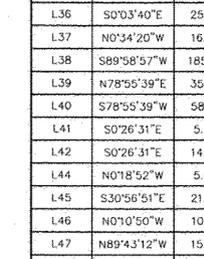
David L. Hoyer
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JUNE 19, 2016

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.

LINE TABLE

LINE #	BEARING	LENGTH
L30	N89°43'12"W	154.56'
L31	S88°03'18"W	42.69'
L32	S0°01'03"E	16.00'
L33	N89°26'40"E	14.32'
L34	N0°03'40"W	25.00'
L35	S89°56'20"W	14.00'
L36	S0°03'40"E	25.00'
L37	N0°34'20"W	16.00'
L38	S89°58'57"W	185.41'
L39	N78°55'39"E	35.50'
L40	S78°55'39"W	58.51'
L41	S0°26'31"E	5.00'
L42	S0°26'31"E	14.00'
L43	N0°18'52"W	5.00'
L44	S30°56'51"E	21.27'
L45	N0°10'50"W	10.10'
L46	N0°10'50"W	10.10'
L47	N89°43'12"W	15.90'
L48	N90°00'00"E	16.00'
L49	S89°26'40"W	23.87'
L50	N90°00'00"E	23.71'
L51	S49°22'07"W	38.60'
L52	N90°00'00"W	59.01'
L53	N90°00'00"E	47.04'
L54	S0°33'20"E	24.88'
L55	N89°58'57"E	4.15'
L56	S89°58'57"W	6.67'



STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Clarence J. Kahlig II 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 10th DAY OF October, A.D. 2014.

David L. Hoyer
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
JUNE 19, 2016

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.





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140215

Project Name:

Remuda Ranch North, Unit 7

Applicant:

Norman T. Dugas

Representative:

Cude Engineers, L.L.C.
c/o Christopher R. Dice, P.E.

Owner:

Remuda 530, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located north of the
intersection of F.M. 471 and Galm
Road.

Tract Size:

13.309 acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting November 7,
2014

REQUEST

Approval of a major plat to subdivide a 13.309-acre tract of land
to establish the **Remuda Ranch North, Unit 7** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 4, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifty four (**54**) single-family residential lots, two (**2**) non-single family residential lots, and approximately two thousand two hundred ninety-nine (2,299) 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

LOCs were issued from all reviewing agencies on October 20, 2014

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 4, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 14-00041 – Remuda Ranch, accepted on November 4, 2014.

III. RECOMMENDATION

Approval of the proposed **Remuda Ranch North, Unit 7** Subdivision.

IV. ATTACHMENT

1. Proposed Plat

SUBDIVISION PLAT

ESTABLISHING
REMUDA RANCH NORTH UNIT 7

BEING 13.309 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951
FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBP# FIRM #455
MWC: CHRISTOPHER DICE, P.E.
PRJ. NO.: 01800.740



LOCATION MAP

NOT TO SCALE

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

SAWS NOTES
1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
3. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.
4. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE SEWER EASEMENTS SHOWN ON THIS PLAT.
5. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DRAINAGE 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 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.

MISCELLANEOUS NOTES
1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, & EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH NORTH UNIT 7 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
3. 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.
SURVEYOR'S NOTES
1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
2. BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
3. 1/2" IRON RODS WITH RED CAP STAMPED "M.W. CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
REMUDA 530, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: *Norman T. Dugas, Jr.*
NORMAN T. DUGAS, JR.,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

14502 BROOK HOLLOW
SAN ANTONIO, TX 78232
PHONE: (210) 402-0866
FAX: (210) 545-3313
CONTACT PERSON: NORMAN T. DUGAS, JR.

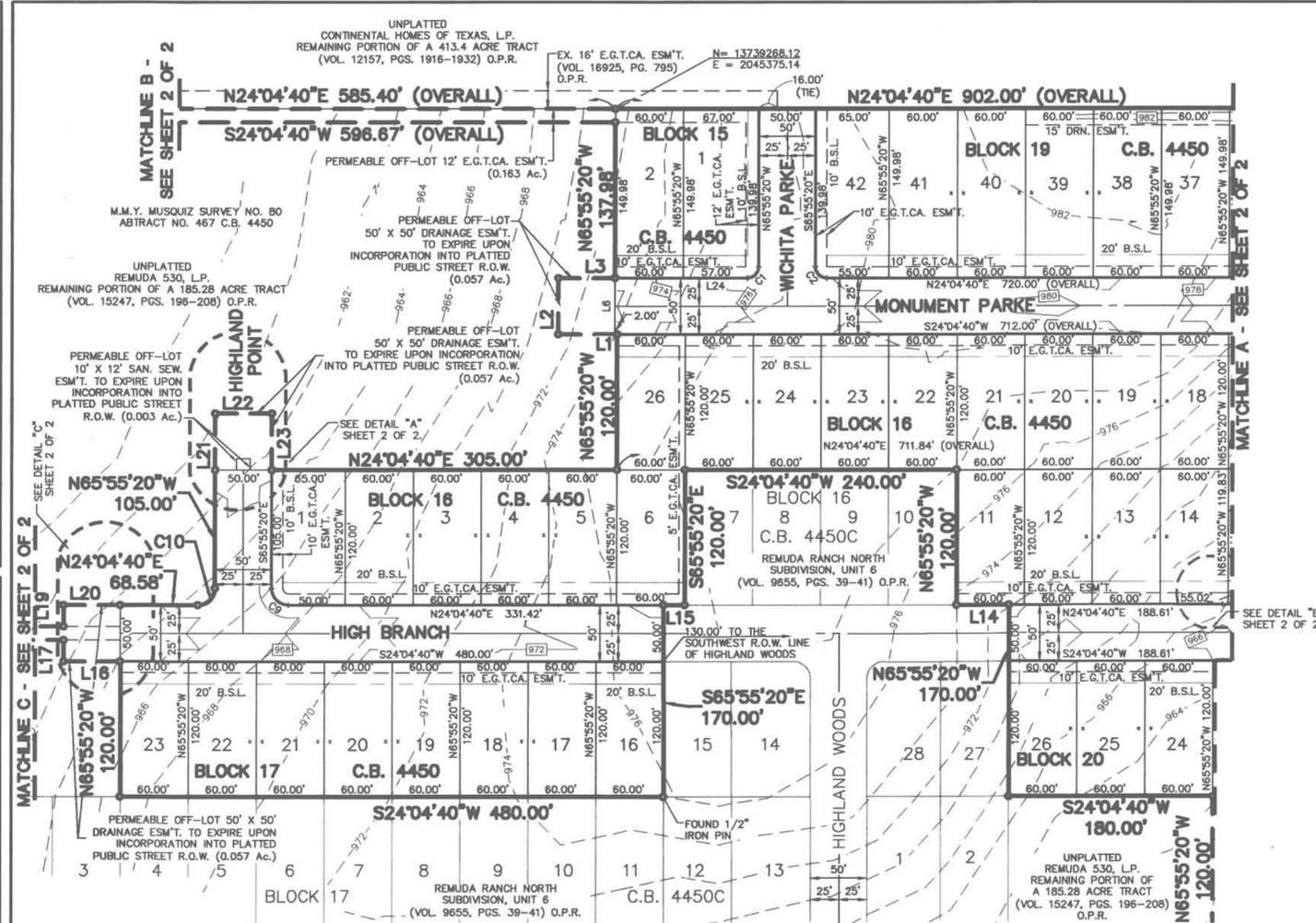
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF October, A.D. 2014.

Erin Saucedo
ERIN SAUCEDO
IN AND FOR THE STATE OF TEXAS

Erin Saucedo
Notary Public, State of Texas
My Commission Expires
July 16, 2016



LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- CI = CURVE NUMBER
- C.B. = COUNTY BLOCK
- C.V.E. = CLEAR VISION EASEMENT
- DRN. = DRAINAGE
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- G.P.M. = GALLONS PER MINUTE
- L1 = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- NO. = NUMBER
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- POS. = POUNDS PER SQUARE INCH
- P.S.I. = POUNDS PER SQUARE INCH
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WID. = WIDTH
- = CITY LIMIT BOUNDARY
- - - = PROPOSED CONTOUR
- - - = STREET CENTERLINE
- - - = EXISTING GROUND MAJOR CONTOUR
- - - = EXISTING GROUND MINOR CONTOUR
- - - = EXISTING PROPERTY LINE

LINE TABLE			LINE TABLE		
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	52.00'	S24°04'40"W	L21	50.00'	N65°55'20"W
L2	50.00'	N65°55'20"W	L22	50.00'	N24°04'40"E
L3	50.00'	N24°04'40"E	L23	50.00'	S65°55'20"E
L4	16.47'	N22°42'11"W	L24	117.00'	N24°04'40"E
L5	62.56'	N65°55'20"W	L25	50.00'	S65°55'20"E
L6	50.00'	N65°55'20"W	L26	115.00'	S24°04'40"W
L7	36.64'	N24°04'40"E	L27	62.56'	S65°55'20"E
L8	15.00'	S65°55'20"E			
L9	36.64'	S24°04'40"W			
L10	55.00'	N24°04'40"E			
L11	50.00'	S65°55'20"E			
L12	50.00'	S24°04'40"W			
L13	15.00'	S24°04'40"W			
L14	46.42'	S24°04'40"W			
L15	18.58'	S24°04'40"W			
L16	50.00'	S24°04'40"W			
L17	19.00'	N65°55'20"W			
L18	12.00'	S24°04'40"W			
L19	19.00'	N65°55'20"W			
L20	50.00'	N24°04'40"E			

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°00'00"	10.00'	15.71'	14.14'	N20°55'20"W
C2	10.00'	90°00'00"	10.00'	15.71'	14.14'	N69°04'40"E
C3	15.00'	90°00'00"	15.00'	23.56'	21.21'	S69°04'40"W
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	S20°55'20"E
C5	75.00'	52°44'49"	37.19'	69.05'	66.63'	N39°32'56"W
C6	125.00'	52°44'49"	61.98'	115.08'	111.05'	S39°32'56"E
C7	75.00'	37°15'11"	25.28'	48.76'	47.91'	N05°27'04"E
C8	125.00'	37°15'11"	42.13'	81.27'	79.85'	S05°27'04"W
C9	15.00'	90°00'00"	15.00'	23.56'	21.21'	N69°04'40"E
C10	15.00'	90°00'00"	15.00'	23.56'	21.21'	N20°55'20"W

STATE OF TEXAS
COUNTY OF BEXAR

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

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

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

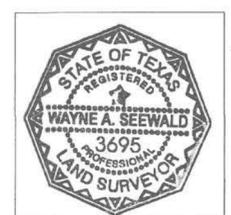
STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.

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

Wayne A. Seewald
REGISTERED PROFESSIONAL LAND SURVEYOR



CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMANCE 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 _____ REMUDA RANCH NORTH UNIT 7 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

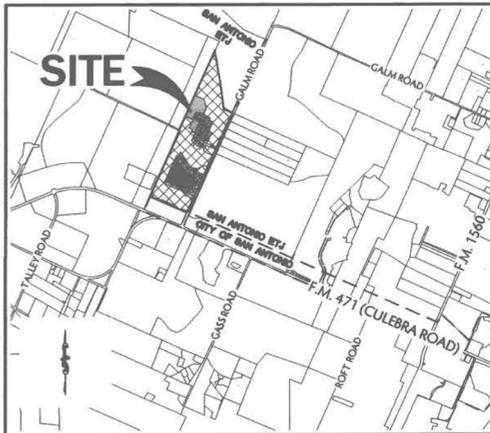
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

OCTOBER 2014 SHEET 1 OF 2



LOCATION MAP

NOT TO SCALE

CPS NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA 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 AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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, GAS, TELEPHONE AND CABLE TELEVISION EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAWS NOTES

1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
3. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.
4. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE SEWER EASEMENTS SHOWN ON THIS PLAT.
5. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DRAINAGE 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 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.

MISCELLANEOUS NOTES

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, & EASEMENTS OF ANY NATURE, WITHIN REMUDA RANCH NORTH UNIT 7 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 3. 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.
- SURVEYOR'S NOTES**
1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
 2. BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 3. 1/2" IRON RODS WITH RED CAP STAMPED "M.W. CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 140215

SUBDIVISION PLAT

**ESTABLISHING
REMUDA RANCH NORTH UNIT 7**

BEING 13.309 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

CUDE
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951
FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
MWC: CHRISTOPHER DICE, P.E.
PRJ. NO.: 01800.740

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
REMUDA 530, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: *Norman T. Dugas*
XL LAND DEVELOPMENT, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
OWNER

14502 BROOK HOLLOW
SAN ANTONIO, TX. 78232
PHONE: (210) 402-0866
FAX: (210) 545-3313
CONTACT PERSON: NORMAN T. DUGAS, JR.
DULY AUTHORIZED AGENT

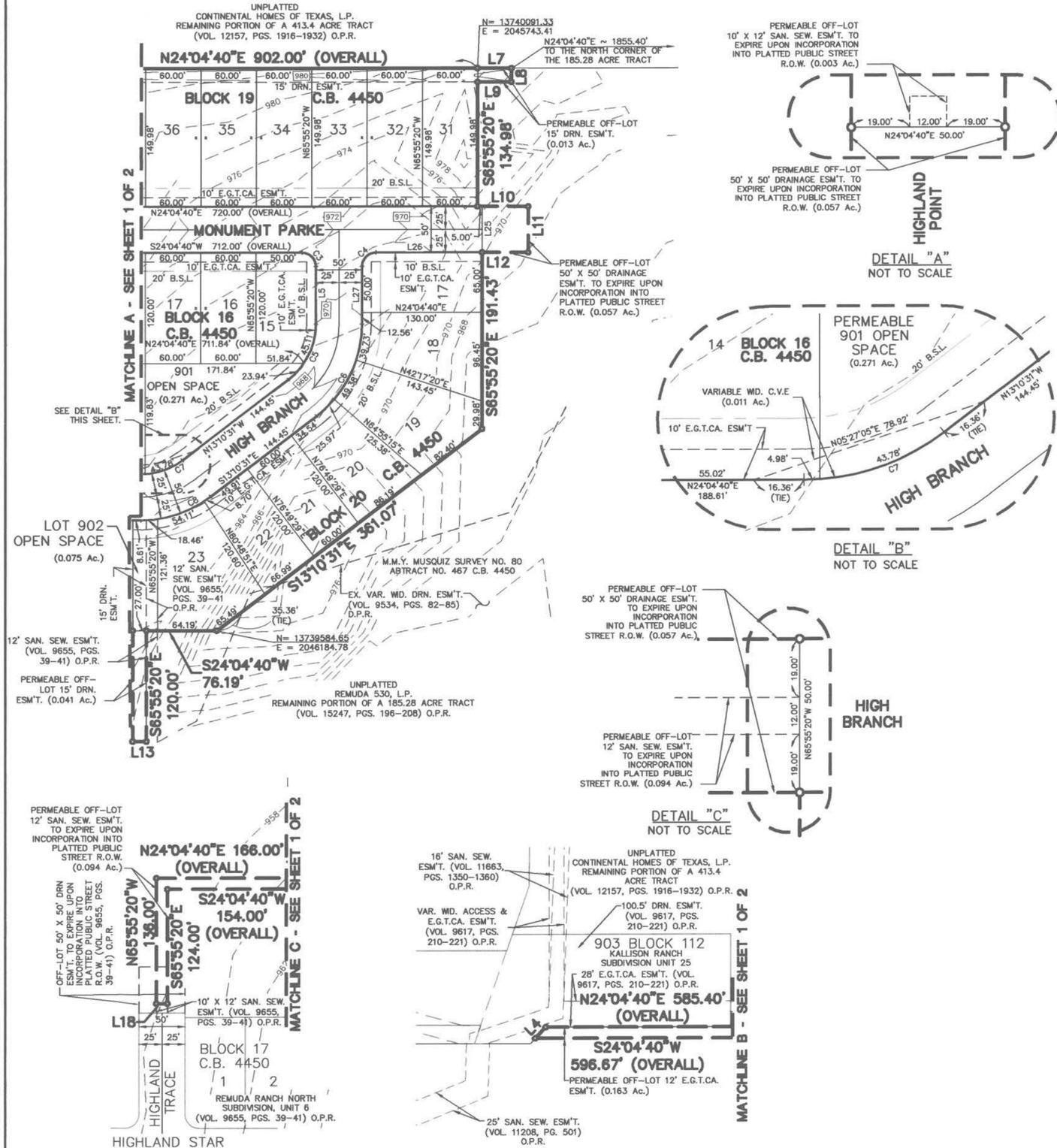
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **28** DAY OF **OCTOBER**, A.D. **2014**.

Erin Saucedo
IN AND FOR THE STATE OF TEXAS

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





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140220

Project Name:

Balcones Creek Ranch Unit 1,
Enclave

Applicant:

Jay Hanna

Representative:

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

Owner:

HM Leonard Development, Inc.

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of the
intersection of Interstate Highway 10
and Balcones Creek.

Tract Size:

7.735-acres

Council District:

ETJ

Notification:

Published in Daily Commercial
Recorder October 24, 2014
Notices Mailed October 28, 2014

- Twelve (12) notices were sent to
property owners within 200 feet
Internet Agenda posting November 7,
2014

REQUEST

Approval of a minor plat to replat a 7.735-acre tract of land to
establish **Balcones Creek Ranch Unit 1, Enclave**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 21, 2014

CASE HISTORY

The area being replatted is Lot 999, Block 5, Lot 21 & Lot 903,
Block 7, Lot 902, Block 13, a portion of a 16 foot sanitary sewer
easement, and a portion of a 10 foot drainage easement ; out of
the Balcones Creek Ranch Unit 1, Enclave subdivision plat,
recorded in Volume 9659, Pages 19-23, of the deed and plat
records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one (1) single-family residential lot and two (2) non-single family lots.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 25, 2014.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 30, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 003-12, Balcones Creek Ranch, accepted January 22, 2013

III. RECOMMENDATION

Approval of the proposed **Balcones Creek Ranch Unit 1, Enclave Plat**

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 140220
REPLAT ESTABLISHING
BALCONES CREEK RANCH
UNIT 1, ENCLAVE

ESTABLISHING LOT 999, BLK 5, LOT 903, 905 & 906, BLK 7, LOT 903, BLK 13 BEING A 7.735 ACRE TRACT OF LAND, COMPRISED OF LOT 999, BLK 5, LOT 21 & 903, BLK 7, LOT 902, BLK 13 OF BALCONES CREEK RANCH UNIT 1, ENCLAVE RECORDED IN VOLUME 9659, PAGE 19-23 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 14, 2014

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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, WALK COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREOF SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY HANNA
HM LEONARD LP
HM LEONARD DEVELOPMENT, INC
1101 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2444

STATE OF TEXAS
COUNTY OF BEXAR

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

Notary Public signature and seal for Bexar County, Texas.

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

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN
BY: SECRETARY

CERTIFICATE OF APPROVAL:
THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

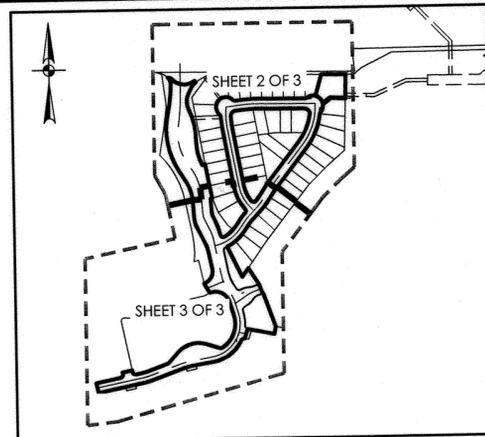
DATED THIS DAY OF A.D. 20

BY: DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, 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



INDEX MAP
SCALE: 1"= 600'

DETECTION POND AND/ OR WATER QUALITY BASIN MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND/ OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
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 (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ONSITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
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.

Table with 6 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 69 rows of curve data.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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. THEREFO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS, GAS, WATER, SEWER, DRAINAGE, TELEPHONE OR 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 SEAR-LOUT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 1, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK 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 999, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

OPEN SPACE NOTE:
LOT 905 & 906, BLOCK 7, AND LOT 903, BLOCK 13, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE, SEWER, ACCESS AND FENCE EASEMENTS.

ZERO LOT LINE NOTE:
FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

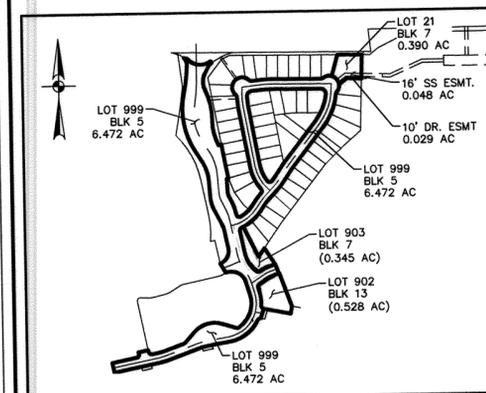
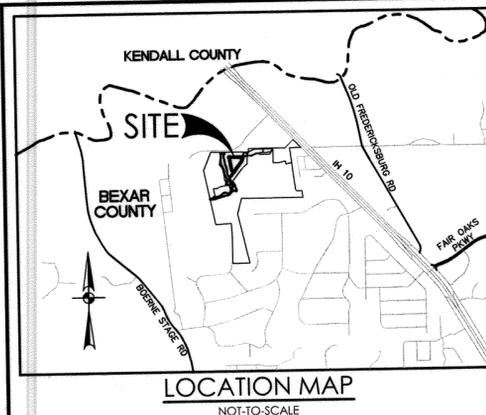
TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1850175) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

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

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

LINE TABLE with 3 columns: LINE #, BEARING, LENGTH. Contains 37 rows of line data.

LINE TABLE with 3 columns: LINE #, BEARING, LENGTH. Contains 37 rows of line data.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 7.735 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 999, BLK 5, LOT 21 & 903, BLK 7 AND LOT 902, BLK 13, 0.048 ACRES OF A 16' SANITARY SEWER EASEMENT AND 0.029 ACRES OF 10' DRAINAGE EASEMENT OF THE BALCONES CREEK RANCH UNIT 1, ENCLAVE RECORDED IN VOLUME 9659, PAGES 19-23 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORS 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BALCONES CREEK RANCH UNIT 1, ENCLAVE - PLAT NO. 140220 WHICH IS RECORDED IN VOLUME 9659, PAGE(S) 19-23. COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 1 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: JAY HANNA
HM LEONARD LP
1101 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2444

STATE OF TEXAS
COUNTY OF BEXAR

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

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.

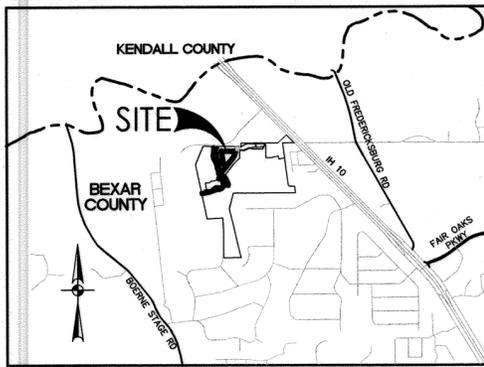
Notary Public signature and seal for Shauna L. Weaver, Licensed Professional Engineer.

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.

Notary Public signature and seal for David A. Casanova, Registered Professional Land Surveyor.





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
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)	ZERO LOT LINE
BCR-US	BALCONES CREEK RANCH (SURVEYOR) UNITS, ENCLAVE	1140	EXISTING CONTOURS
		1140	PROPOSED CONTOURS
			FEMA (100-YR) FLOODPLAIN

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6	VARIABLE WIDTH CLEAR VISION EASEMENT	10	20' BUILDING SETBACK LINE
11	VARIABLE WIDTH SANITARY SEWER EASEMENT	11	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1	14' SANITARY SEWER EASEMENT	12	10' BUILDING SETBACK LINE
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	13	20' BUILDING SETBACK LINE
3	10' BUILDING SETBACK LINE	14	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4	20' BUILDING SETBACK LINE	15	10' WATER EASEMENT
5	10' WATER EASEMENT	16	15' BUILDING SETBACK LINE
6	VARIABLE WIDTH DRAINAGE ESMT	17	BALCONES CREEK SUBDIVISION
7	CLEAR VISION EASEMENT	18	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT
8	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT	19	LOT 905, BLK 7, CB 4707 OPEN SPACE PERMEABLE (0.031 ACRE)

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 (DORS 1996) 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 (DORS 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. 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 BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

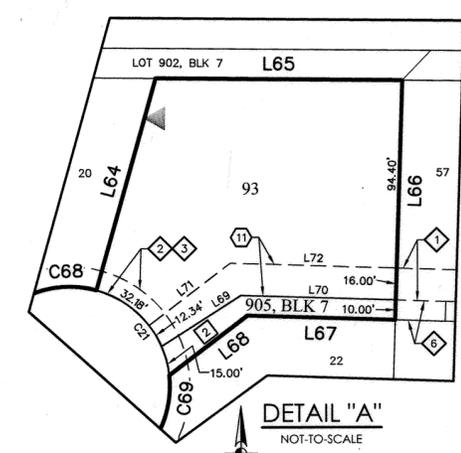
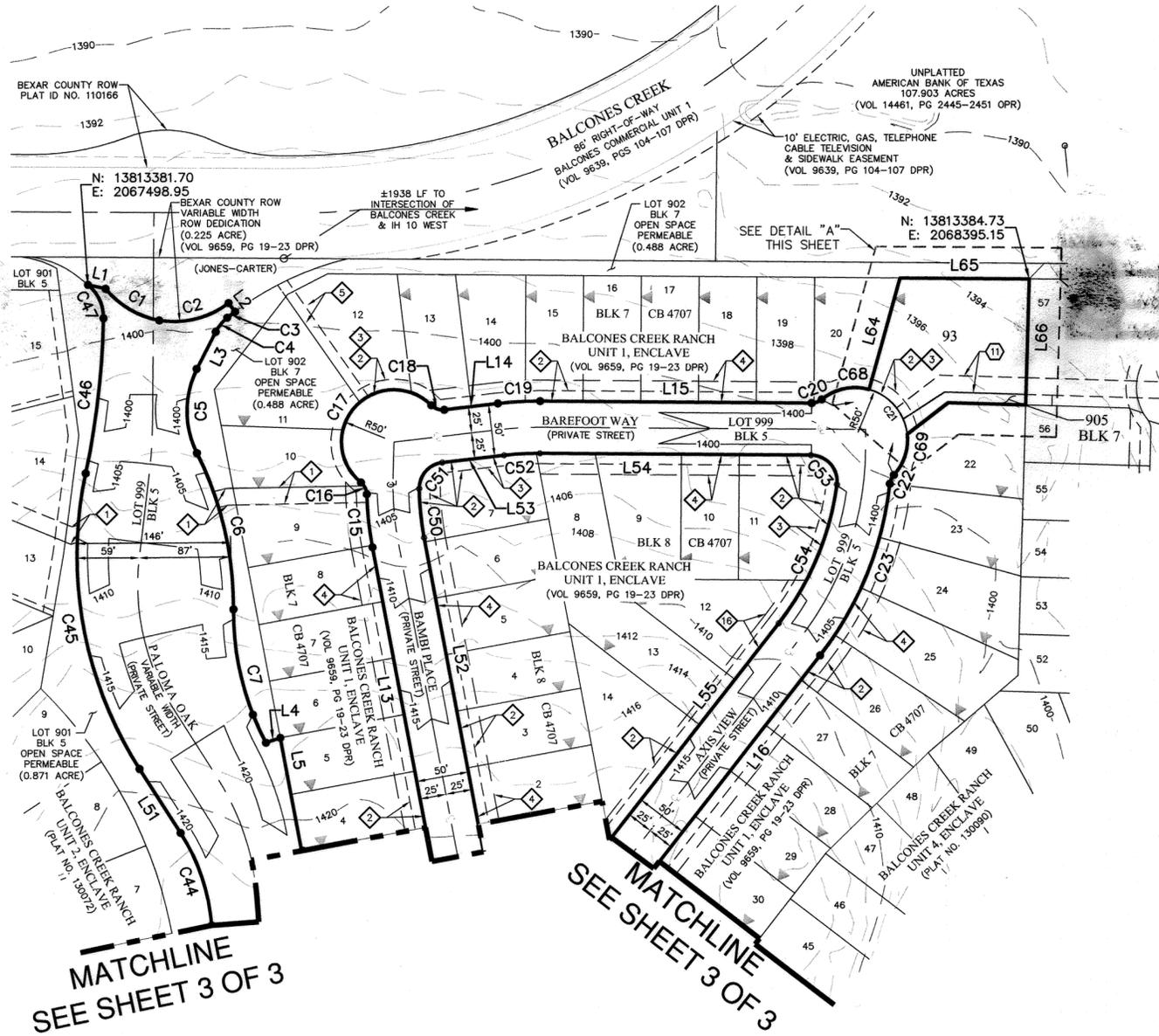
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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



PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
DATE OF PRINT: October 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: *Jay Hanna*
JAY HANNA
HM LEONARD DEVELOPMENT, INC
1101 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2444

STATE OF TEXAS
COUNTY OF BEXAR

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

Plain Moe
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____ DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

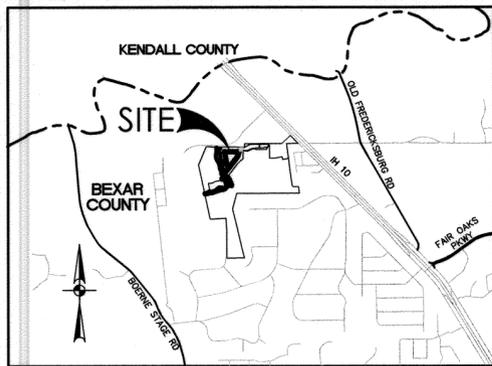
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



Civil Job No. 7785-03; Survey Job No. 9228-11 BALCONES CREEK RANCH UNIT 1, ENCLAVE



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	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 (FD)
BCR-U3	BALCONES CREEK RANCH UNITS, ENCLAVE	▽	ZERO LOT LINE
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
	FEMA (100-YR) FLOODPLAIN		

- | | | | |
|----|--|----|---|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 9 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 6 | VARIABLE WIDTH CLEAR | 10 | 20' BUILDING SETBACK LINE |
| 11 | VARIABLE WIDTH SANITARY SEWER EASEMENT | 11 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 1 | 14' SANITARY SEWER EASEMENT | 12 | 20' BUILDING SETBACK LINE |
| 2 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 13 | 20' BUILDING SETBACK LINE |
| 3 | 10' BUILDING SETBACK LINE | 14 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 4 | 20' BUILDING SETBACK LINE | 15 | 20' BUILDING SETBACK LINE |
| 5 | 10' WATER EASEMENT | 16 | 20' BUILDING SETBACK LINE |
| 6 | VARIABLE WIDTH DRAINAGE ESMT | 17 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 7 | CLEAR VISION EASEMENT | 18 | 20' BUILDING SETBACK LINE |
| 8 | ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATED STREET AND LOT | 19 | 15' BUILDING SETBACK LINE |
| | | 20 | BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE |
| | | 21 | LOT 905, BLK 7, CB 4707 OPEN SPACE PERMEABLE (0.031 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 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. NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
 COUNTY OF BEXAR

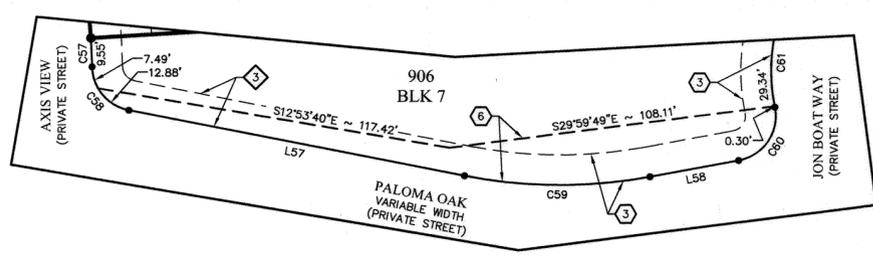
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

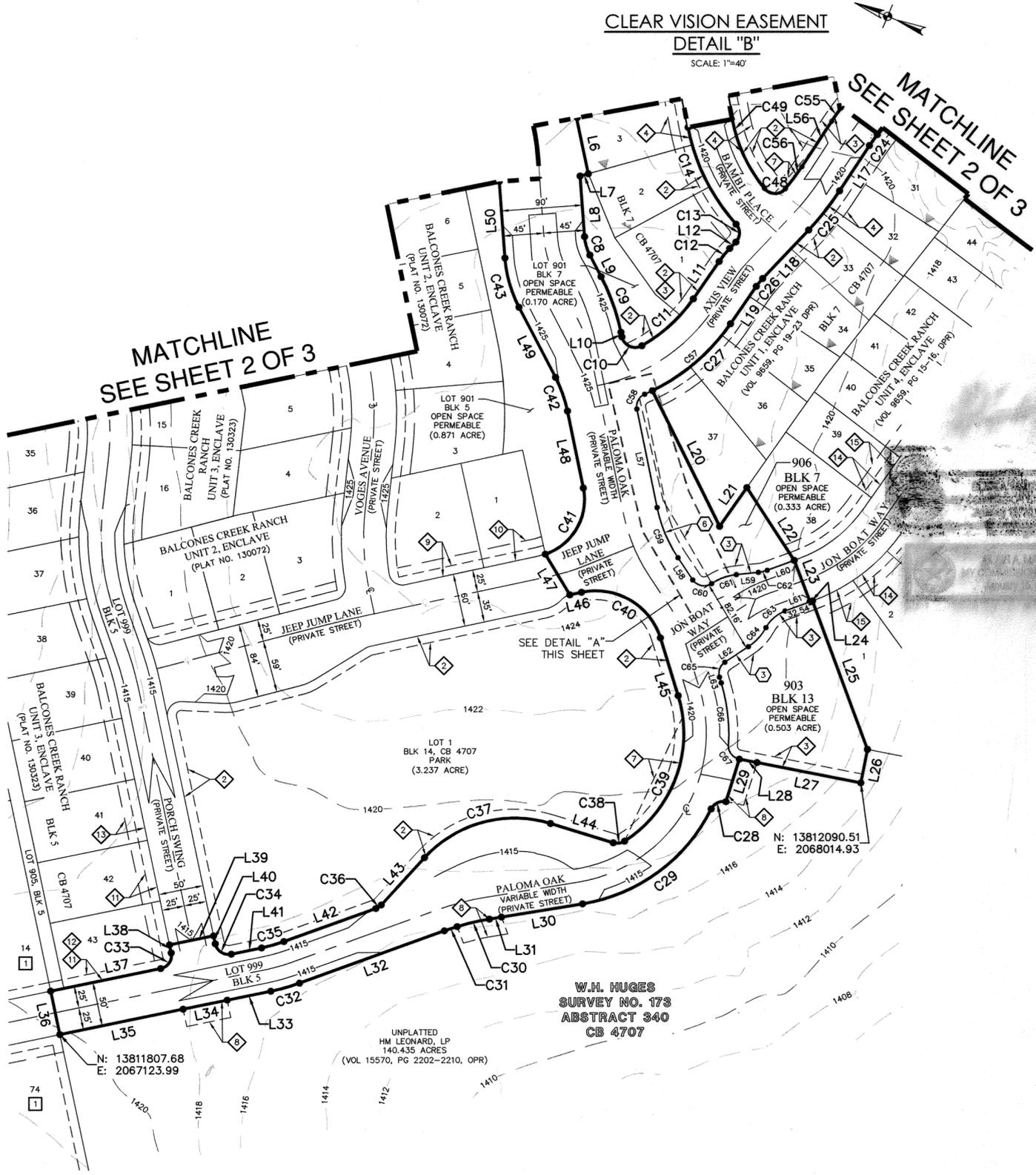
STATE OF TEXAS
 COUNTY OF BEXAR

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



CLEAR VISION EASEMENT
 DETAIL "B"
 SCALE: 1"=40'



MATCHLINE
 SEE SHEET 2 OF 3

MATCHLINE
 SEE SHEET 2 OF 3

SEE DETAIL "A"
 THIS SHEET

W.H. HUGES
 SURVEY NO. 173
 ABSTRACT 340
 CB 4707

N: 13811807.68
 E: 2067123.99

N: 13812090.51
 E: 2068014.93

PLAT NUMBER 140220

REPLAT ESTABLISHING

BALCONES CREEK RANCH
 UNIT 1, ENCLAVE

ESTABLISHING LOT 999, BLK 5, LOT 93, 905 & 906, BLK 7, LOT 903, BLK 13 BEING A 7.735 ACRE TRACT OF LAND, COMPRISED OF LOT 999, BLK 5, LOT 21 & 903, BLK 7, LOT 902, BLK 13 OF BALCONES CREEK RANCH UNIT 1, ENCLAVE RECORDED IN VOLUME 9659, PAGE 19-23 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



PAPE-DAWSON ENGINEERS
 TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: October 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY HANNA
 HM LEONARD DEVELOPMENT, INC.
 1101 N. LAMAR
 AUSTIN, TEXAS 78703
 (512) 477-2444

STATE OF TEXAS
 COUNTY OF BEXAR

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

Blair Lopez
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____ DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, 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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140261

Project Name:

Alamo Ranch Pkwy, Unit 3A

Applicant:

A. Bradford Galo

Representative:

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

Owner:

Alt Development, Inc.

Staff Coordinator:

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

Property Address/Location:

Generally located at the intersection
of Roft Road and Alamo Ranch
Pkwy.

Tract Size:

5.50 acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder October 23, 2014
Notices mailed October 24, 2014

- 2 (two) to property owners within
200 feet
- No registered neighborhood
association within 200 feet.

Internet Agenda Posting November 7,
2014

REQUEST

Approval of a major plat to replat a 5.50-acre tract of land to
establish **Alamo Ranch Pkwy, Unit 3A** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 20, 2014

CASE HISTORY

Area being replatted was previously platted as a 5.60 portion of
Alamo Ranch Pkwy (250' Right-of-Way), out of the Alamo
Ranch Pkwy, Unit 3, Subdivision plat, recorded in Volume 9657,
Pages 68-69, of the deed and plat records of Bexar County,
Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of approximately one thousand nine hundred seventeen (**1,917**) 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

Alamo Ranch Parkway, Super Arterial Type A, 250-foot minimum right-of-way (ROW)

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

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

F. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 749-A, Indian Springs, accepted on July 11, 2014.

B. Notices

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

II. RECOMMENDATION

Approval of the proposed **Alamo Ranch Pkwy, Unit 3A** Subdivision.

III. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 140261

**REPLAT
ESTABLISHING
ALAMO RANCH PKWY,
UNIT 3A**

A 5.50 ACRE TRACT OF LAND OUT OF THE ALAMO RANCH PKWY, UNIT 3 AS RECORDED IN VOLUME 9657, PAGES 68-69 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: **A. BRADFORD GALO**
ALT DEVELOPMENT, INC.
1175 W. BITTERS, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 497-3385

STATE OF TEXAS
COUNTY OF BEXAR

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



ADRIENNE B. MARTINEZ
Notary Public, State of Texas
My Commission Expires September 26, 2017

THIS PLAT OF ALAMO RANCH PKWY, UNIT 3A 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 CLERK 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____

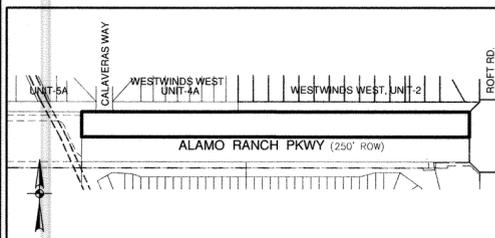
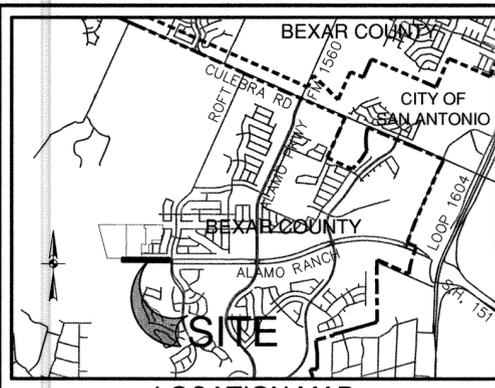
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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. IN THE _____ DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____ IN TESTAMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

BY: _____ DEPUTY



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"=600'
5.50 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF ALAMO RANCH PKWY (250' RIGHT-OF-WAY), ALAMO RANCH PKWY, UNIT 3 AS RECORDED IN VOLUME 9657, PAGES 68-69 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS ALAMO RANCH PKWY (250' RIGHT-OF-WAY), ALAMO RANCH PKWY, UNIT 3, PLAT NO. 070499 WHICH IS RECORDED IN VOLUME 9657, PAGE(S) 68-69, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ 2014 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: **A. BRADFORD GALO**
ALT DEVELOPMENT, INC.
1175 W. BITTERS, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 497-3385

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 16 DAY OF October, A.D. 2014

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 9-26-2017

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) HAS 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, PAINTING, AND ELECTING POLES, FRANCHISE OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. UNDESIRABLE LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- 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.

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 COORDINATE SYSTEM.
- 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.

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.

Carla C. Tackett
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Michael Nichols
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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.

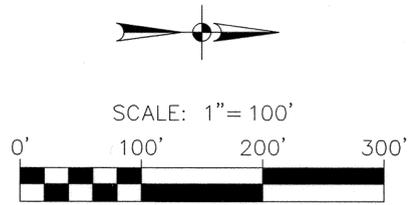
EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

STREETSCAPE NOTE:
IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION AND NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED.

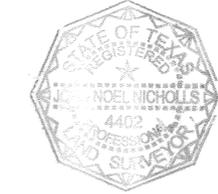
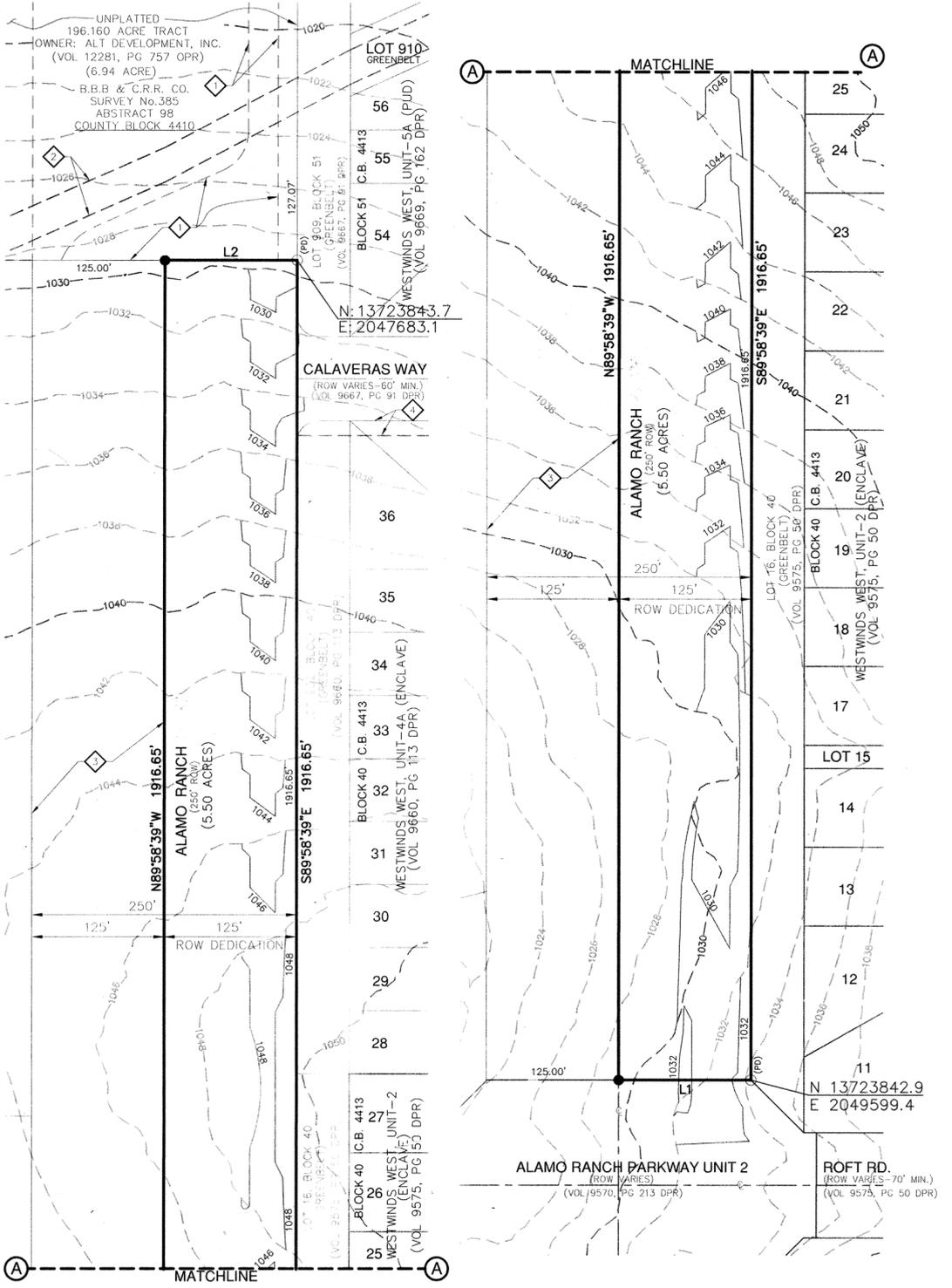
LINE TABLE

LINE	BEARING	LENGTH
L1	S00°01'21"W	125.00'
L2	N00°01'21"E	125.00'



LEGEND

- ROW RIGHT-OF-WAY
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- PG PAGE(S)
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- ◇ ENTIRE VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC ROW (PERMEABLE 1.01 ACRE) (VOL 9657, PG 68 DPR)
- ◇ 30' RIGHT-OF-WAY AGREEMENT (VOL 6059, PG 259 DR)
- ◇ ALAMO RANCH PKWY (250' ROW) (5.50 ACRE) (VOL 9657, PG 68 DPR)
- ◇ 14' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL 9660, PG 113 DPR)



ALAMO RANCH PKWY, UNIT 3A
Civil Job No. 6123-51; Survey Job No. 6123-51



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140300

Project Name:

Luckey Ranch Unit 24

Applicant:

LGI Homes-Luckey Ranch Partners,
LLC. c/o Charles Merdian

Representative:

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

Owner:

LGI Homes-Luckey Ranch Partners,
LLC. c/o Charles Merdian

Staff Coordinator:

Juanita B. Romero, Planner
(210) 207-8264
Juanita.Romero@sanantonio.gov

Property Address/Location:

Generally located on the southeast
side of WT Montgomery and
Ponder Road.

Tract Size:

22.29-acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting November 7,
2014

REQUEST

Approval of a major plat to subdivide a 22.29 acre tract of land to
establish **Luckey Ranch Unit 24** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 27, 2014

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of seventy-five (75) single-family residential lots, three (3) non-single family residential lots and approximately four thousand six hundred and eighty (4,680) 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 November 4, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

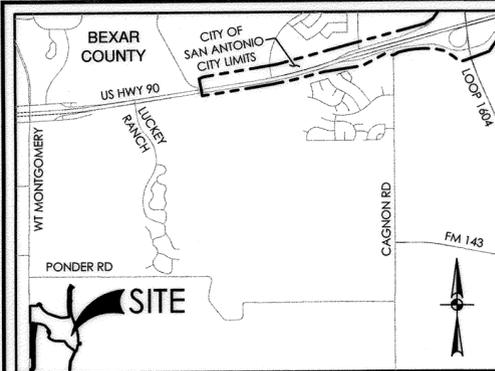
MDP #14-00010, Luckey Ranch, accepted on July 1, 2014

III. RECOMMENDATION

Approval of the proposed **Luckey Ranch Unit 24**, Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat



LOCATION MAP
NOT-TO-SCALE

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

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 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

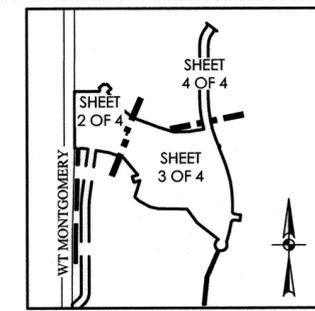
SETBACK NOTE:
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

OPEN SPACE NOTE:
LOT 901, BLOCK 41, CB 4319 AND LOT 901, BLOCK 46, CB 4319 ARE DESIGNATED AS A WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. LOT 902, BLOCK 46, CB 4319 IS DESIGNATED AS A DRAINAGE EASEMENT.

LEGEND

- AC ACRE(S)
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- INT INTERSECTION
- NCB NEW CITY BLOCK
- ROW RIGHT-OF-WAY
- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- 1140 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- 1140 ORIGINAL SURVEY
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 9 16' SANITARY SEWER EASEMENT (0.556 ACRES OFF LOT)
- 11 50' DRAINAGE SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET (0.114 ACRES OFF LOT)
- 12 PUBLIC 15' DRAINAGE EASEMENT (0.004 ACRES OFF LOT)
- 13 PUBLIC 20' DRAINAGE EASEMENT (0.007 ACRES OFF LOT)
- 14 PUBLIC 45' DRAINAGE AND ACCESS EASEMENT (2.032 ACRES OFF LOT)
- 15 20' MONUMENT EASEMENT
- 17 SANITARY SEWER EASEMENT (VOL. 12458, PGS 2392-2398, OPR)
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW



INDEX MAP
SCALE: 1" = 1000'

PLAT NUMBER 140300

SUBDIVISION PLAT
OF
LUCKEY RANCH UNIT 24

A 22.29 ACRE TRACT OF LAND OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERITE SURVEY NUMBER 12, ABSTRACT 21, COUNTY BLOCK 4320, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 22, 2014

STATE OF TEXAS
COUNTY OF MONTGOMERY

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: LGI HOMES - LUCKEY RANCH PARTNERS, LLC

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Merced KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF October, A.D. 2014.

Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY 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 LUCKEY RANCH UNIT 24 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 _____ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON

PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

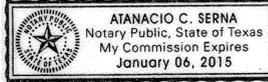
THE LIEN HOLDER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

LIEN HOLDER: LARRY MAYWALD, SENIOR VICE PRESIDENT
TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
98 SAN JACINTO, SUITE 200
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY MAYWALD 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 October 27, A.D. 2014.

Atanacio C. Serna
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



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

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 CORNERS 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.

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. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED TO 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 RECTIFYING POLES, HANGING OR BURNING 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 ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Phil Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

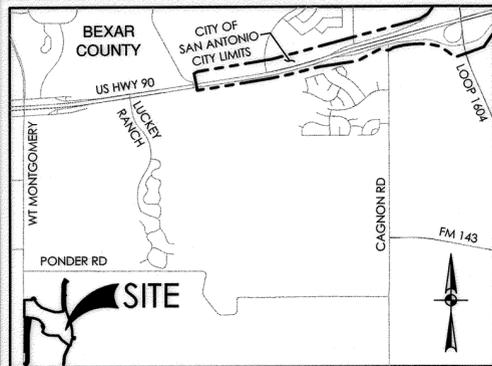
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	200.00'	0°47'04"	N41°28'12"E	2.74'	2.74'
C2	20.00'	81°47'06"	N00°58'11"E	26.19'	28.55'
C3	20.00'	90°00'00"	S84°55'22"E	28.28'	31.42'
C4	1035.00'	14°27'47"	N07°00'38"W	260.57'	261.26'
C5	235.00'	37°55'25"	N19°10'58"E	152.72'	155.54'
C6	20.00'	90°00'00"	N06°51'19"W	28.28'	31.42'
C7	835.00'	2°40'52"	S53°11'45"E	39.07'	39.07'
C8	20.00'	87°19'08"	S81°48'15"W	27.61'	30.48'
C9	165.00'	37°55'25"	S19°10'58"W	107.23'	109.21'
C10	965.00'	20°51'16"	S10°12'22"E	349.31'	351.24'
C11	985.00'	24°07'58"	S08°34'02"E	411.82'	414.88'
C12	20.00'	87°26'01"	S40°13'03"E	27.64'	30.52'
C13	20.00'	87°26'01"	S52°20'56"W	27.64'	30.52'
C14	985.00'	10°01'33"	S13°38'42"W	172.14'	172.36'
C15	467.50'	7°41'26"	S03°50'43"W	62.70'	62.75'
C16	132.50'	46°42'15"	S23°21'08"W	105.04'	108.01'
C17	67.50'	46°42'15"	N23°21'08"E	53.51'	55.02'
C18	532.50'	7°41'26"	N03°50'43"E	71.42'	71.48'
C19	1247.00'	0°32'16"	N00°25'49"E	11.71'	11.71'
C20	25.00'	90°07'21"	N44°54'00"W	35.39'	39.32'
C21	435.00'	2°29'56"	N88°42'42"W	18.97'	18.97'
C22	20.00'	84°19'27"	S50°22'32"W	26.85'	29.43'
C23	200.00'	33°38'55"	S25°02'16"W	115.78'	117.46'
C24	150.00'	41°51'49"	N29°08'43"E	107.18'	109.60'
C25	20.00'	84°19'27"	N33°56'55"W	26.85'	29.43'
C26	435.00'	7°56'54"	N72°08'11"W	60.30'	60.35'
C27	365.00'	42°28'16"	N89°23'52"W	264.41'	270.56'
C28	20.00'	89°03'33"	S24°50'13"W	28.05'	31.09'
C29	1035.00'	19°54'50"	S09°44'09"E	357.92'	359.73'
C30	915.00'	9°43'14"	S13°47'51"W	155.05'	155.23'
C31	20.00'	90°32'45"	S36°20'08"E	28.42'	31.61'
C32	175.00'	48°59'21"	S57°06'50"E	145.11'	149.63'
C33	125.00'	55°56'55"	S60°35'37"E	117.27'	122.06'
C34	175.00'	56°19'27"	S60°24'21"E	165.19'	172.03'
C35	20.00'	76°39'27"	S70°34'22"E	24.81'	26.76'
C36	125.00'	49°15'39"	S46°28'05"W	104.19'	107.47'
C37	20.00'	90°00'00"	S23°09'44"E	28.28'	31.42'
C38	365.00'	21°47'55"	S79°03'42"E	138.03'	138.87'
C39	25.00'	89°52'39"	N45°06'00"E	35.32'	39.22'
C40	20.00'	90°12'52"	N66°56'42"E	28.34'	31.49'
C41	435.00'	42°41'08"	S89°17'26"E	316.63'	324.08'
C42	20.00'	90°00'00"	S65°38'01"E	28.28'	31.42'
C43	915.00'	23°47'53"	S08°44'05"E	377.32'	380.05'
C44	20.00'	97°14'11"	S51°46'57"W	30.01'	33.94'
C45	125.00'	46°58'48"	N56°06'33"W	99.65'	102.49'
C46	20.00'	61°56'36"	N01°38'51"W	20.58'	21.62'
C47	50.00'	162°09'01"	N51°45'04"W	98.79'	141.50'
C48	20.00'	60°20'28"	S77°20'40"W	20.10'	21.06'
C49	175.00'	16°04'58"	N80°31'35"W	48.96'	49.12'
C50	125.00'	56°19'27"	N60°24'21"W	117.99'	122.88'
C51	20.00'	76°39'27"	N06°05'06"E	24.81'	26.76'
C52	175.00'	22°34'34"	N33°07'33"E	68.51'	68.95'
C53	50.00'	133°09'08"	S39°39'39"W	91.76'	116.20'
C54	50.00'	119°34'04"	N04°28'49"E	86.41'	104.34'
C55	50.00'	271°08'46"	N71°20'32"W	70.00'	236.62'
C56	137.69'	9°25'50"	S23°04'46"W	22.64'	22.66'
C57	107.80'	22°15'27"	S68°55'54"E	41.61'	41.88'
C58	107.80'	29°04'34"	N65°30'03"W	54.12'	54.71'
C59	107.80'	38°55'39"	N55°06'43"E	71.84'	73.24'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N39°55'22"W	2.26'
L2	N50°04'38"E	50.00'
L3	S39°55'22"E	50.00'
L4	S50°04'38"W	40.35'
L5	S36°56'17"E	48.41'
L6	N38°08'41"E	14.35'
L7	S51°51'19"E	70.01'
L8	S38°08'41"W	15.28'
L9	S89°46'44"E	15.10'
L10	S00°14'31"W	20.00'
L11	N89°46'44"W	15.09'
L12	S20°38'01"E	53.34'
L13	N65°00'00"E	9.55'
L14	S25°00'00"E	15.00'
L15	S65°00'00"W	10.69'
L16	S83°56'04"E	50.00'
L17	S06°03'56"W	50.00'
L18	N83°56'04"W	50.00'
L19	S71°20'32"E	70.00'
L20	N89°55'19"W	16.08'
L21	N38°17'16"E	21.51'
L22	N78°00'00"W	71.89'
L23	N46°00'00"W	46.74'
L24	S71°05'55"W	50.00'
L25	N18°54'05"W	50.00'
L26	N71°05'55"E	50.00'
L27	S46°42'15"W	65.22'
L28	N89°49'08"W	50.13'
L29	N46°42'15"E	72.83'
L30	N80°00'00"W	34.23'
L31	N90°00'00"W	41.34'
L32	S00°09'41"W	4.82'
L33	N89°29'57"W	16.00'
L34	N00°09'41"E	4.57'
L35	N90°00'00"W	20.06'

LINE TABLE		
LINE #	BEARING	LENGTH
L36	N89°57'40"W	72.94'
L37	S08°12'49"W	122.19'
L38	N50°04'38"E	58.56'
L39	N08°12'49"E	122.19'
L40	S69°21'59"W	85.61'
L41	N06°03'56"E	50.00'
L4		



LOCATION MAP
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF TRAVIS

THE LIEN HOLDER 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.

LIEN HOLDER: LARRY MAYWALD, SENIOR VICE PRESIDENT
TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
98 SAN JACINTO, SUITE 200
AUSTIN, TEXAS 78701

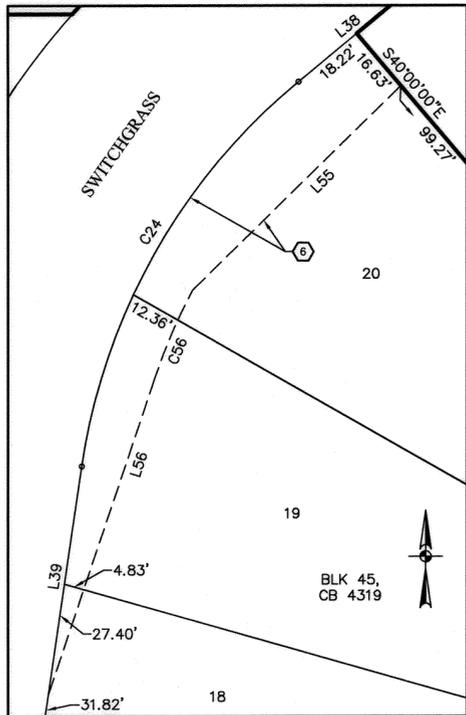
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY MAYWALD, 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 October 21, A.D. 2014.

Atanacio C. Serna
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

NOTE:
SEE SHEET 1 OF 4 FOR
LEGEND AND CURVE
AND LINE TABLE.

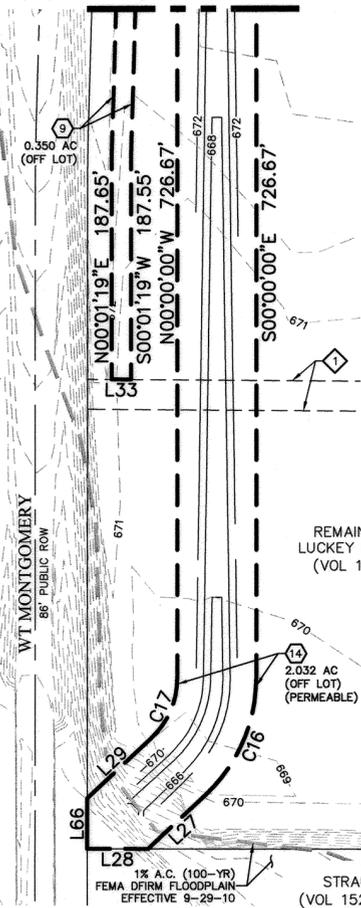
NOTE:
ENGINEER, SURVEYOR
AND EXTRA NOTES ON
SHEET 1 OF 4.



DETAIL "B"
NOT-TO-SCALE

ATANACIO C. SERNA
Notary Public, State of Texas
My Commission Expires
January 06, 2015

MATCHLINE A- SEE THIS SHEET



UNPLATTED
REMAINDER OF 208.339 AC
LUCKEY RANCH PARTNERS, LLC
(VOL 15861, PG 2397 OPR)

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

STATE OF TEXAS
COUNTY OF BEXAR

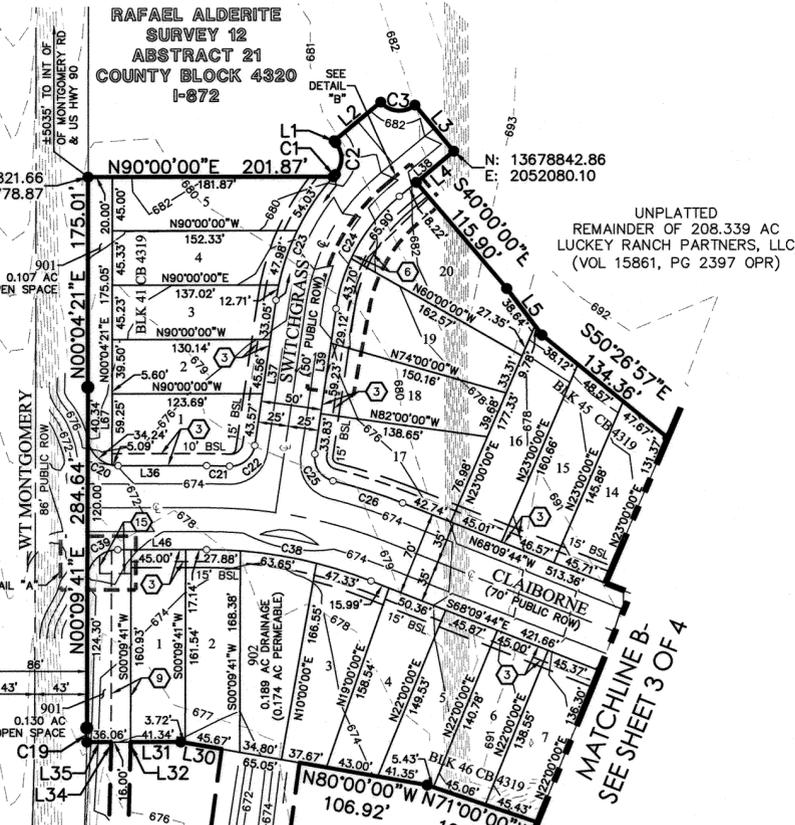
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



SANDRA LEE BYER
MY COMMISSION EXPIRES
April 17, 2018

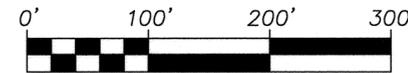
PLAT NUMBER 140300

SUBDIVISION PLAT

OF
LUCKEY RANCH UNIT 24

A 22.29 ACRE TRACT OF LAND OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERITE SURVEY NUMBER 12, ABSTRACT 21, COUNTY BLOCK 4320, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON
ENGINEERS
TYPE, FIRM REGISTRATION # 470

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

STATE OF TEXAS DATE OF PRINT: October 22, 2014
COUNTY OF MONTGOMERY

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: LGI HOMES - LUCKEY RANCH PARTNERS, LLC

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Charles Hestera* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF October, A.D. 2014.

Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, IS 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 LUCKEY RANCH UNIT 24 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

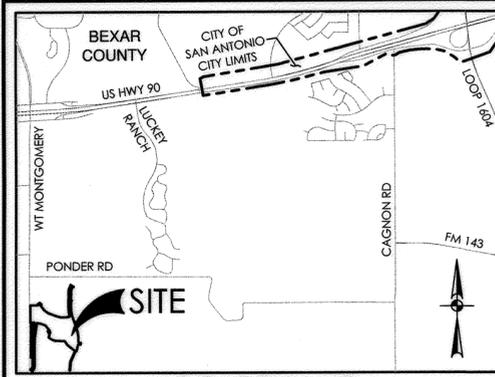
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

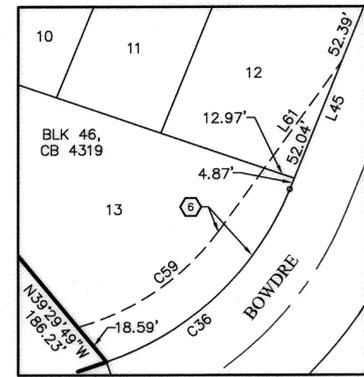
BY: _____ DEPUTY



LUCKEY RANCH UNIT 24
Civil Job No. 7396-70; Survey Job No. 9242-12



LOCATION MAP NOT-TO-SCALE



DETAIL "C" NOT-TO-SCALE

STATE OF TEXAS COUNTY OF TRAVIS

THE LIEN HOLDER 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.

LIEN HOLDER: LARRY MAYWALD, SENIOR VICE PRESIDENT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION 98 SAN JACINTO, SUITE 200 AUSTIN, TEXAS 78701

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY MAYWALD 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 October 21, A.D. 2014.

Notary Public, State of Texas My Commission Expires January 06, 2015

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. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PREMISES 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. IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

STATE OF TEXAS COUNTY OF BEXAR

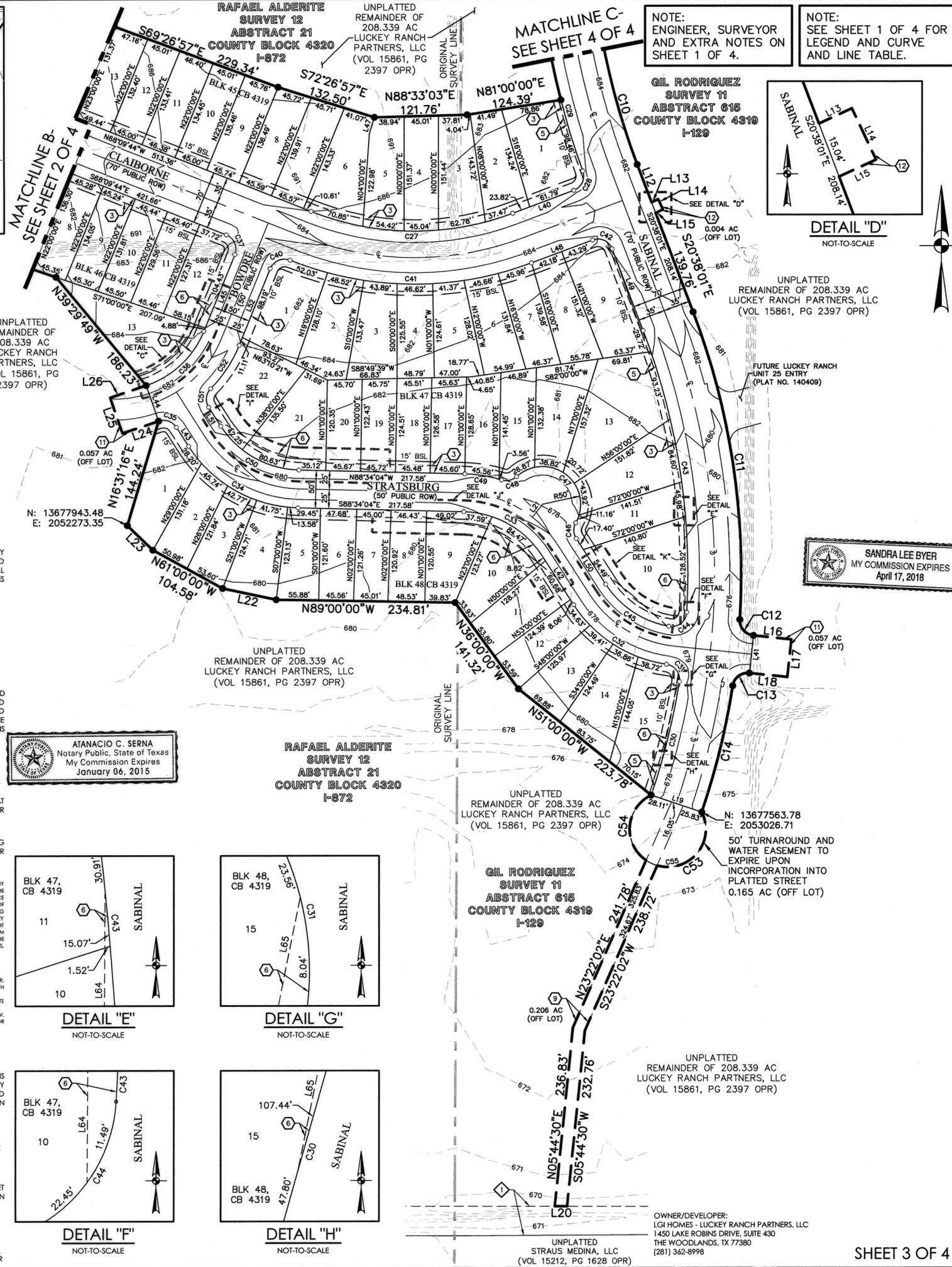
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

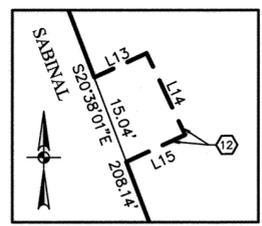


MATCHLINE B- SEE SHEET 2 OF 4

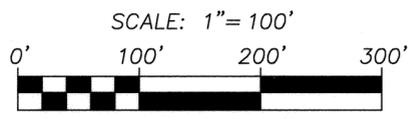
MATCHLINE C- SEE SHEET 4 OF 4

NOTE: ENGINEER, SURVEYOR AND EXTRA NOTES ON SHEET 1 OF 4.

NOTE: SEE SHEET 1 OF 4 FOR LEGEND AND CURVE AND LINE TABLE.



DETAIL "D" NOT-TO-SCALE



PAPE-DAWSON ENGINEERS

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

STATE OF TEXAS DATE OF PRINT: October 22, 2014 COUNTY OF MONTGOMERY

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: LGI HOMES - LUCKEY RANCH PARTNERS, LLC

STATE OF TEXAS COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sandra Lee Byer KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF October, A.D. 2014.

Notary Public, Montgomery 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 LUCKEY RANCH UNIT 24 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

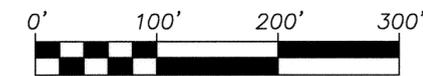


PLAT NUMBER 140300

SUBDIVISION PLAT OF LUCKEY RANCH UNIT 24

A 22.29 ACRE TRACT OF LAND OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERITE SURVEY NUMBER 12, ABSTRACT 21, COUNTY BLOCK 4320, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS TPE, FIRM REGISTRATION # 470

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

STATE OF TEXAS DATE OF PRINT: October 22, 2014 COUNTY OF MONTGOMERY

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: LGI HOMES - LUCKEY RANCH PARTNERS, LLC

STATE OF TEXAS COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Monahan 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 25 DAY OF October, A.D. 2014.

Sandra Lee Byer NOTARY PUBLIC, MONTGOMERY 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 LUCKEY RANCH UNIT 24 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

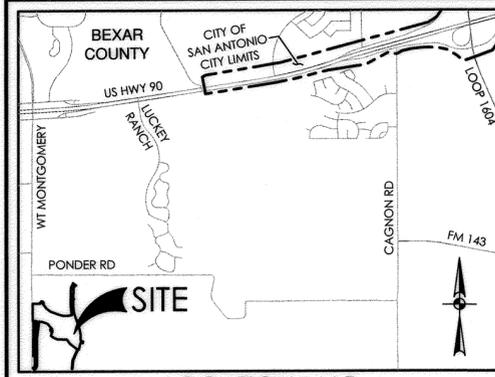
BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

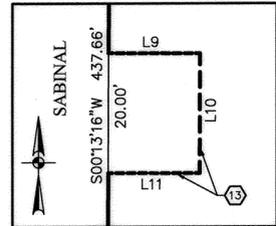
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP NOT-TO-SCALE



DETAIL 'L' NOT-TO-SCALE

STATE OF TEXAS COUNTY OF TRAVIS

THE LIEN HOLDER 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.

LIEN HOLDER: LARRY MAYWALD, SENIOR VICE PRESIDENT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION 98 SAN JACINTO, SUITE 200 AUSTIN, TEXAS 78701

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY MAYWALD 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 October 21, A.D. 2014.

Atanacio C. Serna NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

ATANACIO C. SERNA Notary Public, State of Texas My Commission Expires January 06, 2015

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. 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 BRECTING POLES, HANGING OR BURRING 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 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, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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

Rick Wood LICENSED PROFESSIONAL ENGINEER

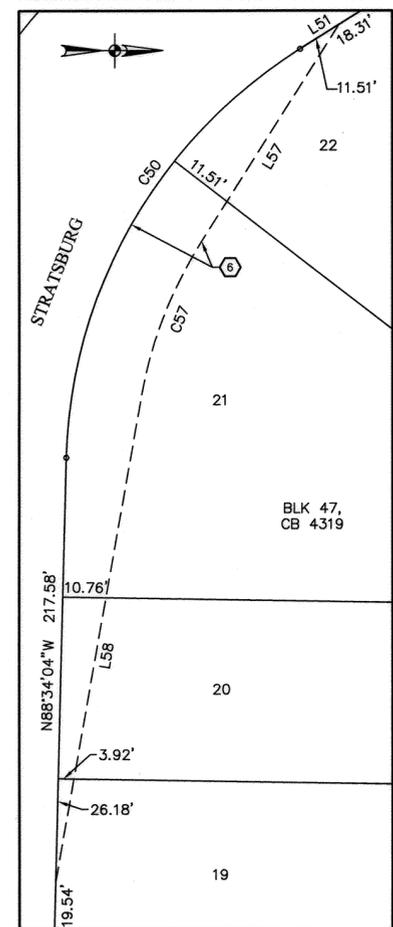
STATE OF TEXAS COUNTY OF BEXAR

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

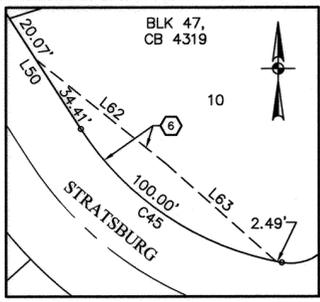
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE: SEE SHEET 1 OF 4 FOR LEGEND AND CURVE AND LINE TABLE.

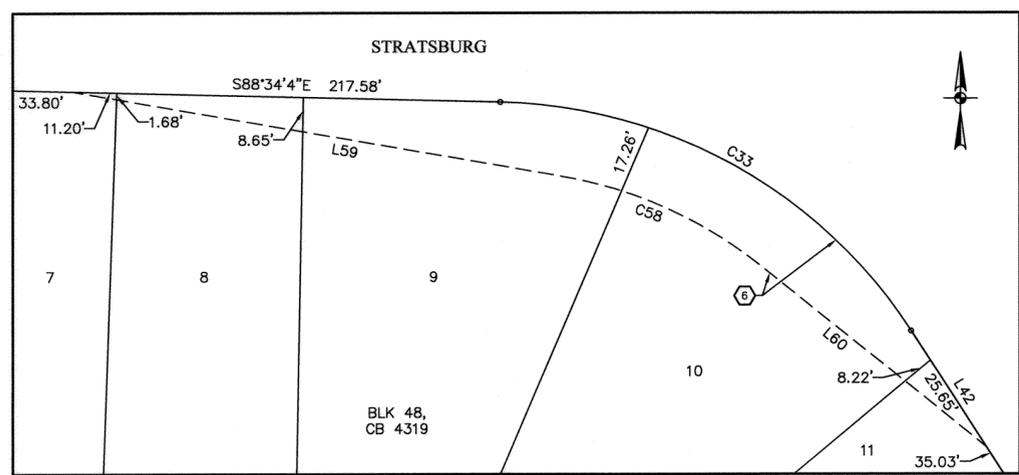
NOTE: ENGINEER, SURVEYOR AND EXTRA NOTES ON SHEET 1 OF 4.



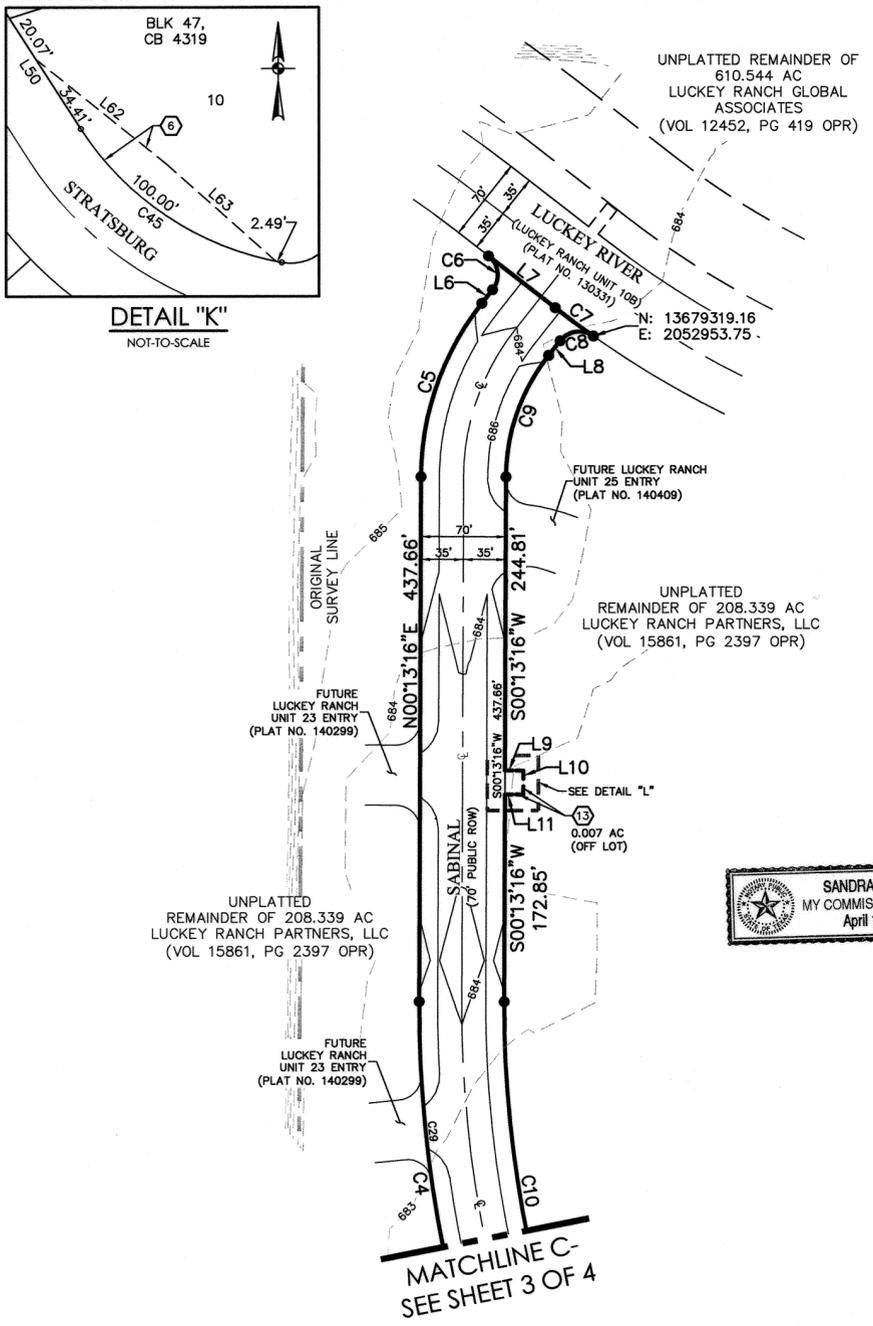
DETAIL 'I' NOT-TO-SCALE



DETAIL 'K' NOT-TO-SCALE



DETAIL 'J' NOT-TO-SCALE



SANDRA LEE BYER MY COMMISSION EXPIRES April 17, 2018





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 17

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

140316

Project Name:

Alamo Ranch Unit 53A, PUD

Applicant:

Charles Marsh

Representative:

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

Owner:

Pulte Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of Del
Webb Boulevard and La Villita Way

Tract Size:

6.805-acres

Council District:

ETJ

Notification:

Internet Agenda posting November 7,
2014

REQUEST

Approval of a major plat to subdivide a 6.805-acre tract of land to establish **Alamo Ranch Unit 53A, PUD**

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 27, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-eight (**28**) single-family residential lots, three (**3**) non-single family lots, and eight hundred eighty three (**883**) 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) from all reviewing agencies are pending.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

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

PUD 07-014, Alamo Ranch-Del Webb, Phase 3 PUD, approved June 13, 2007.

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 53A, PUD Plat**

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 140316

**SUBDIVISION PLAT
OF
ALAMO RANCH
UNIT 53A, PUD**

A 6.805 ACRE TRACT ESTABLISHING LOTS 4-31, 902-905 AND 999, BLOCK 139, OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED RECORDED IN VOLUME 10940, PAGES 369-381 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 10, 2014

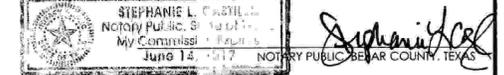
STATE OF TEXAS
COUNTY OF BEXAR

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, DRAINAGE 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 THIS 12th DAY OF October, A.D. 2014.



THIS PLAT OF ALAMO RANCH UNIT 53A, 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

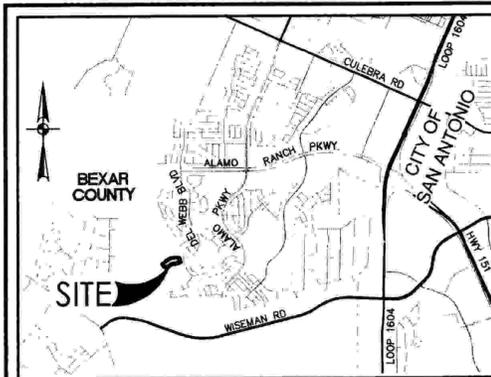
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 577C7
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	(PUD)	PLANNED UNIT DEVELOPMENT
CATV	CABLE TELEVISION	PR	PRIVATE
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	TELE	TELEPHONE
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(SURVEYOR)	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		

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

- | | |
|--|---|
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ② 30' GAS EASEMENT (VOL 4375, PG 445-448, OPR) |
| ⑥ VARIABLE WIDTH CLEAR VISION EASEMENT | ③ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9633, PG 98-99, DPR) |
| ⑨ 14' SANITARY SEWER EASEMENT | ④ 14' SANITARY SEWER EASEMENT 0.863 OF AN ACRE - "OFF-LOT" ALAMO RANCH UNIT 48A PH2, PUD (VOL 9672, PG 121-123 DPR) |
| ⑪ 20' BUILDING SET BACK | ⑤ 20' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9624, PG 40, DPR) |
| ⑫ 10' BUILDING SET BACK | ⑥ ENTIRE VARIABLE WIDTH WATER, SANITARY SEWER, DRAINAGE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9624, PG 40, DPR) |
| ⑬ 14' SANITARY SEWER EASEMENT (0.257 OF AN ACRE - "OFF-LOT") | |
| ⑭ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |
| ⑮ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |
| ⑰ 28' GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT (VOL 10940, PG 382-394, 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. 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 GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENCED 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

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

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 53A, PUD, 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.

GREY FOREST NOTE:
GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-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 GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND. 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 (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

OPEN SPACE DESIGNATION NOTE:
LOT 902, 903, 904, AND 905, BLOCK 139, CB 4400 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS PRIVATE DRAINAGE EASEMENTS.

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

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.

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.

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

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

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 139, CB 4400 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

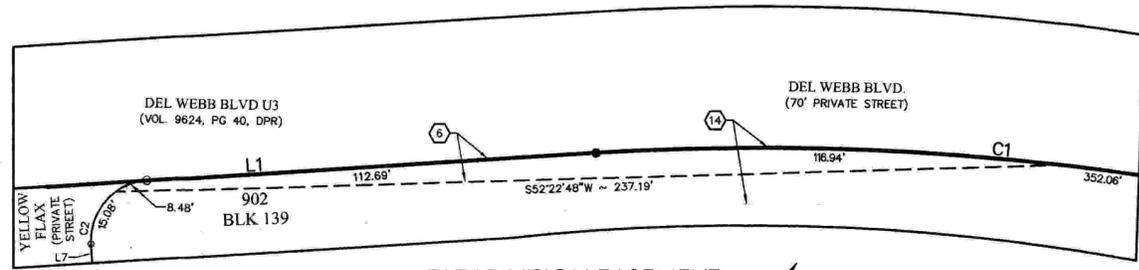
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	665.00'	40°24'30"	N70°40'13"E	459.34'	469.00'
C2	15.00'	90°00'00"	S5°27'58"W	21.21'	23.56'
C3	25.00'	90°00'00"	S84°32'02"E	35.36'	39.27'
C4	525.00'	40°24'30"	N70°40'13"E	362.64'	370.26'
C5	80.00'	266°10'39"	S43°57'48"W	87.64'	278.74'
C6	15.00'	86°10'39"	N46°02'12"W	20.49'	22.56'
C7	475.00'	40°24'30"	S70°40'13"W	328.10'	335.00'
C8	15.00'	39°42'54"	S30°36'31"W	10.19'	10.40'
C9	50.00'	169°25'49"	N84°32'02"W	99.57'	147.86'
C10	15.00'	39°42'54"	N19°40'35"W	10.19'	10.40'
C11	15.00'	90°00'00"	N84°32'02"W	21.21'	23.56'
C12	645.00'	40°24'30"	S70°40'13"W	445.52'	454.89'

LINE TABLE

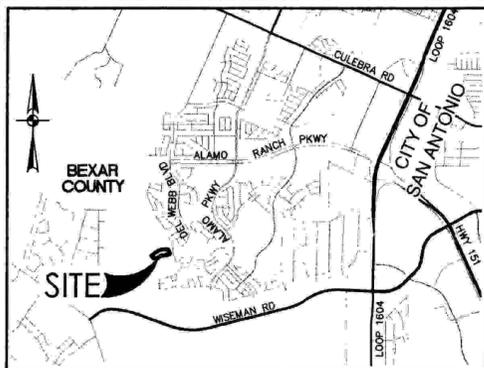
LINE #	BEARING	LENGTH
L1	N50°27'58"E	306.96'
L2	S70°44'02"W	95.40'
L3	S61°15'49"W	125.47'
L4	S50°27'58"W	116.66'
L5	N27°25'11"W	51.14'
L6	N39°32'02"W	126.26'
L7	S39°32'02"E	110.00'
L8	N50°27'58"E	99.01'
L9	S89°07'32"E	136.68'
L10	N89°07'32"W	61.85'
L11	S50°27'58"W	97.47'
L12	N39°32'02"W	108.47'
L13	S50°27'58"W	124.01'
L14	N86°37'14"W	15.00'
L15	N24°18'39"W	27.32'
L16	S50°27'58"W	79.67'
L17	S76°52'22"W	166.10'
L18	N60°14'26"W	73.47'
L19	N31°12'49"E	22.37'
L20	S60°14'26"E	73.47'
L21	N76°52'22"E	156.07'
L22	N50°27'58"E	53.83'



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



ALAMO RANCH UNIT 53A, PUD Civil Job No. 6782-99; Survey Job No. 9130-04



LOCATION MAP

MAPSCO MAP GRID: 577C7
NOT-TO-SCALE

LEGEND

AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
BSL BUILDING SETBACK LINE	(PUD) PLANNED UNIT DEVELOPMENT
CB CABLE TELEVISION	PR PRIVATE
CB COUNTY BLOCK	ROW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	TELE TELEPHONE
DR DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WID VARIABLE WIDTH
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(SURVEYOR) 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	
---	---
1140 EXISTING CONTOURS	
1140 PROPOSED CONTOURS	
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- 5 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 9 16' SANITARY SEWER EASEMENT
- 11 20' BUILDING SETBACK
- 12 10' BUILDING SETBACK
- 13 16' SANITARY SEWER EASEMENT (0.257' OF AN ACRE - "OFF-LOT")
- 14 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 15 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 16 28' GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT (VOL 10940, PG 382-394, OPR)
- 2 30' GAS EASEMENT (VOL 6375, PG 445-448, OPR)
- 3 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9633, PG 98-99, DPR)
- 4 16' SANITARY SEWER EASEMENT 0.843' OF AN ACRE - "OFFLOT" ALAMO RANCH UNIT 48A PH2, PUD (VOL 9672, PG 121-123)
- 5 20' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9624, PG 40, DPR)
- 6 ENTIRE VARIABLE WIDTH WATER, SANITARY SEWER, DRAINAGE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9624, PG 40, 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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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. 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, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITE OR 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 ENDOSE OR WAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

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.

Shauna L. Weaver
SHAUNA L. WEAVER
89512
LICENSED PROFESSIONAL ENGINEER

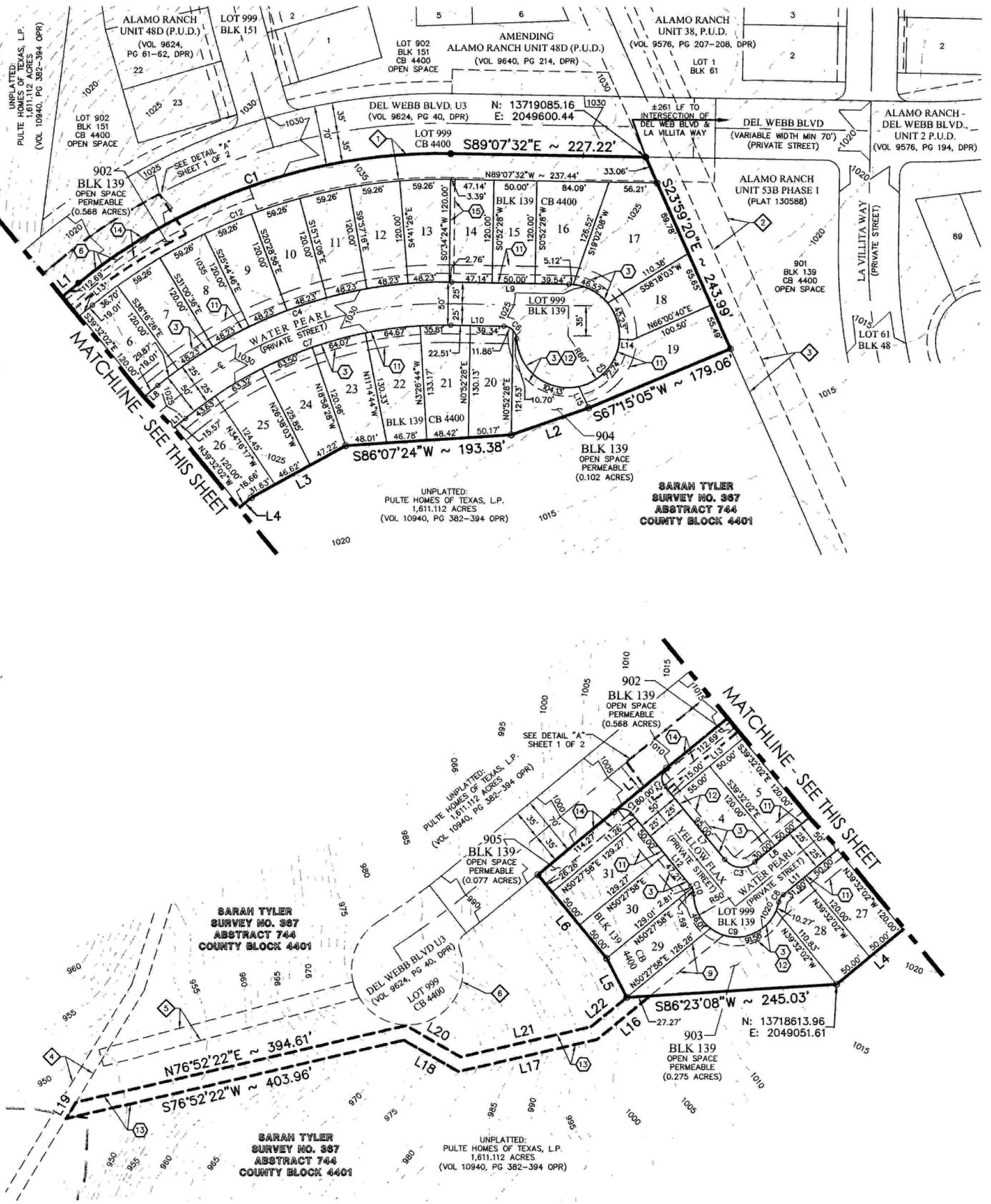
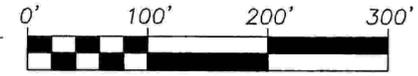
STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
JOHN NOEL NICHOLLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 OF 2
FOR GENERAL NOTES,
& LINE & CURVE TABLES

SCALE: 1" = 100'



PLAT NUMBER 140316

SUBDIVISION PLAT
OF
ALAMO RANCH
UNIT 53A, PUD

A 6.805 ACRE TRACT ESTABLISHING LOTS 4-31, 902-905 AND 999, BLOCK 139, OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 369-381 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 10, 2014

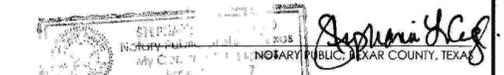
STATE OF TEXAS
COUNTY OF BEXAR

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.

Charles Marsh
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 THIS 10th DAY OF October, A.D. 2014.



THIS PLAT OF ALAMO RANCH UNIT 53A, 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 53A, PUD
Civil Job No. 6782-99; Survey Job No. 9130-04



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
November 12, 2014

Application/Case Number:

14-00005

Project Name:

Scattered Oaks Unit 3 PUD

Applicant:

Lloyd Walker Jary

Representative:

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

Owner:

Scattered Oaks Development

Staff Coordinator:

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

Property Address/Location:

Generally located south of Scattered
Oaks Drive, west of Jones-
Maltsberger Road.

Tract Size:

5.428-acres

Council District(s):

10

Notification:

Notices mailed October 1, 2014)

- 15 (fifteen) to property owners within 200 feet within the subdivision
- Notice sent to Scattered Oaks Homeowners Association, registered neighborhood association.

Internet Agenda Posting November 7, 2014

REQUEST

Approval of the **Scattered Oaks Unit 3 PUD** Plan major amendment.

APPLICATION TYPE

Planned Unit Development

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

The possible actions the Planning Commission may take on this are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

I. ANALYSIS

A. Proposed Use(s)

The proposed plan will consist of three (3) single-family residential lots.

B. Zoning

“PUD R-6” Planned Unit Development Single-Family Residential

C. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	<i>“PUD R-6” Planned Unit Development Single-Family Residential</i>	<i>Single-Family Residential</i>
South	<i>“PUD R-6” Planned Unit Development Single-Family Residential</i>	<i>Single-Family Residential</i>
East	<i>“PUD R-6” Planned Unit Development Single-Family Residential</i>	<i>Single-Family Residential</i>
West	<i>“PUD R-6” Planned Unit Development Single-Family Residential</i>	<i>Single-Family Residential</i>

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

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

F. Interdepartmental Review

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

Letters of Certification (LOCs) were issued from all reviewing agencies on October 29, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

PUD 96-018, Scattered Oaks Unit 3, approved on May 10, 1996

B. Evaluation Criteria

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Scattered Oaks Unit 3 PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

C. Notices

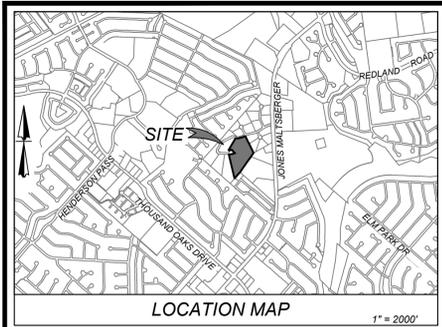
To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Scattered Oaks Unit 3 PUD Plan**.

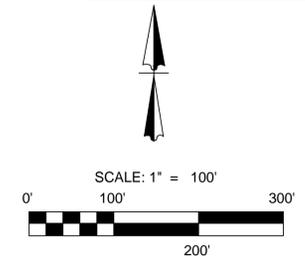
IV. ATTACHMENT

1. Proposed Plan



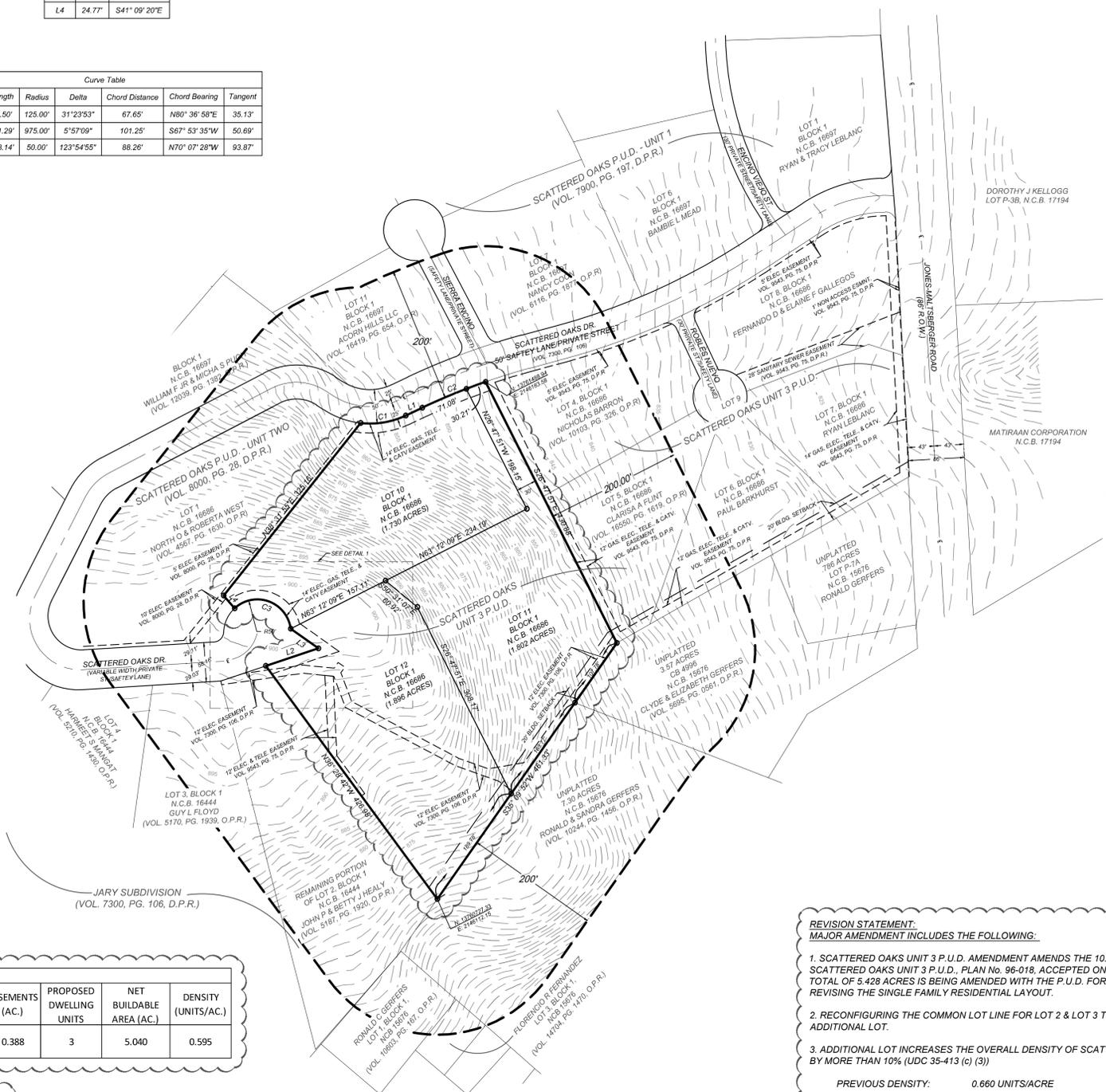
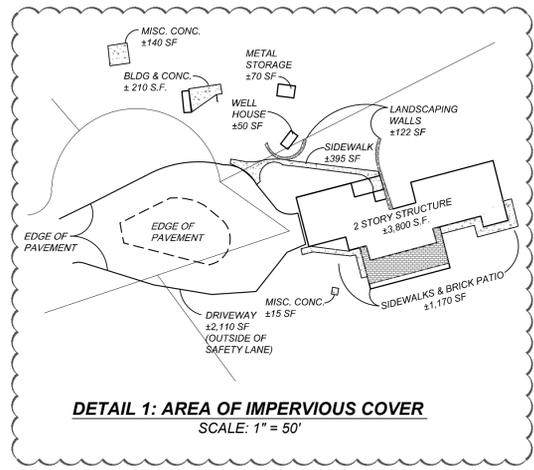
Line #	Length	Direction
L1	27.08'	S64° 55' 01" W
L2	82.02'	N71° 33' 10" E
L3	50.00'	N54° 46' 34" W
L4	24.77'	S41° 09' 20" E

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing	Tangent
C1	68.50'	125.00'	31°23'53"	67.65'	N80°36'58"E	35.13'
C2	101.29'	975.00'	5°57'09"	101.25'	S67°53'35"W	50.69'
C3	108.14'	50.00'	123°54'55"	88.26'	N70°07'28"W	93.87'



LEGEND

- FR FOUND 1/2" IRON ROD
- SR SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. RIGHT-OF-WAY
- D.P.R. DEED AND PLAT RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.U.D. LIMITS
- NOTIFICATION LIMITS



- NOTES:**
- IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE OR CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY
 - THIS PROPERTY SHALL COMPLY WITH THE CONDITIONS IMPOSED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED IN VOLUME 1022, PAGES 638-658 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST REVISION THEREOF.
 - THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344 (d) (1)
 - THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED AS PER ZONING ORDINANCE NUMBER: 47926 & 42892
 - THE DESIGN OF ANY AND ALL FENCES AND WALLS SHALL COMPLY WITH UDC 35-344 (d) (2)
 - THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
 - WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM. ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
 - LOTS 10, 11, & 12 TO BE SERVED BY ON SITE SEWAGE FACILITIES
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983
 - THIS PROPERTY IS SITUATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 255 OF 785, COMMUNITY PANEL NO. 48029C255G, EFFECTIVE DATE SEPTEMBER 29, 2010.
- PARKLAND DEDICATION REQUIREMENTS**
- SCATTERED OAKS UNIT 3 P.U.D. PLAN No 96-018, WAS APPROVED ON MAY 10, 1996, PRIOR TO THE ADOPTION OF PARKLAND DEDICATION REQUIREMENTS. SCATTERED OAKS UNIT 3 PUD AMENDMENT, PLAN No 14-00005 IS EXEMPT FROM PARKLAND DEDICATION REQUIREMENTS

LAND USE TABLE										
UNIT	LAND USE	ZONING	MAXIMUM ALLOWABLE DENSITY	GROSS AREA (AC.)	DRAINAGE OPEN SPACE (AC.)	FLOODPLAIN (AC.)	EASEMENTS (AC.)	PROPOSED DWELLING UNITS	NET BUILDABLE AREA (AC.)	DENSITY (UNITS/AC.)
SCATTERED OAKS UNIT 3 - AMENDMENT	SINGLE FAMILY RESIDENTIAL	R-6, PUD	7 UNITS/ACRE	5.428	N/A	N/A	0.388	3	5.040	0.595

IMPERVIOUS COVER CALCULATIONS	
EXISTING IMPERVIOUS COVER	
HOUSE SLAB (LOT 12)	3,800 S.F.
DRIVEWAY	2,110 S.F.
OTHER	2,172 S.F.
TOTAL EXIST. IMPERVIOUS COVER	8,082 S.F.
ANTICIPATED IMPERVIOUS COVER	
LOT 10*	
DRIVEWAY	440 S.F.
HOUSE SLAB	3,500 S.F.
LOT 11*	
DRIVEWAY	4,420 S.F.
HOUSE SLAB	3,500 S.F.
TOTAL ANTICIPATED IMPERVIOUS COVER	11,860 S.F.
TOTAL IMP. COVER	19,942 S.F.
TOTAL BUILDABLE AREA (5.040 Acres)	219,542 S.F.
TOTAL OPEN SPACE	199,600 S.F.
PERCENT OPEN SPACE	91%
PERCENT IMP. COVER	9%

* BASED ON TYPICAL ESTIMATED HOME DIMENSION AND NOT FINAL LAYOUT

LEGAL DESCRIPTION

BEING 5.428 ACRES, LOTS 2 & 3, BLOCK 1, NCB 16686, OUT OF THE SCATTERED OAKS UNIT 3, P.U.D. SUBDIVISION PLAT RECORDED IN VOLUME 9543, PAGE 75 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE W.A. WEATHERLY SURVEY NO. 357, AND THE NICOLAS SANCHEZ SURVEY NO 355, BEXAR COUNTY, TEXAS

- REVISION STATEMENT:**
MAJOR AMENDMENT INCLUDES THE FOLLOWING:
- SCATTERED OAKS UNIT 3 P.U.D. AMENDMENT AMENDS THE 10.564 ACRE SCATTERED OAKS UNIT 3 P.U.D., PLAN No. 96-018, ACCEPTED ON MAY 10, 1996. A TOTAL OF 5.428 ACRES IS BEING AMENDED WITH THE P.U.D. FOR THE PURPOSE OF REVISING THE SINGLE FAMILY RESIDENTIAL LAYOUT.
 - RECONFIGURING THE COMMON LOT LINE FOR LOT 2 & LOT 3 TO CREATE AN ADDITIONAL LOT.
 - ADDITIONAL LOT INCREASES THE OVERALL DENSITY OF SCATTERED OAKS UNIT 3 BY MORE THAN 10% (UDC 35-413 (c) (3))
- | | |
|----------------------|------------------|
| PREVIOUS DENSITY: | 0.660 UNITS/ACRE |
| PROPOSED DENSITY: | 0.757 UNITS/ACRE |
| INCREASE IN DENSITY: | 14.7% |
- ADDED LEGAL DESCRIPTION
 - ADDED LEGEND
 - ADDED LINE AND CURVE DATA TABLES
 - ADDED LAND USE TABLE
 - ADDED GENERAL NOTES
 - ADDED EXISTING IMPERVIOUS COVER DETAIL

OWNER/DEVELOPER/DESIGNER:
SCATTERED OAKS DEVELOPMENT
2900 SCATTERED OAKS DRIVE
SAN ANTONIO, TEXAS 78247

ENGINEER:
KFW ENGINEERS
14603 HUEBNER ROAD #40
SAN ANTONIO, TEXAS 78230

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

THIS MODIFICATION WAS PREPARED ON: SEPTEMBER 4, 2014

SCATTERED OAKS UNIT 3 #14-00005 (PUD 96-018)
PLANNED UNIT DEVELOPMENT
MAJOR AMENDMENT

JOB NO. 328-01-02
DATE: SEPTEMBER 2014
DRAWN: R.M. CHECKED: C.F.
SHEET NUMBER:



CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT

AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
November 12, 2014

Special Project Number:

1785

Representative:

Bruce Haby,
San Antonio Water System

Staff Coordinator:

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

Property Address/Location:

Drainage ROW near 1604 and
Lookout Road in the Northeast
quadrant of San Antonio

Tract Size:

0.171 acre within Heatherwood
Subdivision drainage ROW
0.481 acre within Heatherwood
Subdivision drainage ROW
1.209 acre within Woodstone Hills
Subdivision drainage ROW
0.378 acre city-owned property within
Raintree Subdivision drainage ROW

Council District(s):

10

Notification:

Not Applicable

REQUEST

S.P. 1785 – Consideration of a Resolution supporting and recommending City Council approve requests by the San Antonio Water System for four (4) Joint Use Agreements including 0.171 acre within Drainage ROW within Heatherwood Subdivision, 0.481 acre within Drainage ROW within Heatherwood Subdivision, 1.209 acre within Woodstone Subdivision, and 0.378 acre within a city-owned drainage right-of-way within the Raintree Subdivision as part of its Cibolo Creek Sewershed Project. **Staff recommends approval.** (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

The San Antonio Water System submitted requests to the city to use one city-owned property and three drainage right-of-way easements for the placement of 15" sewer main and manholes as part of its Cibolo Creek Sewershed Project.

The requests were canvassed and received conditional approval.

SAWS agreed to the conditions and associated fees.

ATTACHMENTS

- Plat and Field Notes
- Request for Council Action memo
- Map of the proposed JUAs
- Resolution



City of San Antonio

Detail View

File Number: 14-2724

Agenda Date: 12/11/2014

Status: Draft

In Control: City Council A Session

File Type: Real Property Lease

POSTING LANGUAGE: An ordinance authorizing four (4) Joint Use Agreements between the City of San Antonio and the San Antonio Water System (SAWS) to include 0.171 acre within Drainage ROW within Heatherwood Subdivision, 0.481 acre within Drainage ROW within Heatherwood Subdivision, 1.209 acre within Woodstone Subdivision, and 0.378 acre within a city-owned drainage right-of-way within the Raintree Subdivision in Council District 10 for a total of \$3,720.00.

DEPARTMENT: Office of EastPoint & Real Estate Services

DEPARTMENT HEAD: Mike Etienne

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT: Joint Use Agreement: SAWS use of city-owned property

SUMMARY:

An ordinance authorizing four (4) Joint Use Agreements between the City of San Antonio and the San Antonio Water System (SAWS) to include a 0.171 acre within Drainage ROW within Heatherwood Subdivision, 0.481 acre within Drainage ROW within Heatherwood Subdivision, 1.209 acre within Woodstone Subdivision, and 0.378 acre within a city-owned drainage right-of-way within the Raintree Subdivision in Council District 10 for a total of \$3,720.00.

BACKGROUND INFORMATION:

The far northeast quadrant of SAWS' service area drains by gravity to the Cibolo Creek Municipal Authority's (CCMA) collection system. SAWS conveys raw wastewater flows to the CCMA for treatment.

Cibolo Creek Municipal Authority recently increased its rates, so it is now more economical for SAWS to construct infrastructure to reroute the flow to the Eastern Sewershed for treatment at the Dos Rios Water Recycling Center.

The project scope includes design and installation of two lift stations, gravity mains and force mains. The estimated construction cost is \$8,098,902.00. Construction is to begin in May, 2015 and will be

completed in September, 2016.

This ordinance will authorize four (4) Joint Use Agreements between the City of San Antonio and the San Antonio Water System (SAWS) to include a 0.171 acre within Drainage ROW within Heatherwood Subdivision, 0.481 acre within Drainage ROW within Heatherwood Subdivision, 1.209 acre within Woodstone Subidivision, and 0.378 acre within a city-owned drainage right-of-way within the Raintree Subdivision. SAWS will install 15-inch sewer main and manholes on the property.

ISSUE:

An ordinance authorizing four (4) Joint Use Agreements between the City of San Antonio and the San Antonio Water System (SAWS) to include a 0.171 acre within Drainage ROW within Heatherwood Subdivision, 0.481 acre within Drainage ROW within Heatherwood Subdivision, 1.209 acre within Woodstone Subidivision, and 0.378 acre within a city-owned drainage right-of-way within the Raintree Subdivision in Council District 10 for a total of \$3,720.00.

ALTERNATIVES:

City Council could choose not to approve this request; however if the Joint Use Agreements are not approved, the pipeline will need to be rerouted resulting in a significant delay and expense.

FISCAL IMPACT:

The city will collect a total of \$3,720.00 for the use of the city-owned parcel to install the sewer mains and manholes. Fair market value of the subject property is based on an independent appraisal prepared by Debra S. Runyan, MAI on March 31, 2014. The revenues from this agreement will be deposited into the General Fund in accordance with the FY 2015 Adopted Budget.

RECOMMENDATION:

Planning Commission reviewed this request at its regular meeting on November 12, 2014.

Staff recommends approval of an ordinance authorizing a Joint Use Agreement between the City and SAWS for the use of land located within drainage right-of-ways in the Heatherwood, Woodstone and Raintree Subdivisions located in northeast San Antonio for the installation of sewer mains and manholes as part of SAWS Cibolo Creek Sewershed Project.

FISCAL ORDINANCE LANGUAGE:

EXHIBIT "A"

**FIELD NOTES
for a 0.171 of an Acre (7,461 SQ. FT.)
Joint Use Agreement**

BEING A 0.171 OF AN ACRE (7,461 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF HEATHERWOOD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9560, PAGE 115, PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.171 OF AN ACRE (7,461 SQ. FT.) TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a calculated point on the south right-of-way line of Chickadee Lane, a 70-foot wide right-of-way, and the north line of said variable width drainage right-of-way, for the northwest corner of the herein described tract;

(1) Thence N. 59°16'05" E., with the south right-of-way line of Chickadee Lane and the north line of said variable width drainage right-of-way, a distance of 35.01 feet to a calculated point, for the northeast corner of the herein described tract, from said point, a found ½" iron rod at the northeast corner of said variable width drainage right-of-way and the northwest corner of Lot 61, Block 12, N.C.B. 17810 of said Heatherwood Subdivision, bears N. 59°16'05" E., 0.31 feet, N. 61°15'12" E., 39.14 feet, and N. 63°14'18" E., 15.15 feet;

Thence Southeasterly, across said variable width drainage right-of-way, the following two courses numbered (2) and (3):

(2) S. 29°38'46" E., a distance of 38.61 feet to a calculated point;

(3) S. 17°21'30" E., a distance of 174.76 feet to a calculated point on the north right-of-way line of Union Pacific Railroad, a varying width right-of-way, and the south line of said variable width drainage right-of-way, for the southeast corner of the herein described tract, from said point, a found ½" iron rod at the southwest corner of Lot 59, Block 12, N.C.B. 17810 of said Heatherwood Subdivision, bears a chord of N. 61°02'53" E., 66.10 feet;

(4) Thence, with the north right-of-way line of Union Pacific Railroad and the south line of said variable width drainage right-of-way, along a curve to the left having a radius of 3066.00 feet, a central angle of 00°40'13", a chord which bears

S. 60°05'44" W., 35.86 feet, and an arc distance of 35.87 feet to a calculated point at the southwest corner of said variable width drainage right-of-way and the southeast corner of Lot 62, Block 12, N.C.B. 17810 of said Heatherwood Subdivision, for the southwest corner of the herein described tract;

Thence Northwesterly, with the west line of said variable width drainage right-of-way and the east line of said Lot 62, Block 12, the following two courses numbered (5) and (6):

(5) N. 17°21'30" W., a distance of 178.78 feet to a found ½" iron rod, for an angle point;

(6) N. 29°38'12" W., a distance of 34.18 feet to the **POINT OF BEGINNING** and containing 0.171 of an acre (7,461 Square Feet) of land, more or less.

NOTE: All calculated points described herein to be monumented with a ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT" after easement acquisition.

Bearings based on NAD 83(93), Texas South Central Zone, Surface Coordinates, Scale Factor 1.00017.

All distances are surface.

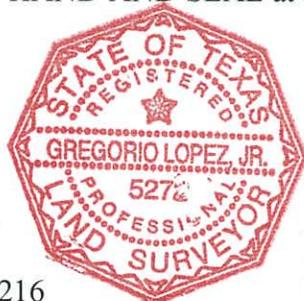
A plat of even date herewith accompanies this metes and bounds description.

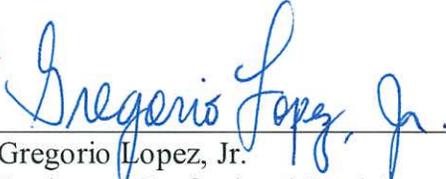
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

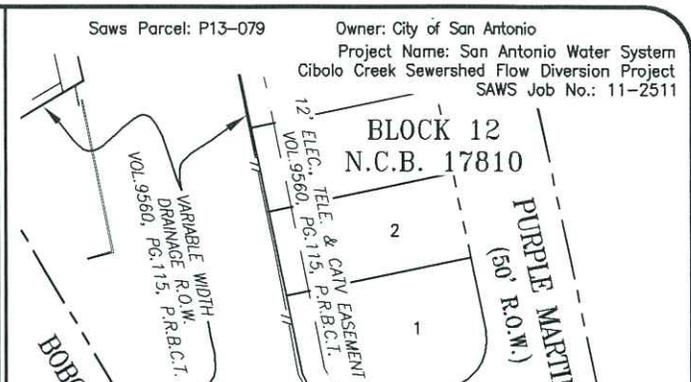
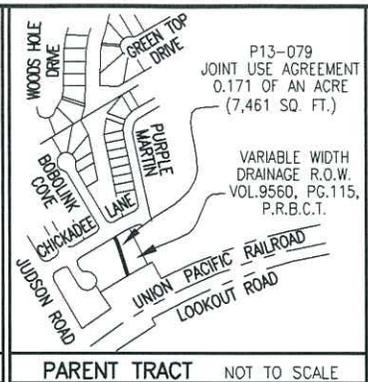
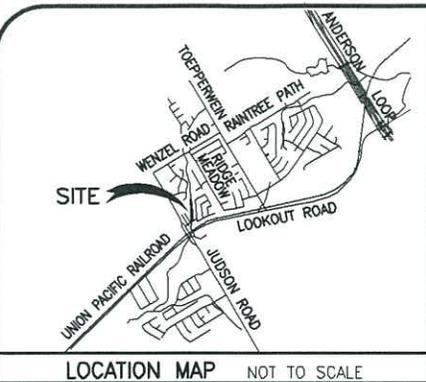
WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this 10th day of May, 2013, A.D.

Bain Medina Bain, Inc.
7073 San Pedro Ave.
San Antonio, Texas 78216
210-494-7223





Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas

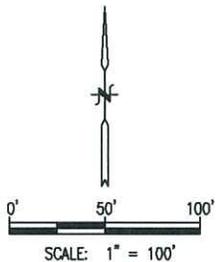


HEATHERWOOD SUBDIVISION
VOL.9560, PG.115, P.R.B.C.T.

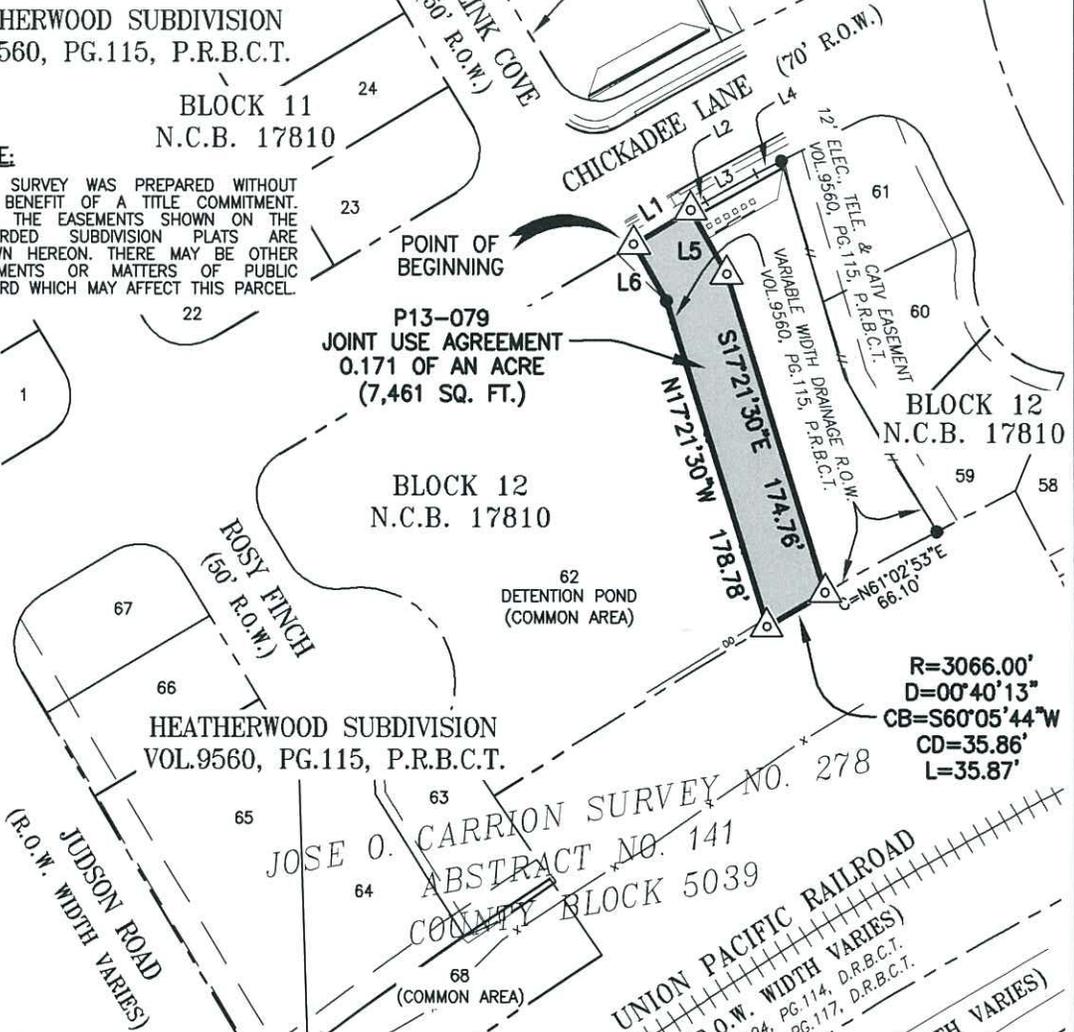
BLOCK 11
N.C.B. 17810

NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ONLY THE EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLATS ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR MATTERS OF PUBLIC RECORD WHICH MAY AFFECT THIS PARCEL.



LEGEND	
●	FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
△	CALCULATED POINT TO BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BMB INC. EASEMENT" AFTER EASEMENT ACQUISITION
●	POWER POLE
→	GUY ANCHOR
●	SIGN
—OHE—	OVERHEAD ELECTRIC
—X—	BARBED WIRE FENCE
—00—	CHAIN LINK FENCE
—//—	WOOD FENCE
---	EXISTING R.O.W
—	PROPOSED PARCEL
P.R.B.C.T.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.P.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



R=3066.00'
D=00°40'13"
CB=S60°05'44"W
CD=35.86'
L=35.87'

BEARING SOURCE:

NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, SCALE FACTOR 1.00017

SURVEY PLAT SHOWING:

A 0.171 OF AN ACRE (7,461 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF HEATHERWOOD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9560, PAGE 115, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°16'05"E	35.01'
L2	N59°16'05"E	0.31'
L3	N61°15'12"E	39.14'
L4	N63°14'18"E	15.15'
L5	S29°38'46"E	38.61'
L6	N29°38'12"W	34.18'

PREPARED BY:



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Ave.
San Antonio, Texas 78216
210/494-7223
TLSF REG No. 100209-00



STATE OF TEXAS }
COUNTY OF BEXAR }

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 10TH DAY OF MAY, 20 13 A.D.

Gregorio Lopez, Jr.

Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

EXHIBIT "A"

**FIELD NOTES
for a 0.481 of an Acre (20,969 SQ. FT.)
Joint Use Agreement**

BEING A 0.481 OF AN ACRE (20,969 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF HEATHERWOOD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9560, PAGE 115, PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.481 OF AN ACRE (20,969 SQ. FT.) TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a calculated point on a 25-foot radius curve return at the intersection of the north right-of-way line of Chickadee Lane, a 70-foot wide right-of-way, with the east right-of-way line of Bobolink Cove, a 50-foot wide right-of-way, and the south line of said variable width drainage right-of-way, for the southeast corner of the herein described tract;

Thence Northwesterly, with the east right-of-way line of Bobolink Cove, and the south and west lines of said variable width drainage right-of-way, the following two courses numbered (1) and (2):

(1) Along a curve to the right having a radius of 25.00 feet, a central angle of $88^{\circ}29'02''$, a chord which bears N. $74^{\circ}58'26''$ W., 34.88 feet, and an arc distance of 38.61 feet to a calculated point, at the point of tangency;

(2) N. $30^{\circ}43'55''$ W., a distance of 47.41 feet to a calculated point, for the southwest corner of the herein described tract;

Thence Northerly, across said variable width drainage right-of-way, the following two courses numbered (3) and (4):

(3) N. $07^{\circ}18'33''$ W., a distance of 109.18 feet to a calculated point, for an angle point;

(4) N. $11^{\circ}51'17''$ W., a distance of 60.64 feet to a calculated point on a northwest line of said variable width drainage right-of-way and the southeast line of Lot 38, Block 11, N.C.B. 17810 of said Heatherwood Subdivision, for a corner of the herein described tract;

Thence Northerly, with the northwest and west lines of said variable width drainage right-of-way and the southeast and east lines of said Block 11, N.C.B. 17810, the following three courses numbered (5) through (7):

(5) N. 59°20'03" E., a distance of 5.28 feet to a found ½" iron rod at an interior corner of said variable width drainage right-of-way and the southeast corner of said Lot 38, Block 11, N.C.B. 17810, for an angle point;

(6) N. 11°43'30" W., a distance of 243.44 feet to a found ½" iron rod at an interior corner of said variable width drainage right-of-way, the north corner of Lot 36, Block 11, N.C.B. 17810 of said Heatherwood Subdivision and the east corner Lot 35, Block 11, N.C.B. 17810 of said Heatherwood Subdivision, for an angle point;

(7) N. 26°10'51" W., a distance of 87.46 feet to a found ½" iron rod at the northwest corner of said variable width drainage right-of-way, the northeast corner of said Lot 35, Block 11, the southwest corner of a 77-foot wide drainage right-of-way out of Woodstone Hills Subdivision, a subdivision recorded in Volume 9000, Pages 126-127, Plat Records of Bexar County, Texas, and the southeast corner of Lot 10, Block 3, N.C.B. 17814 of said Woodstone Hills Subdivision, for the northwest corner of the herein described tract;

(8) Thence N. 59°17'48" E., with the northwest line of said variable width drainage right-of-way and the southeast line of said 77-foot wide drainage right-of-way, a distance of 68.20 feet to a calculated point, for the northeast corner of the herein described tract;

Thence Southerly, across said variable width drainage right-of-way, the following four courses numbered (9) through (12):

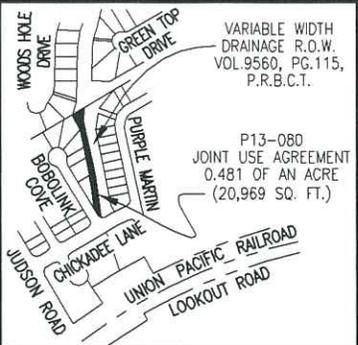
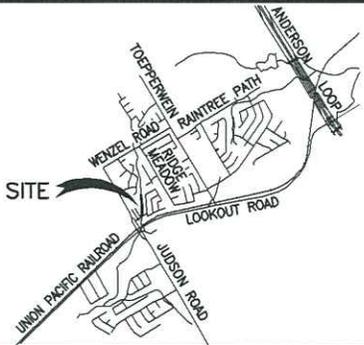
(9) S. 00°20'16" W., a distance of 35.99 feet to a calculated point;

(10) S. 11°42'06" E., a distance of 315.11 feet to a calculated point;

(11) S. 07°19'43" E., a distance of 185.42 feet to a calculated point;

(12) S. 26°42'12" E., a distance of 48.51 feet to the **POINT OF BEGINNING** and containing 0.481 of an acre (20,969 Square Feet) of land, more or less.

NOTE: All calculated points described herein to be monumented with a ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT" after easement acquisition.



Saws Parcel: P13-080
 Owner: City of San Antonio
 Project Name: San Antonio Water System
 Cibolo Creek Sewershed Flow Diversion Project
 SAWS Job No.: 11-2511

WOODSTONE HILLS
 45 SUBDIVISION
 VOL.9000, PGS.126-127,
 P.R.B.C.T.

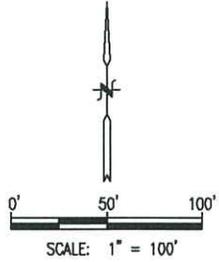
BLOCK 11
 N.C.B. 17811

JOSE O. CARRION SURVEY NO. 278
 ABSTRACT NO. 141
 COUNTY BLOCK 5039

HEATHERWOOD SUBDIVISION
 VOL.9560, PG.115, P.R.B.C.T.

NOTE:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ONLY THE EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLATS ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR MATTERS OF PUBLIC RECORD WHICH MAY AFFECT THIS PARCEL.

LINE	BEARING	LENGTH
L1	N30°43'55"W	47.41'
L2	N07°18'33"W	109.18'
L3	N11°51'17"W	60.64'
L4	N59°20'03"E	5.28'
L5	N26°10'51"W	87.46'
L6	N59°17'48"E	68.20'
L7	S00°20'16"W	35.99'
L8	S26°42'12"E	48.51'



LEGEND

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- △ CALCULATED POINT TO BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BMB INC. EASEMENT" AFTER EASEMENT ACQUISITION
- POWER POLE
- GUY ANCHOR
- SIGN
- OHE— OVERHEAD ELECTRIC
- X— BARBED WIRE FENCE
- OO— CHAIN LINK FENCE
- //— WOOD FENCE
- EXISTING R.O.W.
- PROPOSED PARCEL
- P.R.B.C.T. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

BEARING SOURCE:
 NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, SCALE FACTOR 1.00017

SURVEY PLAT SHOWING:
 A 0.481 OF AN ACRE (20,969 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF HEATHERWOOD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9560, PAGE 115, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PREPARED BY:
BMB BAIN MEDINA BAIN, INC.
 ENGINEERS & SURVEYORS
 7073 San Pedro Ave.
 San Antonio, Texas 78216
 210/494-7223
 TLSF REG No. 100209-00



P13-080
 JOINT USE AGREEMENT
 0.481 OF AN ACRE
 (20,969 SQ. FT.)

HEATHERWOOD SUBDIVISION
 VOL.9560, PG.115,
 P.R.B.C.T.

BLOCK 11
 N.C.B. 17810

R=25.00'
 D=88°29'02"
 CB=N74°58'26"W
 CD=34.88'
 L=38.61'

STATE OF TEXAS }
 COUNTY OF BEXAR }

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 10TH DAY OF MAY, 2013 A.D.

Gregorio Lopez, Jr.
 Gregorio Lopez, Jr.
 Registered Professional Land Surveyor
 No. 5272 - State of Texas

JOB NO.: S-5342

EXHIBIT "A"

**FIELD NOTES
for a 1.209 Acre (52,671 SQ. FT.)
Joint Use Agreement**

BEING A 1.209 ACRE (52,671 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 77-FOOT WIDE DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF WOODSTONE HILLS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9000, PAGES 126-127, PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 1.209 ACRE (52,671 SQ. FT.) TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING for reference at a found ½" iron rod with a yellow plastic cap stamped "SMG ENGR", on the west line of Lot 7, Block 11, N.C.B. 17811, Greenridge North Unit-1, a subdivision recorded in Volume 7500, Pages 25-27, Plat Records of Bexar County, Texas, at the southeast corner of said 77-foot wide drainage right-of-way and the northeast corner of Lot 28, Block 11, N.C.B. 17811 of said Woodstone Hills Subdivision;

Thence N. 30°33'09" W., with the west line of said Lot 7, Block 11, N.C.B. 17811 and the east line of said 77-foot wide drainage right-of-way, a distance of 47.18 feet to a calculated point, for a corner and **POINT OF BEGINNING** of the herein described tract;

Thence Southerly, across said 77-foot wide drainage right-of-way, the following six courses numbered (1) through (6):

(1) S. 59°10'41" W., a distance of 258.62 feet to a calculated point;

(2) S. 09°56'36" E., a distance of 273.73 feet to a calculated point;

(3) S. 31°15'43" E., a distance of 116.58 feet to a calculated point;

(4) S. 22°07'41" E., a distance of 255.50 feet to a calculated point;

(5) S. 10°16'55" W., a distance of 314.33 feet to a calculated point;

(6) S. 00°20'16" W., a distance of 288.70 feet to a calculated point on the south line of said 77-foot wide drainage right-of-way and the north line of a variable width

drainage right-of-way out of Heatherwood Subdivision, a subdivision recorded in Volume 9560, Page 115, Plat Records of Bexar County, Texas, for the southeast corner of the herein described tract;

(7) Thence S. $59^{\circ}17'48''$ W., with the south line of said 77-foot wide drainage right-of-way and the north line of said variable width drainage right-of-way, a distance of 68.20 feet to a found $\frac{1}{2}$ " iron rod at the southwest corner of said 77-foot wide drainage right-of-way, the northwest corner of said variable width drainage right-of-way, the southeast corner of Lot 10, Block 3, N.C.B. 17814 of said Woodstone Hills Subdivision and the northeast corner of Lot 35, Block 11, N.C.B. 17810 of said Heatherwood Subdivision, for the southwest corner of the herein described tract;

Thence Northerly, with the west line of said 77-foot wide drainage right-of-way and the east line of Block 3, N.C.B. 17814 of said Woodstone Hills Subdivision, the following eight courses numbered (8) through (15):

(8) N. $17^{\circ}03'51''$ E., a distance of 73.21 feet to a calculated point;

(9) N. $00^{\circ}49'40''$ E., a distance of 286.29 feet to a calculated point at the point of curvature of a curve to the right;

(10) Along said curve to the right having a radius of 260.27 feet, a central angle of $19^{\circ}14'11''$, a chord which bears, N. $10^{\circ}26'45''$ E., 86.97 feet, and an arc distance of 87.38 feet to a calculated point at the point of tangency;

(11) N. $20^{\circ}03'51''$ E., a distance of 37.69 feet to a calculated point at the point of curvature of a curve to the left;

(12) Along said curve to the left having a radius of 341.00 feet, a central angle of $43^{\circ}20'32''$, a chord which bears, N. $01^{\circ}36'25''$ W., 251.85 feet, and an arc distance of 257.95 feet to a calculated point at the point of reverse curvature;

(13) Along a curve to the right having a radius of 3502.60 feet, a central angle of $04^{\circ}25'08''$, a chord which bears, N. $25^{\circ}45'17''$ W., 270.06 feet, and an arc distance of 270.14 feet to a calculated point at the point of reverse curvature;

(14) Along a curve to the left having a radius of 213.38 feet, a central angle of $29^{\circ}33'40''$, a chord which bears, N. $12^{\circ}59'30''$ W., 108.87 feet, and an arc distance of 110.09 feet to a calculated point at the point of reverse curvature;

(15) Along a curve to the right having a radius of 335.00 feet, a central angle of $29^{\circ}18'28''$, a chord which bears, N. $16^{\circ}43'30''$ W., 169.50 feet, and an arc distance of 171.36 feet to a calculated point on the south line of a 3.991 acre tract described in a Warranty Deed with Vendor's Lien dated March 31, 2003 to Michael J. Belk

and Joni L. Belk, recorded in Volume 9928, Page 2220, Official Public Records of Real Property of Bexar County, Texas, at the northwest corner of said 77-foot wide drainage right-of-way and the northeast corner of Lot 27, Block 3, N.C.B. 17814 of said Woodstone Hills Subdivision, for the northwest corner of the herein described tract;

(16) Thence N. 59°12'29" E., with the north line of said 77-foot wide drainage right-of-way and the south line of said 3.991 acre tract, a distance of 305.72 feet to a calculated point on the west line of Lot 6, Block 11, N.C.B. 17811 of said Greenridge North Unit-1, at the northeast corner of said 77-foot wide drainage right-of-way and the southeast corner of said 3.991 acre tract, for the northeast corner of the herein described tract;

(17) Thence S. 30°33'09" E., with the east line of said 77-foot wide drainage right-of-way and the west line of said Lots 6 and 7, Block 11, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 1.209 acres (52,671 Square Feet) of land, more or less.

NOTE: All calculated points described herein to be monumented with a ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT" after easement acquisition.

Bearings based on NAD 83(93), Texas South Central Zone, Surface Coordinates, Scale Factor 1.00017.

All distances are surface.

A plat of even date herewith accompanies this metes and bounds description.

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this 10th day of May, 2013, A.D.



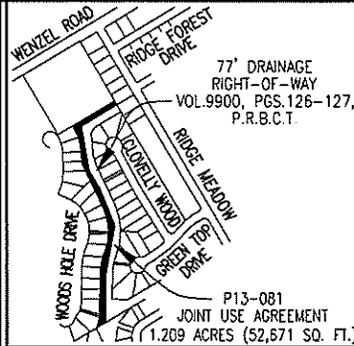
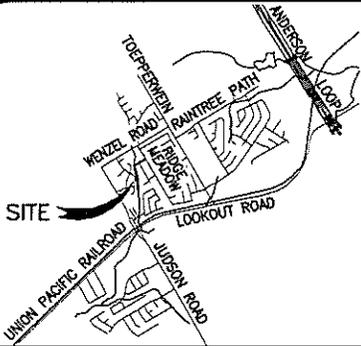
Bain Medina Bain, Inc.
7073 San Pedro Ave.
San Antonio, Texas 78216
210-494-7223



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas

Saws Parcel: P13-081

Owner: City of San Antonio
Project Name: San Antonio Water System
Cibola Creek Sewershed Flow Diversion Project
SAWS Job No.: 11-2511

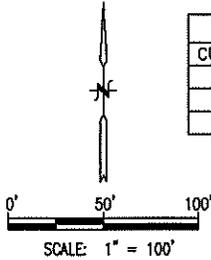


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°33'09"E	30.00'

LOCATION MAP NOT TO SCALE

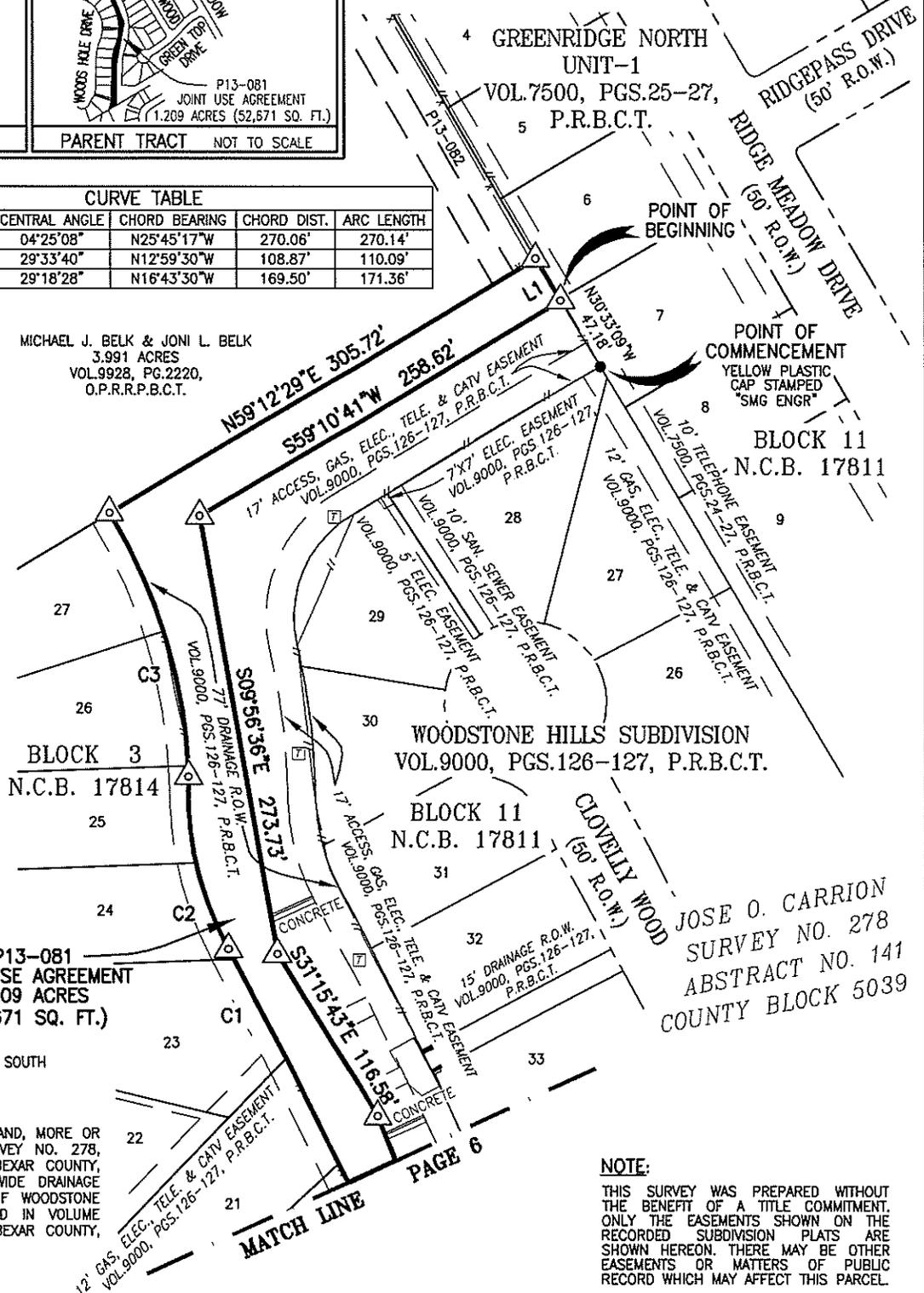
PARENT TRACT NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.	ARC LENGTH
C1	3502.60'	04°25'08"	N25°45'17"W	270.06'	270.14'
C2	213.38'	29°33'40"	N12°59'30"W	108.87'	110.09'
C3	335.00'	29°18'28"	N16°43'30"W	169.50'	171.36'



MICHAEL J. BELK & JONI L. BELK
3.991 ACRES
VOL.9928, PG.2220,
O.P.R.R.P.B.C.T.

LEGEND	
●	FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
△	CALCULATED POINT TO BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BMB INC. EASEMENT" AFTER EASEMENT ACQUISITION
●	POWER POLE
→	GUY ANCHOR
●	SIGN
—O—	OVERHEAD ELECTRIC
—X—	BARBED WIRE FENCE
—OO—	CHAIN LINK FENCE
—//—	WOOD FENCE
---	EXISTING R.O.W
---	PROPOSED PARCEL
P.R.B.C.T.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.R.P.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



BEARING SOURCE:

NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH
CENTRAL ZONE, SCALE FACTOR 1.00017

SURVEY PLAT SHOWING:

A 1.209 ACRE (52,671 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 77-FOOT WIDE DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF WOODSTONE HILLS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9000, PAGES 126-127, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PREPARED BY:



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Ave.
San Antonio, Texas 78216
210/494-7223
TSLF REG No. 100209-00

NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ONLY THE EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLATS ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR MATTERS OF PUBLIC RECORD WHICH MAY AFFECT THIS PARCEL.

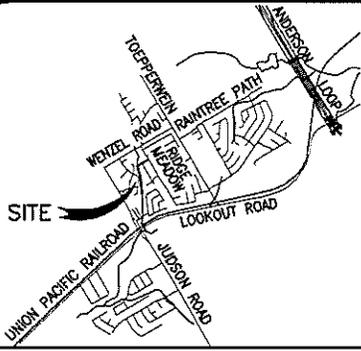
Saws Parcel: P13-081

Owner: City of San Antonio
 Project Name: San Antonio Water System
 Cibola Creek Sewershed Flow Diversion Project
 SAWS Job No.: 11-2511

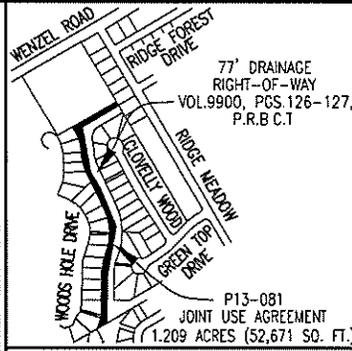
LINE TABLE		
LINE	BEARING	DISTANCE
L2	N20°03'51"E	37.69'

NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ONLY THE EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLATS ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR MATTERS OF PUBLIC RECORD WHICH MAY AFFECT THIS PARCEL.

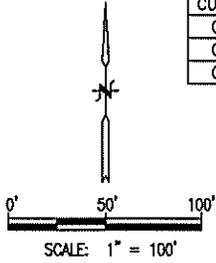


LOCATION MAP NOT TO SCALE



PARENT TRACT NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.	ARC LENGTH
C4	260.27'	19°14'11"	S10°26'45"W	86.97'	87.38'
C5	341.00'	43°20'32"	N01°36'25"W	251.85'	257.95'
C6	3502.60'	4°25'08"	N25°45'17"W	270.06'	270.14'

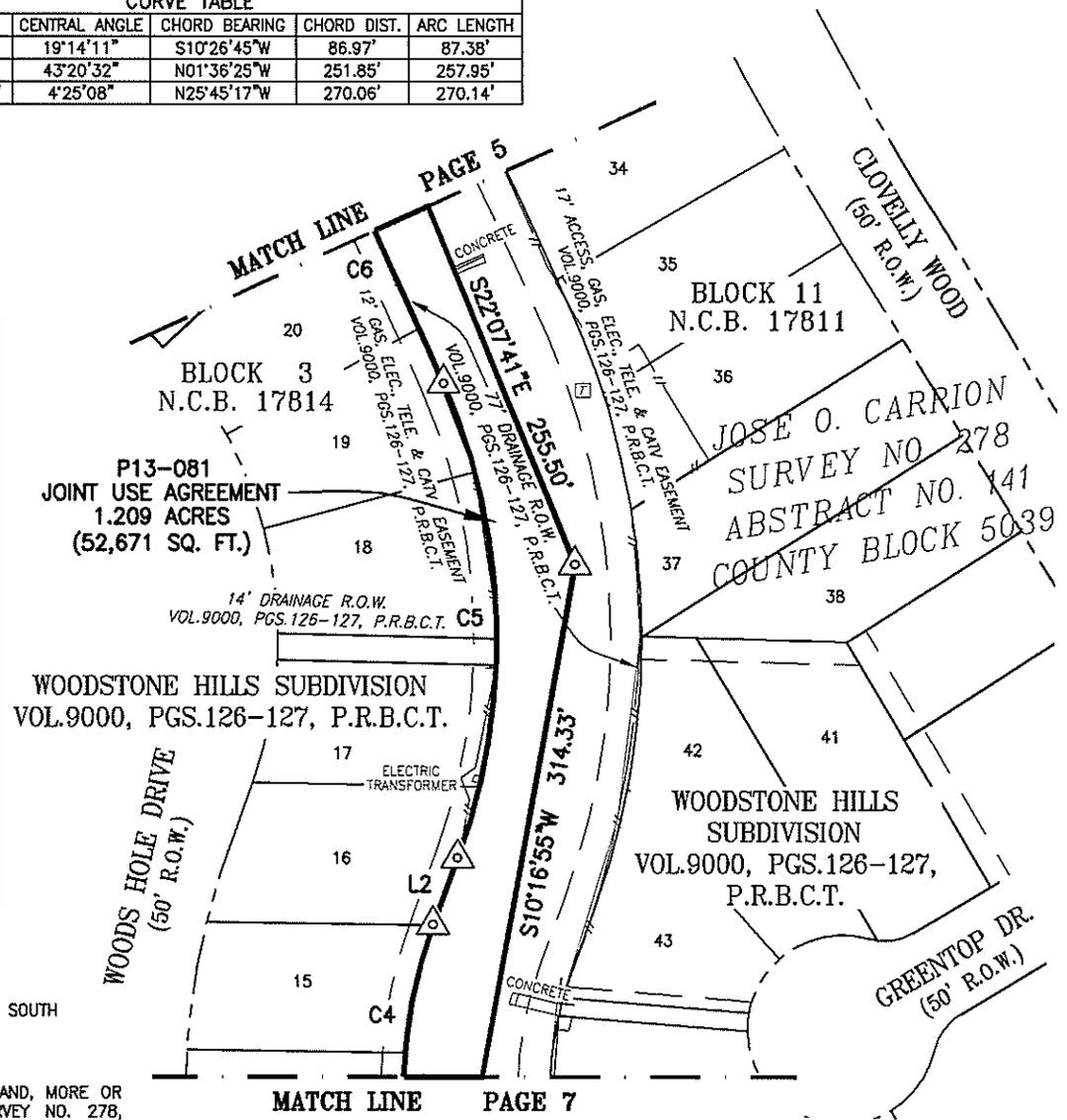


LEGEND	
●	FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
△	CALCULATED POINT TO BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BMB INC. EASEMENT" AFTER EASEMENT ACQUISITION
●	POWER POLE
→	GUY ANCHOR
●	SIGN
—O—	OVERHEAD ELECTRIC
—X—	BARBED WIRE FENCE
—OO—	CHAIN LINK FENCE
—//—	WOOD FENCE
---	EXISTING R.O.W
---	PROPOSED PARCEL
P.R.B.C.T.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.R.P.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

BEARING SOURCE:
 NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, SCALE FACTOR 1.00017

SURVEY PLAT SHOWING:
 A 1.209 ACRE (52,671 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 77-FOOT WIDE DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF WOODSTONE HILLS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9000, PAGES 126-127, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PREPARED BY:
 BAIN MEDINA BAIN, INC.
 ENGINEERS & SURVEYORS
 7073 San Pedro Ave.
 San Antonio, Texas 78216
 210/494-7223
 TLSF REG No. 100209-00

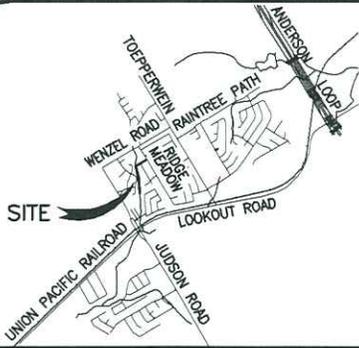


Saws Parcel: P13-081

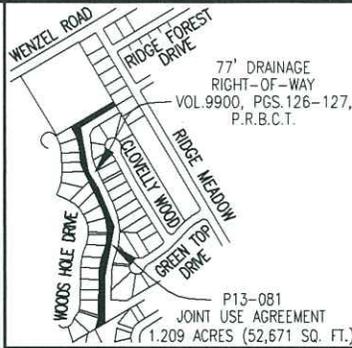
Owner: City of San Antonio
Project Name: San Antonio Water System
Cibolo Creek Sewershed Flow Diversion Project
SAWS Job No.: 11-2511

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S59°17'48"W	68.20'
L4	N17°03'51"E	73.21'

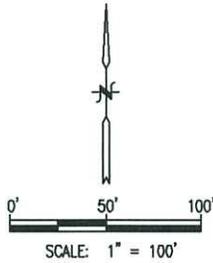
JOSE O. CARRION SURVEY NO. 278
ABSTRACT NO. 141
COUNTY BLOCK 5039



LOCATION MAP NOT TO SCALE



PARENT TRACT NOT TO SCALE



LEGEND

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- △ CALCULATED POINT TO BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BMB INC. EASEMENT" AFTER EASEMENT ACQUISITION
- POWER POLE
- GUY ANCHOR
- SIGN
- OHE— OVERHEAD ELECTRIC
- X— BARBED WIRE FENCE
- OO— CHAIN LINK FENCE
- //— WOOD FENCE
- EXISTING R.O.W
- PROPOSED PARCEL
- P.R.B.C.T. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

BEARING SOURCE:

NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, SCALE FACTOR 1.00017

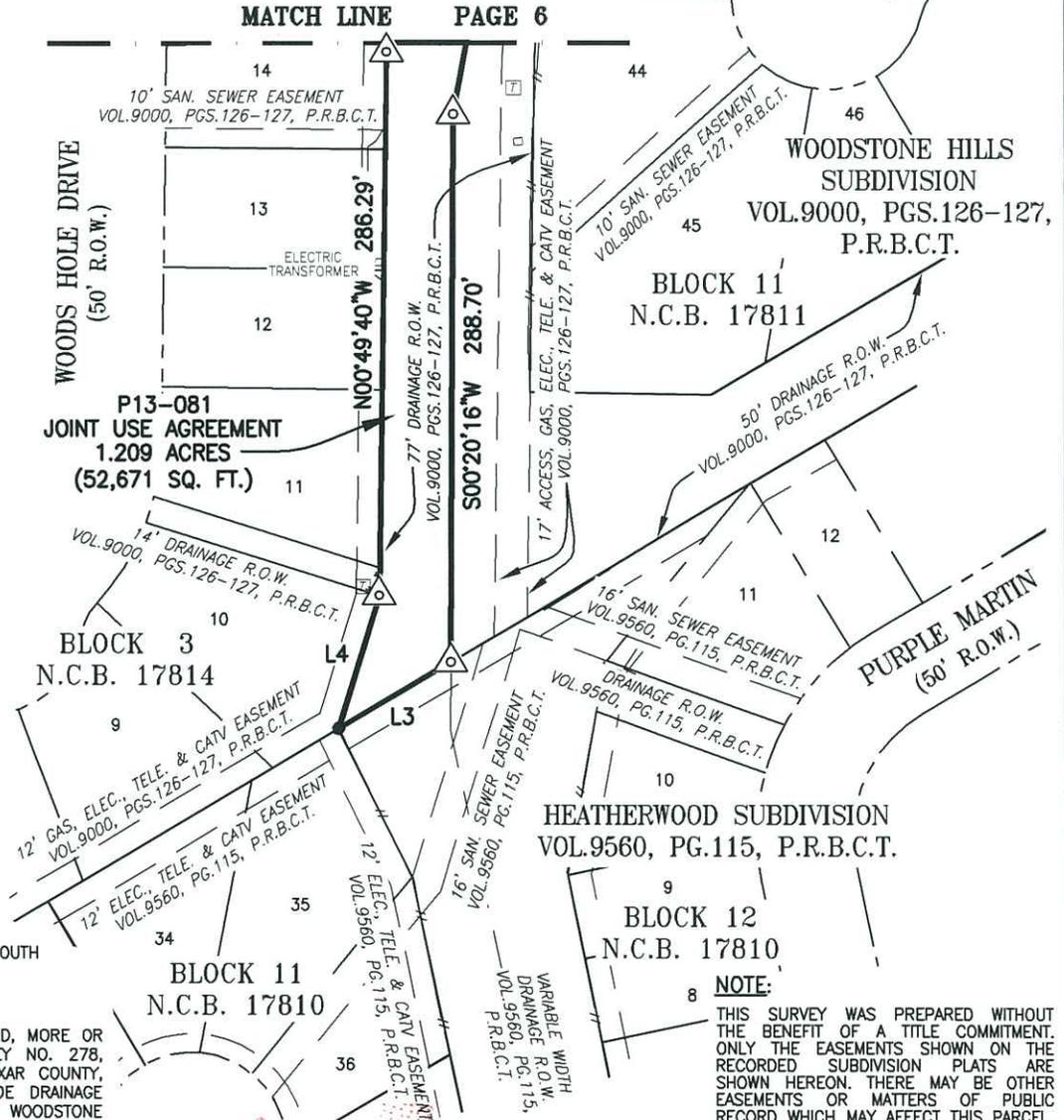
SURVEY PLAT SHOWING:

A 1.209 ACRE (52,671 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 77-FOOT WIDE DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF WOODSTONE HILLS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9000, PAGES 126-127, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PREPARED BY:



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Ave.
San Antonio, Texas 78216
210/494-7223
TLSF REG No. 100209-00



NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ONLY THE EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLATS ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR MATTERS OF PUBLIC RECORD WHICH MAY AFFECT THIS PARCEL.



STATE OF TEXAS }
COUNTY OF BEXAR }

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 10TH DAY OF MAY, 20 13 A.D.

Gregorio Lopez, Jr.
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

EXHIBIT "A"

**FIELD NOTES
for a 0.378 of an Acre (16,466 SQ. FT.)
Joint Use Agreement**

BEING A 0.378 OF AN ACRE (16,466 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE MARIA OCON SURVEY NO. 279, ABSTRACT NO. 864, COUNTY BLOCK 5042, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 7.318 ACRE VARIABLE WIDTH DRAINAGE R.O.W. DESCRIBED IN EXHIBIT "A" IN A DEED WITHOUT WARRANTY DATED DECEMBER 15, 2004 TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 11149, PAGE 1132, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 7.318 ACRE VARIABLE WIDTH DRAINAGE R.O.W. BEING OUT OF RAIN TREE SUBDIVISION, UNIT 10, A SUBDIVISION RECORDED IN VOLUME 9551, PAGES 40-42, PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.378 OF AN ACRE (16,466 SQ. FT.) TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING for reference at a found ½" iron rod at the monumented northeast corner of said 7.318 acre variable width drainage right-of-way and the southeast corner of a 105.2599 acre tract called "Tract A" as described in a Special Warranty Deed dated January 1, 2000 conveying an undivided one-half interest to Texas Dorado Properties, Ltd., recorded in Volume 8278, Page 937, Official Public Records of Real Property of Bexar County, Texas; said 105.2599 acre tract also described in a Special Warranty Deed dated January 1, 2000 conveying an undivided one-half interest to Southern Acres Properties, Ltd., recorded in Volume 8278, Page 944, Official Public Records of Real Property of Bexar County, Texas;

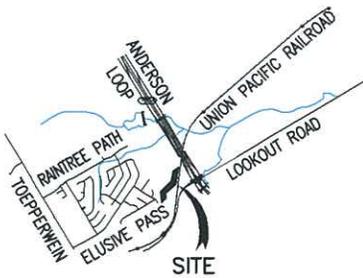
Thence S. 59°49'43" W., with the north line of said 7.318 acre variable width drainage right-of-way and the south line of said 105.2599 acre tract, a distance of 1.88 feet to a calculated point, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, said point being 60.00 feet from and at right angles to the center line of the existing railroad tracks;

(1) Thence S. 08°09'36" W., with the west right-of-way line of Union Pacific Railroad and the east line of said 7.318 acre variable width drainage right-of-way, a distance of 286.27 feet to a calculated point, said point being 60.00 feet from and at right angles to the center line of the existing railroad tracks;

Thence, across said 7.318 acre variable width drainage right-of-way, the following eight courses numbered (2) through (9):

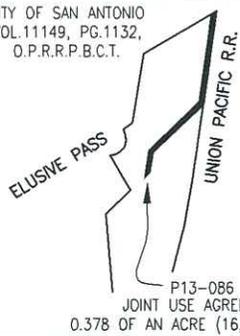
- (2) S. 46°38'18" W., a distance of 205.12 feet to a calculated point;
- (3) S. 08°30'31" W., a distance of 56.70 feet to a calculated point on the northwest line of a 15-foot wide sanitary sewer easement recorded in Volume 3920, Page 1704, Official Public Records of Real Property of Bexar County, Texas, for an angle point;
- (4) S. 46°38'18" W., with the northwest line of said 15-foot wide sanitary sewer easement, a distance of 30.03 feet to a calculated point at the intersection of the northwest line of said 15-foot wide sanitary sewer easement, with the northeast line of a 16-foot wide sanitary sewer easement recorded in Volume 9551, Pages 40-42, Plat Records of Bexar County, for the most southerly corner of the herein described tract, from said point, a found ½" iron rod at an interior corner of said 7.318 acre variable width drainage right-of-way, and the east corner of Lot 33, Block 16, N.C.B. 16587 of said Raintree Subdivision, Unit 10, bears S. 46°38'18" W., 52.72 feet;
- (5) N. 41°31'28" W., with the northeast line of said 16-foot wide sanitary sewer easement, a distance of 14.95 feet to a calculated point;
- (6) N. 08°30'31" E., a distance of 81.09 feet to a calculated point;
- (7) N. 46°38'18" E., a distance of 205.02 feet to a calculated point;
- (8) N. 08°09'36" E., a distance of 230.90 feet to a calculated point;
- (9) N. 19°24'26" E., a distance of 25.64 feet to a calculated point on the north line of said 7.318 acre variable width drainage right-of-way and the south line of said 105.2599 acre tract, for the northwest corner of the herein described tract, from said point, a found ½" iron rod with a yellow plastic cap stamped "VICKREY PROP. COR.", at the northwest corner of said 7.318 acre variable width drainage right-of-way and the northeast corner of Lot 32, Block 16, N.C.B. 16587 of said Raintree Subdivision, Unit 10, bears S. 59°49'43" W., 219.83 feet;
- (10) Thence N. 59°49'43" E., with the north line of said 7.318 acre variable width drainage right-of-way and the south line of said 105.2599 acre tract, a distance of 31.87 feet to the **POINT OF BEGINNING** and containing 0.378 of an acre (16,466 Square Feet) of land, more or less.

NOTE: All calculated points described herein to be monumented with a ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT" after easement acquisition.



LOCATION MAP NOT TO SCALE

CITY OF SAN ANTONIO
VOL.11149, PG.1132,
O.P.R.R.P.B.C.T.

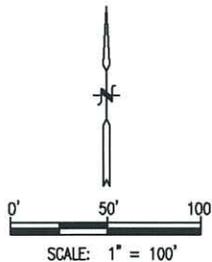


PARENT TRACT NOT TO SCALE

Saws Parcel: P13-086

Owner: City of San Antonio
Project Name: San Antonio Water System
Cibola Creek Sewershed Flow Diversion Project
SAWS Job No.: 11-2511

TEXAS DORADO PROPERTIES, LTD.
TRACT A - 105.2599 ACRES
VOL.8278, PG.937, O.P.R.R.P.B.C.T.
(AN UNDIVIDED ONE-HALF INTEREST)
SOUTHERN ACRES PROPERTIES, LTD.
TRACT A - 105.2599 ACRES
VOL.8278, PG.944, O.P.R.R.P.B.C.T.
(AN UNDIVIDED ONE-HALF INTEREST)



HERMAN SPARKS SURVEY NO. 71
ABSTRACT NO. 707
COUNTY BLOCK 5041

RED PLASTIC CAP STAMPED
"VICKREY PROP. COR."

5' GAS, ELEC., TELE. & CATV EASEMENT
VOL.9551, PGS.40-42, P.R.B.C.T.

P13-086
JOINT USE AGREEMENT
0.378 OF AN ACRE
(16,466 SQ. FT.)

JOSE MARIA OCON SURVEY NO. 279
ABSTRACT NO. 864
COUNTY BLOCK 5042

CITY OF SAN ANTONIO
VOL.11149, PG.1132, O.P.R.R.P.B.C.T.

RAINTREE SUBDIVISION, UNIT 10
VOL.9551, PGS.40-42, P.R.B.C.T.

ELUSIVE PASS
16' SAN SEWER EASEMENT
VOL.9551, PGS.40-42, P.R.B.C.T.

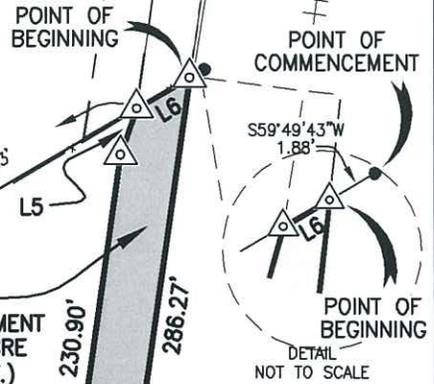
BLOCK 16
N.C.B. 16587

12' GAS, ELEC., TELE. & CATV EASEMENT
VOL.9551, PGS.40-42, P.R.B.C.T.

CITY OF SAN ANTONIO
VOL.11149, PG.1132, O.P.R.R.P.B.C.T.

VARIABLE WIDTH DRAINAGE R.O.W.
7.318 ACRES
VOL.9551, PGS. 40-42, P.R.B.C.T.

15' SANITARY SEWER EASEMENT
VOL.3920, PG.1704, O.P.R.R.P.B.C.T.



LEGEND

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- △ CALCULATED POINT TO BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BMB INC. EASEMENT" AFTER EASEMENT ACQUISITION
- POWER POLE
- GUY ANCHOR
- SIGN
- O— OVERHEAD ELECTRIC
- X— BARBED WIRE FENCE
- OO— CHAIN LINK FENCE
- //— WOOD FENCE
- EXISTING R.O.W
- PROPOSED PARCEL
- P.R.B.C.T. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

BEARING SOURCE:

NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, SCALE FACTOR 1.00017

SURVEY PLAT SHOWING:

A 0.378 OF AN ACRE (16,466 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE JOSE MARIA OCON SURVEY NO. 279, ABSTRACT NO. 864, COUNTY BLOCK 5042, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 7.318 ACRE VARIABLE WIDTH DRAINAGE R.O.W. DESCRIBED IN EXHIBIT "A" IN A DEED WITHOUT WARRANTY DATED DECEMBER 15, 2004 TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 11149, PAGE 1132, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 7.318 ACRE VARIABLE WIDTH DRAINAGE R.O.W. BEING OUT OF RAIN TREE SUBDIVISION, UNIT 10, A SUBDIVISION RECORDED IN VOLUME 9551, PAGES 40-42, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PREPARED BY:



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Ave.
San Antonio, Texas 78216
210/494-7223
TLSF REG No. 100209-00



NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ONLY THE EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLATS ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR MATTERS OF PUBLIC RECORD WHICH MAY AFFECT THIS PARCEL.

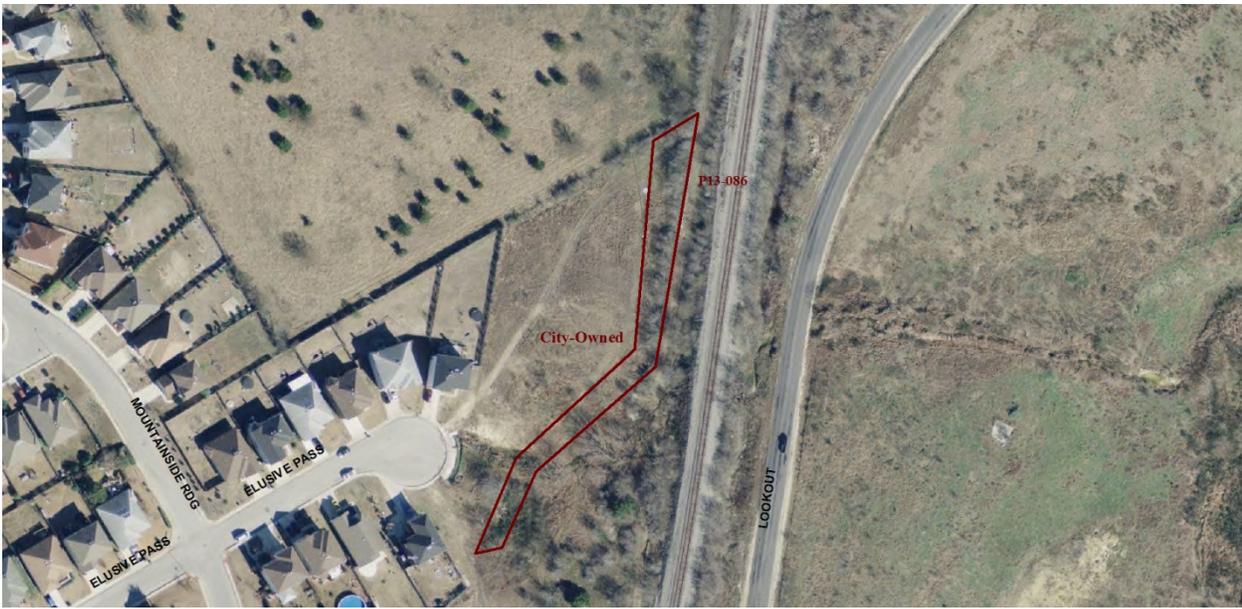
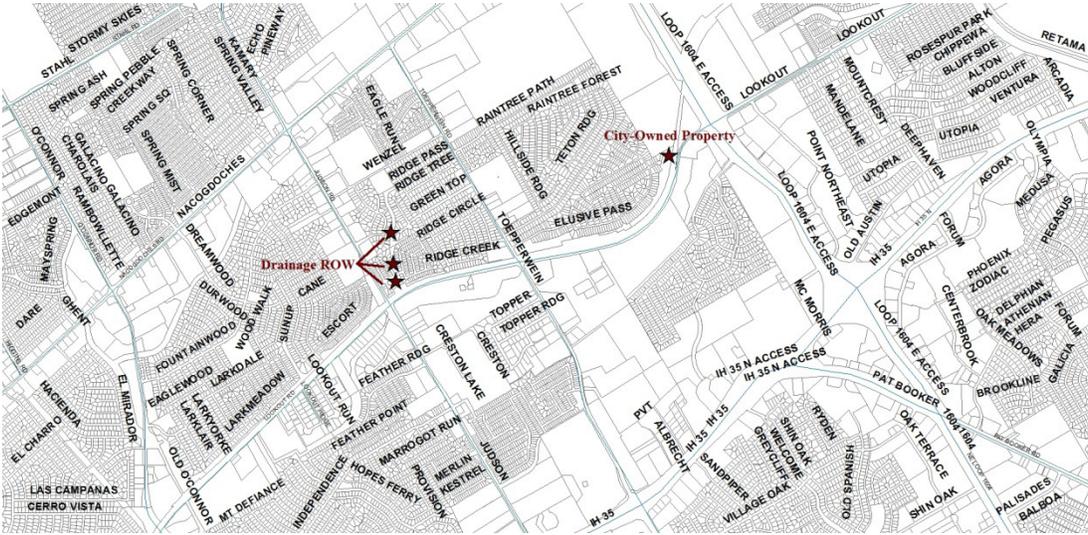
LINE	BEARING	LENGTH
L1	S08°30'31"W	56.70'
L2	S46°38'18"W	30.03'
L3	N41°31'28"W	14.95'
L4	N08°30'31"E	81.09'
L5	N19°24'26"E	25.64'
L6	N59°49'43"E	31.87'

STATE OF TEXAS }
COUNTY OF BEXAR }

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 10TH DAY OF MAY, 2013 A.D.

Gregorio Lopez, Jr.
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas



S.P. 1785 SAWS JUAs Cibolo Creek Sewer Shed Project

RESOLUTION # _____

A RESOLUTION SUPPORTING FOUR JOINT USE AGREEMENT BETWEEN THE CITY AND THE SAN ANTONIO WATER SYSTEM TO INCLUDE: 0.171 ACRE WITHIN DRAINAGE ROW WITHIN HEATHERWOOD SUBDIVISION, 0.481 ACRE WITHIN DRAINAGE ROW WITHIN HEATHERWOOD SUBDIVISION, 1.209 ACRE WITHIN WOODSTONE SUBDIVISION, AND 0.378 ACRE WITHIN A CITY-OWNED DRAINAGE RIGHT-OF-WAY WITHIN THE RAINTREE SUBDIVISION AS PART OF ITS CIBOLO CREEK SEWERSHED PROJECT.

* * * * *

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

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

WHEREAS, Petitioner has filed an application requesting the city authorize Joint Use Agreements for SAWS to use one city-owned parcel, and three drainage right-of-ways; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application requesting the city authorize four Joint Use Agreements between the city and SAWS as part of it Cibolo Creek Sewershed project.

SIGNED this 12th day of November, 2014

Roberto R. Rodriguez, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT AGENDA ITEM NO. 20

Public Hearing:

Planning Commission
November 12, 2014

Special Project Number:

S.P. 1789

Petitioner:

Ronald Harrell

Representative:

Staff Coordinator:

Martha Almeria, Management
Analyst
210 207-6970
malmeria@sanantonio.gov

Property Address/Location:

7242 Carriage Mist

Tract Size:

0.07 of an acre (3,124 square feet)

Council District(s):

8

REQUEST

S. P. No. 1789: Consideration of a request to declare as surplus and sell an unimproved 0.07 of an acre tract (3,124 sq. ft.) of City owned land located at 7242 Carriage Mist (NCB 17293), as requested by Ronald Harrell. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)

RECOMMENDATION ACTION

Staff recommends **Approval** of this request.

ALTERNATIVE ACTION

The sale of an unimproved 0.07 acre tract of City owned land located at 7242 Carriage Mist will allow the Petitioner to use as part of their yard space. Disapproval of this request will disallow the Petitioner from using and combining the land with their adjacent property and home.

I. BACKGROUND

Ronald Harrell (Petitioner) is requesting that the City declare as surplus and sell a parcel of unimproved land located at 7242 Carriage Mist as shown on attached Exhibit A. This property was purchased by the City in March of 2013 for the construction of a drainage channel. The dwelling shown in the aerial was demolished for the new construction, which is finished and shown on Exhibit B. There are now two remnant parcels of land, one on either side of the channel. Petitioner would like to purchase the 0.07 acre (3,124 square feet) portion of land adjacent to his property at 7238 Carriage Mist for additional yard space. See subject parcel on attached survey.

II. SUPPLEMENTAL INFORMATION

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies and has received approval.

III. RECOMMENDATION

Staff recommends approval of this request to sell property located at 7242 Carriage Mist.

IV. ATTACHMENTS

1. Exhibit A
2. Exhibit B
3. Survey
4. Resolution



Exhibit A



Exhibit B

**METES AND BOUNDS
FOR A 0.07 OF AN ACRE (3124 SQ.FT.)
TRACT OF LAND**

Being a 0.07 of an acre (3124 SQ. FT.) tract of land more or less out of LOT 88, BLOCK 25, N.C.B. 17293, known as CARRIAGE HILLS, PHASE IIIA, as recorded in Volume 9554, Page 148, Deeds and Plats Records of Bexar County, Texas; said 0.02 of an acre being more particularly described as follows;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT.

COMMENCING, at 1/2inch Iron Rod found at the Northeast corner of Lot 87, and the Northwest corner of Lot 88, Block 25, N.C.B. 17293, also being on the South right of way line of Carriage Mist (having a 50.0' R.O.W.); Thence, EAST, along the South right of way of said Carriage Mist, a distance of 20.53 feet to a ½ inch Iron Rod with cap set for the Northeast corner and POINT OF BEGINNING of the tract herein described;

Thence, EAST, along the South right of way of said Carriage Mist, a distance of 29.47 feet to a ½ inch Iron Rod with cap at the Northeast corner of Lot 88, and the Northwest corner of Lot 89, Block 25, of said N.C.B. 17293, for the Northwest corner of the tract herein described;

Thence, SOUTH, leaving the South right of way of said Carriage Mist, along the common line of Lot 88, and of Lot 89, Block 25, of said N.C.B. 17293, a distance of 110.24 feet to a ½ inch Iron Rod with cap set at the Southeast corner of Lot 88, and the Southwest corner of Lot 89, Block 25, of said N.C.B. 17293, for THE Southwest corner of the tract herein described;

Thence, S 89°04'12" W, along the South line of Lot 88, Block 25, of said N.C.B. 17293, a distance of 22.17 feet to a ½ inch Iron Rod with cap set for the Southwest corner of the tract herein described;

Thence, NORTH, a distance of 12.60 feet to a ½ inch Iron Rod with cap for an angle point of the tract herein described;

Thence, N 34°08'46" W, a distance of 13.01 feet to a ½ inch Iron Rod with cap set for an angle point of the tract herein described;

Thence, NORTH, a distance of 87.23 feet to the POINT OF BEGINNING, CONTAINING, an area of 3124 square feet, 0.07 of an acre of land more or less:

A parcel plat of even date accompanies this metes and bounds description.



Oscar Hernandez, R.P.L.S. 5005
Registered Professional Land Surveyor
GONZALEZ DE LA GARZA



NOTE:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0220G WHICH BEARS A REVISED DATE OF SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
2. BASIS OF BEARINGS ON THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 DATUM.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT, THEREFORE NOT ALL EASEMENTS AFFECTING THE PROPERTY MAYBE SHOWN.
4. 10.0 FEET EASEMENT, 5 FEET ON EACH SIDE OF PROPERTY LINE.
5. 12.0 FEET ELECTRICAL, GAS, TELEPHONE, AND CABLE TV EASEMENT.
6. 20.0 FEET REAR BUILDING SET BACK LINE

SCALE: 1"=30.0'



CARRIAGE ELM
(50.0' ROW)

CARRIAGE MIST
(50.0' ROW)

1. OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 15TH DAY OF APRIL, 2014. THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

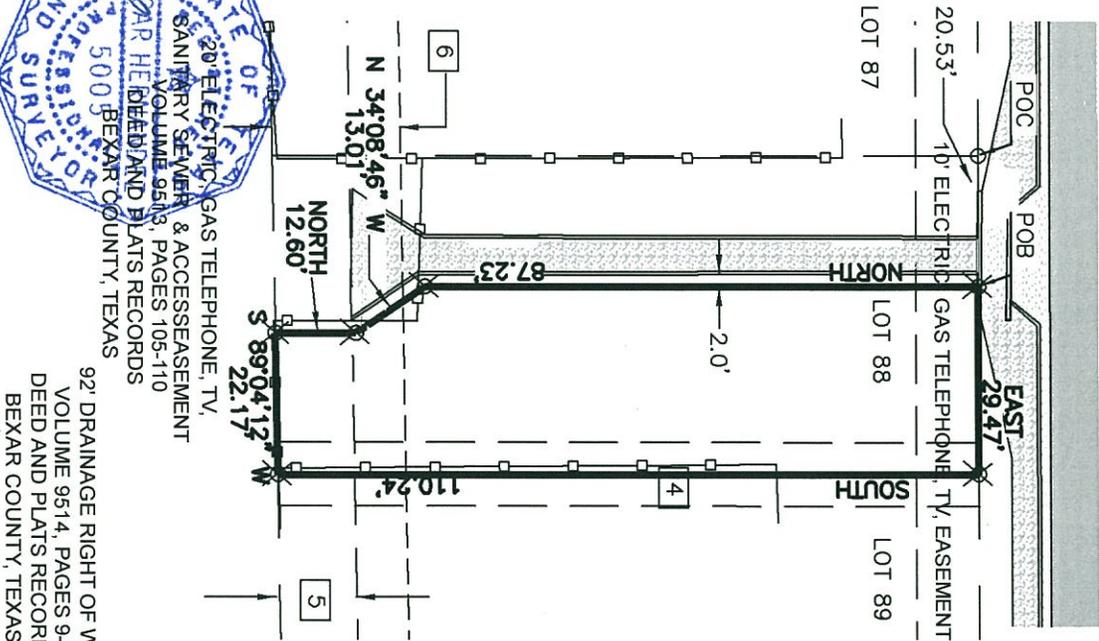
OSCAR HERNANDEZ, R.P.L.S. # 5005



OSCAR HERNANDEZ, R.P.L.S. # 5005
500 BEXAR COUNTY, TEXAS
SANITARY SEWER & ACCESS/EASEMENT
VOLUME 9513, PAGES 105-110
DEED AND PLATS RECORDS

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

COPYRIGHT 2000-2014



LEGEND

- 1/2" IRON PIN W/CAP SET
- CABLE BOX
- 0.5' TELEPHONE PEDISTAL
- 1/2" IRON PIN FOUND
- ELECTRICAL BOX
- 1.0' TELEPHONE PEDISTAL
- WOODEN FENCE
- CHAIN LINK FENCE
- # RELATIVE TO NUMBER ON NOTES

MAP OF SURVEY

OF

Being a 0.07 of an acre (3124 SQ. FT.) tract of land more or less out of LOT 88, BLOCK 25, N.C.B. 17293, known as CARRIAGE HILLS, PHASE IIIA, as recorded in Volume 9554, Page 148, Deeds and Plats Records of Bexar County, Texas,

SURVEYED FOR: CAPITAL IMPROVEMENT MANAGEMENT SERVICES
ADDRESS: 7242 CARRIAGE MIST SAN ANTONIO, TEXAS 78240
DATE: 4-15-2014

92' DRAINAGE RIGHT OF WAY
VOLUME 9514, PAGES 9-11
DEED AND PLATS RECORDS
BEXAR COUNTY, TEXAS



GONZALEZ DE LA GARZA

115 E. TRAVIS ST. SUITE 11120
SAN ANTONIO, TX 78205
p:210.208.9400 f:210.208.9401
TBE FIRM# 10015
TBS FIRM# 10193922

RESOLUTION # _____

A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF AN UNIMPROVED 0.07 ACRE TRACT OF LAND (3,124 SQUARE FEET), DESCRIBED AS THE REMAINING EAST PORTION OF LOT 88, BLOCK 25, NCB 17293, LOCATED AT 7242 CARRIAGE MIST, AS REQUESTED BY RONALD HARRELL.

* * * * *

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 property sales to hearing and approval by act of City Council; and

WHEREAS, Ronald Harrell filed an application requesting to purchase an unimproved 0.07 of an acre tract of land (3,124 sq. ft.) out of NCB 17293 located at 7242 Carriage Mist; 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 approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

SIGNED this 12th day of November, 2014.

ROBERTO R. RODRIGUEZ, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 21

Public Hearing:

Planning Commission
November 12, 2014

Special Project Number:

S.P. 1801

Petitioner:

Adolfo Angiano

Representative:

Staff Coordinator:

Martha Almeria, Management
Analyst
210 207-6970
malmeria@sanantonio.gov

Property Address/Location:

163 Angela Street

Tract Size:

0.0514 of an acre (2,239 square feet)

Council District(s):

5

REQUEST

S. P. No. 1801: Consideration of a request to declare as surplus and sell an unimproved 0.0514 of an acre tract (2,239 sq. ft.) of City owned land located at 163 Angela Street (NCB 3159), as requested by Adolfo Angiano. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)

RECOMMENDATION ACTION

Staff recommends **Approval** of this request.

ALTERNATIVE ACTION

The sale of an unimproved 0.0514 acre tract of City owned land located 163 Angela Street will allow the Petitioner to use as part of their yard space. Disapproval of this request will disallow the Petitioner from using and combining the land with their adjacent property and home.

I. BACKGROUND

Adolfo Anguiano (Petitioner) is requesting that the City declare as surplus and sell property located at 163 Angela Street as shown on attached Exhibit A. Petitioner lives at 151 Angela Street, and is in the process of purchasing property at 155 Angela. He would like to buy the subject property to combine all properties for full expansion and use of his home. The subject property at 163 Angela is a tax foreclosure that was struck off to the City in 1974. It has since remained vacant all these years and selling the property would not only make it a viable, usable property again, but would also re-instate it as taxable property.

II. SUPPLEMENTAL INFORMATION

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies and has received approval.

III. RECOMMENDATION

Staff recommends approval of this request to sell property located at 163 Angela Street.

IV. ATTACHMENTS

1. Exhibit A
2. Resolution

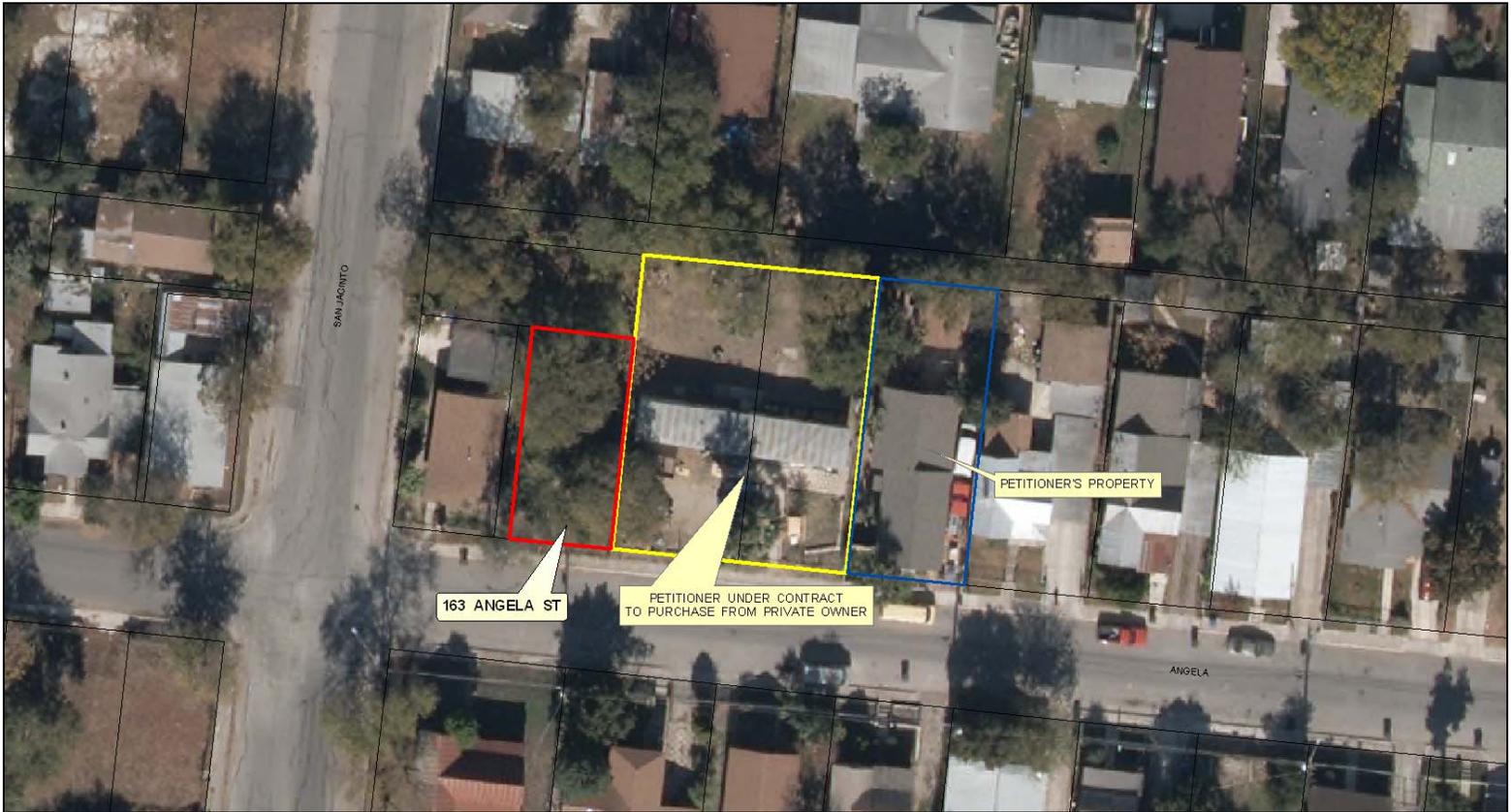
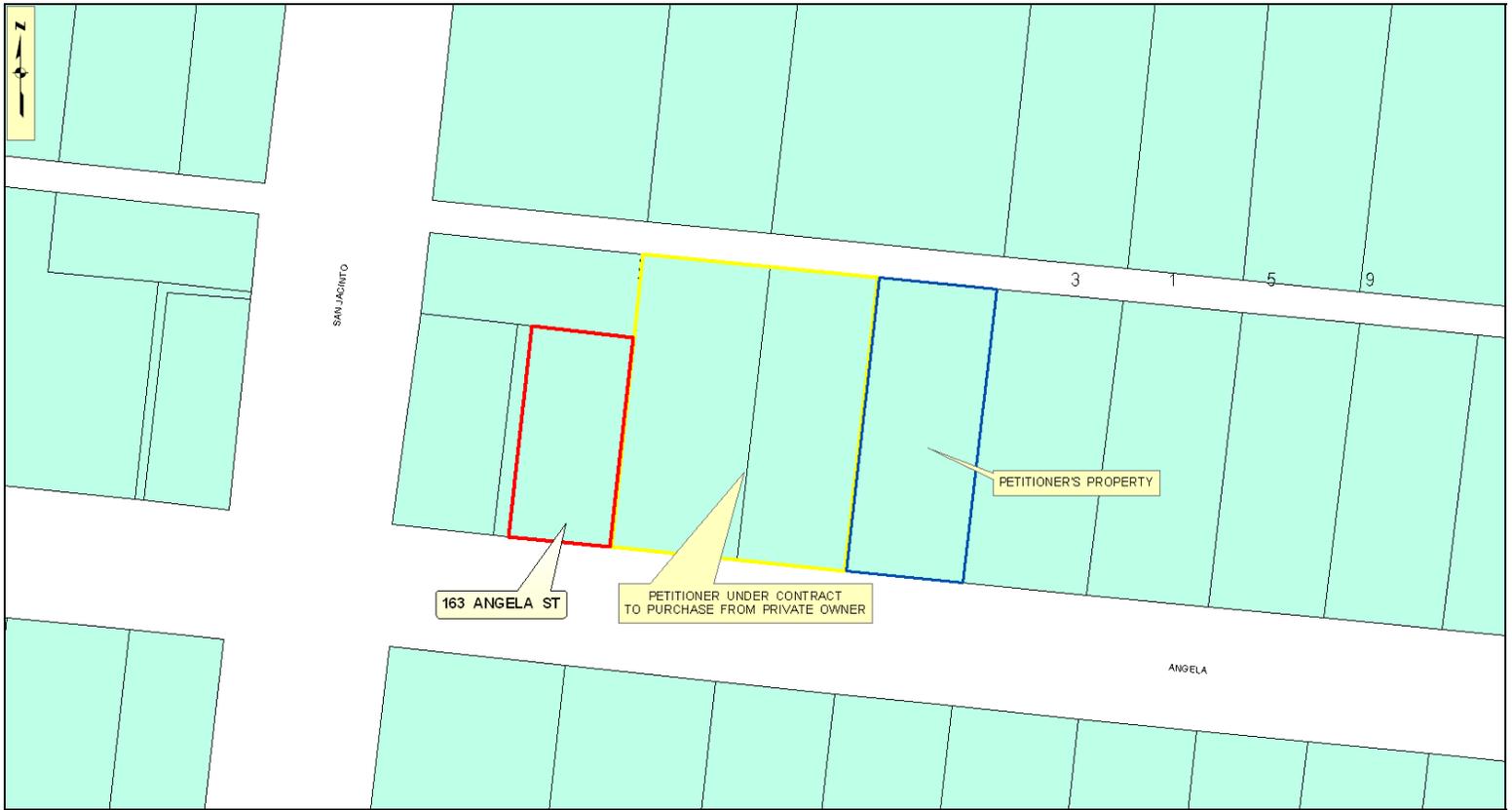


Exhibit A

RESOLUTION # _____

A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF AN UNIMPROVED 0.0514 ACRE TRACT OF LAND (2,239 SQUARE FEET), DESCRIBED AS LOT EAST 35 FEET OF SOUTH 72 FEET OF 19, BLOCK 2, NCB 3159, LOCATED AT 163 ANGELA STREET, AS REQUESTED BY ADOLFO ANGUIANO.

* * * * *

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 property sales to hearing and approval by act of City Council; and

WHEREAS, Adolfo Anguiano filed an application requesting to purchase an unimproved 0.0514 of an acre tract of land (2,239 sq. ft.) out of NCB 3159 located at 163 Angela Street; 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 approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

SIGNED this 12th day of November, 2014.

ROBERTO R. RODRIGUEZ, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 22

Public Hearing:

Planning Commission
November 12, 2014

Special Project Number:

S.P. 1816

Petitioner:

South Frio Development, LLC

Staff Coordinator:

Jesse Quesada, Management
Analyst 210 207-6971
jesse.quesada@sanantonio.gov

Property Address/Location:

Proposed closure of Colima Street
located between S. Frio and S.
Medina Streets

Tract Size:

0.386 of an acre (16,810 square
feet)

Council District (s)

5

Notification:

- 1.) Posted two signs to notify public of the proposed closure
- 2.) Mailed 48 notices to property owners within a 500-foot radius of the proposed closure

REQUEST

S.P. 1816: A Resolution authorizing the closure, vacation, and abandonment of an improved portion of Colima Street Public Right of Way adjacent to NCBs 273 and 274, located between S. Frio and S. Medina Streets. 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 Colima Street Public Right of Way located between S. Frio and S. Medina Streets.

ALTERNATIVE ACTION

The closure, vacation and abandonment of an improved portion of Colima Street Public Right of Way will allow Petitioner to incorporate the public right of way with its adjacent property with the development of the Peanut Factory Lofts Project which be constructed on both sides of the proposed closure. Petitioner's concern is the security of the development of the project. Disapproval of this request would disallow Petitioner from incorporating the proposed closure with its adjacent property and using it with the development of the Peanut Factory Lofts Project for security purposes.

I. BACKGROUND

The South Frio Development, LLC (Petitioner) is requesting to close, vacate and abandon an improved portion of Colima Street located between S. Frio and S. Medina Streets adjacent to New City Blocks 273 and 274, as shown on attached Exhibit "A" in City Council District No. 5. Petitioner has indicated that the permanent closure of Colima Street between S. Frio to S. Medina Streets is an important part of the Peanut Factory Lofts Project. Petitioner's primary concern of this proposed road closure is safety and security. The property is being constructed on both sides of Colima Street and the amenity package will be on the north side of Colima Street. The South Frio Development, LLC's concern is that the development of the project will cause a significant increase in car and foot traffic between the two sites. In addition, Petitioner has stated that in order to securitize the entire site for the resident's safety, the closing of Colima Street would allow for a much more complete and secure site. Petitioner also has stated that his closure will help limit interactions between cars passing through and pedestrians and prevent unnecessary automotive risks or security risks.

If approved, Petitioner proposes to subdivide the entire property into a single mixed income residential development. The development includes three new buildings and a historical rehabilitation of the existing peanut factory building. The total project will include 102 units between the four buildings onsite. The new buildings constructed will consist of two and three story structures. The existing peanut factory is a five story and will remain a five story structure. Construction on this project began in early 2013 and is anticipated to be completed in phases over the next three months delivering units each month.

To ensure public travel and traffic circulation between Guadalupe and Vera Cruz Streets, City Staff has started the process to acquire private property between Colima and Vera Cruz Streets for public right of way purposes. The subject property targeted for acquisition will extend Medina Street from Colima Street to Vera Cruz Street. This will allow adjacent owners easy access to major thoroughfares in order to access to IH 35. This acquisition will be paid by part of the City's Capital Improvement Project.

II. SUPPLEMENTAL INFORMATION

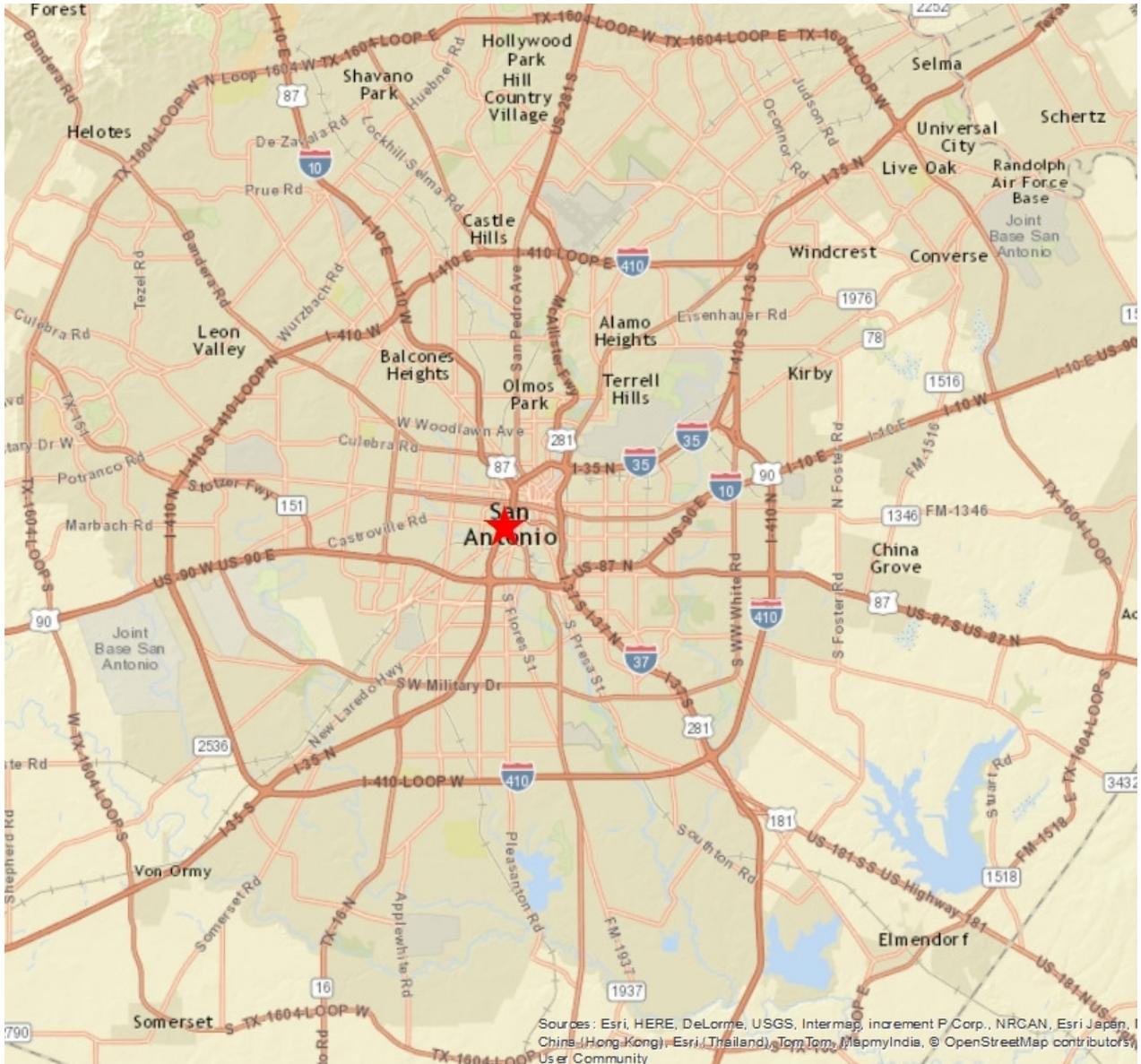
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which Petitioner agrees with all conditions imposed through this canvassing is attached for your review.

III. RECOMMENDATION

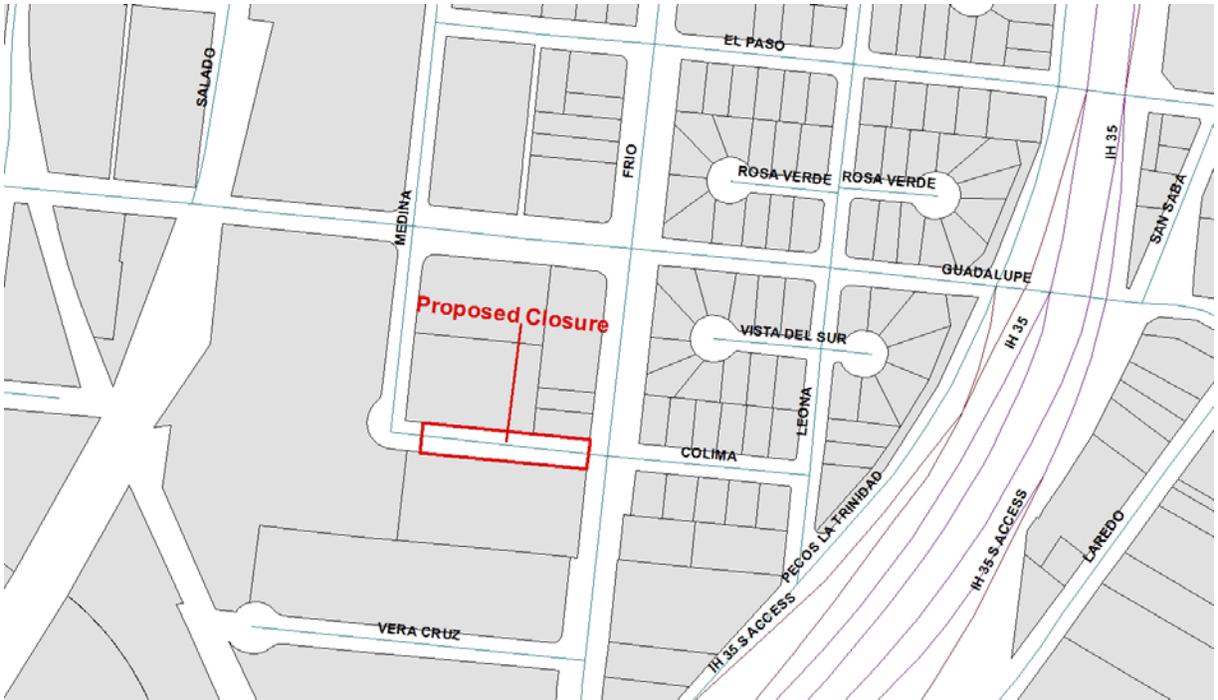
Staff recommends approval of this request to close, vacate and abandon an improved portion of a 0.386 of an acre (16,810 square feet) improved portion of Colima Street located between S. Frio and S. Medina Streets. This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

IV. ATTACHMENTS

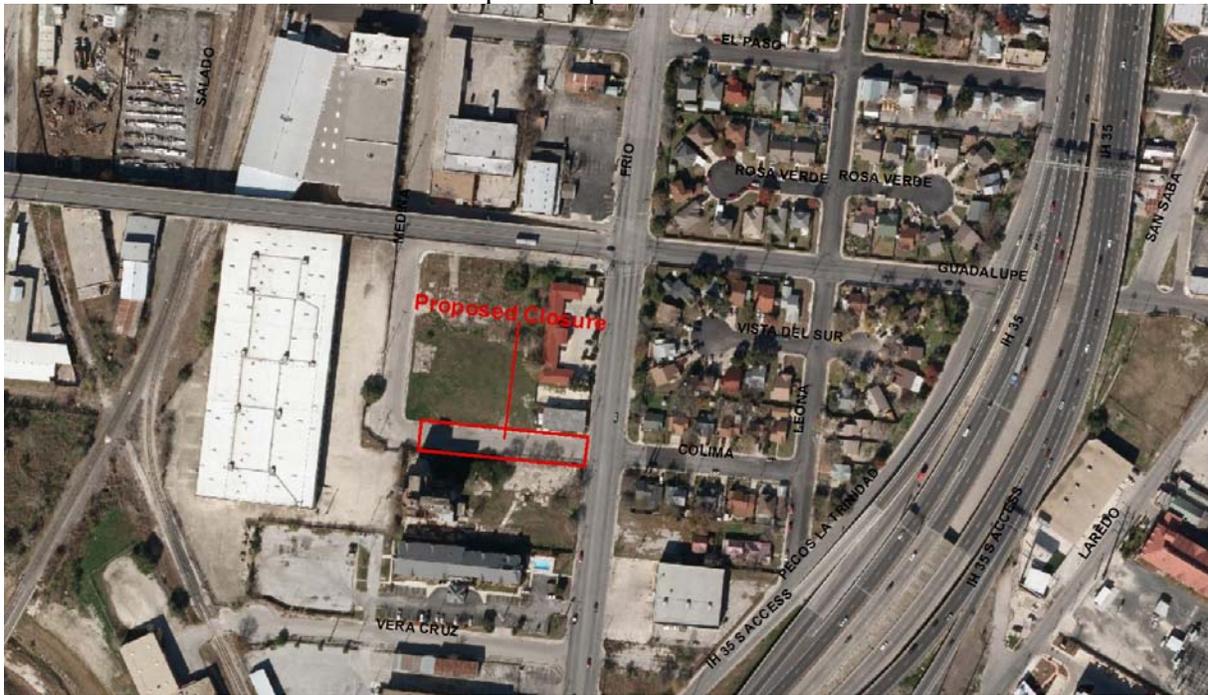
1. Exhibit "A"
2. Site Plan
3. Survey
4. Letter of Agreement
5. Resolution



Site Map of Proposed Closure



Map of Proposed Closure



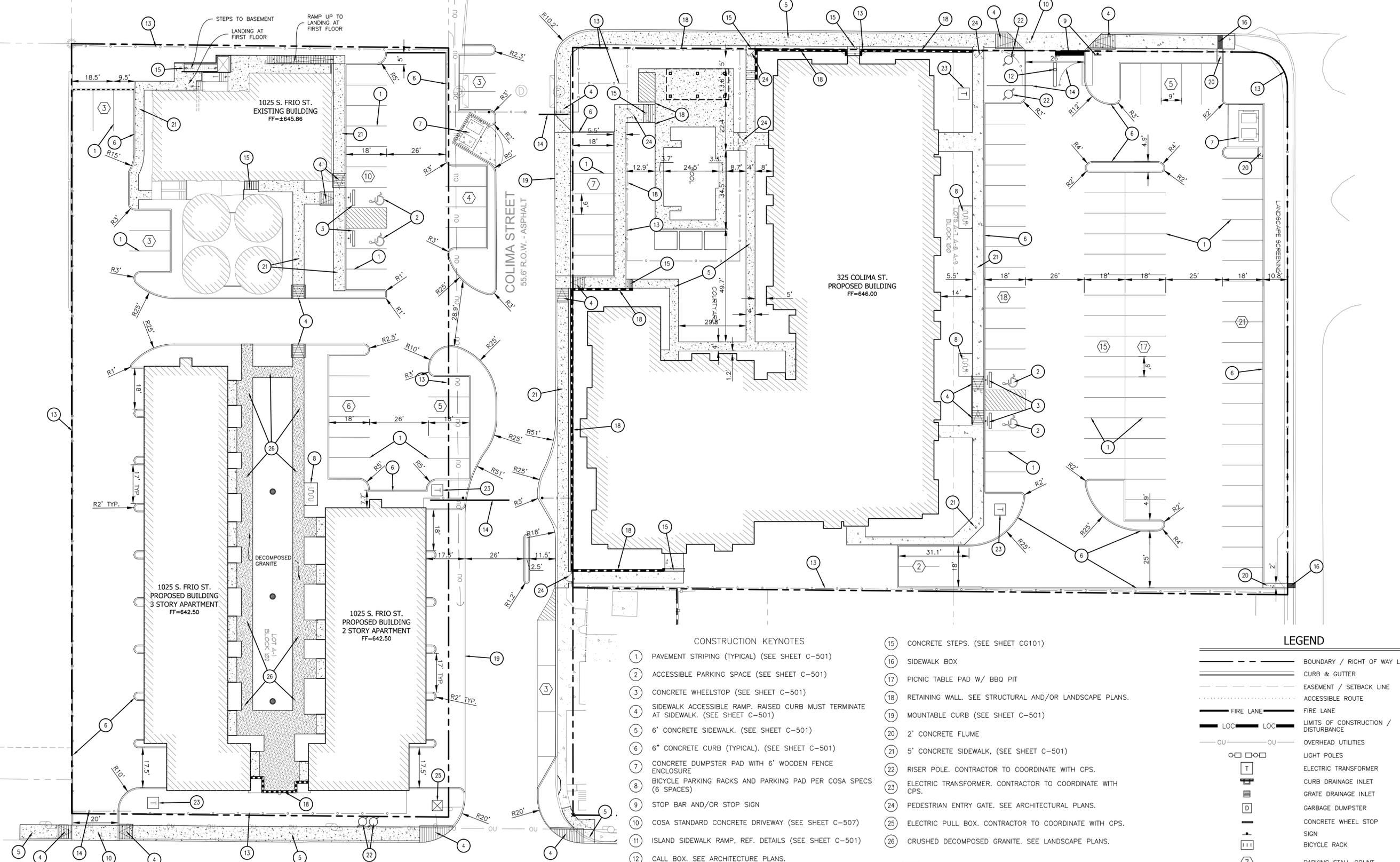
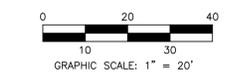
Aerial Map of Proposed Closure

PEANUT FACTORY MULTI-FAMILY - PARKING DATA REQUIRED					
USE	MIN RATIO	MAX RATIO	UNITS	MINIMUM	MAXIMUM
DWELLING	1 PER UNIT	1.9 PER UNIT	102	102	194
TOTAL REQUIRED			102	102	194

PEANUT FACTORY MULTI-FAMILY - PARKING PROVIDED	
TYPE:	PARKING PROVIDED
ACCESSIBLE	4
REGULAR	118
TOTAL PARKING PROVIDED	122

PEANUT FACTORY MULTI-FAMILY - BICYCLE PARKING REQUIRED/PROVIDED		
10% OF PARKING PROVIDED	REQ'D	PROVIDED
	10	12

S. MEDINA STREET
55.6' R.O.W. - ASPHALT



- CONSTRUCTION KEYNOTES**
- 1 PAVEMENT STRIPING (TYPICAL) (SEE SHEET C-501)
 - 2 ACCESSIBLE PARKING SPACE (SEE SHEET C-501)
 - 3 CONCRETE WHEELSTOP (SEE SHEET C-501)
 - 4 SIDEWALK ACCESSIBLE RAMP. RAISED CURB MUST TERMINATE AT SIDEWALK. (SEE SHEET C-501)
 - 5 6" CONCRETE SIDEWALK. (SEE SHEET C-501)
 - 6 6" CONCRETE CURB (TYPICAL). (SEE SHEET C-501)
 - 7 CONCRETE DUMPSTER PAD WITH 6' WOODEN FENCE ENCLOSURE
 - 8 BICYCLE PARKING RACKS AND PARKING PAD PER COSA SPECS (6 SPACES)
 - 9 STOP BAR AND/OR STOP SIGN
 - 10 COSA STANDARD CONCRETE DRIVEWAY (SEE SHEET C-507)
 - 11 ISLAND SIDEWALK RAMP, REF. DETAILS (SEE SHEET C-501)
 - 12 CALL BOX. SEE ARCHITECTURE PLANS.
 - 13 PERIMETER FENCING. SEE ARCHITECTURAL PLANS
 - 14 INSTALL KNOX BOX ENTRY SYSTEM ON GATE PER COSA SPECS
 - 15 CONCRETE STEPS. (SEE SHEET CG101)
 - 16 SIDEWALK BOX
 - 17 PICNIC TABLE PAD W/ BBQ PIT
 - 18 RETAINING WALL. SEE STRUCTURAL AND/OR LANDSCAPE PLANS.
 - 19 MOUNTABLE CURB (SEE SHEET C-501)
 - 20 2' CONCRETE FLUME
 - 21 5' CONCRETE SIDEWALK. (SEE SHEET C-501)
 - 22 RISER POLE. CONTRACTOR TO COORDINATE WITH CPS.
 - 23 ELECTRIC TRANSFORMER. CONTRACTOR TO COORDINATE WITH CPS.
 - 24 PEDESTRIAN ENTRY GATE. SEE ARCHITECTURAL PLANS.
 - 25 ELECTRIC PULL BOX. CONTRACTOR TO COORDINATE WITH CPS.
 - 26 CRUSHED DECOMPOSED GRANITE. SEE LANDSCAPE PLANS.

- LEGEND**
- BOUNDARY / RIGHT OF WAY LINE
 - CURB & GUTTER
 - EASEMENT / SETBACK LINE
 - ACCESSIBLE ROUTE
 - FIRE LANE
 - FIRE LANE
 - LIMITS OF CONSTRUCTION / DISTURBANCE
 - OVERHEAD UTILITIES
 - □ □ □ LIGHT POLES
 - □ □ ELECTRIC TRANSFORMER
 - CURB DRAINAGE INLET
 - GRATE DRAINAGE INLET
 - GARBAGE DUMPSTER
 - CONCRETE WHEEL STOP SIGN
 - BICYCLE RACK
 - PARKING STALL COUNT
 - ACCESSIBLE PARKING

NOTES:

1. CONTRACTOR TO REPAIR OR REPLACE ANY AND ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS.

NOTE: REFER TO GENERAL NOTE SHEET FOR ADDITIONAL SITE NOTES.

X:\c\w\p\Project Files\210 - 210 Development\001 - Peanut Factory Multifamily\ACAD\Sheet\028.001_CS101_Closing.dwg
 W:\Project Files\208 - 210 Development\001 - Peanut Factory Multifamily\ACAD\Sheet\028.001_CS101.dwg
 W:\Project Files\208 - 210 Development\001 - Peanut Factory Multifamily\ACAD\Sheet\028.001_CS101.dwg
 W:\Project Files\208 - 210 Development\001 - Peanut Factory Multifamily\ACAD\Sheet\028.001_CS101.dwg

User: Schmitt/D
 Date Modified: Jul 01, 14 10:18:26
 Drawing: W:\Project Files\208 - 210 Development\001 - Peanut Factory Multifamily\ACAD\Sheet\028.001_CS101_Colima Closing.dwg
 028.001_CS101 COLIMA CLOSING 7/2/2014 3:22 PM

CLIENT: FAS/210 DEVELOPMENT
 DRAWN BY: D.V.G.
 DESIGNER: D.V.G.
 REVIEWER: R.Y.
 B.R.D. PROJECT: 028.001

WWW.BIGREDDOG.COM
 210.860.9224
BIG RED DOG
 ENGINEERING & CONSULTING
 SAN ANTONIO, TEXAS 78249 • TEXAS REG. NO. F-13847

2 7/2/2014 COLIMA CLOSING - UPDATED PLAN
 1 2/7/2014 REVISED PLANS
 NO. DATE REVISION

PEANUT FACTORY MULTIFAMILY
 1025 S. FRIO ST. AND 325 COLIMA ST.
 SAN ANTONIO, BEXAR COUNTY, TEXAS 78207

CIVIL SITE PLAN

SHEET
CS101

MDS

LAND SURVEYING COMPANY, INC.
BOUNDARY ♦ TOPOGRAPHIC ♦ CONSTRUCTION
8 SPENCER ROAD
BOERNE, TEXAS 78006
PHONE: 830-816-1818
EMAIL: MDSINC@GVTC.COM

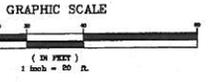
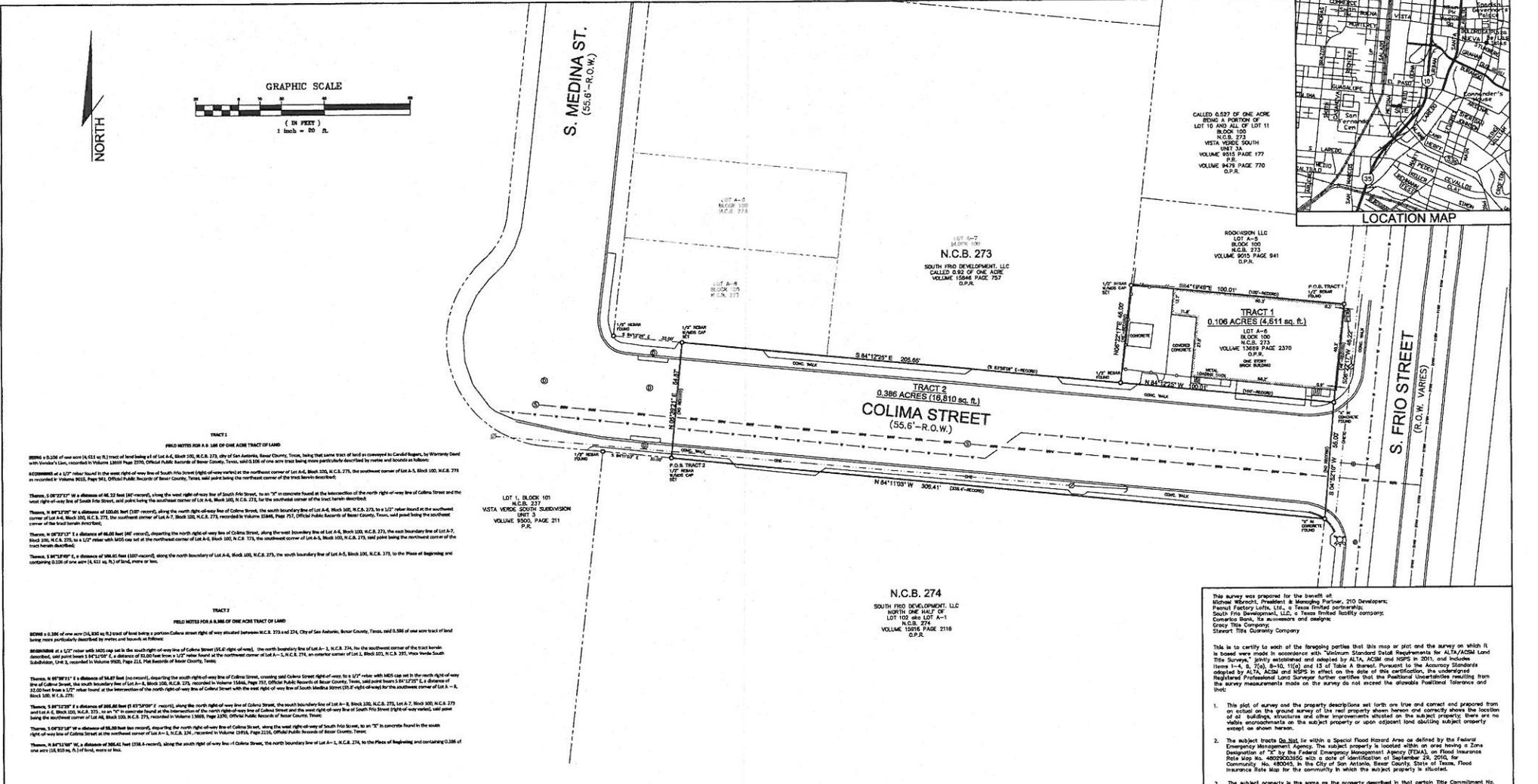
TRACT 2

FIELD NOTES FOR A 0.386 OF ONE ACRE TRACT OF LAND

BEING a 0.386 of one acre (16,810 sq ft.) tract of land being a portion Colima street right of way situated between N.C.B. 273 and 274, City of San Antonio, Bexar County, Texas, said 0.386 of one acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with MDS cap set in the south right-of-way line of Colima Street (55.6'-right-of-way), the north boundary line of Lot A-1, N.C.B. 274, for the southwest corner of the tract herein described, said point bears S 84°11'03" E, a distance of 32.00 feet from a 1/2" rebar found at the northwest corner of Lot A-1, N.C.B. 274, an exterior corner of Lot 1, Block 101, N.C.B. 237, Vista Verde South Subdivision, Unit 3, recorded in Volume 9500, Page 211, Plat Records of Bexar County, Texas;

- (1) **Thence, N 05°39'21" E a distance of 54.87 feet** (no record), departing the south right-of-way line of Colima Street, crossing said Colima Street right-of-way, to a 1/2" rebar with MDS cap set in the north right-of-way line of Colima Street, the south boundary line of Lot A-8, Block 100, N.C.B. 273, recorded in Volume 15846, Page 757, Official Public Records of Bexar County, Texas, said point bears S 84°12'25" E, a distance of 32.00 feet from a 1/2" rebar found at the intersection of the north right-of-way line of Colima Street with the east right-of-way line of South Medina Street (55.6'-right-of-way) for the southwest corner of Lot A-8, Block 100, N.C.B. 273;
- (2) **Thence, S 84°12'25" E a distance of 305.66 feet** (S 83°58'09" E -record), along the north right-of-way line of Colima Street, the south boundary line of Lot A-8, Block 100, N.C.B. 273, Lot A-7, Block 100, N.C.B. 273 and Lot A-6, Block 100, N.C.B. 273 , to an "X" in concrete found at the intersection of the north right-of-way line of Colima Street and the west right-of-way line of South Frio Street (right-of-way varies), said point being the southeast corner of Lot A6, Block 100, N.C.B. 273, recorded in Volume 13669, Page 2370, Official Public Records of Bexar County, Texas;
- (3) **Thence, S 04°52'10" W a distance of 55.00 feet** (no record), departing the north right-of-way line of Colima Street, along the west right-of-way of South Frio Street, to an "X" in concrete found in the south right-of-way line of Colima Street at the northeast corner of Lot A-1, N.C.B. 274 , recorded in Volume 15916, Page 2116, Official Public Records of Bexar County, Texas;
- (4) **Thence, N 84°11'03" W, a distance of 306.41 feet** (338.4-record), along the south right-of-way line of Colima Street, the north boundary line of Lot A-1, N.C.B. 274, to the **Place of Beginning** and containing 0.386 of one acre (16,810 sq. ft.) of land, more or less.



TRACT 1
FIELD NOTES FOR A 0.106 ACRE TRACT OF LAND

BEING a 0.106 of one acre (4,611 sq. ft.) tract of land being a lot of Lot A-6, Block 100, N.C.B. 273, City of San Antonio, Bexar County, Texas, being the same tract of land as conveyed to Candio Rogers, by Warranty Deed with Vendor's Lien, recorded in Volume 13898 Page 2755, Official Public Records of Bexar County, Texas, said 0.106 of one acre tract being more particularly described by metes and bounds as follows:

ACCOMMODATED by a 1.27' radius South in the west right-of-way line of South Frío Street (right-of-way metes) at the northwest corner of Lot A-6, Block 100, N.C.B. 273, the southeast corner of Lot A-6, Block 100, N.C.B. 273 as recorded in Volume 9025, Page 941, Official Public Records of Bexar County, Texas, said point being the northeast corner of the tract herein described.

Thence, S 0°27'27" W a distance of 46.32 feet (46' corner), along the west right-of-way line of South Frío Street, to an "X" in concrete found at the intersection of the north right-of-way line of Colima Street and the west right-of-way line of South Frío Street, and point being the northeast corner of Lot A-6, Block 100, N.C.B. 273, for the southeast corner of the tract herein described.

Thence, S 84°12'25" W a distance of 100.00 feet (100' corner), along the north right-of-way line of Colima Street, the south boundary line of Lot A-6, Block 100, N.C.B. 273, to a 1/2" rebar found at the southeast corner of Lot A-6, Block 100, N.C.B. 273, the southeast corner of Lot A-6, Block 100, N.C.B. 273, the southeast corner of Lot A-6, Block 100, N.C.B. 273, said point being the southeast corner of the tract herein described.

Thence, S 0°27'27" E a distance of 46.32 feet (46' corner), along the north right-of-way line of Colima Street, along the west boundary line of Lot A-6, Block 100, N.C.B. 273, the east boundary line of Lot A-6, Block 100, N.C.B. 273, to a 1/2" rebar with 1055 on top at the northeast corner of Lot A-6, Block 100, N.C.B. 273, the southeast corner of Lot A-6, Block 100, N.C.B. 273, said point being the northeast corner of the tract herein described.

Thence, S 84°12'25" E a distance of 100.00 feet (100' corner), along the north boundary line of Lot A-6, Block 100, N.C.B. 273, the south boundary line of Lot A-6, Block 100, N.C.B. 273, to the Place of Beginning and containing 0.106 of one acre (4,611 sq. ft.) of land, more or less.

TRACT 2
FIELD NOTES FOR A 0.386 ACRE TRACT OF LAND

BEING a 0.386 of one acre (16,810 sq. ft.) tract of land being a portion of Colima Street right-of-way situated between N.C.B. 273 and 274, City of San Antonio, Bexar County, Texas, said 0.386 of one acre tract of land being more particularly described by metes and bounds as follows:

ACCOMMODATED by a 1.27' radius with 1055 on top in the south right-of-way line of Colima Street (55.6' right-of-way). The north boundary line of Lot A-1, N.C.B. 274, for the southeast corner of the tract herein described, said point being S 84°12'25" E a distance of 100.00 feet from a 1/2" rebar found at the southeast corner of Lot A-1, N.C.B. 274, on a concrete found at the southeast corner of Lot A-1, Block 101, N.C.B. 274, West Verde South Subdivision, Unit 5, Volume 9500, Page 211 P.R.

Thence, S 84°12'25" E a distance of 100.00 feet (100' corner), along the south right-of-way line of Colima Street, creating said Colima Street right-of-way to a 1/2" rebar with 1055 on top in the north right-of-way line of Colima Street, the north boundary line of Lot A-1, Block 101, N.C.B. 274, recorded in Volume 13846, Page 750, Official Public Records of Bexar County, Texas, said point being S 84°12'25" E a distance of 100.00 feet from a 1/2" rebar found at the intersection of the north right-of-way line of Colima Street with the west right-of-way line of South Frío Street (right-of-way metes) at the southwest corner of Lot A-1, Block 101, N.C.B. 274.

Thence, S 84°12'25" E a distance of 100.00 feet (100' corner), along the north right-of-way line of Colima Street, the south boundary line of Lot A-1, Block 101, N.C.B. 274, Lot A-1, Block 101, N.C.B. 274, said point being the southeast corner of Lot A-1, Block 101, N.C.B. 274.

Thence, S 0°27'27" W a distance of 46.32 feet (46' corner), along the north right-of-way line of Colima Street, along the west right-of-way line of South Frío Street, to an "X" in concrete found in the south right-of-way line of Colima Street at the southeast corner of Lot A-1, N.C.B. 274, recorded in Volume 13916, Page 2115, Official Public Records of Bexar County, Texas.

Thence, S 84°12'25" E a distance of 100.00 feet (100' corner), along the south right-of-way line of Colima Street, the north boundary line of Lot A-1, N.C.B. 274, to the Place of Beginning and containing 0.386 of one acre (16,810 sq. ft.) of land, more or less.

ALTA/ACSM LAND TITLE SURVEY

TRACT 1:
A 0.106 OF ONE ACRE (4,611 SQ. FT.) TRACT OF LAND BEING ALL OF LOT A-6, BLOCK 100, N.C.B. 273, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS CONVEYED TO CANDIO ROGERS, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 13898, PAGE 2750, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2:
BEING A 0.386 OF ONE ACRE (16,810 SQ. FT.) TRACT OF LAND BEING A PORTION COLIMA STREET RIGHT OF WAY SITUATED BETWEEN N.C.B. 273 AND 274, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

M.D.S. LAND SURVEYING CO., INC.
8 SPENCER ROAD
BOERNE, TEXAS 78008
PHONE: (850) 816-1818
TBPLS FIRM NO. 10019600

- SURVEYOR'S NOTES**
- BASE OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (94)
 - FIELD SURVEY COMPLETED 05-20-2014
 - ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY: BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - A FIELD NOTE DESCRIPTION WITH SAME DATE ACCOMPANIES THIS SURVEY.
 - THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 01247-22786A ISSUED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF MAY 22, 2014, AND ISSUED REFERENCE TO SAN ANTONIO, TEXAS AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPEARING FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

- LEGEND**
- UTILITY POLE
 - CITY WIRE
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - SIGN (AS LABELED)
 - ELECTRIC METER
 - WATER METER
 - FIRE HYDRANT
 - /○ OVERHEAD ELECTRIC
 - /○ OVERHEAD TELEPHONE
 - /○ OVERHEAD CABLE
 - WATER LINE
 - SANITARY SEWER LINE
 - WOOD FENCE
 - CHAIN LINK FENCE

This survey was prepared for the benefit of:
Michael Westbrook, President & Managing Partner, 210 Developers;
Pantex Factory Units, LLC, a Texas limited liability partnership;
South Frío Development, LLC, a Texas limited liability company;
Comerica Bank, its assignments and assigns;
Grady Title Company;
Stewart Title Guaranty Company

This is to certify to each of the foregoing parties that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" promulgated and adopted by ALTA, ACSM and NPS in 2011, and include items A, B, 7(a), B-10, 11(a) and 13 of Table A thereof Pursuant to the Accuracy Standards adopted by ALTA, ACSM and NPS in effect on the date of this certification, the undersigned Registered Professional Land Surveyor further certifies that the Paid/Unpaid Liabilities resulting from the survey measurements made by the survey do not exceed the stipulated Paid/Unpaid Liabilities and that:

- This plat of survey and the property descriptions set forth on here and correct and prepared from an actual on the ground survey of the real property shown hereon and correctly shows the location of all buildings, structures and other improvements situated on the subject property; there are no visible encroachments on the subject property or upon adjacent land abutting subject property except as shown hereon.
- The subject tracts do not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X" by the Federal Emergency Management Agency (FEMA), on flood insurance Rate Map No. 4802020180 with a date of identification of September 26, 2014, for Community No. 480204, in the City of San Antonio, Bexar County, State of Texas. Flood Insurance Rate Map for the community in which the subject property is situated.
- The subject property is the same as the property described in that certain Title Commitment No. 01247-22786A issued by Stewart Title Guaranty Company with an effective date of May 22, 2014, and issued June 03, 2014, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the subject property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The subject property has direct access to and from a public roadway.
- There are no parking spaces located on subject tracts.
- There was no observed evidence of current earth moving work, building construction or building addition on these tracts at the time this survey was performed.
- There was no observed evidence of proposed changes in street right-of-way or recent street or sidewalk construction or repairs at the time this survey was performed.
- There was no observed evidence of this property being used as a solid waste dump or sanitary landfill at the time this survey was performed.
- There was no observed evidence of any methods located on the property at the time this survey was performed.

DAVID W. KLEIN
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5528
EXPIRES 05/31/2015
1800
15248 WESTHOPE RD. W.

DATE OF SURVEY: 05-20-2014

DATE OF PLOTTING: 05-20-2014

DATE OF RECORDING: 05-20-2014

DATE OF SALE: 05-20-2014

DATE OF TITLE COMMITMENT: 05-20-2014

DATE OF RECORDING: 05-20-2014

DATE OF SALE: 05-20-2014

DATE OF TITLE COMMITMENT: 05-20-2014



CITY OF SAN ANTONIO

OFFICE OF EASTPOINT & REAL ESTATE SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

October 20, 2014

South Frio Development, LLC
C/o Big Red Dog Engineering Consulting
Attn: Russell Yeager, P.E.
5710 W. Hausman, Suite 115
San Antonio, Texas 78249

S.P. No. 1816 – Request to close, vacate and abandon an improved portion of Colima Street located between S. Frio and S. Medina Streets Public Right of Way adjacent to New City Blocks 273 and 274

Dear Mr. Yeager:

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:

DEVELOPMENT SERVICES DEPARTMENT: Provided proper permits are obtained. The site must be platted as applicable in the Unified Development Code, per section 35-430. Please note that there are platting exceptions that may apply. Please see the enclosed Informational Bulletin: <http://www.sanantonio.gov/dsddocumentcentral/upload/IB531.pdf>. The South Frio Development shall comply with applicable tree preservation/canopy, buffer and landscape ordinance requirements (35-523, 35-510, 35-511).

TRANSPORTATION AND CAPITAL IMPROVEMENTS DEPARTMENT: **Storm Water:** The existing drainage system with Colima Street will be required to be encompassed in a drainage easement. All required studies, permits and fees must be submitted to and approved by all applicable local (city and/or county), state and federal governing bodies. Furthermore, all local (city and/or county), state and federal regulations must be complied. **Traffic:** In accordance with the Unified Development Code and International Fire Code, petitioner must provide a cul-de-sac or approved fire apparatus turnaround at the terminus of Medina Street and Colima Street since the resulting dead-end street will be longer than 150 feet. A dead-end sign (W14-1) and dead end sign (W14-1P (Right)) will need to be placed at the intersection of Guadalupe frontage Road and S. Medina Street and a fence will need to be placed at the end of closure along the right-of-way/property line parallel to S. Frio Street and Medina Street. Petitioner will also need to provide end of road markers sign (OM-4P) at S. Medina Street and Colima Street. Petitioner must assure that the cul-de-sac is well lighted for motorists at night. **Right of Way:** Contact and confirm with all utilities that there are no conflicts. **Project Management:** This proposal appears to significantly change the current access to several other properties. The plan must be approved by TCI Traffic. Also, need to get utility company approvals. **Environmental:** Coordinate with right of way.

SAN ANTONIO FIRE DEPARTMENT: A thoroughfare must be maintained and fire services are able to gain access to adjacent structures.

CPS ENERGY: Petitioner will need to remove the overhead single phase primary line feeding the temporary feeding the construction trailer on Colima Street. The existing 4-inch gas distribution main within the Colima Street public right of way providing gas service to multiple properties must be centered within a fourteen (14) foot easement where the public right of way will be vacated/abandoned or, if more practical, the easement boundaries can mirror the boundaries of the existing public right of way. In addition, the gas services to the aforementioned properties, and any additional affected services that might be discovered through further research, will also require easement(s) if the property located at those addresses is owned by someone other than the Petitioner. Finally, no structures of any kind may be constructed within these easements. CPS Energy will need to retain as an electric and gas easement for existing facilities.

SAN ANTONIO WATER SYSTEM (SAWS): SAWS has water and sewer facilities within the public right of way of Colima Street where Petitioner is requesting the City of San Antonio to close, vacate and abandon (see attached Geocortex Map); therefore, we request the City of San Antonio to reserve all rights necessary for SAWS to maintain, operate, repair, patrol, realign, construct, and reconstruct its facilities, now and in the future. 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 or replace any of Petitioner's property damaged or destroyed by SAWS during its operations. Petitioner must agree to allow SAWS perpetual access on, over, across and through its property for inspection, operations, maintenance, construction, reconstruction and realignment of its facilities located on the Petitioner's property, on the adjoining property or within the public right of way. Petitioner expressly covenants and agrees for itself, legal representatives, successors and assigns, that no building or structure will be built or placed on the above public right of way and that removal of any building or structure placed within the public right of way area shall be at Petitioner's expense. Also, make sure there is language in the agreement document stating that if there will be any demolition or new construction on the property, make sure the water and sewer service lines are protected to prevent contamination of SAWS' water distribution system and prevent any debris from entering SAWS' collection system. In order to determine exactly where the existing SAWS lines are located, please contact SAWS Mains and Services at (210) 233-2009 and ask for Locates or you can contact them by email at locates@saws.org.

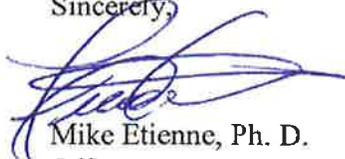
OFFICE OF EASTPOINT & REAL ESTATE SERVICES: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public 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 fees for this street closure is \$67,044.00, which staff is recommending be waived. Staff recommends that the fee be waived in exchange for Petitioner installing a total of \$59,438.00 worth of infrastructure improvements to include landscaping, lighting and sidewalk repairs on Guadalupe and Medina Streets. The fees being waived includes the property's assessed value of \$65,000.00 conducted by Eckmann Groll, Inc. on June 29, 2014, plus \$1,800.00 for the appraisal report, \$144.00 for the posting of two signs to notify the public of the proposed closure and \$100.00 for the recording fees.

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 space provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement 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

Title:

10/21/14

Date:

RESOLUTION # _____

A RESOLUTION AUTHORIZING THE CLOSURE, VACATION AND ABANDONMENT OF AN IMPROVED PORTION OF COLIMA STREET PUBLIC RIGHT OF WAY ADJACENT TO NEW CITY BLOCKS 273 AND 274, LOCATED BETWEEN S. FRIO AND S. MEDINA STREETS, AS REQUESTED BY SOUTH FRIO DEVELOPMENT, LLC.

* * * * *

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, South Frio Development, LLC filed an application requesting the closure of an improved portion of Colima Street 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 Colima Street.

SIGNED this 12th day of November, 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. 23

Public Hearing:

Planning Commission
November 12, 2014

Special Project Number:

1828

Representative:

Stephanie Smith
San Antonio Food Bank, Director of
Government Relations and Advocacy

Staff Coordinator:

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

Property Address/Location:

5200 Old US Hwy 90 West

Tract Size:

23.05 acre

Council District(s):

6

Notification:

Not Applicable

REQUEST

S.P. 1828 – Consideration of a Resolution supporting and recommending City Council approve a request by the San Antonio Food Bank to declare as surplus and convey a 23.05 acre tract, currently being leased by the Food Bank, and located at Old US Hwy 90 West and State Hwy 151. **Staff recommends approval.** (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

City Council authorized a 20-year lease under Ordinance 2013-01-31-0068 for the San Antonio Food Bank to farm the 23.05 acre site.

The San Antonio Food Bank submitted a petition to the city in June, 2014 requesting the city sell the leased property to the Food Bank.

The Food Bank will continue urban farming operations.

ATTACHMENTS

- Plat and Field Notes
- Request For Council Action memo
- Map of the proposed disposition
- Resolution

Metes & Bounds
23.05 Acre Tract

Being a 23.05 acre tract out of 89.637 acre tract, City of San Antonio as recorded in Volume 6696, Page 1286, Real Property Records of Bexar County, Texas, being more particularly described as follows:

BEGINNING: at a set ½" iron rod with cap (GRE 3501) on the east right-of-way of Herbert Lane (Variable Width R.O.W.), being the northwest corner of a 13.43 acre tract, as recorded in Volume 6696, Pages 1286-1326, of the Official Public Records of Bexar County, Texas for an eastern corner of this tract being described herein;

Thence: North 00°13'30" West, 130.68 feet, along the east R.O.W. of said Herbert Lane to a set ½" iron rod with cap (GRE 3501) at the southeast corner of Lot 4, as recorded in Volume 6600, Page 54, of the Deed & Plat Records of Bexar County, Texas, for an western corner of this tract being describes herein;

Thence: North 89°58'58" East, 381.05 feet, departing said R.O.W. and along an 8 foot chain link fence on the south line of said Lot 4, to a set ½" iron rod with cap (GRE 3501), for an interior corner of this tract being describes herein;

Thence: North 00°19'30" East, 509.02 feet along an 8 ft chain link fence and the east line of said Lot 4 to a interior corner of a 10.00 acre tract out of parcel P-104, of said 89.637 acre tract to a found ½" iron rod with cap (COSA CIMS) for a corner of this tract being described herein;

Thence: North 64°28'46" East, 806.57 feet along the south line of said 10.00 acre tract to a found ½" iron rod with cap (COSA CIMS) on the west line of Lot 16, Block 3, NCB 16504, Replat & Subdivision Plat Establishing COSA ACF Unit 1, as recorded in Volume 9569, Page 191 of the Deed & Plat Records of Bexar County, Texas for the north corner of this tract being described herein;

Thence: along the west line of said Lot 16 and a 56 foot drainage easement the following courses and distances;

South 25°31'14" East, 433.89 feet passing a 28 foot electric, gas, telephone and CATV easement to a set ½ iron rod with cap (GRE 3501) at the P.C. of a curve to the right having a radius of 870.50 feet, and an arc length of 396.03 feet passing a found ½ iron rod on the south line of a Variable Width Drainage Easement as recorded in Volume 9569, Page 192 of the Official Public Records to a set ½" iron rod with cap (GRE 3501); at the northwest corner of the Remaining Portion of Lot 13, Block 3, N.C.B. 16504, Van De Walle Industrial Park, Unit 3 as recorded in Volume 8700, Page 207-208 of the Deed & Plat Records of Bexar County, Texas;

South 00°15'32" East, 23.67 feet along west line of said Lot 13, to a set ½" iron rod with cap (GRE 3501);

South 25°45'49" East, 27.07 feet along the said west line to a set ½" iron rod with cap (GRE 3501); and,

South 00°33'57" East, 673.12 feet to a set ½" iron rod with cap (GRE 3501) at the northeast corner of Lot 3, NCB 13940, as recorded in Volume 4457, Page 1379 of the Official Public Records of Bexar County, Texas;

Thence: North 89°27'43" West, 330.77 feet along the north line of said Lot 3, to a found ½" iron rod, on the east line of a 1.724 Acre Ingress-Egress Easement as recorded in Volume 6696, Page 1286 of the Official Public Records of Bexar County, Texas, for the southernmost corner of this tract being described herein;

Thence: North 00°32'17" East, 495.48 feet along the east line of said 1.724 acre easement, to a set ½" iron rod with cap (GRE 3501), for an interior corner of this tract being described herein;

Thence: North 89°27'31" West, 60.29 feet along north line of said easement passing the northeast corner of the aforementioned 13.43 acre tract and continuing 1015.30 feet along the north line of said 13.43 acre tract for a total distance of 1075.59 feet to the **POINT OF BEGINNING** and containing 23.05 acre of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on May 1, 2012.

GE Reaves Engineering, Inc
Gaylord E. Reaves, R.P.L.S. No.3501
Texas Survey Firm Number 101337



Gaylord E. Reaves 6/8/12



City of San Antonio

Detail View

File Number: 14-2705

Agenda Date: 12/11/2014

Status: Draft

In Control: City Council A Session

File Type: Real Property Sale

POSTING LANGUAGE: An ordinance declaring as surplus a 23.05 acre unimproved tract of land in the Southwest Business & Technology Park (SWBTP) located at State Highway 151 and Old Highway 90 in City Council District 6 and authorizing its sale to the San Antonio Food Bank (SAFB) and reserving the right for the title of the property to revert back to the City if the property is no longer used for a public purpose, and providing SAFB with the option to buy the 23.05 acres if it reverts back to the City, as long as requirements set forth by the City are met.

DEPARTMENT: Office of EastPoint & Real Estate Services

DEPARTMENT HEAD: Mike Etienne

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Declare 23.05 acres of unimproved land as surplus and authorize its sale to the San Antonio Food Bank

SUMMARY:

An ordinance declaring as surplus a 23.05 acre unimproved tract of land in the Southwest Business & Technology Park (SWBTP) located at State Highway 151 and Old Highway 90 in City Council District 6 and authorizing its sale to the San Antonio Food Bank (SAFB) and reserving the right for the title of the property to revert back to the City if the property is no longer used for a public purpose, and providing SAFB with the option to buy the 23.05 acres if it reverts back to the City, as long as requirements set forth by the City are met.

BACKGROUND INFORMATION:

The San Antonio Food Bank (SAFB) is a non-profit organization that receives, stores and distributes food, produce and grocery items to over 500 service agencies within Bexar County and 15 surrounding counties. The SAFB partners with senior citizen centers, church pantries, soup kitchens, emergency shelters, orphanages, after-school programs, daycare centers and rehabilitation facilities to provide food and other items to underprivileged populations. The SAFB has been called upon to provide assistance in disaster situations such as assisting the city with evacuees following Hurricane Katrina.

In 2006, City Council approved the sale of approximately 11 acres of land in the Southwest Business & Technology Park to the San Antonio Food Bank (SAFB) for construction of a new facility. The SAFB moved into its new 104,000 square foot facility in 2007.

In 2011, City Council approved the conveyance of an additional 5.551 acres to SAFB for the expansion of its parking lot to accommodate visitors, volunteers and distribution vehicles. In addition, SAFB expanded its community garden and provided space for a farmer market.

SAFB requested the city sell an additional 23.05 acre tract in 2012 for agricultural use, however, due to the negative impact to its budget, the request was made to lease the land instead. City Council approved a 20-year lease in 2013 for the Food Bank to utilize the acreage as an urban farm.

The Food Bank is interested in making capital investments related to farming the 23.05 acre tract that can best be accomplished financially if the Food Bank is the owner of the property. The Food Bank submitted a request to the city to purchase the property for \$250,000.00.

ISSUE:

This ordinance declares as surplus a 23.05 acre unimproved tract of land in the Southwest Business & Technology Park (SWBTP) located at State Highway 151 and Old Highway 90 in City Council District 6 and authorizes its sale to the San Antonio Food Bank (SAFB) and reserves the right for the title of the property to revert back to the City if the property is no longer used for a public purpose, and provides SAFB with the option to buy the 23.05 acres if it reverts back to the City, as long as requirements set forth by the City are met.

ALTERNATIVES:

City Council could choose not to approve this sale; however that would limit the Food Bank's ability to raise capital to invest in agricultural production if the property is not a Food Bank asset.

FISCAL IMPACT:

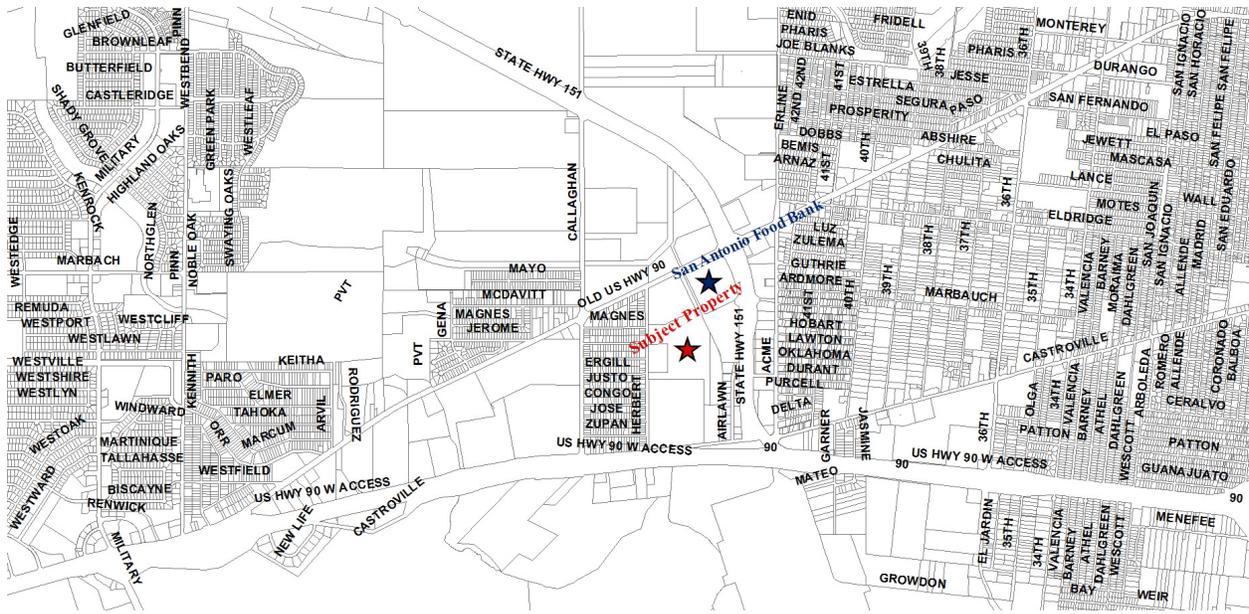
The Fair Market Value is \$753,000.00 as determined by an independent appraisal completed by Eckmann Groll, Inc. in June, 2012. The property is located within the ICR/IP. The Food Bank is a 501(c)(3) and intends to use the property for a public purpose. The city will collect a total of \$250,000.00 for the sale of 23.05 acres in the Southwest Business & Technology Park.

RECOMMENDATION:

The Planning Commission reviewed this request at its regular meeting on November 12, 2014.

Staff recommends approval of this request to declare as surplus and sell 23.05 acres of unimproved property within the Southwest Business & Technology Park to the San Antonio Food Bank.

FISCAL ORDINANCE LANGUAGE:



S.P. 1828 Request by the San Antonio Food Bank to declare as surplus and dispose of an unimproved 23.05 acre tract of land located near Old US Hwy 90 West and State Hwy 151

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND AUTHORIZING THE DISPOSITION OF AN UNIMPROVED 23.05 ACRE TRACT OF LAND LOCATED AT OLD U.S. HIGHWAY 90 WEST AND STATE HIGHWAY 151 WITHIN THE SOUTHWEST BUSINESS & TECHNOLOGY PARK

* * * * *

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

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

WHEREAS, Petitioner has filed an application requesting the declaration as surplus and authorization to dispose of an unimproved 23.05 acre tract of land in located at Old US Highway 90 West and State Highway 151; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application requesting the declaration as surplus and authorizing the disposition of city-owned property located at Old U.S. Highway 90 West and State Highway 151.

SIGNED this 12th day of November, 2014

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT

AGENDA ITEM NO. 24

Public Hearing:

Planning Commission
November 12, 2014

Special Project Number:

1830 A/B

Representative:

Priscilla Flores, Vickrey & Associates
on behalf of the
San Antonio Housing Authority

Staff Coordinator:

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

Property Address/Location:

A - Ira Aldridge between Gevers and
Mittman, 0.1927 acre

B - Ira Aldrige between Mittman and
Hudson, 0.1915 acre

Council District(s):

2

Notification:

Signs posted at proposed closures.
Letters mailed to property
owners/tenants within 500' radius of
proposed closures.

REQUEST

S.P. 1830 A/B – Consideration of a Resolution supporting and recommending City Council approve a request by the San Antonio Housing Authority for the city to close, vacate and abandon its interest in improved portions of Ira Aldridge between Gevers and Mittman; and between Mittman and Hudson as part of the Wheatley Courts redevelopment project. **Staff recommends approval.** (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

The proposed closures were canvassed and received conditional approval.

Petitioner has agreed to the canvassing conditions.

The property will be incorporated into the redevelopment of the Wheatley Courts area.

ATTACHMENTS

- Plat and Field Notes
- Request for Council Action memo
- Map of the proposed closures.
- Resolution

METES AND BOUNDS DESCRIPTION
0.1927-ACRE TRACT OUT OF NEW CITY BLOCK 1346
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 0.1927-acre (8,396 square feet) tract of land out of New City Block (NCB) 1346, said 0.1927-acre tract being a portion of the Ira Aldridge right-of-way (ROW), a variable width ROW, situated between N. Mitmann Street (variable width ROW) and N. Gevers Street (27.8-foot ROW), said Ira Aldridge being that same tract of land conveyed from the Housing Authority of the City of San Antonio, Texas to the City of San Antonio by Deed recorded in Volume 4609, Page 177, Deed Records of Bexar County Texas (all records cited herein are recorded in Bexar County, Texas), said 0.1927-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

COMMENCING at a found ½-inch iron rod at the northwest corner of Lot 26, NCB 1344, recorded in Volume 1625, Page 194, Deed and Plat Records (DPR), same point also lying on the east ROW line of said Hudson Street;

THENCE S89°39'43"W, into and across said Hudson Street, a distance of 55.60 feet to a point on the east line of NCB 1345, same point also being on the west line of Hudson Street;

THENCE N00°20'17"W, along the common line of said NCB 1345 and Hudson Street, a distance of 74.42 feet on the point on the back of curb of the north curb line of said Ira Aldridge;

THENCE S89°36'50"W, along the back of curb of said north curb line, a distance of 428.97 feet to a tangent point of curvature of a curve to the right;

THENCE along said curve to the right and along the back of curb of said north curb line, a distance of 5.43 feet, with a radius of 17.40 feet, a central angle of 17°53'14", and a chord bearing and distance of N81°26'33"W, 5.41 feet to a point on the east line of said N. Mittman Street;

THENCE S89°45'56"W, departing said east line of N. Mittman Street, into and across said N. Mittman Street, a distance of 51.42 feet to a point on the west line of N. Mittman Street, said point being on the back of curb of the north curb line of Ira Aldridge, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE S00°14'38"E, along the west line of said N. Mittman Street, a distance of 21.37 feet to a non-tangent point of curvature of a curve to the left, said point being on back of curb of the south curb line of Ira Aldridge, for the southeast corner of the herein described tract;

THENCE departing said west ROW line of N. Mittman Street, into and across said NCB 1346 and generally along the back of curb of said south curb line of said Ira Aldridge, the following three (3) calls:

1. along said curve to the left, a distance of 6.49 feet, with a radius of 17.40 feet, a central angle of 21°21'36", and a chord bearing and distance of N79°42'22"W, 6.45 feet to a point on back of curb of said south curb line, for a corner of the herein described tract,
2. S89°36'50"W, a distance of 418.07 feet to a point on back of curb of said south curb line, said point being a tangent point of curvature of a curve to the left, for a corner of the herein described tract, and



3. along said curve to the left, a distance of 11.85 feet, with a radius of 17.40 feet, a central angle of $39^{\circ}01'49''$, and a chord bearing and distance of $S70^{\circ}05'55''W$, 11.63 feet to a point on back of curb of said south curb line, said point being on the east ROW line of N. Gevers Street, said point also being on the west line of said NCB, for the southwest corner of the herein described tract;

THENCE $N00^{\circ}20'17''W$, along the common line of said NCB 1346 and said N. Gevers Street ROW, a distance of 28.00 feet to a point on the back of curb of the north curb line of said Ira Aldridge, at a non-tangent point of curvature of a curve to the left, for the northwest corner of the herein described tract;

THENCE departing said common line, into and across said NCB 1346, and along the back of curb of the north curb line of said Ira Aldridge, the following three (3) calls:

1. along said curve to the left, a distance of 13.42 feet, with a radius of 17.40 feet, a central angle of $44^{\circ}10'42''$, and a chord bearing and distance of $S68^{\circ}17'47''E$, 13.09 feet to a point on back of curb of said north curb line, for a corner of the herein described tract,
2. $N89^{\circ}36'50''E$, a distance of 417.52 feet to a tangent point of curvature of a curve to the left, said point being on the back of curb of said north curb line, for a corner of the herein described tract,
3. along said curve to the left, a distance of 5.86 feet, with a radius of 17.40 feet, a central angle of $19^{\circ}17'32''$, and a chord bearing and distance of $N79^{\circ}58'04''E$, 5.83 feet returning to the **POINT OF BEGINNING** and containing 0.1927 acres (8,396 square feet) of land, more or less.

V&A Job No. 2495-001-140

April 3, 2014

Certified on the 3rd day of April, 2014



Robert M. Anguiano
Registered Professional Land Surveyor
Texas Certified Registration No. 6347
Vickrey & Associates, Inc.



NOTES

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (89) - TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

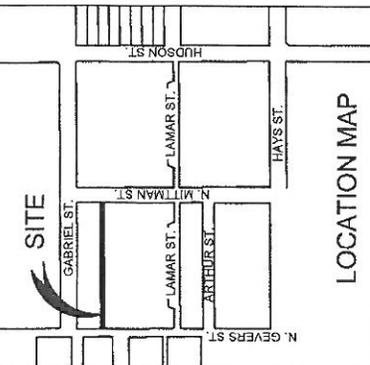
LEGEND

- FIR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- POINT
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- D.R. DEED RECORD OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- N.T.S. NOT TO SCALE
- VOL. VOLUME
- PG. PAGE
- N.C.B. NEW CITY BLOCK

WHEATLEY COURTS
 PROJECT NO. TEX-6-4
 HOUSING AUTHORITY OF THE CITY OF
 SAN ANTONIO
 VOL. 1857, PG. 173, D.R.

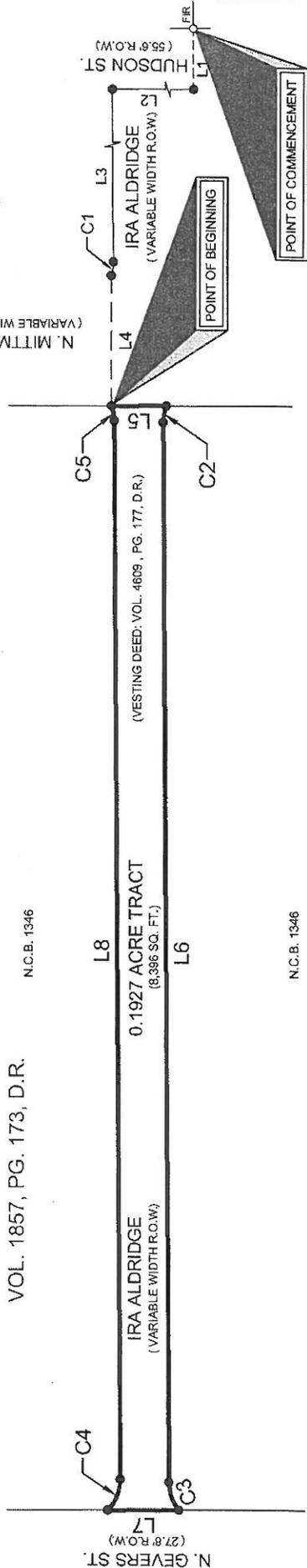
N.C.B. 1346

N.C.B. 1346



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	5.43'	17.40'	17°53'14"	2.74'	N81°26'33"W	5.41'
C2	6.49'	17.40'	21°21'36"	3.28'	N79°42'22"W	6.46'
C3	11.85'	17.40'	39°01'49"	6.17'	S70°05'55"W	11.63'
C4	13.42'	17.40'	44°10'42"	7.06'	S68°17'47"E	13.09'
C5	5.85'	17.40'	19°17'32"	2.96'	N79°58'04"E	5.83'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°39'43"W	55.60'
L2	N00°20'17"W	74.42'
L3	S89°35'50"W	428.97'
L4	S89°45'56"W	51.42'
L5	S00°14'38"E	21.37'
L6	S89°36'50"W	418.07'
L7	N00°20'17"W	28.00'
L8	N89°36'50"E	417.52'



I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

ROBERT M. ANGUIANO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6347
 VICKREY & ASSOCIATES, INC.

DATED 04-03-14

[Signature]

VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 County Parkway San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPLS Firm Registration No.: 10004100

SHEET 3 OF 3

METES AND BOUNDS DESCRIPTION
0.1915-ACRE TRACT OUT OF NEW CITY BLOCK 1345
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 0.1915-acre (8,342 square feet) tract of land out of New City Block (NCB) 1345, said 0.1915-acre tract being a portion of the Ira Aldridge right-of-way (ROW), a variable width ROW, situated between N. Mitmann Street (variable width ROW) and Hudson Street (55.6-foot ROW), said Ira Aldridge being that same tract of land conveyed from the Housing Authority of the City of San Antonio, Texas to the City of San Antonio by Deed recorded in Volume 4609, Page 177, Deed Records of Bexar County Texas (all records cited herein are recorded in Bexar County, Texas), said 0.1915-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

COMMENCING at a found ½-inch iron rod at the northwest corner of Lot 26, NCB 1344, recorded in Volume 1625, Page 194, Deed and Plat Records (DPR), same point also lying on the east ROW line of said Hudson Street;

THENCE S89°39'43"W, into and across said Hudson Street, a distance of 55.60 feet, to a point on the east line of NCB 1345, same point also being on the west line of Hudson Street;

THENCE N00°20'17"W, along the common line of said NCB 1345 and Hudson Street, a distance of 55.22 feet to a point on the back of curb of the south curb line of said Ira Aldridge, for the **POINT OF BEGINNING** and southeast corner of the herein described tract;

THENCE into and across said NCB 1345 and generally along the back of curb of said south curb line, the following two (2) calls:

1. S89°36'50"W, a distance of 429.40 feet to a point on back of curb of said south curb line, said point being a tangent point of curvature of a curve to the left, for a corner of the herein described tract, and
2. along said curve to the left, a distance of 5.04 feet, with a radius of 17.40 feet, a central angle of 16°35'10", and a chord bearing and distance of S81°19'15"W, 5.02 feet to a point on back of curb of said south curb line, same point also being on the east ROW line of N. Mitmann Street, for the southwest corner of the herein described tract;

THENCE N00°11'29"W, along the east ROW line of said N. Mitmann Street, a distance of 20.77 feet to a non-tangent point of curvature of a curve to the left, said point being on the back of curb of the north curb line of said Ira Aldridge, for the northwest corner of the herein described tract;

THENCE departing said east line of N. Mittman Street, into and across said NCB 1345, and along the back of curb of the north curb line of said Ira Aldridge, the following two (2) calls:

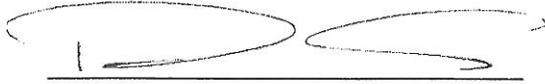
1. along said curve to the left, a distance of 5.43 feet, with a radius of 17.40 feet, a central angle of 17°53'14", and a chord bearing and distance of S81°26'33"E, 5.41 feet to a point on back of curb of said north curb line, for a corner of the herein described tract, and
2. N89°36'50"E, a distance of 428.97 feet to a point on back of curb of said north curb line, returning to said common line of NCB 1345 and Hudson Street ROW, for the northeast corner of the herein described tract;



Thence S00°20'17"E, along said common line, a distance of 19.20 feet returning to the **POINT OF BEGINNING** and containing 0.1915 acres (8,342 square feet) of land, more or less.

V&A Job No. 2495-001-140
April 3, 2014

Certified on the 3rd day of April, 2014



Robert M. Anguiano
Registered Professional Land Surveyor
Texas Certified Registration No. 6347
Vickrey & Associates, Inc.



NOTES

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (S83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

LEGEND

- FIR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- POINT
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- D.R. DEED RECORD OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- N.T.S. NOT TO SCALE
- VOL. VOLUME
- PG. PAGE
- N.C.B. NEW CITY BLOCK

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	5.04'	17.40'	16°35'10"	2.54'	S81°19'15"W	5.02'
C2	5.43'	17.40'	17°53'14"	2.74'	S81°26'33"E	5.41'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°39'43"W	55.60'
L2	N00°20'17"W	55.22'
L3	S89°36'50"W	429.40'
L4	N00°11'29"W	20.77'
L5	N89°36'50"E	428.97'
L6	S00°20'17"E	19.20'

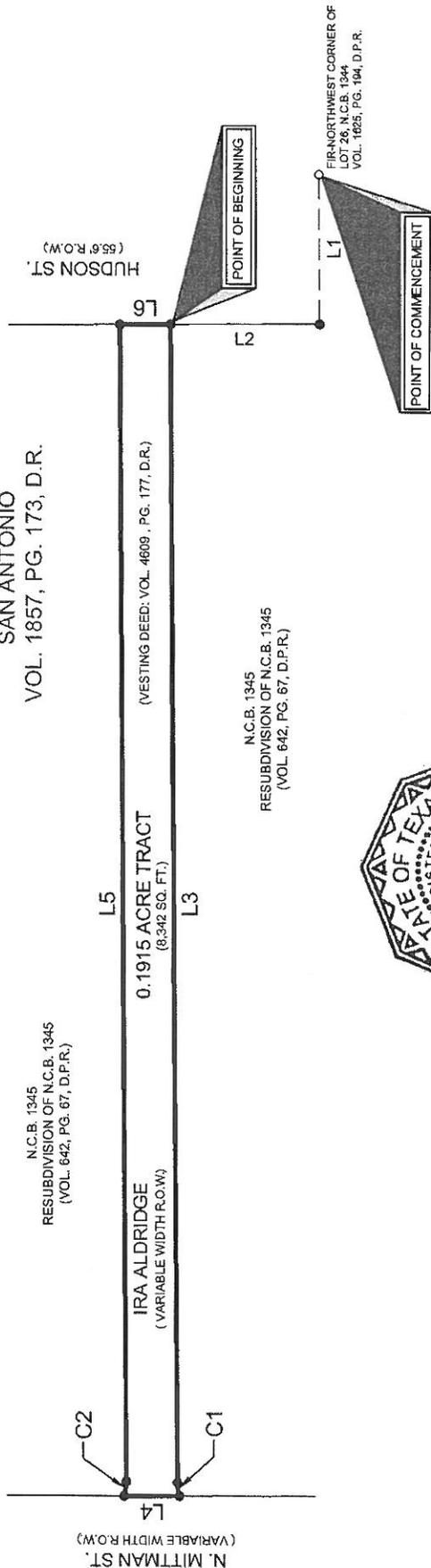
**WHEATLEY COURTS
PROJECT NO. TEX-64
HOUSING AUTHORITY OF THE CITY OF
SAN ANTONIO
VOL. 1857, PG. 173, D.R.**



LOCATION MAP



SCALE: 1"=60'



N.C.B. 1345
RESUBDIVISION OF N.C.B. 1345
(VOL. 642, PG. 67, D.P.R.)

L5
0.1915 ACRE TRACT
(8,342 SQ. FT.)

(VESTING DEED: VOL. 4609, PG. 177, D.R.)

N.C.B. 1345
RESUBDIVISION OF N.C.B. 1345
(VOL. 642, PG. 67, D.P.R.)



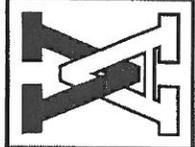
I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

DATED 04-03-14

[Signature]

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
TEPLS Firm Registration No. 10004100





City of San Antonio

Detail View

File Number: 14-2722

Agenda Date: 12/4/2014

Status: Draft

In Control: City Council A Session

File Type: Real Property Sale

POSTING LANGUAGE: Consideration of an Ordinance authorizing the closure of a 0.1915 acre improved portion of Ira Aldridge between N. Mittman Street and Hudson Street; and a 0.1927 acre improved portion of Ira Aldridge between N. Gevers Street and N. Mittman Street, in Council District 2, as requested by the San Antonio Housing Authority.

DEPARTMENT: Office of EastPoint & Real Estate

DEPARTMENT HEAD: Mike Etienne

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT: Disposition: ROW closures (improved portions of Ira Aldridge)

SUMMARY:

This ordinance will authorize the closure of a 0.1915 acre improved portion of Ira Aldridge between N. Mittman Street and Hudson Street; and a 0.1927 acre improved portion of Ira Aldridge between N. Gevers Street and N. Mittman Street, in Council District 2, as requested by the San Antonio Housing Authority.

The San Antonio Housing Authority (SAHA) applied for a grant through Housing and Urban Development (HUD). SAHA's Wheatley Choice Transformation Plan was selected for designation as a Promise Zone which provides access to resources and expertise to transform distressed neighborhoods.

The Wheatley Choice Transformation Plan includes the demolition of the existing, obsolete public housing site, and construction of a 305-unit mixed income community. The development will be pedestrian friendly. It will include a community garden and produce co-op; and a multi-modal transit hub will link residents to employment centers and anchor institutions.

As part of its redevelopment plan, SAHA submitted a request to the city to close, vacate and abandon its interest in improved portions of Ira Aldridge so the right-of-ways can be incorporated as part of the new development.

BACKGROUND INFORMATION:

This ordinance will authorize the closure of a 0.1915 acre improved portion of Ira Aldridge between N. Mittman Street and Hudson Street; and a 0.1927 acre improved portion of Ira Aldridge between N. Gevers Street and N. Mittman Street.

The closures are necessary as part of the Master Plan for the Wheatley Heights Transformation Plan.

ISSUE:

Consideration of an ordinance authorizing the closure of a 0.1915 acre improved portion of Ira Aldridge between N. Mittman Street and Hudson Street; and a 0.1927 acre improved portion of Ira Aldridge between N. Gevers Street and N. Mittman Street, as requested by the San Antonio Housing Authority.

The Wheatley Choice Transformation Plan includes the demolition of the existing, obsolete public housing site, and construction of a 305-unit mixed income community. The development will be pedestrian friendly. It will include a community garden and produce co-op; and a multi-modal transit hub will link residents to employment centers and anchor institutions.

As part of its redevelopment plan, SAHA submitted a request to the city to close, vacate and abandon its interest in improved portions of Ira Aldridge so the right-of-ways can be incorporated as part of the new development.

ALTERNATIVES:

City Council could choose not to approve the requests to close improved portions of Ira Aldridge, however that would delay the project and increase project costs since it would need to be redesigned.

FISCAL IMPACT:

The fair market value of the two portions of Ira Aldridge is \$26,000.00 as determined by an independent appraisal completed by Sandison Appraisal, LLC on September 29, 2014. Staff recommends 100% waiver of the closure fees and associated costs since the property has been designated a Promise Zone by the U.S. Department of Housing and Urban Development. In addition, the property lies within the ICR/IP and the EastPoint footprint.

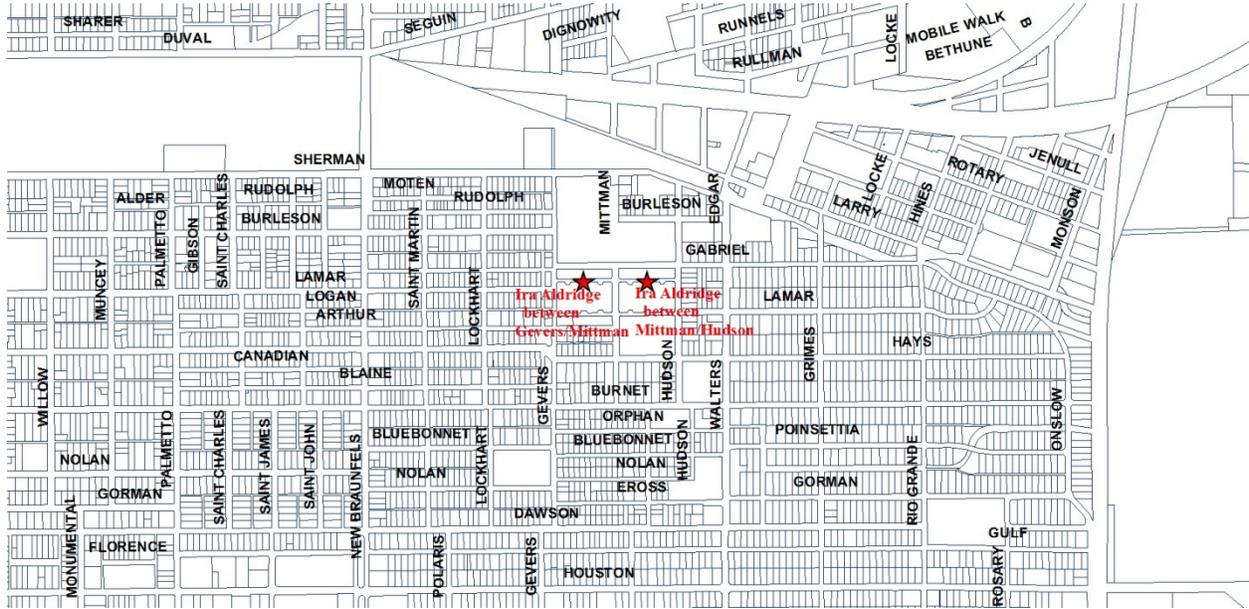
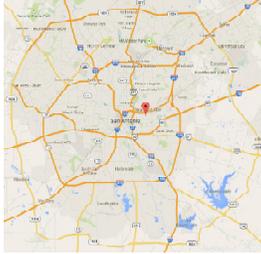
RECOMMENDATION:

The Planning Commission reviewed these requests at its regular meeting on November 12, 2014.

In accordance with Municipal Code, letters were sent to property owners within a 500' radius, and signs were posted to notify the public of the proposed closures and public hearing dates.

Staff recommends approval of the closure, vacation and abandonment of two improved portions of Ira Aldridge.

FISCAL ORDINANCE LANGUAGE:



S.P. SAHA request to close, vacate and abandon portions of Ira Aldridge located between N. Gevers Street and N. Mittman (A), and between N. Mittman and Hudson Street (B)

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF TWO PORTIONS OF IRA ALDRIDGE BETWEEN N. GEVERS AND MITTMAN; AND BETWEEN MITTMAN AND HUDSON AS PART OF THE WHEATLEY COURTS REDEVELOPMENT PROJECT

* * * * *

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

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

WHEREAS, Petitioner has filed an application requesting the city close, vacate and abandon its interest in portions of Ira Aldridge between N. Gevers and Mittman; and between Mittman and Hudson; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application requesting the city close, vacate and abandon its interest in portions of Ira Aldridge between N. Gevers and Mittman; and between Mittman and Hudson.

SIGNED this 12th day of November, 2014

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

(DEPARTMENT OF PARKS & RECREATION)

(PARK PROJECT SERVICES DIVISION)

STAFF REPORT

AGENDA ITEM NO. 25

Public Hearing:

Planning Commission
November 12, 2014

Applicant/ Representative:

Parks & Recreation Department, City of San Antonio
Sandy Jenkins, Parks Project Manager, Park Project Services
(210) 207-2721
sandy.jenkins@sanantonio.gov

Staff Coordinator:

Sandy Jenkins, Parks Project Manager, Park Project Services
(210) 207-2721
sandy.jenkins@sanantonio.gov

Owner:

Bulverde Investments Properties, L.P.

Property Address/Location:

East of Bulverde Rd., north of Loop 1604, south of Evans Rd., San Antonio, TX.

Tract Size:

24.83 acres. 2 parcels of 19.881 acres and 4.953 acres.

Council District:

District 10

Attachments:

1. [Site plan](#)
2. [Plat](#)
3. [Field Notes](#)
4. [CPS memo](#)
5. [Survey](#)

SUMMARY

The donation of properties to the Parks and Recreation Department. The properties consists of approximately 24.83 acres, located east of Bulverde Rd, situated north of Loop 1604 North, south of Evans Rd., in the Edwards Aquifer Recharge Zone and in Council District 10.

RECOMMENDED ACTION

Parks & Recreation Department recommends **Approval** of the donation of land to the Parks and Recreation Department.

CASE HISTORY

An opportunity of donation and acquisition of property between Bulverde Investments Properties, L.P. and the Parks and Recreation Department; and the donation includes approximately 24.83 acres of land for the continued use of an open space destination in City Council District 10.

ANALYSIS

This 24.83 acre land donation meets the goals outlined in the Northeast Subarea of the Parks System Strategic Plan. Specifically, the acquisition of additional park acreage is to connect park to neighborhoods, community parks and develop cooperative efforts with NEISD for park development and programs

RECOMMENDATION

The Department of Parks and Recreation recommends the **Approval** of the proposed resolution, recommending that City Council authorize the acquisition/donation of 24.83 acres of property.

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Planning Commission

FROM: Xavier Urrutia, Director, Parks and Recreation Department

COPIES TO: Sandy Jenkins, Park Projects Manager,
David Arciniega, Senior Planner, Parks and Recreation Department

SUBJECT: Property donation in Council District 10

DATE: October 20, 2014

PETITIONER: Parks and Recreation Department
Sandy Jenkins, Park Projects Manager
P.O. Box 839966
City of San Antonio

Parks staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on November 12, 2014

BACKGROUND

Gil Berkovich contacted the Parks & Recreation Department expressing the desire to donate approximately 24.83 acres of land. The site is divided into two parcels of 19.881 acres & 4.953 acres. The property is in the Edwards Aquifer Recharge Zone, surrounded by residential property on the north south and west, and a quarry to the east.

This 24.83 acre property donation meets the goals outlined in the Northeast Subarea of the Parks System Strategic Plan. Specifically, the acquisition of additional park acreage is to connect the park to meet service goals in regards to neighborhoods, community parks and develop cooperative efforts with NEISD for park development and programs.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Sandy Jenkins
Park Projects Manager
Park Project Services
Parks and Recreation Department
City of San Antonio



**CITY OF SAN ANTONIO
Request for Council Action**

Agenda Item #
Council Meeting Date: 0/00/2013
RFCA Tracking No: R-

DEPARTMENT: Parks & Recreation

DEPARTMENT HEAD: Xavier Urrutia

COUNCIL DISTRICT(S) IMPACTED:
Council District 10

SUBJECT:

Park Land Acquisition/Donation

SUMMARY:

This ordinance authorizes the donation of approximately 24.83 acres from Bulverde Investments Properties, L.P. to be designated for parkland/open space. Located east of Bulverde Rd., situated north of Loop 1604, south of Evans Rd., in the Edwards Aquifer Recharge Zone, in City Council District 10.

BACKGROUND INFORMATION:

Mr. Gil Berkovich contacted the Parks Department to express an interest in donating property to incorporate into a park. The property is 24.83 acres of land located east of Bulverde Rd., north of Loop 1604 and south of Evans Rd. There are no existing improvements on the property.

The property is being donated by Bulverde Investment Properties, L.P. to the City of San Antonio. The Conservation Advisory Board has favorably voted of the donation of the property. Planning Commission passed a resolution to donate the property on November 12, 2014. An environmental assessment and property boundary survey have been performed on the property.

ISSUE:

This ordinance will authorize the acceptance of land donation of 24.83 acres from Bulverde Investments Properties to be designated for parkland/open space. This land donation acquisition is consistent with the recommendations outlined for the Northeast Subarea in the Parks and Recreation System Strategic Plan.

ALTERNATIVES:

Should City Council decide not to accept donation of the property, Bulverde Investments Properties, L.P. would continue to own the property.

FISCAL IMPACT:

Funds are available within the 2000 Proposition 3 funds for property acquisition in Bexar County. Property is being donated.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the land donation of 24.83 acres from Bulverde Investments Properties, L.P. for parkland/open space.

City of San Antonio Bulverde



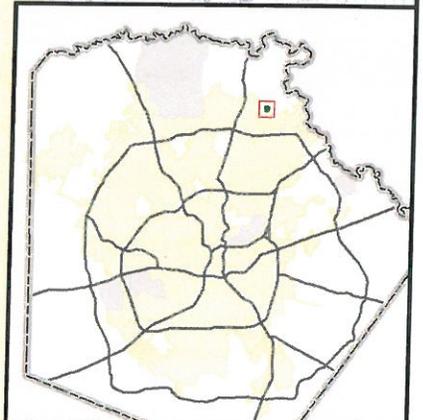
City of San Antonio
Parks & Recreation
Department
October 2014

- Bulverde Property
- Centex Properties
- NEISD
- Parcels



The City of San Antonio (COSA) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COSA does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COSA provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information. The appropriate City department should always be contacted for official and current information.

City of San Antonio Bulverde

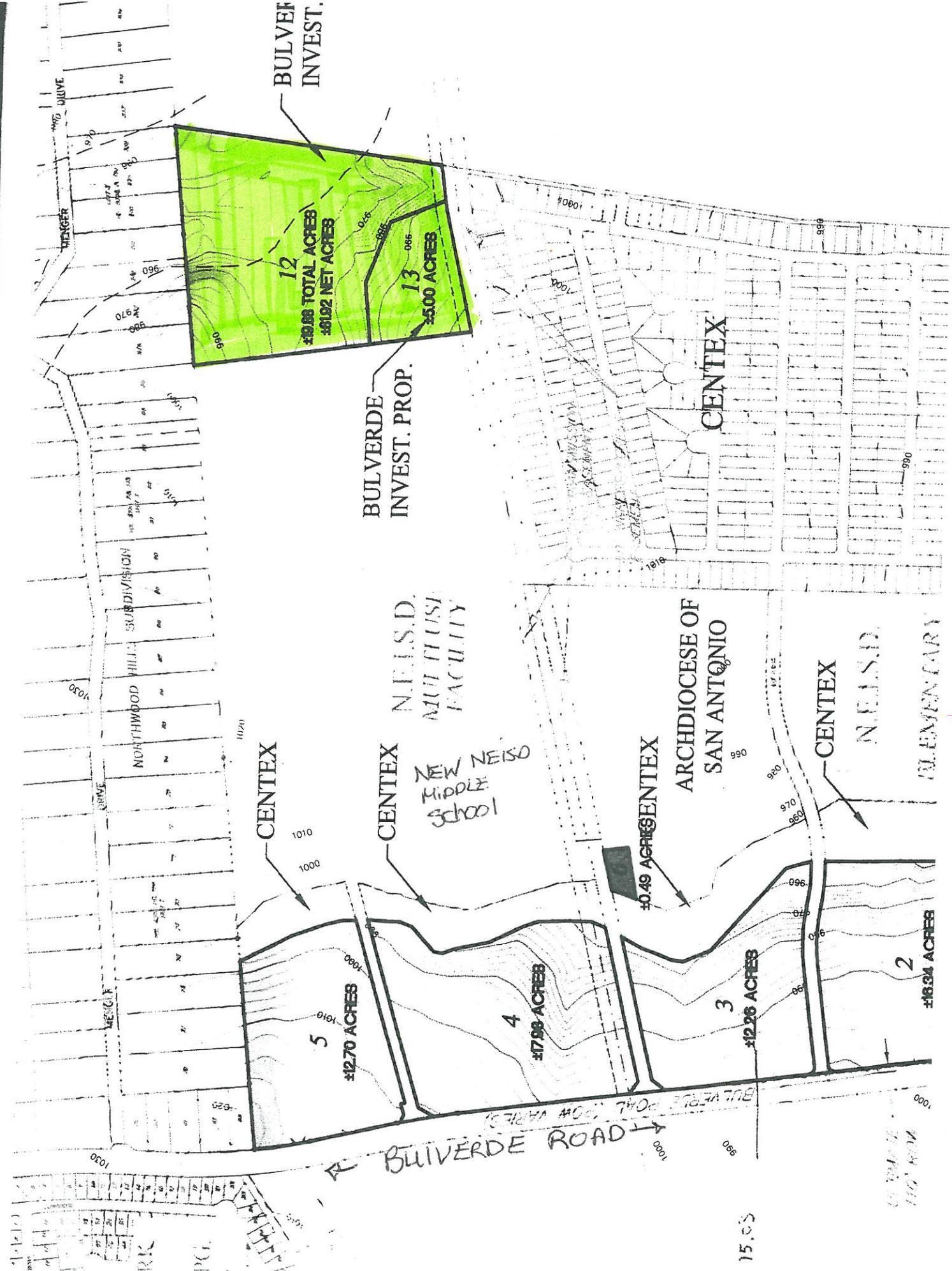


City of San Antonio
Parks & Recreation
Department
October 2014

-  Schools
-  Bulverde Property
-  COSA City Limit
-  Bexar County
-  Parcels
-  Parks



The City of San Antonio (COSA) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COSA does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COSA provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information. The appropriate City department should always be contacted for official and current information.



FIELD NOTES
FOR
TRACT 12

EXHIBIT 2-A

A 19.881 acre, or 886,026 square feet more or less, tract of land being all of that 19.881 acre tract as recorded and conveyed to Bulverde Investments Properties, L.P. in Special Warranty Deed with Vendor's Lien recorded in Volume 9289, Pages 2064-2116 of the Official Public Records of Real Property of Bexar County, Texas, out of the John Fridge Survey No. 9, Abstract 235, County Block 4920, the W.M. Hotchkiss Survey No. 92, Abstract 357, County Block 4919 and the El Paso Irrigation Co. Survey No. 921, Abstract 845, County Block 4910 of Bexar County Texas. Now in New City Block (N.C.B.) 34920 of the City of San Antonio, Texas. Said 19.881 acre tract being more fully described as follows:

BEGINNING At a found $\frac{1}{2}$ " iron rod on the south line of Northwood Hills Subdivision Unit 3 as recorded in Volume 5300, Page 184 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of said 19.881 acre tract and the northwest corner of a 1010.800 acre tract described in instrument recorded in Volume 9140, Pages 964-987 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S $07^{\circ}36'20''$ W, departing the south line of said Northwood Hills Subdivision Unit 3 along and with the east line of said 19.881 acre tract and the west line of said 1010.800 acre tract, a distance of 1201.16 feet to a found "+" in rock;

THENCE: S $82^{\circ}04'20''$ W, departing the east line of said 19.881 acre tract and the west line of said 1010.800 acre tract, along and with the south line of said 19.881 acre tract and the centerline of a 100-foot wide Electric Transmission and Distribution Line Easement recorded in Volume 1393, Page 153, of the Official Public Records of Real Property of Bexar County, Texas, a distance of 157.98 feet to a set $\frac{1}{4}$ " iron rod with a yellow cap marked "Pape-Dawson" said point being the southeast corner of a 4.953 acre tract described in instrument recorded in Volume 9289, Pages 2064-2116 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing said easement centerline, along and with the southwest line of said 19.881 acre tract and the northeast line of said 4.953 acre tract the following calls and distances:

N $21^{\circ}32'02''$ W, a distance of 265.70 feet to a found $\frac{1}{4}$ " iron rod with a yellow cap marked "Pape-Dawson";

N $68^{\circ}52'02''$ W, a distance of 291.83 feet to a found $\frac{1}{4}$ " iron rod with a yellow cap marked "Pape-Dawson";

S $84^{\circ}10'41''$ W, a distance of 270.56 feet to a found $\frac{1}{4}$ " iron rod with a yellow cap marked "Pape-Dawson" said point being the northwest corner of said 4.953 acre tract and on the east line of a 80.75 acre tract described in instrument recorded in Volume 9110, Pages 1823-1832 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N $07^{\circ}27'55''$ W, departing said 4.953 acre tract, along and with the west line of said 19.881 acre tract and the east line of said 80.75 acre tract, a distance of 785.91 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", said point being on the south line of Northwood Hills Subdivision, Unit-2, as recorded in Volume 5300, Page 182 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N $84^{\circ}09'32''$ E, departing the east line of said 80.75 acre tract, along and with the north line of said 19.881 acre tract, the south line of said Northwood Hills, Unit-2, at a distance of 10.28 feet passing the southwest corner of said Northwood Hills, Unit-3 and continuing along and with the south line of said Northwood Hills, Unit-3, for a total distance of 253.87 feet to a found pinched pipe;

THENCE: Along and with the north line of said 19.881 acre tract and the south line of said Northwood Hills, Unit-3, the following calls and distances:

N $84^{\circ}08'54''$ E, a distance of 330.75 feet to a found $\frac{1}{4}$ " iron rod with a cap marked "Kuehlern";

N $84^{\circ}10'51''$ E, a distance of 442.24 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape Dawson";

N $83^{\circ}45'53''$ E, a distance of 35.12 feet to the point of beginning and containing 19.881 acres of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

FIELD NOTES
FOR
TRACT 13

EXHIBIT 2-B

A 4.953 acre, or 215,732 square feet more or less, tract of land being all of that 4.953 acre tract as recorded and conveyed to Bulverde Investments Properties, L.P. in Special Warranty Deed with Vendor's Lien recorded in Volume 9289, Pages 2064-2116 of the Official Public Records of Real Property of Bexar County, Texas, out of the John Fridge Survey No. 9, Abstract 235, County Block 4920, and the W.M. Hotchkiss Survey No. 92, Abstract 357, County Block 4919. Now in New City Block (N.C.B.) 34920 of the City of San Antonio, Texas. Said 4.953 acre tract being more fully described as follows:

COMMENCING: At a found $\frac{1}{2}$ " iron rod on the south line of Northwood Hills Subdivision Unit 3 as recorded in Volume 5300, Page 184 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of a 19.881 acre tract described in instrument recorded in Volume 9289, Pages 2064-2116 of the Official Public Records of Real Property of Bexar County, Texas, and the northwest corner of a 1010.800 acre tract described in instrument recorded in Volume 9140, Pages 964-987 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 07°36'20"W, departing the south line of said Northwood Hills Subdivision Unit 3, along and with the east line of said 19.881 acre tract and the west line of said 1010.800 acre tract, a distance of 1201.16 feet a found "+" in rock, said point being the southeast corner of said 19.881 acre tract and on the centerline of a 100-foot wide Electric Transmission and Distribution Line Easement recorded in Volume 1393, Page 153, of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 82°04'20"W, departing the east line of said 19.881 acre tract and west line of said 1010.800 acre tract, along and with the south line of said 19.881 acre tract, with said easement centerline, a distance of 157.98 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", said point being the southeast corner of said 4.953 acre tract, the southwest corner of said 19.881 acre tract, the POINT OF BEGINNING of the herein described tract of land;

THENCE: S 82°04'20"W, departing the said 19.881 acre tract, along and with the south line of said 4.953 acre tract and said easement centerline, a distance of 40.89 feet to a found "+" in rock;

THENCE: S 76°58'14"W, along and with the said 4.953 acre tract and said easement centerline, a distance of 552.99 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of said 4.953 acre tract and the southeast corner of an 80.75 acre tract described in instrument recorded in Volume 9110, Pages 1823-1832 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 07°27'55"W, departing said easement centerline, along and with the west line of said 4.953 acre tract and the east line of said 80.75 acre tract, a distance of 459.13 feet to a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", said point being the northwest corner of said 4.953 acre tract and a southwest corner of said 19.881 acre tract;

THENCE: N 84°10'41"E, departing the east line of said 80.75 acre tract, along and with the north line of said 4.953 acre tract and a south line of said 19.881 acre tract, a distance of 270.56 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 68°52'02"E, along and with the northeast line of said 4.953 acre tract and a southeast line of said 19.881 acre tract, a distance of 291.83 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 21°32'02"E, along and with the east line of said 4.953 acre tract and a west line of said 19.881 acre tract, a distance of 265.70 feet to the point of beginning and containing 4.953 acres of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

TRACT-12
19.881 ACRES
BULVERDE PROPERTIES
Preliminary Engineering Report

June 2007

TRACT-12, 19.881 ACRES, BULVERDE PROPERTIES
Preliminary Engineering Report

PRELIMINARY ENGINEERING REPORT
19.881 ACRES, TRACT-12, BULVERDE PROPERTIES

June 13, 2007

Jurisdiction: Bexar County
County: Bexar
Project Location: East side of Bulverde Road 1,800 feet North of Bulverde Parkway
Project Description: Commercial Property
Lot Size: ± 19.881 Acres Tract

Critical Issues

- Need topographic and improvements survey for planning and design.
- Property must be platted. Platting fees of \$3,383 should be expected for a minor plat.
- Prepare storm water management plan to possibly obtain approval to pay the storm water impact fee in-lieu-of onsite detention.
- A karst invertebrate species analysis for the site is recommended.
- Property is located in the Edwards Aquifer Recharge Zone. A Water Pollution Abatement Plan must be submitted to T.C.E.Q. and approved prior to construction activities.
- Property is located in the Edwards Aquifer Recharge Zone. A Sewer Collection System must be submitted to T.C.E.Q. and approved prior to construction of Sanitary Sewer.
- **Property has been set aside for tree mitigation purposes only.**

Property Description/Survey

- The ±19.881-acres site is located inside the city limits of San Antonio.
- The ±19.881-acres site is surrounded by residential property on the north, south and west, and a quarry to the east.
- A topographic and tree survey will need to be completed to facilitate detailed engineering planning and design.
- Based on a U.S. Geological Survey Topographic Map, the natural ground of the property generally slopes at approximately 5.7% and drains from a west to east direction towards a tributary of Elm Waterhole Creek that crosses the northeast corner of the property.

Site Access

- The ±19.881-acre site currently has no direct access. Access must be acquired by means of a common access through the 80.75 acre tract to gain access to Bulverde Road.

Zoning

- The site is currently zoned R5 ERZD inside the San Antonio city limits.

TRACT-12, 19.881 ACRES, BULVERDE PROPERTIES

Preliminary Engineering Report

Platting/Vested Rights

- The site is not platted. The site must be platted prior to issuance of a building permit.
- The property is part of the Steubing Estates North Master Development Plan (MDP), #706A, approved January 18, 2002.
- The property has a category-2 status and is exempt from the 2003 Tree Ordinance and the 2006 Tree Ordinance.

Drainage

- The City of San Antonio Drainage Ordinance indicates that the developer of a property must mitigate the effects of increased storm water runoff from the site. This can be done in one of three ways:
 1. Onsite detention of the increased amount of storm water runoff.
 2. Make modifications offsite to allow for the increased runoff without impacting downstream landowners.
 3. Participate in a regional storm water management program by paying a fee to the City in lieu of other means of complying with the ordinance. This fee (currently \$3,000/acre for non single-family residential) will be used by the City to construct regional storm water detention basins or other drainage-related projects. A Storm Water Management Plan will be required to demonstrate that ultimate development of this site will have no significant adverse impact on habitable structures within 2,000 feet downstream of the site.
- The City makes a determination as to which of these alternatives are allowable.
- Based on USGS maps, the majority of the site generally drains in a west to east direction towards a tributary of Elm Waterhole Creek that crosses the northeast corner of the property. Average slope across the site is approximately 5.7%. The site is located in the Upper Salado Creek watershed.

Floodplain

- Of the ±19.881-acres site, approximately 7.531 acres are located within Zone "X" and the remaining 12.35 acres are located within Zone "A" of the FEMA Flood Insurance Rate Map No. 48029C0145F dated January 4, 2002. Zone "X" denotes areas determined to be outside the limits of the 500-year floodplain and Zone "A" denotes areas determined to be within the limits of the 100-year floodplain.

Endangered Species

- Species listed as endangered by the U.S. Fish and Wildlife Service (USFWS) are protected by the Endangered Species Act (ESA). Section 9 of the ESA prohibits the "take" of endangered species; "take" is defined as "harass, harm, pursue, shoot, wound, kill, trap, capture or collect or attempt to engage in any such action". Generally, USFWS considers modification of regularly occupied endangered species habitat to constitute "harm", and therefore, be a violation of the ESA.

TRACT-12, 19.881 ACRES, BULVERDE PROPERTIES

Preliminary Engineering Report

- In Bexar County, there are two bird species listed as endangered by the USFWS, the Golden-Cheeked Warbler and Black-Capped Vireo. USFWS has recently added nine species of cave invertebrates as endangered species under the ESA. A habitat survey is recommended.
- The property is located within the boundary of Zone-1, "Areas known to contain endangered karst invertebrate species," according to a survey prepared by Mr. George Veni. Therefore, a karst invertebrate species analysis for the site is recommended.

Utilities

Water

- San Antonio Water System (SAWS) is the water purveyor for the site.
- The property is located within service level 9 Middle Area.
- Based on SAWS water maps there is an existing 36-inch and a 12-inch water main located within the Bulverde Road right-of-way west of the property.
- Impact fees will be assessed based on the size of water meters to be installed. Current impact fees for the Middle Area are \$2,931.00 per equivalent dwelling unit (EDU).

Sanitary Sewer

- San Antonio Water System (SAWS) is the sanitary sewer service provider to the site. The property is situated within the SAWS Outer Service Area (OSA).
- Based on SAWS sewer maps there is an existing 24-inch sanitary sewer main located west of the site.
- The current OSA (Upper Area) collection component sewer impact fee is \$691 per EDU and the current OSA (Upper Area) treatment component sewer impact fee is \$4123 per EDU, for a total of \$1,444 per EDU.
- Costs and requirements for obtaining sanitary sewer service will include costs for extending the sanitary sewer line, the installation of additional onsite service laterals and payment of sewer impact fees.

Gas and Electric

- CPS Energy is the gas and electric purveyor for the site.
- There is an existing electric overhead line along the east R.O.W. line of Bulverde Road.
- There is an existing gas line along the west R.O.W. line of Bulverde Road.

Telephone and Cable Television

- AT&T is the telephone purveyor for the site. According to AT&T the proposed development is within their serving area.
- Time Warner Cable has indicated that their network of cable can be extended to provide service to the site.

TRACT-12, 19.881 ACRES, BULVERDE PROPERTIES
Preliminary Engineering Report

Attachments

- A – Site Map
- B – Aerial Exhibit
- C – USGS Quad Map Exhibit
- D – FEMA Exhibit
- E – Survey Exhibit
- F – Utility Exhibit

TRACT-13
4.953 ACRES
BULVERDE PROPERTIES
Preliminary Engineering Report

June 2007

TRACT-13, 4.953 ACRES, BULVERDE PROPERTIES
Preliminary Engineering Report

PRELIMINARY ENGINEERING REPORT
4.953 ACRES, TRACT-13, BULVERDE PROPERTIES

June 20, 2007

Jurisdiction: Bexar County
County: Bexar
Project Location: East side of Bulverde Road 1,800 feet North of Bulverde Parkway
Project Description: Commercial Property
Lot Size: ± 4.953 Acres Tract

Critical Issues

- Need topographic and improvements survey for planning and design.
- Property must be platted. Platting fees of \$2,262 should be expected for a minor plat.
- Prepare storm water management plan to possibly obtain approval to pay the storm water impact fee in-lieu-of onsite detention.
- A karst invertebrate species analysis for the site is recommended.
- Property is located in the Edwards Aquifer Recharge Zone. A Water Pollution Abatement Plan must be submitted to T.C.E.Q. and approved prior to construction activities.
- Property is located in the Edwards Aquifer Recharge Zone. A Sewer Collection System must be submitted to T.C.E.Q. and approved prior to construction of Sanitary Sewer.
- **Property has been set aside for tree mitigation purposes only.**

Property Description/Survey

- The ±4.953-acres site is located inside the city limits of San Antonio.
- The ±4.953-acres site is surrounded by residential property on the north, south and west, and a quarry to the east.
- A topographic and tree survey will need to be completed to facilitate detailed engineering planning and design.
- Based on a U.S. Geological Survey Topographic Map, the natural ground of the property generally slopes at approximately 5.7% and drains from a west to east direction towards a tributary of Elm Waterhole Creek that crosses the northeast corner of the property.

Site Access

- The ±4.953-acre site currently has no direct access. Access must be acquired by means of a common access through the 80.75 acre tract to gain access to Bulverde Road.

Zoning

- The site is currently zoned R5 ERZD inside the San Antonio city limits.

TRACT-13, 4.953 ACRES, BULVERDE PROPERTIES

Preliminary Engineering Report

Platting/Vested Rights

- The site is not platted. The site must be platted prior to issuance of a building permit.
- The property is part of the Steubing Estates North Master Development Plan (MDP), #706A, approved January 18, 2002.
- The property has a category-2 status and is exempt from the 2003 Tree Ordinance and the 2006 Tree Ordinance.

Drainage

- The City of San Antonio Drainage Ordinance indicates that the developer of a property must mitigate the effects of increased storm water runoff from the site. This can be done in one of three ways:
 1. Onsite detention of the increased amount of storm water runoff.
 2. Make modifications offsite to allow for the increased runoff without impacting downstream landowners.
 3. Participate in a regional storm water management program by paying a fee to the City in lieu of other means of complying with the ordinance. This fee (currently \$3,000/acre for non single-family residential) will be used by the City to construct regional storm water detention basins or other drainage-related projects. A Storm Water Management Plan will be required to demonstrate that ultimate development of this site will have no significant adverse impact on habitable structures within 2,000 feet downstream of the site.
- The City makes a determination as to which of these alternatives are allowable.
- Based on USGS maps, the majority of the site generally drains in a west to east direction towards a tributary of Elm Waterhole Creek that crosses the northeast corner of the property. Average slope across the site is approximately 5.7%. The site is located in the Upper Salado Creek watershed.

Floodplain

- Of the ±4.953-acres site is located within Zone "X" of the FEMA Flood Insurance Rate Map No. 48029C0145F dated January 4, 2002. Zone "X" denotes areas determined to be outside the limits of the 500-year floodplain.

Endangered Species

- Species listed as endangered by the U.S. Fish and Wildlife Service (USFWS) are protected by the Endangered Species Act (ESA). Section 9 of the ESA prohibits the "take" of endangered species; "take" is defined as "harass, harm, pursue, shoot, wound, kill, trap, capture or collect or attempt to engage in any such action". Generally, USFWS considers modification of regularly occupied endangered species habitat to constitute "harm", and therefore, be a violation of the ESA.
- In Bexar County, there are two bird species listed as endangered by the USFWS, the Golden-Cheeked Warbler and Black-Capped Vireo. USFWS has recently added nine species of cave invertebrates as endangered species under the ESA. A habitat survey is recommended.

TRACT-13, 4.953 ACRES, BULVERDE PROPERTIES

Preliminary Engineering Report

- The property is located within the boundary of Zone-1, "Areas known to contain endangered karst invertebrate species," according to a survey prepared by Mr. George Veni. Therefore, a karst invertebrate species analysis for the site is recommended.

Utilities

Water

- San Antonio Water System (SAWS) is the water purveyor for the site.
- The property is located within service level 9 Middle Area.
- Based on SAWS water maps there is an existing 36-inch and a 12-inch water main located within the Bulverde Road right-of-way west of the property.
- Impact fees will be assessed based on the size of water meters to be installed. Current impact fees for the Middle Area are \$2,931.00 per equivalent dwelling unit (EDU).

Sanitary Sewer

- San Antonio Water System (SAWS) is the sanitary sewer service provider to the site. The property is situated within the SAWS Outer Service Area (OSA).
- Based on SAWS sewer maps there is an existing 24-inch sanitary sewer main located west of the site.
- The current OSA (Upper Area) collection component sewer impact fee is \$691 per EDU and the current OSA (Upper Area) treatment component sewer impact fee is \$453 per EDU, for a total of \$1,144 per EDU.
- Costs and requirements for obtaining sanitary sewer service will include costs for extending the sanitary sewer line, the installation of additional onsite service laterals and payment of sewer impact fees.

Gas and Electric

- CPS Energy is the gas and electric purveyor for the site.
- There is an existing electric overhead line along the east R.O.W. line of Bulverde Road.
- There is an existing gas line along the west R.O.W. line of Bulverde Road.

Telephone and Cable Television

- AT&T is the telephone purveyor for the site. According to AT&T the proposed development is within their serving area.
- Time Warner Cable has indicated that their network of cable can be extended to provide service to the site.

Existing Easements and Restrictions

- A 100' wide electric transmission and distribution line easement is located on the centerline of the south property line; therefore a 50' easement restriction is along the south property line (see Survey Exhibit). (Vol. 1393, PG. 153 R.P.R.)

TRACT-13, 4.953 ACRES, BULVERDE PROPERTIES
Preliminary Engineering Report

Attachments

- A – Site Map
- B – Aerial Exhibit
- C – USGS Quad Map Exhibit
- D – FEMA Exhibit
- E – Survey Exhibit
- F – Utility Exhibit



February 7, 2012

Mr. Dan Snell
Maverick Land Surveying
1856 Lockhill Selma Rd Ste 105
San Antonio, Texas

RE: Proposed Ingress/Egress Easement/Roadway within a 100' wide transmission easement

Dear Mr. Snell,

CPS Energy has reviewed the attached proposed easement drawing for the placement of a fifty (50) foot wide ingress and egress easement within a one-hundred foot wide electric transmission and distribution easement recorded in Volume 1393, Page 153, Real Property Records, Bexar County, Texas. CPS Energy has no objection to the use of this easement for a roadway, provided that no fill is placed within the easement area or excavation is done within twenty (20) feet of a structure leg, to create the roadway. CPS Energy would like to review any improvement plans for this area if either of these conditions are considered.

Please understand that CPS Energy will not be held responsible for any damage to this roadway or any improvements within the easement area during its normal or emergency activities. Your use of this easement area is subject to ours. Please call me if you have any questions. I can be reached at 210-353-3477.

Sincerely,

Barbara Broll, RW/NAC, SR/WA
Sr. Right-of-Way Agent
Right-of-Way Management

attachment

SCALE: 1" = 100'



50.24'
N 07°27'55" W

EXISTING
60' INGRESS/EGRESS
& UTILITY ESM'T.
(VOL. 8747, PG. 1414-1436, R.P.R.)

CENTEX HOMES
REMAINING PORTION OF
80.397 ACRES
(VOL. 9242, PG. 2316-2322, R.P.R.)

NORTHEAST INDEPENDENT
SCHOOL DISTRICT
80.75 ACRES
(VOL. 9110, PG. 1823-1832, R.P.R.)

3.439' ± TO
BULVERDE ROAD

100' WIDE ELECTRIC TRANSMISSION
AND DISTRIBUTION LINE ESM'T.
(VOL. 1393, PG. 153, R.P.R.)

BULVERDE INVESTMENT
PROPERTIES L.P.
4.953 ACRES
(VOL. 9289, PG. 2064-2116, R.P.R.)

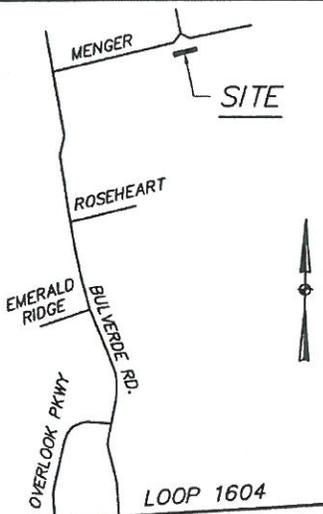
PROPOSED 50' INGRESS/EGRESS ESM'T.
(37,256 SQUARE FEET - 0.855 ACRES)
N 76°58'14" E ~ 552.99'
S 76°58'14" W ~ 555.63'

S 82°04'20" W
182.74'
N 82°04'20" E
198.87'

BULVERDE INVESTMENT
PROPERTIES L.P.
19.881 ACRES
(VOL. 9289, PG. 2064-2116, R.P.R.)

VULCAN MINING LEASE
1010.800 ACRES
(VOL. 9140, PG. 964-987, R.P.R.)

S 07°36'20" W
51.90'



LOCATION MAP

EXHIBIT OF:
A PROPOSED 0.855 ACRE
INGRESS/EGRESS ESM'T.
ACROSS
A 80.397 ACRE TRACT

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524

© 1990-2011, Maverick Land Surveying Co.

JOB No.: 46251-00

DATE: 10-27-11

February 10, 2012
Job No. 46251-00

0.855 ACRE, 50' INGRESS/EGRESS EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

FIELD NOTE description of a 0.855 acre, 50.00 foot wide ingress/egress easement across the remainder of an 80.397 acre tract out of the W. M. Hotchkiss Survey No. 92, Abstract 357, County Block 4919, and the John Fridge Survey No. 9, Abstract 235, County Block 4920 as conveyed unto Centex Homes by warranty deed executed January 31, 2002 and recorded in Volume 9242, Page 2316, Bexar County Real Property Records, in all said 0.855 acre ingress/egress easement being more particularly described as follows:

BEGINNING at a ½" iron rod with plastic cap marked "Pape Dawson" found at the common southwest corner of a 4.953 acre tract conveyed unto Bulverde Investment Properties, L.P. recorded in Volume 9289, Page 2064, said Real Property Records, and the southeast corner of an 80.75 acre tract conveyed unto Northeast Independent School District, recorded in Volume 9110, Page 1823, said Real Property Records, for the northwest corner and POINT OF BEGINNING of this easement,

THENCE, along the south line of said 4.953 acre tract, North 76° 58' 14" East (bearing basis Volume 9289, Page 2064), 552.99 feet to an "X" in rock found for an angle point,

THENCE, North 82° 04' 20" East, at 40.89 feet pass an "X" in rock found at the common southeast corner of said 4.953 acre tract and the southwest corner of a 19.881 acre tract conveyed unto said Bulverde Investment Properties, L.P. recorded in said Volume 9289, Page 2064, in all 198.87 feet to an "X" in rock found at the southwest corner of a 1,010.800 acre tract conveyed unto Vulcan Mining Lease, recorded in Volume 9140, Page 964, said Real Property Records,

THENCE, across said 80.397 acre tract the following courses:

South 07° 36' 20" West, 51.90 feet to a point,
South 82° 04' 20" West, 182.74 feet to a point,
South 76° 58' 14" West, 555.63 feet to a point,
And North 07° 27' 55" West, 50.24 feet to the POINT OF BEGINNING.

CONTAINING in all 0.855 acres or 37,256 square feet, more or less.

A graphic exhibit accompanies this description.



MAVERICK LAND SURVEYING COMPANY

A handwritten signature in blue ink, appearing to read "Daniel E. Snell".

Daniel E. Snell, R.P.L.S. Texas No. 4612

CAPITAL ACCESS EASEMENT

SCALE: 1" = 100'



NORTHEAST INDEPENDENT
SCHOOL DISTRICT
80.75 ACRES
(VOL. 9110, PG. 1823-1832, R.P.R.)

N 07°27'55" W
50.24'

POINT OF BEGINNING
(SEE FIELDNOTE DESCRIPTION)

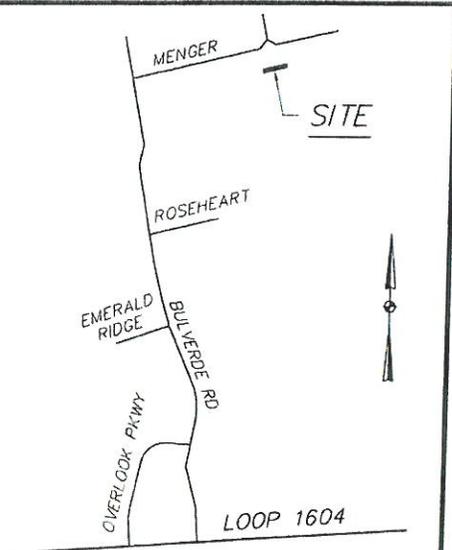
EXISTING
60' INGRESS/EGRESS
& UTILITY ESM'T.
(VOL. 8747, PG. 1414-1436, R.P.R.)

100' WIDE ELECTRIC TRANSMISSION
AND DISTRIBUTION LINE ESM'T.
(VOL. 1393, PG. 153, R.P.R.)

CENTEX HOMES
REMAINING PORTION OF
80.397 ACRES
(VOL. 9242, PG. 2316-2322, R.P.R.)

BULVERDE INVESTMENT
PROPERTIES L.P.
4.953 ACRES
(VOL. 9289, PG. 2064-2116, R.P.R.)

N 76°58'14" E ~ 552.99'
50' INGRESS/EGRESS ESM'T.
(37,256 SQUARE FEET - 0.855 ACRES)
S 76°58'14" W ~ 555.63'



LOCATION MAP

EXHIBIT OF:
A 0.855 ACRE
INGRESS/EGRESS ESM'T.
ACROSS
A 80.397 ACRE TRACT

BULVERDE INVESTMENT
PROPERTIES L.P.
19.881 ACRES
(VOL. 9289, PG. 2064-2116, R.P.R.)

S 07°36'20" W
51.90'

VULCAN MINING LEASE
1010.800 ACRES
(VOL. 9140, PG. 964-987, R.P.R.)

Maverick
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524
© 1990-2012, Maverick Land Surveying Co.
JOB No.: 46251-00
DATE: 02-10-12

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THE ADOPTION AND APPROVAL OF THE DONATION AND ACQUISITION OF PROPERTY BETWEEN BULVERDE INVESTMENTS PROPERTIES, L.P. AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.

WHEREAS, there is an opportunity of a donation and acquisition of property between Bulverde Investments Properties, L.P.(owner) and the Parks and Recreation Department; and

WHEREAS, the donation includes the possibility of 24.83 acres of land for the continued use of an open space destination in City Council District 10; and

WHEREAS, the proposed donation guides and places 24.83 acres in a unified manner and plays a critical role in protecting natural resources by retaining land in its current state; and

WHEREAS, this project is consistent with the recommendations outlined for the Northeast Subarea in the Parks and Recreation System Strategic Plan which recommends the acquisition of additional park acreage to meet service goals, by Park Dedication or by other means, and

WHEREAS, the donation and acquisition has been coordinated with and has the support of the Parks and Recreation Department, the District 10 City Council Office, and Bulverde Investments Properties, L.P.; **NOW THEREFORE**

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

1. That Bulverde Investments Properties, L.P.. and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.
2. That the City Council is urged to consider approval of this project.

PASSED AND APPROVED THIS _____ DAY OF THE MONTH OF _____, 2014.

_____, Chair
Chairperson

ATTEST: _____
Executive Secretary



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 26

Public Hearing:

Planning Commission
November 12, 2014

Case Number:

PA 15002

Applicant:

Rafael Marfil –Verge Productions

Representative:

Rafael Marfil

Owner:

Verge Production

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017
ernest.brown@sanantonio.gov

Property Address/Location:

201 East Courtland Place

Legal Description:

Lot 1, Block 3, NCB 1726

Tract Size:

0.1779 acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 10/23/2014
Notices Mailed 10/30/2014

- 30 to property owners within 200 feet
 - 1 registered neighborhood association within 200 feet
 - 14 to planning team members
- Internet Agenda Posting 11/07/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Tobin Hill Neighborhood Plan future land use classification for the property subject to this application from Low Density Mixed Use to High Density Residential.

RECOMMENDED ACTION

Approval of the proposed amendment to the Tobin Hill Neighborhood Plan to change the future land use classification of the subject property from Low Density Mixed Use to High Density Residential.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The High Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood.

Transportation:

The subject property is located in the original 36 square miles of the City of San Antonio. Tobin Hill follows the basic grid street pattern of Downtown. An important aspect of a properly functioning transportation system is a high functioning public transit system. Tobin Hill is currently served by VIA Metropolitan Transit system. Even though, the existing transportation infrastructure could support any additional traffic generated by the requested land use change, with increase in density supports increase in service and improved system.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis		
Comprehensive Plan Component: Tobin Hill Neighborhood Plan		
Plan Adoption Date: February 21, 2008		Update History: None
<p>Vision: Tobin Hill desires to retain its identity as a residential neighborhood while allowing for appropriately placed mixed use and institutional development. Tobin Hill wants to have a functional, safe and attractive multi-modal transportation system that provides adequate access for all users. Neighborhood streets, sidewalks and drainage conveyances should reflect a level of upkeep appropriate to a well maintained neighborhood.</p> <p>OBJECTIVE 2.4: HOUSING DIVERSITY Promote a diverse variety of housing stock in the neighborhood that sustain all ages and economic groups. Proactively address dilapidated and un-maintained housing and apartment complexes.</p> <p>OBJECTIVE 5.1: USE COMPATIBILITY Promote compatibility between the commercial and residential areas of the neighborhood.</p> <p>OBJECTIVE 8.2: BUS STOP AMENITIES AND SERVICES Improve bus stop amenities and services in order to provide safe and functional transit system. Work with VIA and the MPO to support efforts to extend and expand transit systems to include Bus Rapid Transit, Trams, and Light Rail.</p>		
Comprehensive Land Use Categories		Example Zoning Districts
<p>Low Density Mixed Use: Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure). Compatibility between commercial and residential uses. Shared parking located to rear of structure, limited curb cuts. Monument signs encouraged. Examples include professional/personal services, shop front retail with restaurants, cafes and gift shop.</p>		R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories) NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1, FBZD
<p>High Density Residential: Residential uses with more than four units on individual lots including apartment complexes and condominiums Transition use between medium density residential and commercial uses, generally located on arterials or higher order streets. Ideally developed to be in scale, height, and massing with existing high density residential uses in the area. Medium Density uses also allowed.</p>		R3, R4, R5, R6, RM-4, RM-5, RM-6 MF-25 (2 stories), MF-33 (3 stories) , MF-40 (5 stories)
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Mixed Use	Vacant Structure
North	Low Density Mixed Use	Apartments
East	Low Density Mixed Use	Apartments
South	Low Density Mixed Use	Apartments
West	Mixed Use	Apartments

Land Use: The subject property is located on East Courtland Place and Ogden Street. The property is classified as Low Density Mixed Use in the Tobin Hill Neighborhood Plan. The Tobin Hill Neighborhood Plan encourages creating a transition from San Antonio College to the residential core with High Density Mixed Uses that allow up to 5 stories along N. Main Ave. and Low Density Mixed-Uses that allow up to 3 stories along McCullough Ave. The subject property is approximately one block from N. Main Ave. and from McCullough Ave. Most of the surrounding properties are High Density Mixed Use and Low Density Mixed Use. The applicant requests this plan amendment of High Density Residential and associated zoning change in order to allow the development of the subject property as a multi-family residential development. The subject property is located in an area that has extensive multi-family development with commercial, mixed use and higher density residential uses.

The subject property has an existing vacant two story structure with architectural character that gives definition to the neighborhood. The plan encourages development of existing structures through adaptive use or reuse and conservation of architectural character developed in scale, height, and massing with the existing high density residential uses in the area.

The proposed development will address the plan's concern of dilapidated and un-maintained housing and apartment complexes within the neighborhood. There are density drivers such as San Antonio College (SAC) and retail that would support the need for increased density and promote a diverse variety of housing stock in the neighborhood. The amendment to the plan will maintain a focus on quality housing and existing structures providing reuse.

A recent plan amendment was approved for property located at the corner of E. Courtland Place and McCullough on the same block as the subject property. The amendment and associated zoning change was requested in order to construct a multi-story apartment complex. Even though the Low Density Mixed Use classification allows low intensity multi-family uses, the Planning Commission approved the higher intensity land use classification based on the dynamics of the area and the surrounding land uses. The requested plan amendment is consistent with the adjacent land use classifications and uses of the properties located on the same block.

Transportation: The subject property is located in the original 36 square miles of the City of San Antonio. Tobin Hill follows the basic grid street pattern of Downtown. San Pedro is approximately 4 blocks from the subject property and identified by the Major Thoroughfare Plan (MTP) as a Primary Arterial, Type B. Main Street is not on the MTP but functions as a major collector and is one block west of the subject property. One block to the east of the subject property is McCullough Ave. It is identified by the Major Thoroughfare as a Secondary Arterial, Type B. Ashby Place is a collector that parallel E. Courtland Place. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. An important aspect of a properly functioning transportation system is a high functioning public transit system. Tobin Hill is currently served by VIA Metropolitan Transit system. Several VIA bus stops are located nearby on Main Ave. and McCullough Street. There is a bus stop one block east of subject property on McCullough Ave. and E. Courtland. McCullough is served by VIA route 5. West of the subject property are two bus stops located nearby at Main Ave. and Ashby as well as Main Ave and Dewey Ave. Main Ave is served by route 20 and 90.

Community Facilities: The subject property is near by the San Antonio Community College and Travis Elementary School. Both are within walking distance.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-3NA AHOD" General Commercial Nonalcohol Sales Airport Hazard Overlay District

Proposed Zoning: "MF-40 IDZ AHOD" Multi Family Infill Development Zone Airport Hazard Overlay District

Corresponding Zoning Case: Z2015014

Zoning Commission Public Hearing Date: November 18, 2014

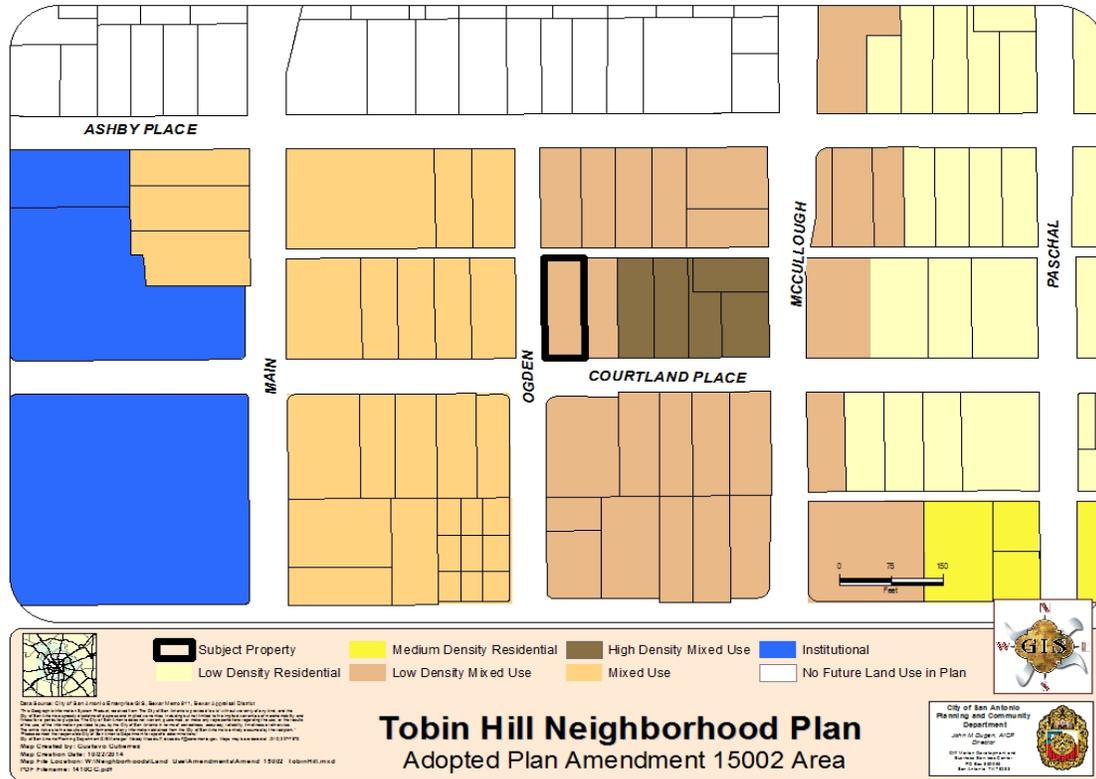
III. RECOMMENDATION

Although the subject property is classified as Low Density Mixed Use, it is located in area surrounded by existing high density multi-family residences. Most of the surrounding properties are High and Low Density Mixed Use. Its location on a local street that functions street and the mix of existing multi-family uses adjacent to the subject property, along with varied commercial uses one block to the west on Main Avenue make it appropriate for the High Density Residential classification. The High Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting a diverse variety of housing stock in the neighborhood that sustain all ages and economic groups. The amendment to the plan proactively addresses dilapidated and un-maintained housing and apartment complexes.

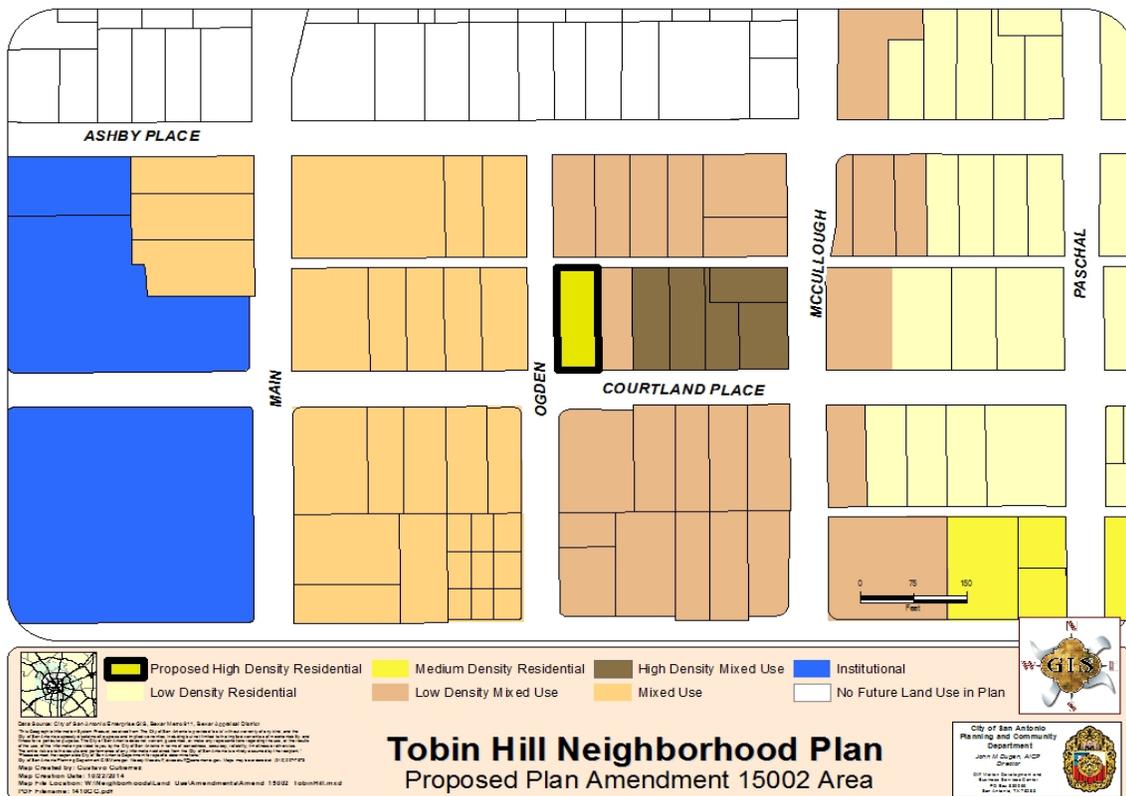
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE TOBIN HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY MIXED USE LAND USE TO HIGH DENSITY RESIDENTIAL LAND USE FOR APPROXIMATELY 0.1779 ACRE LOCATED 201 EAST COURTLAND PLACE.

WHEREAS, City Council approved the Tobin Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on February 21, 2008 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 November 12, 2014 and recommended **Approval** of the proposed amendment on November 12, 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 Tobin Hill Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **Approval** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 12th DAY OF November, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Chairman
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 27

Public Hearing:

Planning Commission
November 12, 2014

Case Number:

PA 15003

Applicant:

Carlos Ayala Trillo

Representative:

Carlos Ayala Trillo

Owner:

Ayala Property Investment Group

Staff Coordinator:

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

Property Address/Location:

Approximately 0.1460
acres of land being Lot E,
Block 1, NCB 1714
located at 222 E. Russell
Place

Legal Description:

Lot E, Block 1, NCB 1714

Tract Size:

0.1460 acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 10/24/2014
Notices Mailed 10/30/2014

- 30 to property owners within 200 feet
- 1 to applicant
- 2 to registered neighborhood associations within 200 feet
- 10 to planning team members

Internet Agenda Posting 11/7/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Tobin Hill Neighborhood Plan future land use classification from Low Density Residential to Low Density Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the Tobin Hill Neighborhood Plan to change the future land use classification of the subject property from Low Density Residential to Low Density Mixed Use.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The change to Low Density Mixed Use will not significantly alter the land use pattern or character of the immediate area as the existing Low Density Residential classification allows for development that is compatible with the proposed Low Density Mixed Use classification.

Transportation:

The City's Major Thoroughfare Plan identified McCullough Avenue and Woodlawn as Secondary Arterial Type B. St. Mary's Street is a collector street. Russell Place, Craig Place and French Place are local streets.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan		
Comprehensive Plan Component: Tobin Hill Neighborhood Plan		
Plan Adoption Date: February 21, 2008		Update History: None
<p>Goal- 2.2.1 Encourage and facilitate the development of quality, compatible infill housing where appropriate. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.</p> <p>Goal- 2.4.2 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.</p>		
Comprehensive Land Use Categories		Example Zoning Districts
<p>Low Density Residential: Low Density Residential uses include single-family homes on individual lots, on streets with low traffic volumes. Ideally, located within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category. Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes. A limited number of duplexes are acceptable if they were originally built for that purpose.</p>		R3, R4, R5, R6
<p>Low Density Mixed Use: Low Density Mixed Use provides for a mix of low intensity residential and commercial uses in adjacent lots or intergraded in one structure. It is intended to foster compatibility between commercial and residential uses.</p>		R3, R4, R5, R6, RM-4 RM-5, RM-6, MF-25 (2 Stories) NC, C1, C2-P, IDZ, TOD, MXD, UD, O-1, FBZD
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant Lot
North	Low Density Mixed Use and Low Density Residential	Commercial Uses and Single and Multi - Family Homes
East	Low Density Residential and Low Density Mixed Use	Single- Family Homes and Commercial Uses
South	Low Density Residential and Low Density Mixed Use	Single and Multi -Family Homes and Commercial Uses
West	Low Density Mixed Use	Commercial Uses

Land Use: The subject property is a vacant lot located on the south side of Russell Place between McCullough Avenue and St. Mary’s Street within the Tobin Hill Neighborhood Plan. The applicant requests this plan amendment and zoning change in order construct two single-family residences on a single residential lot. 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 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. However, while the Low Density Residential land use classification allows for the construction of single-family homes by right; the associated zoning district required to implement the proposed development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan.

The subject property is located in an area that has seen extensive development for commercial and higher density residential uses. Its location adjacent to an existing Low Density Mixed Use node and its close proximity to varied Low Density Mixed Use commercial uses along McCullough Avenue to the west and St. Mary's Street to the east make it appropriate for the Low Density Mixed Use classification. The change to Low Density Mixed Use will not significantly alter the land use pattern or character of the immediate area as the existing Low Density Residential classification allows for development that is compatible with the proposed Low Density Mixed Use classification. The Low Density Mixed Use land use classification supports the goals of the Tobin Hill Neighborhood Plan of encouraging and facilitating the development of quality, diverse housing that is compatible with the character of the neighborhood.

Transportation: The City's Major Thoroughfare Plan identified McCullough Avenue and Woodlawn as Secondary Arterial Type B. St. Mary's Street is a collector street. Russell Place, Craig Place and French Place are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop one blocks west at Russell Place and McCullough Avenue.

Community Facilities: The San Antonio Academy of Texas and Keystone School are within walking distance. San Antonio College is in close proximity.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family residential uses at a density of no more than 14 units per acre

Corresponding Zoning Case: Z2015017

Zoning Commission Public Hearing Date: November 18, 2014

III. RECOMMENDATION

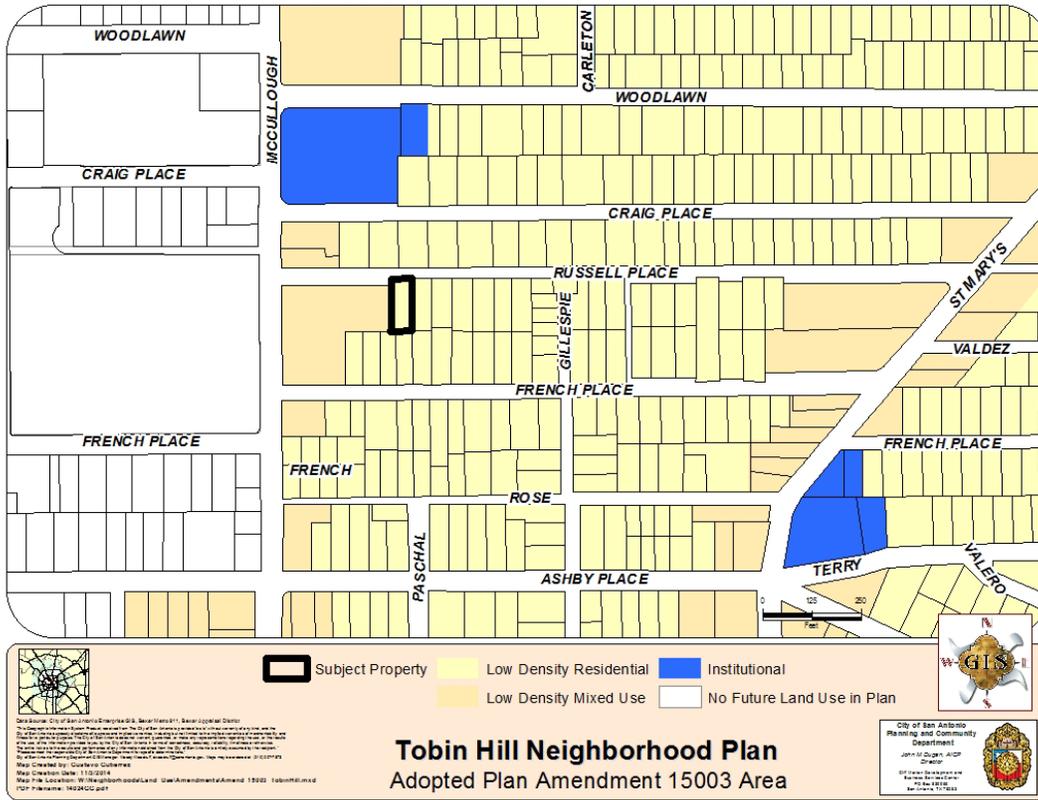
The subject property is located in an area that has seen extensive development for commercial and higher density residential uses. Its location adjacent to an existing Low Density Mixed Use node and its close proximity to varied Low Density Mixed Use commercial uses along McCullough Avenue to the west and St. Mary's Street to the east make it appropriate for the Low Density Mixed Use classification. The change to Low Density Mixed Use will not significantly alter the land use pattern or character of the immediate area as the existing Low Density Residential classification allows for development that is compatible with the proposed Low Density Mixed Use classification. The Low Density Mixed Use land use classification supports the goals of the Tobin Hill Neighborhood Plan of encouraging and facilitating the development of quality, diverse housing that is compatible with the character of the neighborhood.

IV. ATTACHMENTS

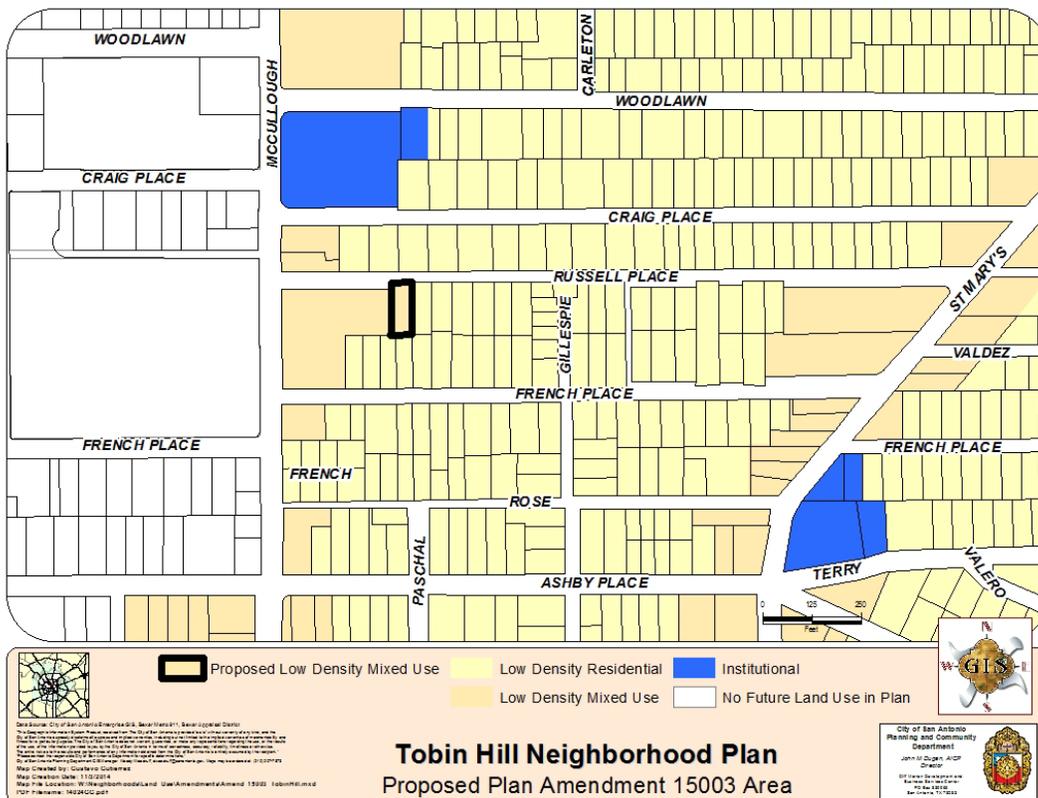
- A. Plan Amendment Maps
- B. Aerial Map

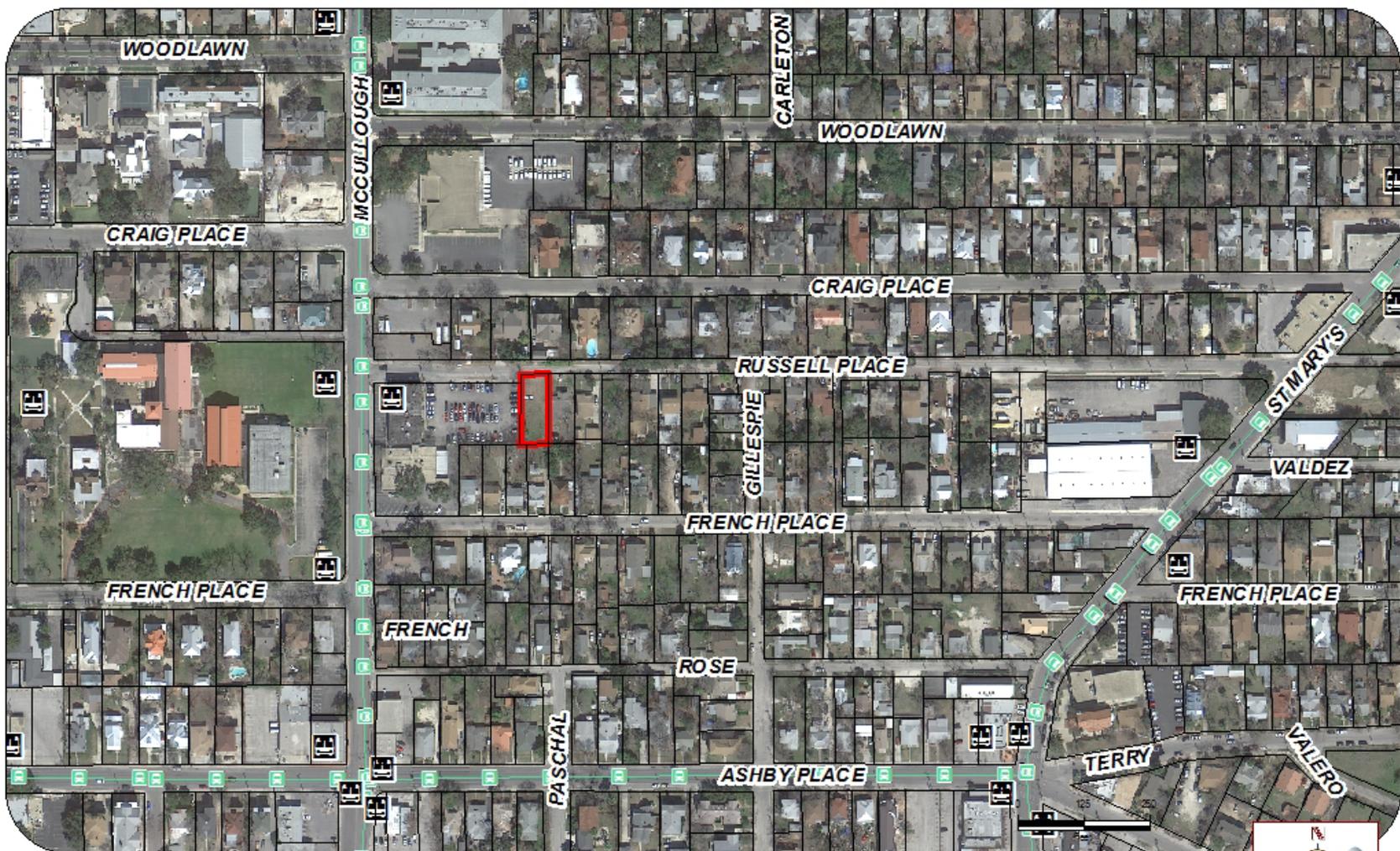
Attachment 1

Land Use Plan as adopted:



Proposed Amendment:







2013 Aerial

Data Source: City of San Antonio GIS, Sevier Maps, Sevier Appraisal District
This document is a public record of the City of San Antonio. It is the property of the City of San Antonio and is loaned to you for your use only. It is not to be distributed, copied, or used for any other purpose without the express written consent of the City of San Antonio. If you have any questions, please contact the City of San Antonio Planning Department at (214) 747-3100.
Map Created by: Gustavo Gutierrez
Map Creation Date: 1/15/2014
Map File Location: \\GIS\neighborhood\Land Use\Amendment\Amend 15003 Tobin Hill.mxd
TDP Filename: 1402400.pdf

Subject Property

VIA Bus Stops

VIA Bus Routes



City of San Antonio
Planning and Community
Department

John M. Dugan, AICP
Director

City of San Antonio
P.O. Box 20200
San Antonio, TX 78220



Tobin Hill Neighborhood Plan

Proposed Plan Amendment 15003 Area

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE TOBIN NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO LOW DENSITY MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.1460 ACRES OF LAND BEING LOT E, BLOCK 1, NCB 1714 LOCATED AT 222 E. RUSSELL PLACE.

WHEREAS, City Council approved the Tobin Neighborhood Plan as an addendum to the Comprehensive Master Plan on September 21, 2008; 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 November 12, 2014 and **APPROVED** the amendment on November 12, 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 Tobin Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 12th DAY OF NOVEMBER 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 28

Public Hearing:

Planning Commission
November 12, 2014

Case Number:

PA 15004

Applicant:

Jerry Arredondo

Representative:

Jerry Arredondo

Owner:

David Reinertsen

Staff Coordinator:

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

Property Address/Location:

Approximately 0.9970 acres of land
being within all or part of Lots 1,
Block 2, NCB 19059 located at 10910
North Loop 1604

Legal Description:

Lot 1, Block 2, NCB 19059

Tract Size:

0.9970 acres

Council District(s):

District 7

Notification:

Published in Daily Commercial
Recorder 10/24/2014
Notices Mailed 10/30/2014

- 15 to property owners within 200 feet
 - No registered neighborhood association within 200 feet
 - 13 to planning team members
- Internet Agenda Posting 11/7/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Northwest Community Plan future land use classification from Low Density Residential to Community Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Northwest Community Plan to change the future land use classification of the subject property from Low Density Residential to Community Commercial.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The subject property's location along a major roadway and the general surrounding conditions which includes a mix of community scale commercial uses along Loop 1604 to the east and west of the subject property make it appropriate for the Community Commercial classification.

Transportation:

The City's Major Thoroughfare Plan identified Bandera Road as a Primary Arterial Type A and Braun Road as a Secondary Arterial Type A. Loop 1604 is classified as a freeway. Winter Creek, Bluestone Creek and Stonefield Place are local streets.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan		
Comprehensive Plan Component: Northwest Community Plan		
Plan Adoption Date: September 28, 1998		Update History: May 28, 2004 and June 16, 2011
Goal 1: Encourage Neighborhood-Friendly Business Development Land Use Plan Pg. 11 This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established.		
Comprehensive Land Use Categories		Example Zoning Districts
Low Density Residential: Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.		R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD
Community Commercial: Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.		O-1.5, C-1, C-2, C-2P, UD
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant Lot
North	UZROW ,/West/South West Sector Plan-Suburban Tier and Regional Center	Loop 1604 Access Road, Vacant Land and Commercial uses
East	Low Density Residential and Regional Commercial	Single-Family Homes and Commercial Uses
South	Community Commercial	Vacant Lot
West	Community Commercial	Vacant Lot and Commercial Uses

Land Use: The subject property is a vacant lot located along the east side of W. Loop 1604 N between Braun Road and Bandera Road, within the Northwest Community Plan. The applicant requests this plan amendment and zoning change in order to accommodate for a higher density zoning district that is compatible with the already-existing surrounding area in order to construct a community commercial development.

The subject property’s location along a major roadway and the general surrounding conditions which includes a mix of community scale commercial uses along Loop 1604 to the east and west of the subject property make it appropriate for the Community Commercial classification. The proposed amendment would accommodate future development that is appropriately scaled and located. Additionally, the size and configuration of the subject property would allow installation of landscape buffering and other measures to mitigate potential negative impacts to adjacent residential properties. The Community

Commercial classification supports the Northwest Community Plan goal of promoting economic growth along arterials and in established commercial areas.

Transportation: The City's Major Thoroughfare Plan identified Bandera Road as a Primary Arterial Type A and Braun Road as a Secondary Arterial Type A. Loop 1604 is classified as a freeway. Winter Creek, Bluestone Creek and Stonefield Place are local streets.

Community Facilities: Anna Mae Nichols Elementary School, Henry Steubing Elementary School, Sandra Day O'Connor High School and OP Schnabel Park are in close proximity.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Proposed Zoning: C-2 CD with a Conditional Use for Auto Paint and Body Shop

Corresponding Zoning Case: Z2015029 CD

Zoning Commission Public Hearing Date: December 2, 2014

III. RECOMMENDATION

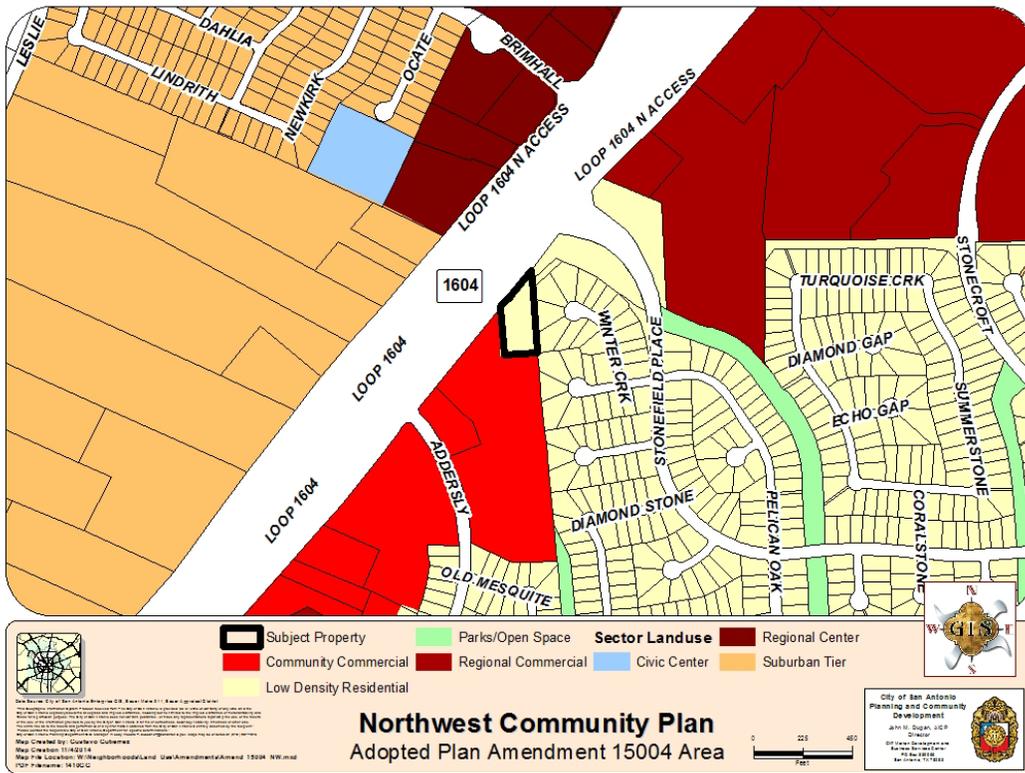
The subject property's location along a major roadway and the general surrounding conditions which includes a mix of community scale commercial uses along Loop 1604 to the east and west of the subject property make it appropriate for the Community Commercial classification. The proposed amendment would accommodate future development that is appropriately scaled and located. Additionally, the size and configuration of the subject property would allow installation of landscape buffering and other measures to mitigate potential negative impacts to adjacent residential properties. The Community Commercial classification supports the Northwest Community Plan goal of promoting economic growth along arterials and in established commercial areas.

IV. ATTACHMENTS

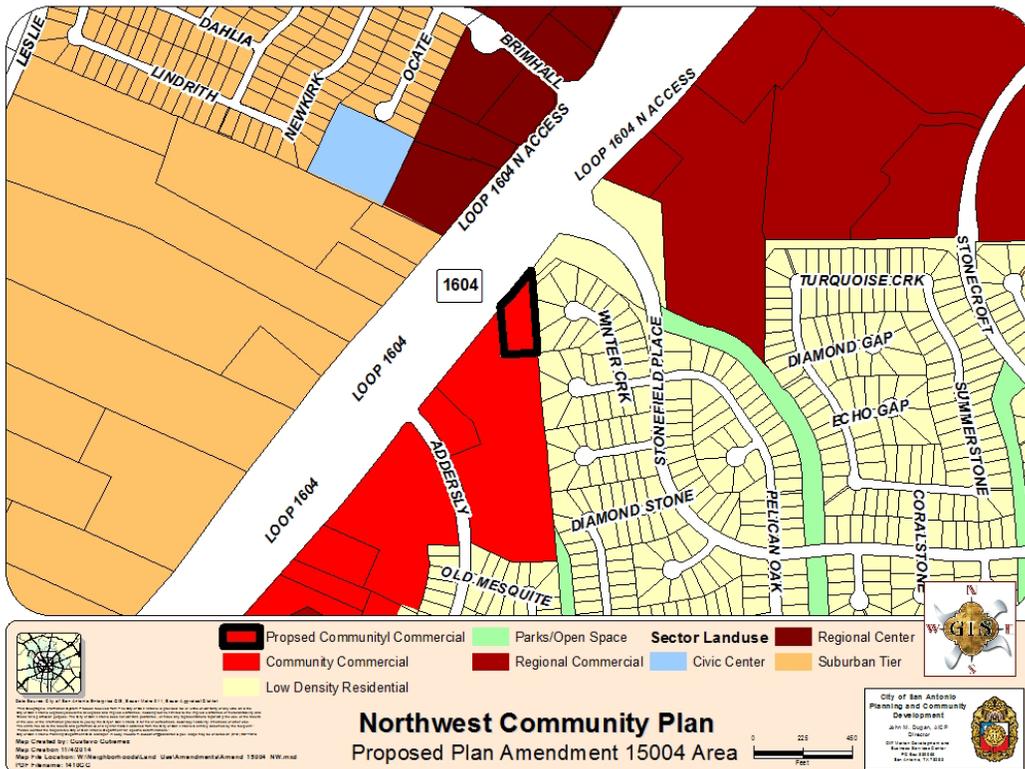
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY OF 0.9970 ACRES OF LAND BEING WITHIN ALL OR PART OF LOTS 1, BLOCK 2, NCB 19059 LOCATED AT 10910 NORTH LOOP 1604.

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Comprehensive Master Plan on September 24, 1998 and updated on May 27, 2004 and June 16, 2011; 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 November 12, 2014 and **APPROVED** the amendment on November 12, 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 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 12th DAY OF NOVEMBER 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 29

Public Hearing:

Planning Commission
November 12, 2014

Case Number:

PA 15005

Applicant:

City of San Antonio, Texas

Representative:

Department of Planning &
Community Development

Owner:

Multiple Owners

Staff Coordinator:

Micah Diaz
(210) 207-7816
[Micah.diaz@sanantonio.gov](mailto:micah.diaz@sanantonio.gov)

Kristin Flores
(210) 207-5441

[Kristin.flores@sanantonio.gov](mailto:kristin.flores@sanantonio.gov)

Property Address/Location:

Approximately 125 acres generally
bound by Interstate Highway 37, US
Highway 181, and South Presa Street
(aka Spur 122)

Legal Description:

Approximately 125 acres out of
County Blocks 4007, 4007-6, 4007A,
4007P, and 4007R

Tract Size:

Approximately 125 acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder 10/24/2014

Notices Mailed 10/30/2014

- 35 to subject property owners
- 33 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 30 to planning team members

Internet Agenda Posting 11/07/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Heritage South Sector Plan boundaries to include the subject properties and apply the Suburban Tier and Specialized Center land use designations (see Attachment 2).

RECOMMENDED ACTION

Approval of the proposed amendment to change the Heritage South Sector Plan boundaries to include the subject properties and apply the Suburban Tier and Specialized Center land use designations to approximately 87 acres and 38 acres, respectively.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The subject properties are located within an area of mixed uses and undeveloped land, bound by highways and major thoroughfares. The proposed land use designations will contribute to a sustainable development pattern encouraged by the Heritage South Sector Plan.

Transportation:

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

Community Facilities:

The requested land use change will not create any additional demand for community facilities.

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: N/A
<p>Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.</p> <p>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.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
Suburban Tier:	
<p>RESIDENTIAL: Low to Medium Density <u>Generally:</u> Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, fourplex); townhouses, garden homes, and condominiums</p> <p>NON-RESIDENTIAL: Neighborhood and Community Commercial <u>Generally:</u> Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate</p> <p>LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</p>	<p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD</p>
Specialized Center:	
<p>NON-RESIDENTIAL: Heavy Industrial, Business Park/Office <u>Generally:</u> Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services</p> <p>LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.</p>	<p>O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Properties	None currently adopted	Undeveloped land, sign-family residences, manufactured homes and parks, restaurants, self-service storage, tire repair, ballroom, propane sales/service/storage, roofing contractor, dentist office, church, and gas station
North and Northeast	None (Outside City Limits)	Undeveloped land, sign-family residences, manufactured homes and parks, apartments, gas stations, retail, office/warehouses, contractor facilities, bar, and bingo
Southeast and South	Agribusiness/RIMSE Tier and Specialized Center	Undeveloped land, warehousing, cell tower, single-family residence, outdoor storage, oil and gas field services
Southwest	Agribusiness/RIMSE Tier	Solar Farm
Northwest	Suburban Tier	Undeveloped land

SECTOR PLAN CRITERIA FOR REVIEW:

The subject properties were annexed for limited purposes via the Southside Limited Purpose Annexation that was approved by City Council on January 9, 2014. Texas Local Government Code Section 43.127 requires municipalities to develop a land use and intensity plan for areas subject to Limited Purpose Annexation. The 125-acre subject property is the only area annexed that was not within the existing boundaries of the Heritage South Sector Plan. According to the Heritage South Sector 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 subject area currently has no applied land use designation. The Suburban Tier and Specialized Center classifications support the zoning approved upon annexation. Given the subject properties' location surrounded by major roadways, and the existing mix of residential, commercial, and industrial uses, the proposed land use designations meet the objectives of the Heritage South Sector Plan by establishing land uses that are compatible with neighboring properties that preserve natural land and cultural resources, neighborhood character, and economic viability in the area.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

This is a City-initiated plan amendment that is directly related to the January 2014 Limited Purpose Annexation. The purpose of the proposed amendment is to comply with state law.

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 existing uses in this area include a mix of residential, commercial, and industrial land uses. The proposed amendment will not significantly alter acceptable land use patterns nor adversely affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and will create a land use that supports compatible activities.

Transportation: The City’s Major Thoroughfare Plan identifies the northeast border of the subject area, South Presa Street (also known as Spur 122), as a as a Secondary Arterial Type A. The west and south borders are comprised of Interstate Highway 37 and US Highway 181. Blue Wing Road, which runs through the Northwest portion of the subject area, is identified as a Rural Roadway. Along South Presa Street, the subject area, together with the neighboring area, includes seven VIA bus stops. The existing transportation infrastructure can support any additional traffic generated by the requested land use change.

Community Facilities: The subject property contains no community facilities. Nearby facilities include Harmony Elementary School. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the community facilities in the nearby area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: “R-6” Residential Single-Family District, “C-2” Commercial District, “C-3” General Commercial District, and “I-1” General Industrial District; all properties are also located within the “AHOD” Airport Hazard Overlay District

Proposed Zoning: N/A

Corresponding Zoning Case: N/A

Zoning Commission Public Hearing Date: N/A

III. RECOMMENDATION

The proposed Suburban Tier and Specialized Center land use designations are consistent with the existing zoning districts and existing uses of the subject properties.

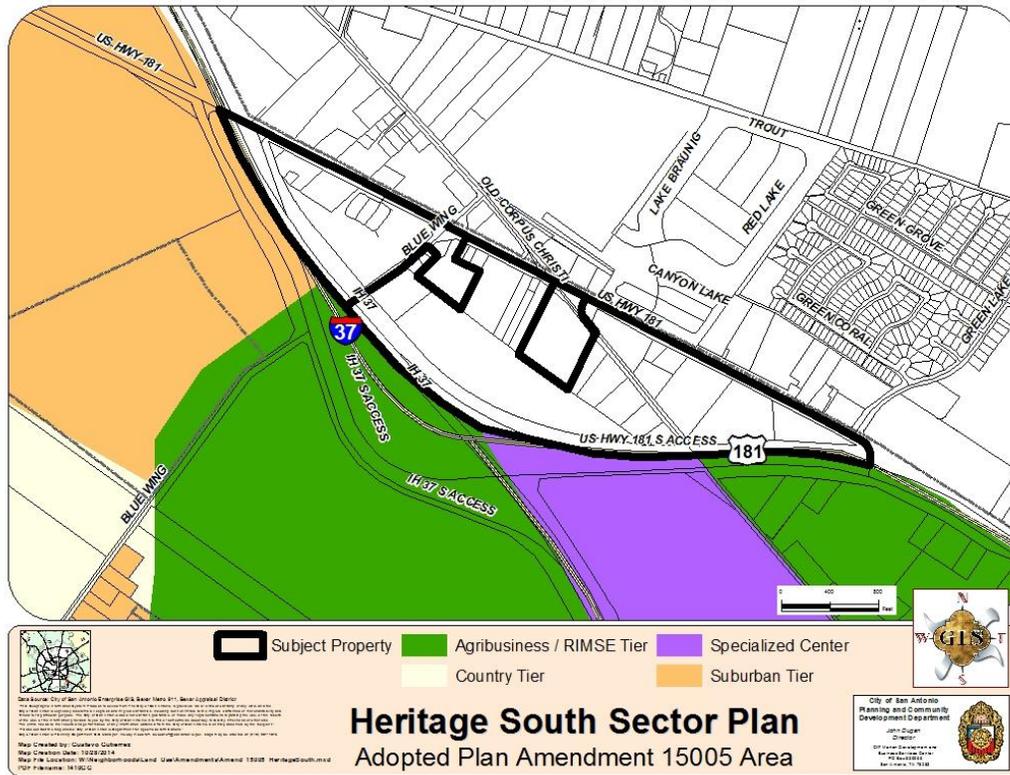
IV. ATTACHMENTS

1. List of Subject Properties, Legal Descriptions, and Property Owners
2. Plan Amendment Maps
3. Aerial Map

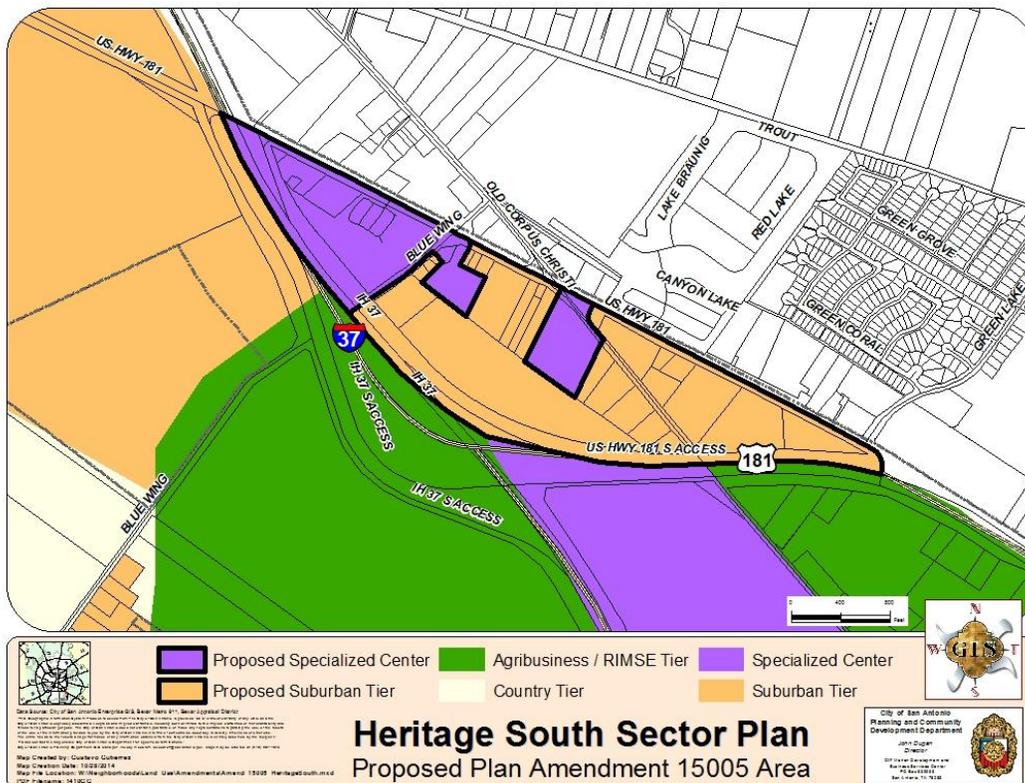
Plan Amendment 15005
Attachment 1

Bexar CAD Property Address	Owner	AcctNumb	LglDesc	Proposed Land Use	Zoning	Existing Use
10429 S US HWY 181	CAMPBELL TERESA M & JEFFREY D & FERNANDEZ STEVEN A & LUCILLE S	04007-006-1282	CB 4007, PARCEL 128A, ABS 11 (.350); CB 4007, PARCEL 128B (5.4924AC); and CB 4007, PARCEL 142A (4.8678AC)	Specialized Center	C-3	Manufactured Home Park
S US HWY 181	SIKKEMA GERARD A	04007-006-1390	CB 4007, PORTION OF PARCEL 139, ABS 11	Specialized Center	C-3	Undeveloped
10327 S US HWY 181	HERRERA JOHNNY	04007-006-1403	CB 4007, PARCEL 140, ABS 11	Specialized Center	C-3	2R detached
10327 S US HWY 181	K & W LAND AND CATTLE CO ATTN CHARLES A KERR	04007-006-1404	CB 4007, PARCEL 140B, ABS 11	Specialized Center	C-3	1R
S US HWY 181	ROMO DEBRA H	04007-006-1405	CB 4007-6, PARCEL 4007-6, ABS 11	Specialized Center	C-3	Undeveloped
10640 S BLUE WING RD	LASCON FRANCISCO J & MARTHA L	04007-006-1422	CB 4007, PARCEL 142B, ABS 11	Suburban Tier	R-6	1R
10525 S US HWY 181	OBAYA LYDIA V & FRANCISCO N VILLARREAL	04007-006-3002	CB 4007-6, PARCEL 300A, ABS 11	Suburban Tier	C-2	1R (Manufactured Home)
10517 S US HWY 181	AVALOS HERON	04007-006-3004	CB 4007-6, PARCEL 300C, ABS 11	Suburban Tier	C-2	Restaurant
10556 S BLUE WING RD	SANCHEZ GRISELDA RAMON	04007-006-3007	CB 4007-6, PARCEL 300, ABS 11	Specialized Center	C-3	Ballroom
10556 S BLUE WING RD	RANGEL MARTHA ANN ETAL	04007-006-3008	CB 4007-6, PARCEL 300,E ABS 11 (REFER TO 82200-250-0510)	Suburban Tier	R-6	1R
10568 S BLUE WING RD	ALVARADO BLANCA E	04007-006-3009	CB 4007-6, PARCEL 300F, ABS 11	Suburban Tier	R-6	1R
10547 S US HWY 181	SHEAR EDDIE JOWE JOE WILLARD SHEAR L/E	04007-006-3010	CB 4007, PARCEL 301, ABS 11	Suburban Tier	C-2	1R
10605 S US HWY 181	MARTINEZ VELMA	04007-006-3020	CB 4007, PARCEL 302, ABS 11	Suburban Tier	C-2	2R (detached & Manufactured Home)
10955 OLD CORPUS CHRISTI RD	ROBERSON MARGIE	04007-006-3043	CB 4007, PARCEL 304C, ABS 11	Suburban Tier	C-2	1R
S US HWY 181	CHANDLER RANDALL S & ANNE L	04007-006-3044	CB 4007, PARCEL 304D, ABS 11	Suburban Tier	C-2	Undeveloped
10611 S US HWY 181	CHAVEZ IRMA S	04007-006-3050	CB 4007, PARCEL 305, ABS 11	Suburban Tier	C-2	Undeveloped
10611 S US HWY 181	CHAVEZ IRMA S	04007-006-3051	CB 4007, PARCEL 305A (.158 AC), ABS 11	Suburban Tier	C-2	Restaurant
10617 US HWY 181	GUTIERREZ ALMA C/S NAUN & GLORIA DELGADO	04007-006-3060	CB 4007, PARCEL 306, ABS 11	Suburban Tier	C-2	Vacant Commercial
10625 S US HWY 181	BELL STANTON P & TERRY F T	04007-006-3070	CB 4007, PARCEL 307, ABS 11	Specialized Center	I-1	Propane sales & storage
10815 OLD CORPUS CHRISTI RD	ROBINSON JODI & ROBINSON JENNIFER S	04007-006-3080	CB 4007, PARCEL 308, ABS 11	Suburban Tier	C-2	2R (detached & Manufactured Home)
10735 S IH 37	LOWDER RICHARD W	04007-006-3130	CB 4007, PARCEL 313, ABS 11	Suburban Tier	C-2	Undeveloped
10560 S BLUE WING RD	RAMIREZ MARIA ELENA	04007-006-3420	CB 4007-6, PARCEL 342, ABS 11	Suburban Tier	R-6	1R
10542 S BLUE WING RD	ALMANZA JOSE PAREDES & CONCEPTION	04007-006-3430	CB 4007-6, PARCEL 343, ABS 11	Specialized Center	C-3	Tire & Auto Repair
10521 S US HWY 181	PETERS CHARLES & MAGDALENA	04007-006-3440	CB 4007-6, PARCEL 344 (FORMERLY PARCEL 300B) & PARCEL 344A (FORMERLY PARCEL 300D), ABS 11	Suburban Tier	C-2	Salon
10755 S US HWY 181	BELTRAN MARIO	04007-075-0018	CB 4007A, EAST IRREGULAR 178.3 FEET OF TRACT 1	Suburban Tier	C-2	1R
11020 OLD CORPUS CHRISTI RD	GOOD NEWS LUTHERAN CHURCH	04007-075-0020	CB 4007A, TRACT 2	Suburban Tier	C-2	Church
10890 OLD CORPUS CHRISTI RD	HERRERA HECTOR G	04007-075-0023	CB 4007A, SOUTHEAST IRREGULAR 278 FEET OF TRACT 1 & SOUTH 36.48 FEET OF ARBITRARY TRACT 1A	Suburban Tier	C-2	Construction Trades Contractor (roofing)
10741 S US HWY 181	HR ROOFING INC	04007-075-0024	CB 4007A, NORTHWEST IRREGULAR 525.04 FT OF TRACT 1	Suburban Tier	C-2	1R
10741 US HWY 181 1	DUNAWAY FORREST W & BARBARA L	04007-075-0025	CB 4007A, SOUTHEAST IRREGULAR 133.41 FEET OF NORTHWEST 658.45 FEETT OF TRACT 1	Suburban Tier	C-2	1R
10983 S US HWY 181	GOOD NEWS LUTHERAN CHURCH	04007-075-0033	CB 4007A, NORTHWEST 326.1 FEET OF TRACT 3 (4.043AC) & WEST TRIANGULAR 255 FEET OF TRACT 4 (1.381AC)	Suburban Tier	C-2	Undeveloped (chruch yard)
10987 S US HWY 181	7-ELEVEN INC	04007-111-0010	CB 4007A, BLOCK 11, LOT 1	Suburban Tier	C-2	Gas Station
10347 S US HWY 181	SPUR 122 STORAGE LLC c/o KARI SACCOMANNO	04007-856-0010	CB 4007P, BLOCK 16, LOT 1	Specialized Center	C-3	Self Service Storage
11021 OLD CORPUS CHRISTI RD	CHANDLER RANDALL S & ANNE L	04007-900-0010	CB 4007R, LOT 1	Suburban Tier	C-2	Dental Clinic
10923 OLD CORPUS CHRISTI RD	MANN MELANIE	04007-900-0022	CB 4007R, LOT 2	Suburban Tier	C-2	1R
10895 OLD CORPUS CHRISTI RD	LOWDER RICHARD W	04007-900-0030	CB 4007R, LOT 3	Suburban Tier	C-2	1R

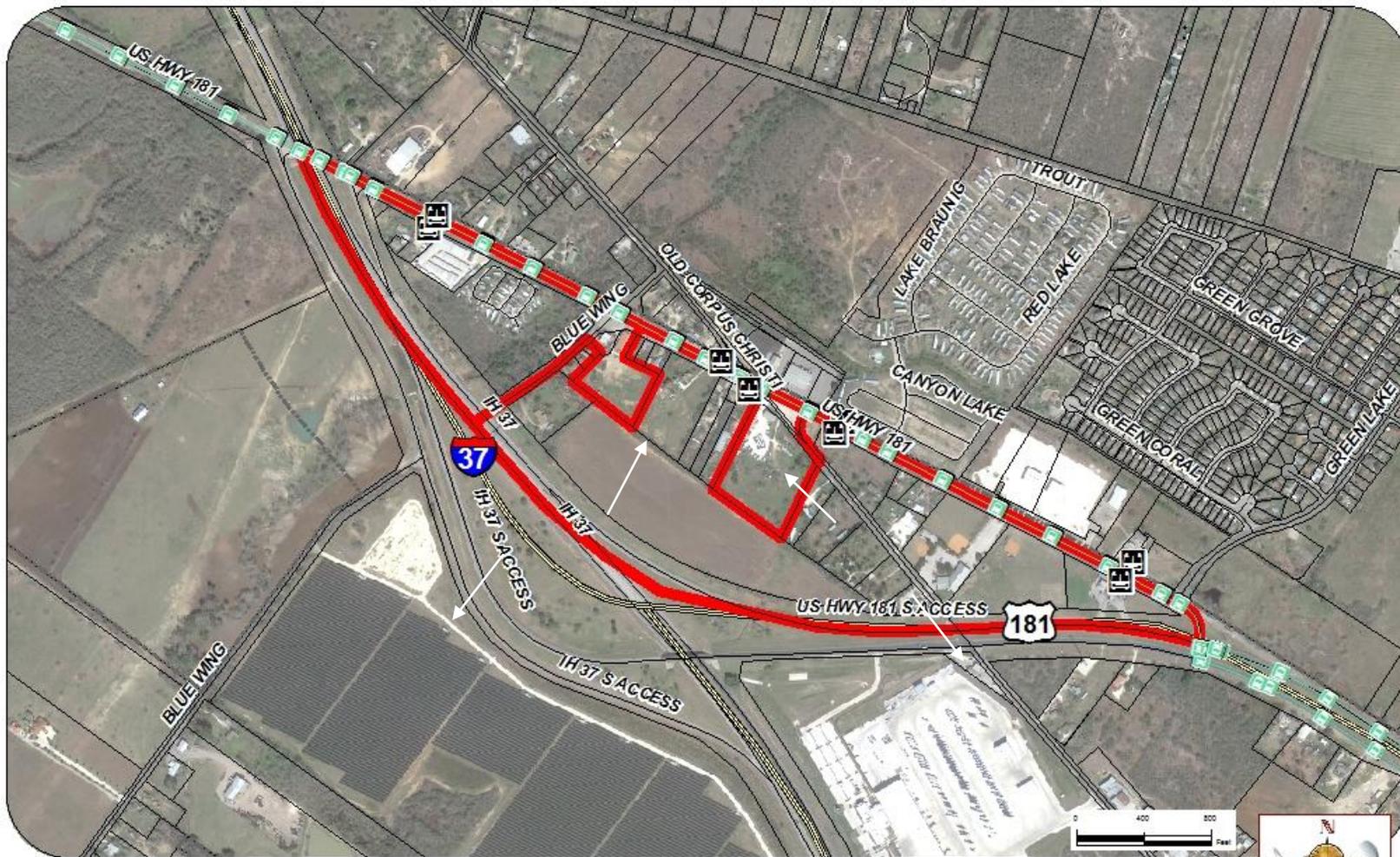
Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 3



2013 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



Data Source: City of San Antonio GIS Services GIS, Sewer Map 011, Sewer Approval District
 This map depicts a view of the city of San Antonio, Texas, 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 damages or liabilities arising from the use of this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 10/25/2014
 Map File Location: W:\Neighborhoods\Land Use\Amendment\Amend 15005_HeritageSouth.mxd
 File Name: 141802

Heritage South Sector Plan

Proposed Plan Amendment 15005 Area

City of San Antonio
 Planning and Community
 Development Department

John Cujan
 Director

City of San Antonio
 Planning and Community
 Development Department
 PO Box 130555
 San Antonio, TX 78213



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 BOUNDARY OF THE PLAN AREA TO INCLUDE 125 ACRES OF LAND GENERALLY BOUND BY INTERSTATE HIGHWAY 37, US HIGHWAY 181, AND SOUTH PRESA STREET (ALSO KNOWN AS SPUR 122) AND APPLYING THE SUBURBAN TIER LAND USE TO APPROXIMATELY 87 ACRES AND THE SPECIALIZED CENTER LAND USE TO APPROXIMATELY 38 ACRES.

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 November 12, 2014 and **APPROVED** the amendment on November 12, 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 12th DAY OF NOVEMBER 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 30

Public Hearing:

Planning Commission,
November 12, 2014

Applicant:

Texas Parks and Wildlife
Department (TPWD)

Representative:

TPWD

Staff Coordinator:

Priscilla Rosales-Piña,
Planning Coordinator
(210) 207-7839

[Priscilla.Rosales-
Pina@sanantonio.gov](mailto:Priscilla.Rosales-Pina@sanantonio.gov)

Property Address/Location:

Subject property is contiguous to
existing City limits and is located
within San Antonio's Extraterritorial
Jurisdiction (ETJ).

Tract Size:

1906.12 acres

Council District(s):

The subject property is located
within the San Antonio's ETJ. The
nearest San Antonio City Council
District is 6.

Notification:

- Internet Planning Commission
Agenda Posting
- Annexation Notices will be
mailed 11/10/2014

Attachments:

Attachment A: TPWD's petition
for Annexation
Attachment B: Map and field notes
of the subject property
Attachment C: Municipal Service
Plan

REQUEST

Public Hearing regarding the voluntary annexation of
approximately 1906.12 acres of land, located within the
Government Canyon State Natural Area (SNA), which is
adjacent to the City limits and generally located within the
northwestern part of San Antonio's Extraterritorial
Jurisdiction (ETJ), as requested by the Texas Parks and
Wildlife Department (TPWD), and a Municipal Service
Plan for the subject property (Attachment B).

RECOMMENDED ACTION

Approval of a resolution recommending the voluntary
annexation of the Government Canyon Properties and a
Municipal Services Plan

ALTERNATIVE ACTIONS

Recommend denial of the proposed annexation

SYNOPSIS OF ANALYSIS

The Planning and Community Development Department is
recommending full purpose annexation of approximately
1906.12 acres, as requested by the TPWD, in order to
provide city-level services to the subject property to protect
the health, safety and well-being of the community.

CASE HISTORY

This is the first public hearing of this case.

I. BACKGROUND INFORMATION:

On April 1, 2013, TPWD requested annexation by the City of San Antonio of approximately 1906.12 acres of the Government Canyon SNA (Attachment A). The purpose of TPWD's petition is to ensure an equivalent level of public safety services and site management practices for the recently acquired properties. The greater part of Government Canyon SNA has been in the City of San Antonio limits since 2003. The subject property is adjacent to the City limits and within the San Antonio's Extraterritorial Jurisdiction (ETJ). The subject property consist of the following six tracts and approximate acreages including 1) the 421.00 acre Canyon Ranch tract, 2) the 710.29 acre Gallagher tract, 3) 50.00 acre Hampton tract, 4) the 172.89 acre Laredo-Culebra (Dreiss/Laredo-Culebra) tract, 5) 461.23 acre Lowder MaBe Canyon Ranch tract, and 6) 90.70 acre Schuchart tract which are described and depicted in Attachment B.

The Government Canyon SNA contains approximately 12,082 acres of protected natural area that includes rugged hills and canyons, native wildlife and vegetation, and scenic vistas all overlying the Edwards Aquifer Recharge or Contributing Zones. Most of the Government Canyon land is located outside of the flood plain and once was considered suitable for residential development, until purchased with Proposition Three Edwards Aquifer Protection Program funds.¹ Under the Aquifer Protection Program, the City agreed to contribute funds toward the acquisition of the properties along with the reservation of a conservation easement over the sensitive zones of the Edwards Aquifer. Annually, the City will monitor conservation easements to ensure compliance with the Edwards Aquifer Protection Program.

In September 2009, per ordinance 2009-09-10-0696, San Antonio conveyed approximately 3,000 acres of land purchased with aquifer protection program funds to TPWD for Government Canyon SNA. (Approximately 1,555 acres of the 3,000 acres were already located within the city limits.) In January 2013, the City conveyed the 461.23 acre Lowder MaBe Canyon Ranch tract to TPWD. Per ordinance 2014-09-04-0616, the City approved a property substitution agreement with SAWS for land, in order for the transfer to Texas Parks and Wildlife to be free of the interests previously held by SAWS.² In September 2014, San Antonio completed the transaction of transferring the land deeds to TPWD.

ANALYSIS

The annexation of the subject property is needed to provide an equivalent level of services to all TPWD properties in order to protect the health, safety and well-being of the community. Once subject property is annexed into San Antonio, it would benefit from full City services, including public safety services, especially fire fighting and emergency medical services. Annexation will avoid the difficulties often associated with multi-jurisdictional boundaries of public safety entities within the area.

The subject property is classified as public land owned by State of Texas, which is exempted from local property taxes, and thus will not generate tax revenue. The proposed annexation will increase the City's public safety service area but also will expand the City's corporate area.

¹ In May of 2000, voters approved "Proposition Three" for the acquisition of lands in Bexar County over the Edwards Aquifer, for parks and watershed protection which is funded by 1/8-cent sales tax venue up to \$45 million from 2000 through 2005. The 2005 Proposition One and the 2010 Proposition Three" are extensions of the original program. The funding amount increased to \$90 million. Changes in the legislation narrowed the program's scope to watershed protection but now funding can be applied outside of Bexar County. A total 104,059 acres are protected under the City's Edwards Aquifer Protection Program.

² In 2004, the City and the San Antonio Water System (SAWS) entered into an interlocal agreement giving SAWS conservation easements and/or real estate interests in land which had been acquired by the City of San Antonio with Proposition Three aquifer protection program funds.

Staff proposes that the City annex and zone the subject property, “RP” (Resource Protection) zoning district which is proposed to be effective upon the date of annexation.

On December 5, 2013, the San Antonio City Council by resolution (2013-12-05-0043R) directed the Department of Planning and Community Development (DPCD) to prepare a service plan regarding, prior to the publication of notice of the required public hearing, in accordance to Chapter 43 of the Texas Local Government Code. Generally, the intent of municipal service plans is to provide specifics about the full services provided by the municipality after the area has been annexed for full purposes. The Municipal Service Plan addresses the public safety services to be implemented, and their associated costs.

The City is publishing the availability of a “Municipal Service Plan for the Government Canyon Properties,” herein attached as Attachment C, and will present it at the City Council public hearing as a requirement of Section 43.056(j) of the Texas Local Government Code. “The Service Plan for the Government Canyon Properties” will be available for public viewing at the DPCD Office, located at 1400 South Flores, and will be posted on the City’s DPCD internet web page.

State law requires that the municipality follow certain provisions for annexation which includes the publication of the public hearing notification, two public hearings by the governing body and the adoption of the annexation ordinance and “Service Plan.” In addition the City Charter requires consideration by the Planning Commission, and the publishing of the annexation ordinance 30 days prior to the final adoption. Below is the schedule for the annexation:

<u>Date</u>	<u>Annexation Procedures</u>
Nov. 10, 2014	Provide written notice to property owners, public and private entities
Nov. 12	Brief Planning Commission
Nov. 12	Planning Commission holds hearing and considers proposed annexation
Nov. 18	Brief Zoning Commission (<i>Optional</i>)
Nov. 19	Brief Infrastructure & Growth (I&G) Committee
Nov. 20	Publish notice of both public hearings in the newspaper and on City’s web site.
Dec. 2	Zoning Commission consideration
Dec. 10 (6:00 PM)	First City Council Public Hearing
Dec. 11 (9:00 AM)	Second City Council Public Hearing
Dec. 16	Publish annexation ordinance in the newspaper
Jan. 15, 2015	City Council’s consideration of annexation, Municipal Service Plan and zoning change
Feb. 14, 2015	Effective Date of Full Purpose Annexation

III. RECOMMENDATION

Approval. The Planning and Community Development Department is recommending voluntary annexation of approximately 1906.12 acres of land located within the Government Canyon State Natural Areas, which are adjacent to the City’s limits and located within San Antonio’s ETJ as requested by the TPWD.

Attachment A



April 1, 2013

Life's better outside.®

Commissioners

T. Dan Friedkin
Chairman
Houston

Ralph H. Duggins
Vice-Chairman
Fort Worth

Antonio Falcon, M.D.
Rio Grande City

Karen J. Hixon
San Antonio

Dan Allen Hughes, Jr.
Beeville

Bill Jones
Austin

Margaret Martin
Boerne

S. Reed Morian
Houston

Dick Scott
Wimberley

Lee M. Bass
Chairman-Emeritus
Fort Worth

Carter P. Smith
Executive Director

Mr. John Dugan
City of San Antonio - Director of Planning and Community Development
1400 S. Flores St.
San Antonio, TX 78204

Dear Mr. Dugan:

This letter is to formally request that the newly acquired 461-acre Lowder tract and the 2005 acquisition of the 421-acre Ma-Be Canyon Ranch tract of Government Canyon State Natural Area (GCSNA) be considered for annexation into the city limits of San Antonio, Texas.

In 2002, the City of San Antonio annexed GCSNA as it existed at that time. Since then, the Natural Area has grown to include these additional tracts and will soon grow to include an additional 3,000 annexed acres that are to be transferred from the City of San Antonio Natural Areas program this year.

The Texas Parks and Wildlife Department (TPWD) rarely involves itself in local jurisdictional annexation matters, including the 2002 annexation of GCSNA. In this particular circumstance, however, it is desirable to the Department that annexation of the remaining un-annexed tracts occur in order to maintain consistent City services and consistent site management practices across the entire Natural Area.

Please know that Mr. Chris Holm, GCSNA Superintendent, will serve as your primary contact for all matters involving GCSNA, and can be reached at 210-688-9055. We appreciate your assistance and continued cooperation between the City of San Antonio and TPWD in this matter. Thank you.

Sincerely,

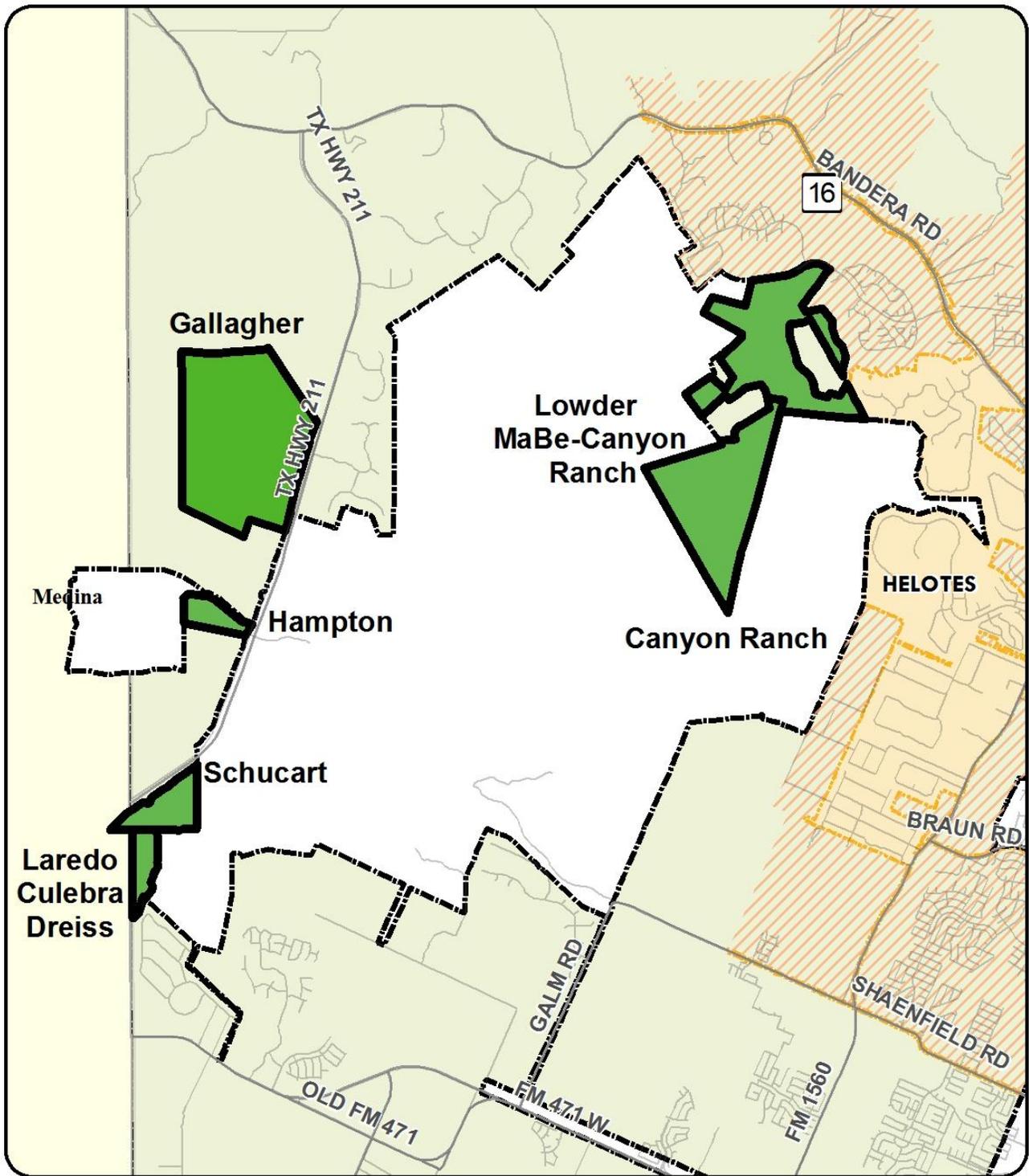
A handwritten signature in blue ink that reads "Carter Smith".

Carter Smith
Executive Director

CS:BL:mle

Cc: Mr. Ted Hollingsworth
Mr. Brent Leisure
Mr. Todd McClanahan
Mr. Chris Holm

Attachment B: Exhibit of the Government Canyon Property



City of San Antonio
**Government Canyon Properties
 Voluntary Annexation**

City of San Antonio	Bexar County	Incorporated Cities
Location Properties	Adjacent Counties	ETJ_IncorpTowns

Attachment B

Field Notes for Government Canyon Property

A. Canyon Ranch Tracts - A total of 421.00 Acres:

A 400.168-acre and a 20.834 acre-tract, more or less, as described in a SPECIAL WARRANTY DEED as recorded in Volume 11207, Page 2032-2046 of the Real Property Records of Bexar County, Texas, The Trust for Public Land to the City of San Antonio.

B. Gallagher Tracts -710.289 Acres:

A 709.6-acre tract and a 0.689-acre tract, more or less, (the 0.689-acre tract being also described as a 0.568-acre tract recorded in Volume 9068, Page 226 of the Real Property Records of Bexar County, Texas) as described in a CORRECTION GENERAL WARRANTY DEED, Document Number 20060030371 of the Official Records of Real Property of Bexar County, Texas as (Gallagher, Headquarters Ranch Development, LTD., to the City of San Antonio.

C. Hampton Tract - 50 Acres:

50 acres of land, more or less, as described in a SPECIAL WARRANTY DEED as recorded in Volume 9691, Page 2358-2364 of the Real Property Records of Bexar County, Texas, Mike and Sandy Hampton to the City of San Antonio

D. Laredo Culebra Dreiss Tracts – 172.89 Acres:

A 55.447-acre tract, more or less, described in a SPECIAL WARRANTY DEED and PERPETUAL EASEMENT as recorded in Volume 577, Pages 150-164 of the Real Property Records of Medina County, Texas and Volume 11348, Page 1359 -1366 of the Real Property Records of Bexar County, Texas, Laredo Culebra LTD., a Texas limited partnership to the City of San Antonio.

A 110.448-acre tract, more or less, described in a SPECIAL WARRANTY DEED as recorded in Volume 642, Pages 310-316 of the Real Property Records of Medina County, Texas, Laredo Culebra LTD., a Texas limited partnership to the City of San Antonio.

0.56-acre Ingress-Egress Easement Tract: An ingress-egress easement over and across a 0.56-acre tract, more or less, out of the S.E. Thomson Survey No. 403, Abstract No. 1189, Bexar County and Abstract No. 1899, Medina County and the S.E. Thomson Survey No. 403, Abstract No. 1189, Bexar County and Abstract No. 1899, Medina County, as recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas

A 6.439-acre tract, more or less, out of the H. Dahme Survey No. 256 3/4, Abstract No. 1899, Medina County, Texas, as recorded in Volume 423, Page 679 of the Official Public Records of Medina County, Texas, **Attachment P** (Dreiss Tract).

E. Lowder MaBe-Canyon Ranch Tract - 461.23 Acres:

461.230 Acres, more or less, comprised of that 436.95 acre tract, 31.37 acre tract and 7.936 acre tract conveyed to MaBe-Canyon Ranch, LC in Special Warranty Deed with Vendors Lien recorded in Volume 8394, Pages 952-960; that 8.642 Acre tract

Attachment B

conveyed to East Texas Wing and Rotor Inc in Warranty Deed with Vendors Lien recorded in Volume 8394, Pages 970-975, that 46.562 acre tract conveyed to MaBe-Canyon Ranch, LC in General Warranty Deed recorded in Volume 8825, Pages 856-861; that 6.175 acre tract conveyed to MaBe-Canyon Ranch, Ltd. in General Warranty Deed recorded in Volume 10905, Pages 1715-1718; and that 19.49 acre tract conveyed to MaBe-Canyon Ranch. Ltd. in General Warranty Deed recorded in Volume 10950, Pages 894-899, LESS THAT 95.834 acres out of said 436.95 acre tract, said 95.834 acres comprised of that 75 acre tract conveyed to La Cantera Development Company in Special Warranty Deed recorded in Volume 9150. Pages 664-670 and that 20.834 acre tract conveyed to the Trust for Public Land in Special Warranty Deed recorded in Volume 11207, Pages 1871-1882, all of the Official Public Records of Real Property of Bexar County, Texas and being out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518, the W. D. Rounsavall Survey No. 3, Abstract 1065, County Block 4485, the J. Hoffman Survey No. 8. Abstract 1208. County Block 4516, the T.C. Railway Co. Survey No. 3, Abstract 1027, County Block 4517, the Mrs. M.A. Sharp Survey, Abstract 1143, County Block 4577, and the T.C. Railway Co. Survey No.9, Abstract 1026, County Block 4519, all of Bexar County Texas. Said 461.230 acres being now further described as a 511.144 acre tract SAVE AND EXCEPT 49.914 acres, said 49.914 acres being composed of that called 17.48 acres conveyed to Sam Briggs in deed recorded in Volume 7532, Pages 1310-1317 and that called 32,41 acres conveyed to Zigmund Khersonsky in deed recorded in Volume 15420, Pages 1695-1699 both of the Official Public Records of Real Property of Bexar County, Texas, said 511.144 acres described as follows 'with bearings based on the Texas Coordinate System for the South Central Zone:

F. **Schuchart Tract - 90.704 Acres:**

A 90.704 acres tract, more or less, as described in a SPECIAL WARRANTY DEED as recorded in Volume 485, Page 689-696 of the Real Property Records of Medina County, Texas and Volume 9967, Page 1216-1223 of the Real Property Records of Bexar County, Texas, The Trust for Public Land to the City of San Antonio.

Attachment B

A. Canyon Ranch Tracts - A total of 421.00 Acres

Field Notes for 400.168 Acre Tract

A 400.168 acre, or 14,431,326 square feet more or less, tract of land being that called 400.001 acre tract conveyed to Mabe 4444 Belfort L.C. in General Warranty recorded in Volume 8825 Pages 797-803 of the Official Public Records of the Real Property Records of Bexar County, Texas, out of the D.S. Alvey 5 Number 5. Abstract 1036, County Block Rounsavall Survey Number 3. Abstract 1065, County Block 4485 and the Manual Gomez Survey Number 7, Abstract 2045, County Block 4518 of Bexar County, Texas, said 400.168 acre tract being more fully described as follows (with the basis of bearings being the North American Datum of 1983 (CORS 96), from the Texas Coordinate System established for the south central zone):

BEGINNING At a found ½-inch iron rod set stamped “Baker” at the south corner of a 75.00 acre tract recorded in Volume 9150 Page 664, on the east line: of a 1121.668 acre tract conveyed to the Texas Department of Parks and Wildlife in Volume 6706 Page 54-69 of the Official Public Records of the Real Property Records of Bexar County, Texas, and angle point in the northwest line of said 400.00 acre tract, said point having State Plane Coordinates for said zone of N 13,760,594.52 and E 2,052,893.28 and Geographic Coordinates of 29°35'08.50” North and 98° 44'04.07” West;

THENCE: N 65°06'22”E. along and with the northwest line of said 400.001 acre tract, the southeast line of said 75.00 acres at a distance of 622.25 passing the southeast corner of said 75.00 acre tract and continuing with the remaining portion of the 436.95 acre tract recorded in Volume 8394 Page 952-960 of the Official Public Records of the Real Property Records of Bexar County, Texas, for a total distance of 2643.87 feet to a found ½” iron rod at the north corner of said 400.001 acre tract, the northwest corner of a 592.9 acre tract recorded in Volume 8319 Pages 72-83 of the Official Public Records of the Real Property Records of Bexar County, Texas;

THENCE: S 14°39'19”W. along with the west line of said 592.9 acre tract a distance of 3733.71 feet to a set ½” iron rod with yellow capped marked “Pape-Dawson” at the southwest corner of said 592.9 acre, the northwest corner of 804.618 acre tract recorded in Volume 7876 Page 806-811 of the Official Public Records of the Real Property Records of Bexar County, Texas,

THENCE: along with the west line of said to 4.618 acre tract the following calls and distances:
S 14°52'54”W. a distance of 1890.72 feet to a found ½” iron rod;
S 15°15'31”W. a distance of 566.74 feet to a found 60D nail;
S 14°35'21”W. a distance of 1749.53 to a found ½” inch iron rod set stamped “Baker”, an exterior angle point in the west line of said 804.618 acre tract, an interior of the northeast line of 4702.29 acre tract recorded in Volume 5766 Page 505-512 of the Official Public Records of the Real Property Records of Bexar County, Texas;

THENCE: N 30°31'15”W. along with the northeast line of said 4702.929 acre tract a distance of 6399.69 feet to a set ½” iron rod with yellow capped marked “Pape-Dawson” at the south corner of the aforementioned 1121.668 acre tract, the west corner of said 400.001 acre tract;

THENCE: N 73°22'10”E. along with the southeast line of said 1121.98 acre tract a distance of 3117.11 feet to a ½” inch iron rod set stamped “Baker” for an exterior angle in said line:

THENCE: N 35°24'36”W. along with the northeast line of said 1121.668 acre tract a distance of 198.11 feet to the POINT OF BEGINNING and containing 400.168 acres in Bexar County,

Attachment B

Texas. Said tract being described in accordance with a survey made on the ground and survey map prepared by Pape-Dawson Engineering Inc.

Attachment B

A. Canyon Ranch Tract

Field Notes for 20.834 Acre Tract

A 20.834 acre or 907.529 square feet more or less, as described out of the remainder of that 436.95 acre tract conveyed to MaBe-Canyon Ranch, LC, recorded in Volume 839 Page 952-960 of the Official Public Records of the Real Property Records of Bexar County, Texas, out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518 Bexar County, Texas Said 20.834 acre tract, being more fully described as follows (with the basis of bearings being the North American Datum of 1983 (CORS 96), from the Texas Coordinate System established for the south central zone):

BEGINNING At a found ½-inch iron rod set at the northwest corner of a 592.9 acre tract recorded in Volume 8819 Page 72-83 of the Official Public Records of the Real Property Records of Bexar County, Texas, the north corner of a 400.00 acre tract recorded in Volume 8825 Pages 797-803 of the Official Public Records of the Real Property Records of Bexar County, Texas, said point having State Plane Coordinates for said zones of N 13,761,707.23.and 2,055,291.10 and Geographic Coordinates of 29°35'19.46" North and 98°43'36.33" West;

THENCE: S 65°06'22"W. along and with the north line of said 400.00 acre tract a distance of 2011.62 feet to a set ½" inch iron pin with a yellow cap marked "Pape-Dawson" in the southeast line of said 75.00 acre tract recorded in Volume 9150 Page 664-670 of the Official Public Records of the Real Property Records of Bexar County, Texas, from which a found ½"inch iron rod set stamped "Baker" at the south corner of a 75.00 acre bears S65°06'22" W a distance of 622.25 feet;

THENCE: Departing said line along and with the southeast line of said 75.00 acre tract, the following calls and distances:

N 24°53'38"W a distance of 71.00 feet to a set ½" inch iron pin with a yellow cap marked "Pape-Dawson" of curvatures;

Along the arc of a curve to the right, said curve having a radius of 330.00 feet, a central angle of 90°00'00", a chord bearing and a distance of N 20°06'22 E, 466.69 feet, for an arc length of 518-36 feet to a found ½" inch iron rod set stamped "Baker";

N 67°48'19"E. a distance of 1293.06 feet to a found "+" in rock;

N 15°50'41"W. a distance of 418.19 feet to a set ½" inch iron pin with a yellow cap marked "Pape-Dawson";

THENCE: S 79°45'04"E. departing the east line of said 75.00 acre tract, over and across said 436.95 acre tract a distance of 642.50 feet to a set ½" inch iron pin with a yellow cap marked "Pape-Dawson";

THENCE: N 86°15'50"E. a distance of 102.16 feet to a set ½" inch iron pin with a yellow cap marked "Pape-Dawson";

THENCE: S 14°39'19"W. 450.00 feet to the POINT OF BEGINNING and containing 20.834 acres in Bexar County, Texas Said tract being described in accordance with a survey made on the ground and survey map prepared by Pape-Dawson Engineering Inc.

Attachment B

B. Gallagher Tracts

Field Notes for 709.6 Acre Tract

BEING A 709.6 acre tract of land out of a 906.71 acre tract as recorded in Volume 7034, Page 350 of the Official Records of Real Property of Bexar County, Texas being out of George W. Garnett Survey N9. 176 ½, Abstract No. 287, County Block 4494, Alexander Ewing No. 176, Abstract No. 222, County Block 4505, SA & MG Railroad Survey No. 376 ¼, Abstract No. 1185, County Block -4493, William Byerly Survey No. 172, Abstract No. 86, County Block 4490, and the Pablo Solis Survey No. 176 ¾, Abstract 700, County Block 4489, Bexar County Texas said 709.6 acre tract being more particularly by metes and bounds as follows:

BEGINNING at a set ½” iron rod with yellow "ACES” cap at 12” cedar fence post for the southeast corner of a called 631.64 acre tract a southwest corner of a called 731.15 acre tract recorded in Volume 6969, Page 1618 of the Official Records of Real Property of Bexar County, Texas and the northeast corner of called 2179.29 acre tract recorded in Volume 3679, Page 1480 of the Official Records of Real Property of Bexar County, Texas and also being the northwest corner of said a 906.71 acre tract and the herein described tract;

THENCE South 78° 50'50” East a distance of 1398.00 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract to set MAG nail in rock at 12” cedar fence post;

THENCE North 84° 44'57” East, a distance of 634.00 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract to a ½” iron rod with yellow “ACES” cap at T-post;

THENCE North 84°35'10” East, a distance of 1305.44 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract to a set ½” iron rod with yellow “ACES” cap at 6” cedar post;

THENCE North 61° 09' 57" East, a distance of 141.45 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract to a set ½” iron rod with yellow “ACES” cap at 3-way fence corner for the northeast corner of the herein described tract;

THENCE South 33° 39' 31" East, a distance of 66.71 feet crossing 906.71 acre tract with fence to a set ½” iron rod with yellow "ACES” cap on the west right-of-way of State Highway 211 a variable width right-of-way minimum of 400 feet tract as recorded in Volume 4268, Page 1979 of the Official Records of Real Property of Bexar County, Texas (and basis of bearings) for the east corner of the herein described tract;

THENCE South 20°50'07”; West a distance of 66.71 feet along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of a distance of the herein described tract;

THENCE South 18°01'23” West, a distance of 695.14 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being a corner of the herein described tract;

THENCE South 64° 11'32” West, a distance of 173.28 feet continuing along and with the west right-of-way of said State Highway 211 to a Type I Texas Department of Transportation monument being an angle point of the herein described tract;

Attachment B

THENCE South 18° 01'23" West a distance of 120.00 feet continuing along and with the west right-of-way said State Highway 211 to a Type I Texas Department of Transportation monument being an angle point of the herein described tract;

THENCE South 28° 08'46" East a distance of 173.28 feet continuing along and with the west right-of-way of State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 01'23" West, a distance of 2040.00 feet continuing along and with the west right of way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 10° 25'42" West, a distance of 378.32 continuing along and with the west right of way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 43'08" West, a distance of 825.06 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 42'49" West, a distance of 494.34 feet continuing along and with the west right-of-way of said State Highway 211 to a found ½" iron rod with "ACES" cap being the east corner of a 20.00 acre tract as recorded in Volume 7967 Page 1957 of the Official Records of Real Property of Bexar County, Texas and being the southeast corner of the herein described tract;

THENCE North 71° 18'06" West, a distance of 1394.40 feet departing the west right-of-way of said State Highway 211 and with fence and northeast line of said 20.00 acre tract to a found ½" iron rod with "ACES" cap fence corner for the north corner of said 20.00 acre tract;

THENCE South 18° 39'1.5" West, a distance of 597.69 feet with fence and northwest line of said 20.00 acre tract to a found ½" iron rod with "ACES" at 3-way fence corner for the northeast corner of a called 162.13 acre tract as recorded in Volume 6680 Page 1094 the Official Records of Real Property of Bexar County, Texas for an interior corner of said 906.71 acre tract and the south corner of the herein described tract;

THENCE North 71° 20'02" West a distance of 2313.63 feet with fence and common line of said 162.13 acre tract and said 906.71 acre tract, found ½" iron rod with Simpson cap at 3-way fence post being on the east line of a called 2179.29 acre tract recorded in Volume 3679 Page 1480 of the Official Records of Real Property of Bexar County, Texas, the northwest corner of said 161.13 acre tract and the southwest corner of said 906.71 acre tract and the herein described tract;

THENCE North 00° 27'27" West, a distance of 6737.20 feet with fence and common line of said 2179.29 acre tract and said 906.7 acre tract to the POINT OF BEGINNING and containing 706.6-acres, more or less, in Bexar County, Texas.

Prepared by Alamo Consulting Engineering & Surveying Inc.
Kevin Conroy, R.P.L.S:#4198
June 19, 2003
Revised: 7/21/03
Job No: 12109

Attachment B

B. Gallagher Tract

Field Notes for 0.689 Acre Tract

A 0.689 of one acre of land being a portion of State Highway 211 right-of-way, being a portion, of that certain tract of land conveyed to the State of Texas of record in Volume 4628 Page 1979 of the Official Records of Real Property of Bexar County, Texas, and of being a portion of the George W. Garnett Survey No. 176 ½, Abstract No. 287, County Block 4494, Bexar County, Texas and more particularly described by metes and bounds as follows:

COMMENCING at ½ inch iron rod found in the west Right-of-way of State Highway 211 (500' Right-of-way), for the northeast corner of that certain 709.6 acre tract of land described in Volume 10382, Page 2315, to the City of San Antonio, Official Public Records of Bexar County, Texas,

- 1) **THENCE** South 20°50'07" West, 66.71 Feet along the west Right-of-way of State Highway 211, and the east line of said 709.6 acre tract to a Texas Department of Transportation type III monument found;
- 2) **THENCE** South 18°01'23" West, 695.4 Feet continuing along the west Right-of-way of State Highway, and the east line of said 709.6 acre tract to a Texas Department of Transportation type III monument found and being the POINT OF BEGINNING herein described tract, which point is left 250.00 feet from at right angle State Highway 211 center line station 944+00.00;
- 3) **THENCE** South 18°01'23" West, 360.00 Feet, over and across said State Highway 211 to a Texas Department of Transportation type III monument found for the Southeast corner of herein described tract, which point is left 250.00 feet from at right angle to State Highway 211 center line station 940+40.00;
- 4) **THENCE** North 28°08'46" West, 171.28 Feet, along the east right-of-way of said State Highway 211 same being the west line of said 709.6 acre tract to a Texas Department of Transportation type III monument found for an angle point of this tract;
- 5) **THENCE** North 18°01'23" East, 120.00 Feet, continuing along the east right-of-way of said State Highway 211, same being the west line of said 709.6 acre tract to a Texas Department of Transportation type III monument found for an angle point of this tract;
- 6) **THENCE** North 43° 11'32" East, 173.28 Feet continuing along the west right-of-way of State Highway 211 same being the west line of said 709.6 acre tract to the POINT OF BEGINNING and containing a calculated of 0.689 of one acre of land.

The basis of bearing recited herein is based on Texas Department of Transportation R.O.W. map. This description was prepared from a survey made on the ground by employees of SURVCON, INC. and is accompanied by a survey plat with like job number.

Prepared by SURCON INC.
Phillip V. Hampton R.P.L.S:#5520
Job No. 054660192.0001
February 28, 2005

Attachment B

C. Hampton Tract

Field Notes for 50.00 Acre Tract

Being 50.00 acres of land more or less, located in Bexar County, Texas being out of and part the Mrs. S. E. Thomason Survey No. 403, Abstract No. 1189 and out of and part of the R. Hernandez Survey No. 401 1/2, Abstract No. 331. Said 50.00 acres being out of a 176.50 acre tract described in Volume 7354 Page 1044 of the Real Property Records of Bexar County; Texas. Said 50.00 acres being more particularly described as follows:

BEGINNING at a found concrete nail on the Northwest right-of-way line of State Highway 211. Said point being at the easternmost corner of said 176.5 acre tract;

THENCE along said Northwest right-of-way line, South 20 degrees 43 minutes 24, seconds West, a distance of 236.76 feet to a found right-of-way monument (type III);

THENCE continuing along said right-of-way line, South 12 degrees 08 minutes 23 seconds West, a distance of 177.52 feet to a set 1/2 inch iron pin with a red cap stamped "Overby Descamps";

THENCE departing Said right-of-way line North 77 degrees 55 minutes 14seconds West, a distance of 2269.43 feet to a 1/2-inch iron pin with a red cap stamped "Overby Descamps" on the common line between this tract and a 169.00 acre: tract in Volume 9352 Page 1920 of the Real Property Records of Bexar County; Texas;

THENCE along said common line for the following calls:

North 00 degrees 27· minutes 1.9 seconds West, a distance of 967.49 feet to a fence corner;

North 48 degrees 37 minutes 53 seconds East, a distance of 274.83 feet to a found concrete nail;

South 82 degrees 16 minutes 55 seconds East, a distance of 664.17 feet to a found 1/2-inch iron pin with a red cap stamped "Overby Descamps";

South 60 degrees 16 minutes 57 seconds East, a distance of 320.00 feet to a found concrete nail;

South 45 degrees 27 minutes 45 seconds East, a distance of 1213.81 feet to a 1/2-iron pin with a red cap stamped "Overby Descamps";

THENCE continuing along said common line, South 69 degrees 16 minutes 47 seconds East, a distance of 364.39 feet to the POINT OF BEGINNING and containing 50.00 acres of land, more or less.

Bearings are based on the Deed for an 854.95 acre tract recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas.

Prepared by Overby Descamps
David A. Casanova, R.P.L.S# 4251
October 31, 2000

Attachment B

D. Laredo Culebra Dreiss Tract

Field Notes for 110.448 Acre

BEING A 110.448 ACRE TRACT OF LAND SITUATED IN MEDINA COUNTY, TEXAS, AND BEING OUT OF P. DE LA GARZA SURVEY NO. 373, ABSTRACT NO. 449, H. DAHME SURVEY NO. 256 $\frac{3}{4}$, ABSTRACT NO. 205, BEXAR COUNTY, ABSTRACT NO. 1899, MEDINA COUNTY, AND BEING A PART OF THAT CERTAIN 266.993 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAREDO CULEBRA. LTD. AS DESCRIBED IN VOLUME 11348, PAGE 1330 OF THE OFFICIAL PUPLIC RECORDS OF REAL PROPERTY BEXA.R COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found in the east line of S.H. 211, for the northwest corner of said 266.993 acre tract, same being the southwest corner of that certain 90.735 acre tract of land described in Volume 8823, Page 1378 of the Official Public Records of Real Property, Bexar County, Texas;

THENCE NORTH 89° 50' 49" EAST, leaving the east line of S.H. 211, along the said southerly line of the 90.735 acre tract, a distance of 794.51 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for the northwest corner of that certain 55.477 acre tract described in Volume 11348 Page 1359 of the Official Public Records of Real Property, Bexar County, Texas same being the northeast corner hereof;

THENCE South 00° 23' 55" East, leaving the south line of said 90.735 acre tract, along the west line of said 55.477 acre tract, a distance of 3405 .36 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for the southwest corner of said 55.477 acre tract and the southeast corner hereof;

THENCE leaving the southeast line of said 55.477 acre tract, over and across said 266.993 acre tract, the following five (5) courses and distances:

- 1) South 39° 35' 54" West, for a distance of 399.12 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 2) South 49° 09' 57" West, a distance of 315.60 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 3) South 44° 15' 17" West, a distance of 662.80 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 4) South 28° 57' 35" West, a distance of 118.76 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 5) Thence, South 46° 03' 16" West, a distance of 148.01 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap set in the east line of S.H. 211 same being the west line of said 266.993 acre tract, for the southwest corner hereof;

THENCE, along the east line of S.H. 211, same being the west line of said 266.993 acre tract, the following three (3) courses and distances:

Attachment B

- 1) NORTH 07° 49' 46" WEST along the said easterly line of S.H. 211, a distance of 1386.03 feet to a ½- inch iron rod with a SURVCON, INC." cap set;
- 2) NORTH 06° 38' 32" WEST along the said easterly line of S.H. 211, a distance of 965.21 feet to a TxDOT Type II Monument found;
- 3) NORTH 06° 28' 54" EAST, a distance of 593.33 feet to a 1/2 inch iron rod found for the southwesterly corner of a 6.418 acre tract described in deed, as recorded in Volume 423 Page 679 of the Deed Records of Medina County, Texas;

THENCE, leaving the east line of S.H. 211, along the east line of said 6.418 acre tract, same being the west line of said 266.993 acre tract, the following five (5) courses and distances

- 1) NORTH 57° 14' 21"E, a distance of 387.04 feet to a 80d nail found at the southeasterly corner of the said 6.418 acre tract;
- 2) NORTH 1.1° 41' 13" WEST, a distance of 215.95 feet to a 5/8-inch iron rod found;
- 3) NORTH 20° 42' 36" EAST, a distance of 67.17 feet to a 5/8-inch iron rod found;
- 4) SOUTH 65° 04' 47" EAST, a distance of 30.35 feet to a ½- inch iron rod with a "SURVCON, INC." cap set;
- 5) NORTH 00° 14' 28" WEST, a distance of 931.02 feet to a 1/2 -inch iron rod found in the said easterly line of S.H. 211;

THENCE, NORTH 36° 49' 37" EAST, along the said east Line of S.H. 211, a distance of 343.63feet to the P01NT OF Beginning and containing a computed area of 110 .448 acres.

Note: Bearings used in this description are referenced to the west fine of that certain 55.477 acre tract described in Volume 11348, Page 1359 of the Official Public Records of Real Property, Bexar County, Texas.

This Metes and Bounds description is accompanied by a survey plat of a 110.448 acre tract.

Prepared by SURCON INC.
Job No. 60017563
JULY 2006

Attachment B

D. Laredo Culebra Dreiss Tracts

Metes and Bound Description of a 55.477Acre

BEING A 55.477 ACRE TRACT OF LAND SITUATED BEXAR COUNTY; TEXAS, BEING A PART OF THE H. DAHME SURVEY NO. 256 ³/₄, ABSTRACT NO. 205 (BEXAR) ABSTRACT NO. 1899 (MEDINA), C. ZITELMANN SURVEY NO. 386, ABSTRACT NO. 989 (BEXAR), S. E. THOMSON SURVEY NO. 403, ABSTRACT 680 (BEXAR), S.E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT NO. 1899 (MEDINA), ALSO BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CULEBRA 1686 LTD. AS RECORDED IN VOLUME 4071, PAGE 1790 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND VOLUME 62, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped ½ inch iron rod set strapped “SURVCON INC.” in the southerly line of that certain 90.735 acre tract described in deed; as recorded in Volume 8823 Page 1378 of the O.P.R.R.P.B.C.T., said capped 1/2 inch iron rod bears NORTH 89° 50’ 49” EAST a distance of 794.67 feet from a ½ inch iron rod found at the southwesterly corner of the said 90.735 acre tract and the easterly line of S.H. 211 as described in deed, recorded in Volume

4628 Page 1834 of the (O.P.R.R.P.B.C.T.);

THENCE, NORTH 89° 50’ 49” EAST {NORTH. 89° 50’ 06” EAST) along the westerly line of the said 90.735 acre tract, a distance of 936.37 feet to a capped 1/2 inch iron rod set stamped “SURVCON INC.”, the westerly line of that certain 1023.752 acre tract described in deed as recorded in Volume 698, Page 264 of the O.P.R.R.P.B.C.T.;

THENCE, SOUTH 05° 35’ 05” WEST (SOUTH 05° 46’ 58” WEST) along the westerly line of the said 1023.752 acre tract, a distance of 191.37 feet (191.37 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 06° 13’ 24” EAST (SOUTH 06° 07’ 30” EAST) along the westerly line of the said 1023.752 acre tract, a distance of 177.28 feet (176.99 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 04° 31’ 27” WEST (SOUTH 04° 26’ 17” WEST) along the westerly line of the said 1023.752 acre tract, a distance of 59.73 feet (60.42 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 00° 11’ 51” EAST (SOUTH 00° 02’ 24” EAST) along the westerly line of the said 1023.752 acre tract, a distance of 817.27 feet (817.00 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 04° 11’ 45” EAST (SOUTH 04° 06’ 09” EAST) along the westerly line of the said 1023.752 acre tract, a distance of 165.51 feet (165.70 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 32° 04’ 52” WEST (SOUTH 32° 04’ 52”) along the westerly line of the said 1023.752 acre tract, a distance of 199.03 feet (199.00 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 25° 38’ 37” WEST (SOUTH 25° 48’ 41” WEST) along the westerly line of the said 1023.752 acre tract, a distance of 28.7 feet (29.9 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 22° 14’ 30” WEST (SOUTH 22° 39’ 56” WEST) on along the westerly line of the said 1023.752 acre tract, a distance of 41.69 feet (41.52 feet) to a 5/8-inch iron rod found;

Attachment B

THENCE, SOUTH 19° 39' 33" WEST (SOUTH 19° 48' 46" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 105.04 feet (105.39 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 18° 06' 57" WEST (SOUTH 17° 55' 39" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 140.90 feet (140.74 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 11° 56' 07" WEST (SOUTH 12° 57' 27" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 58.67 feet (58.47 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 10° 20' 15" WEST (SOUTH 10° 32' 18" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 52.81 feet (52.90 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 02° 20' 39" WEST (SOUTH 02° 15' 25" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 77.70 feet (77.20 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 10° 17' 21" EAST (SOUTH 09° 45' 17" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 71.28 feet (71.56 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 25° 03' 14" EAST (SOUTH 24° 24' 37" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 92.38 feet (92.01 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 15° 01' 13" WEST (SOUTH 15° 08' 11" WEST) along the westerly line of the said 1023.152 acre tract, a distance of 95.23 feet (95.21 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 27° 25' 52" WEST (SOUTH 27° 28' 27" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 90.90 feet (93.86 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 32° 30' 04" WEST (SOUTH 33° 02' 40" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 70.61 feet (69.88 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 34° 28' 32" WEST (SOUTH 34° 09' 47" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 84.45 feet (85.10 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 50° 13' 12" WEST (SOUTH 50° 56' 59" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 94.96 feet (94.65 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 23° 25' 48" WEST (SOUTH 22° 45' 01" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 54.72 feet (55.63 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 44° 28' 06" WEST (SOUTH 44° 42' 21" WEST) along the westerly line of the said 1023.752 acre tract passing the southwesterly corner of the said 1023.752 acre tract at 94.9 feet and continuing in all a distance of 255.16 feet (255.10 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 64° 12' 37" WEST (SOUTH 65° 13' 07" WEST) along the easterly line of the herein described tract a distance of 20 feet (19.85 feet) to a 1/2-inch iron rod set stamped "SURVCON, INC.;

THENCE, SOUTH 39° 47' 33" EAST (SOUTH 39° 00' 37" EAST) continuing along the said easterly line of herein described tract, a distance of 40.54 feet (41.22 feet) to 80d nail found at a northwesterly corner of the Geronimo Forest Subdivision, (Correction Plat) as recorded in Volume 6100, Page 174-176 of Deed and Plat Records of Bexar County Texas;

Attachment B

THENCE, SOUTH 43° 35' 38" WEST (SOUTH 45° 10' 48" WEST) along the said westerly line of the Geronimo Forest Subdivision, a distance of 26.26 feet (24.77 feet) to a capped 1/2-inch iron rod found; stamped "SURVCON, INC.";

THENCE, SOUTH 75° 41' 32" WEST (SOUTH 76° 20' 42" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 27.90 feet (28.42 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 02° 48' 14" WEST (SOUTH 04° 04' 13" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 44.33 feet (44.94 feet) to a capped 1/2-inch iron rod set stamped SURVCON, INC.";

THENCE, SOUTH 07° 01' 09" EAST (SOUTH 05° 27' 28" EAST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 48.26 feet (48.23 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 14° 30' 09" WEST (SOUTH 16° 03' 50" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 115.57 feet (115.57 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 22° 11' 50" WEST (SOUTH 23° 45' 31" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 74.17 feet (74.17 feet) to a 5/8-inch iron rod found;

THENCE; SOUTH 19° 41' 45" WEST (SOUTH 21° 15' 26" EAST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 26.01 feet (26.01 feet) to a capped 1/2-inch iron rod found set stamped "SURVCON, INC.";

THENCE, SOUTH 10° 39' 06" WEST (SOUTH 12° 12' 47" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 77.76 feet (77.76 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 24° 05' 14" WEST (SOUTH 25° 38' 55" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 22.09 feet (22.09 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 41° 26' 04" WEST (SOUTH 42° 59' 45" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 56.41 feet (56.41 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 54° 01' 25" WEST (SOUTH: 55° 15' 06" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 59.63 feet (59.63 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 43° 26' 00" WEST (SOUTH 44° 59' 41" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 152.33 feet (152.33 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 89° 36' 10" WEST through the said Culebra to 1686 LTD. tract a distance of 61.01 feet to a capped 1/2-inch iron rod set stamped SURVCON, INC.";

THENCE, NORTH 00° 23' 55" WEST continuing through the said Culebra to 1686 LTD. tract a distance of 3405.36 feet to be POINT OF BEGINNING containing 55.477 acres.

Attachment B

Note: Bearings used in this description are referenced to the Texas State Plane Coordinate System, South Central Zone. Distances shown are surface and can be converted to grid by using a combined scale factor 0.99987.

This Metes and Bounds description is accompanied by a survey plat of a 266.993 and a 55.471acre tract of the same date. Calls in parenthesis denote record information.

Prepared by SURCON INC.

Job No. 6.60083-0005

February 2005

Attachment B

D. Laredo Culebra Dreiss Tracts

Metes and Bound Description of 0.56 Acre Tract

BEING A 0.56 ACRE TRACT OF LAND SITUATED MEDINA COUNTY, TEXAS, AND BEING A PART OF THE S. E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT NO. 1899 (MEDINA), S. E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT NO. 1899 (MEDINA), ALSO BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CULEBRA 1686 LTD. AS RECORDED IN VOLUME 4071 PAGE 1790 OF THE OFFICIAL PUBLIC RECORDS REAL PROPERTY BEXAR COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND VOLUME 62, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at ½-inch iron rod found in the easterly line of S.H. 211 as described in deed, recorded in Volume 4628 Page 1834 of the O.P.R.R.P.B.C.T. and the southerly line of that certain 90.735 acre tract as described in deed, as recorded in Volume 8823, page 1378 O.P.R.R.P.B.C.T.;

THENCE, NORTH 89° 50' 49" EAST (NORTH 89° 50' 49" EAST) along the said easterly line of 90.735 acre tract, a distance of 794.67 feet to a capped 1/2 inch iron rod set stamped "SURVCON INC.";

THENCE, SOUTH 00° 23' 55" EAST through the said Culebra to 1686 LTD. tract a distance of 30 feet to a capped 1/2 inch iron rod set stamped "SURVCON INC.";

THENCE, SOUTH 89° 50' 49" WEST continuing through the said Culebra to 1686 LTD. tract a distance of 817.45 feet to a capped ½-inch iron rod set stamped "SURVCON INC." in the said easterly line of S.H. 211;

THENCE, NORTH 36° 48' 40" EAST (NORTH: 36° 49' 07") along the said easterly line of S.H. 211 a distance of 37.55 feet to be POINT OF BEGINNING containing 0.56 acres.

Note: Bearings used in this description are referenced to the Texas State Plane Coordinate System, South Central Zone. Distances shown are surface and can be converted to grid by using a combined scale factor 0.99987.

This Metes and Bounds description is accompanied by a survey plat of a 266.993 acre tract of the same date. Calls in parenthesis denote record information.

Prepared by SURCON INC.
Job No. 660083-0005
February 2005

Attachment B

D. Laredo Culebra Dreiss Tracts

Metes and Bound Description of 6.49 Acre Tract

A 6.439 acre tract of land situated in Medina County, Texas, and being out of the H. Dahme Survey No. 256 3/4, Abstract No. 1899, Medina County, Texas, and being the same tract of land described as a 6.418 acre tract in deed to Thomas E. Dreiss, Trustee, in Volume 423, Page 679 of the Official Public Records Medina County, Texas, (O.P.R.M.C.T.) and being more particularly described by metes and bounds as follows:\

COMMENCING at a 5/8-inch iron rod found in the east line of State Highway (S.H.) 211 for the Northwest corner of that certain 110.448 acre tract described in deed to City of San Antonio, Texas, a Texas Municipal Corporation, in Volume 642, Page 310 of the Official Records, Medina County, Texas, (O.R.M.C.T.), same being the southwest corner of that certain 90.704 acre tract of land described in Volume 9967, Page 1216 of the Official Public Records of Real Property, Bexar County, Texas (O.P.R.R.P.B.C.T.);

Thence South 36°49'37" West, along the east line of S.H. 211, same being the west line of said 110.448 acre tract, a distance of 343.63 feet, for the POINT OF BEGINNING of herein described tract;

Thence: Leaving the east line of S.H. 211, along the west line of said 110.448 acre tract, same being the east line of said 6.439 acre tract, the following five (5) courses and distances:

- 1) South 00°14'28" East, 931.05 feet to a 1/2 inch iron rod with a "SURVCON, INC.11 cap found;
- 2) North 65°04'47" West, 30.35 feet to a 5/8-inch iron rod found;
- 3) South 20°42'36" West, 67.17 feet to a 5/8-inch iron rod found;
- 4) South 11°4 J '13" East, 215.95 feet to a 80D nail found for the southeast corner;

- 5) South 57°14'21" West, 387.04 feet to a 1/2 inch iron rod found in the east line of State Highway 211 for the southwesterly corner;

Thence: Along the east line of S.H. 211, same being the west line of said 6.439 acre tract, the following three (3) courses and distances:

- 1) North 06°29'00" East, 1029.81 feet to a 1 1/2 inch iron rod found;
- 2) North 26°26'16" East, 314.26 feet to a TxDOT Type II monument found;
- 3) North 36°49'03" East, 121.64 feet to the POINT OF BEGINNING and containing a computed area of 6.439 acres.

Note: Bearings used in this description are referenced to the west line of that certain 55.477 acre tract described in Volume 11348, Page 1359 of the Official Public Records of Real Property, Bexar County, Texas.

This Metes and Bounds description is accompanied by a survey plat of a 6.439 acre tract.

Prepared by SURVCON

Job No. 60017563

October 2006

Attachment B

E. Lowder MaBe-Canyon Ranch Tract

Field Notes for 461.230 Acre Tract

461.230 Acres comprised of that 436.95 acre tract, 31.37 acre tract and 7.936 acre tract conveyed to MaBe-Canyon Ranch, LC in Special Warranty Deed with Vendors Lien recorded in Volume 8394, Pages 952-960; that 8.642 Acre tract conveyed to East Texas Wing and Rotor Inc. in Warranty Deed with Vendors Lien recorded in Volume 8394, Pages 970-975, that 46.562 acre tract conveyed to MaBe-Canyon Ranch, LC in General Warranty Deed recorded in Volume 8825, Pages 856-861; that 6.175 acre tract conveyed to MaBe-Canyon Ranch, Ltd. in General Warranty Deed recorded in Volume 10905, Pages 1715-1718; and that 19.49 acre tract conveyed to MaBe-Canyon Ranch, Ltd. in General Warranty Deed recorded in Volume 10950, Pages 894-899, LESS THAT 95.834 acres out of said 436.95 acre tract, said 95.834 acres comprised of that 75 acre tract conveyed to La Cantera Development Company in Special Warranty Deed recorded in Volume 9150, Pages 664-670 and that 20.834 acre tract conveyed to the Trust for Public Land in Special Warranty Deed recorded in Volume 11207, Pages 1871-1882, all of the Official Public Records of Real Property of Bexar County, Texas and being out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518, the W. D. Rounsavall Survey No. 3, Abstract 1065, County Block 4485, the J. Hoffman Survey No. 8, Abstract 1208, County Block 4516, the T.C. Railway Co. Survey No. 3, Abstract 1027, County Block 4517, the Mrs. M.A. Sharp Survey, Abstract 1143, County Block 4577, and the T.C. Railway Co. Survey No. 9, Abstract 1026, County Block 4519, all of Bexar County Texas. Said 461.230 acres being now further described as a 511.144 acre tract SAVE AND EXCEPT 49.914 acres, said 49.914 acres being composed of that called 17.48 acres conveyed to Sam Briggs in deed recorded in Volume 7532, Pages 1310-1317 and that called 32.41 acres conveyed to Zigmund Khersonsky in deed recorded in Volume 15420, Pages 1695-1699 both of the Official Public Records of Real Property of Bexar County, Texas, said 511.144 acres described as follows with bearings based on the Texas Coordinate System for the South Central Zone:

BEGINNING At a found ½" iron rod at the southeast corner of said 436.95 acre tract and the southwest corner of the Los Reyes Canyon Unit 11B subdivision recorded in Volume 9554, Pages 192-194 of the Deed and Plat Records of Bexar County, Texas, on the north line of that 592.9 acre tract conveyed to the City of San Antonio in deed recorded in Volume 8819, Pages 72-83 the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of the herein described tract at North 13,761,392.5 feet, East 2,058,576.6 feet, Latitude North 29°35'16.268", Longitude West 98°42'59.670"

THENCE: N 84°32'7" W, with the south line of said 436.95 acre tract and the north line of said 592.9 acre tract a distance of 3302.91 feet to a found ½" iron rod at the northwest corner of said 592.9 acre tract, an angle of said 436.95 acre tract at the northeast corner of that 400.168 acre tract and the southeast corner of that 20.834 acre tract, both the 400.168 acre tract and the aforementioned 20.834 acre tract conveyed to Texas Parks and Wildlife, The City of San Antonio, and San Antonio Water Systems in deeds recorded in Volume 11207, Pages 2019-2031, 2032-2046 and 2053-2067 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Over and across said 436.95 acre tract with the line of said 20.834 acre tract the following calls and distances:

Attachment B

N 14°41'11" E, a distance of 450.14 feet to a found ½" iron rod;

S 86°8'0" W, a distance of 102.33 feet to a found ½" iron rod;

N 79°44'16" W, a distance of 642.64 feet to a found "+" on rock for the northernmost northwest corner of said 20.834 acre tract, on an east line of the aforementioned 75 acre tract;

THENCE: Continuing over and across said 436.95 acre tract with the line of said 75 acre tract the following calls and distances:

N 15°37'22" W, a distance of 279.63 feet to a found "+" on rock;

N 40°30'29" W, a distance of 274.75 feet to a found iron rod with cap marked "Pape-Dawson";

N 77°4'33" W, a distance of 626.80 feet to a found "+" on rock

S 55°15'40" W, a distance of 825.45 feet to a found iron rod with cap marked "Pape-Dawson";

N 34°48'52" W, a distance of 231.33 feet to a found iron rod with cap marked "Pape-Dawson" -;

S 48°30'48" W, a distance of 1279.23 feet to a found iron rod with cap marked "Pape-Dawson" at the west corner of said 75 acre tract on a southwest line of said 436.95 acre tract, on the line of that 1121.668 acre tract conveyed to the Texas Parks and Wildlife in deed recorded in Volume 12625, Pages 1025-1034 the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 36°45'16" W, with the line of said 1121.668 acre tract, a distance of 772.13 feet to a found iron rod with cap marked "Baker";

THENCE: N 54°45'36" E, with the line of said 1121.668 acre tract, a distance of 1371.91 feet to a found railroad spike at an angle of said 1121.668 acre tract, an angle of said 436.95 acre tract and an angle of that 11.00 acre tract conveyed to Robert G. Honts in deed recorded in Volume 2076, Pages 800-803 the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the line of said 436.95 acre tract and said 11.00 acre tract the following calls and distances:

S 37°15'26" E, a distance of 325.94 feet to a found railroad spike;

N 59°11'32" E, a distance of 627.64 feet to a found railroad spike;

N 37°41'37" W, a distance of 884.88 feet to a found 80d nail at the north corner of said 11.00 acre tract, an angle of said 436.95 acre tract, on the line of the aforementioned 1121.668 acre tract;

THENCE: Continuing with the line of said 1121.668 acre tract the following calls and distances:

N 53°25'29" E, a distance of 1028.67 feet to a found 80d nail;

N 13°15'11" E, a distance of 198.30 feet to a found 80d nail;

N 60°52'25" W, a distance of 1638.86 feet to a found ½" iron rod;

Attachment B

N 27°3'35" E, a distance of 639.75 feet to a found iron rod with cap marked "Baker";

S 75°58'08" E, a distance of 1299.73 feet to a found iron rod with cap marked "Baker", from which a found 80d nail bears N 29°32', a distance of 1.1 feet;

THENCE: N 14°02'05" E, a distance of 999.90 feet to a found iron rod with cap marked "Baker" at the northwest corner of said 436.95 acre tract, on the south line of the aforementioned 8.624 acre tract;

THENCE: With the line of said 8.624 acre tract the following calls and distances:

Along a curve to the right, said curve having a radius of 1458.17 feet, an angle of 51°02'55"", and a chord bearing and distance of N 72°26'24" W, 1256.63 feet for an arc length of 1299.18 feet to the southwest corner of said 8.624 acre tract, on the southeast line of Lot 84, Block 22, County Block 4577 of the Shadow Canyon Subdivision recorded in Volume 9562, Pages 75-77 of the Deed and Plat Records of Bexar County, Texas, from which a found iron rod with cap marked "Baker" bears S 62°55' W, a distance of 1.7 feet;;

THENCE: N 47°52'50" E, with the line of said Lot 84, a distance of 110.42 feet to a found ½" iron rod at the northwest corner of said 8.624 acre tract, and the southwest corner of that 205.902 acre tract conveyed to CRK Properties Inc. in deed recorded in Volume 15123, Pages 1841-1881 the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along a curve to the left with the line of said 205.902 acre tract and said 8.624 acre tract, said curve having a radius of 1348.17 feet, an angle of 50°39'22"", and a chord bearing and distance of S 72°38'10" E, 1153.50 feet for an arc length of 1191.94 feet to a set iron rod with cap marked "Pape-Dawson";

THENCE: N 82°2'9" E, with the line of said 205.902 acre tract and said 8.624 acre tract, a distance of 1155.72 feet to a set iron rod with cap marked "Pape-Dawson";

THENCE: Along a curve to the left, said curve having a radius of 1446.20 feet, an angle of 26°30'00"", and a chord bearing and distance of N 68°47'9" E , 662.94 feet for an arc length of 668.89 feet to a found iron rod with cap marked "Baker";

THENCE: N 55°32'9" E, a distance of 321.52 feet to a found iron rod with cap marked "Baker" at the northwest corner of Ranch Parkway, a 110-foot right-of-way dedicated in the San Antonio Ranch – New Community Unit 1 recorded in Volume 9503, pages 83-84 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 34°27'51" E, with the west line of said Ranch Parkway and the east line of said 8.625 acre tract, and continuing with the west line of Lot 2, Block 7 of said San Antonio Ranch – New Community Subdivision for a total distance of 155.00 feet to a found iron rod with cap marked "Pape-Dawson" at the southwest corner of said Lot 2, a reentrant corner of the aforementioned 46.562 acre tract;

THENCE: Along a curve to the right with the north line of said 46.562 acre tract and the south line of said Lot 2,, said curve having a radius of 700.00 feet, an angle of 72°59'49"", and a chord bearing and distance of S 87°57'57" E, 832.72 feet for an arc length of 891.83 feet to a found nail and washer stamped "Pape-Dawson";

Attachment B

THENCE: S 51°28'2" E, continuing with the north line of said 46.562 acre tract and the south line of said Lot 2, a distance of 159.89 feet to a 2" steel fence post at the northeast corner of said 46.562 acre tract, the north corner of Lot 1, Block 7 of the San Antonio Ranch – New Community Unit 1 Subdivision recorded in Volume 7900, Pages 131-152 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 38°30'39" W, with the east line of said 46.562 acre tract and the west line of said Lot 1, and continuing with the east line of said 46.562 acre tract for a total distance of 311.10 feet to a found nail with washer stamped "Pape-Dawson" for an angle of said 46.562 acre tract, at the ostensible north corner of that 49.823 acre tract described in deed to Manuel Olivares in deed recorded in Volume 5604, Pages 1289-1297 the Official Public Records of Real Property of Bexar County, Texas ;

THENCE: S 30°26'7" W, with the east line of said 46.562 acre tract, the west line of said 49.823 acre tract, a distance of 901.80 feet to a found iron rod with cap marked "Pape-Dawson" at the north corner of the aforementioned 6.175 acre tract;

THENCE: Over and across said 49.823 acre tract with the northeast line of said 6.175 acre tract the following calls and distances:

S 49°35'13" E, a distance of 221.48 feet to a found iron rod with cap marked "Pape-Dawson";

S 34°47'23" E, a distance of 204.78 feet to a found iron rod with cap marked "Pape-Dawson";

S 32°02'40" E, a distance of 263.25 feet to a found iron rod with cap marked "Baker" at the southeast corner of said 6.175 acre tract and the northeast corner of the aforementioned tract, a reentrant corner of said 49.823 acre tract and the west corner of that 5.181 acre tract conveyed to Lillian S, Haney in deed recorded in Volume 13363, Pages 731-735 the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 40°02'12" E, with the east line of said 31.37 acres and the west line of said 5.181 acre tract, a distance of 635.19 feet to a found iron rod with cap marked "Baker" at an angle of said 31.37 acre tract, the south corner of said 5.181 acre tract, on the west line of the Wildlake Tracts comprised of 49.045 acres and 2.772 acres conveyed to the San Antonio Municipal Utility District No. 1 in deed recorded in Volume 8221, Pages 278-286 of the Deed Records of Bexar County, Texas ;

THENCE: With the line of said Wildlake tracts and the east line of said 31.37 acre tract the following calls and distances:

S 5°45'44" E, a distance of 315.21 feet to a found iron rod with cap marked "Baker";

S 18°06'44" E, a distance of 289.25 feet to a found iron rod with cap marked "Baker";

S 30°42'51" E, a distance of 215.30 feet to a found iron rod with cap marked "Baker";

Attachment B

S 50°33'20" E, a distance of 181.13 feet to a found railroad spike;

S 18°25'33" E, a distance of 505.95 feet to a found railroad spike;

S 26°36'58" W, a distance of 290.86 feet to a found iron rod with cap marked "Baker";

S 17°52'17" W, a distance of 325.60 feet to a set iron rod with cap marked "Pape-Dawson";

S 22°25'51" E, a distance of 254.26 feet to a found iron rod with cap marked "Baker";

S 24°08'57" W, a distance of 27.60 feet to a found iron rod with cap marked "Baker" at the south corner of said 31.37 acre tract, an angle in the west line of said 49.045 acre tract and the north corner of said 2.772 acre tract and the east corner of the aforementioned 19.49 acre tract;

THENCE: S 36°10'10" W, with the line of said 19.49 acre tract and the line of said 2.772 acre tract, a distance of 585.17 feet to a found iron rod with cap marked "Baker, at the southwest corner of said 2.772 acre tract and an angle in the aforementioned 436.95 acre tract" on the southeast line of said 19.49 acre tract;

THENCE: S 72°36'5" E, departing the line of said 19.49 acre tract with the line of said 2.772 acre tract and said 436.95 acre tract, a distance of 335.40 feet to a found "+" on rock at the southeast corner of said 2.772 acre tract, a reentrant corner of said 436.95 acre tract;

THENCE: N 15°50'25" E, with the east line of said 2.772 acre tract and the line of said 436.95 acre tract, a distance of 421.23 feet to a found iron rod with cap marked "Baker" at the northeast corner of said 2.772 acre tract, a south corner of said 49.045 acre Wildlake tract, an angle in the west line of Lot 211 of the aforementioned Los Reyes Canyon Unit 11B Subdivision;

THENCE: S 28°10'43" E, with the west line of said Los Reyes Canyon Unit 11 B Subdivision a distance of 1559.11 feet to the POINT OF BEGINNING and containing 511.144 acres;

SAVE AND EXCEPT

49.914 Acres further described by metes and bounds as follows with bearings based on the Texas Coordinate System for the South Central Zone:

COMMENCING: At a found ½" iron rod at the southeast corner of said 436.95 acre tract and the southwest corner of the Los Reyes Canyon Unit 11B subdivision recorded in Volume 9554, Pages 192-194 of the Deed and Plat Records of Bexar County, Texas, on the north line of that 592.9 acre tract conveyed to the City of San Antonio in deed recorded in Volume 8819, Pages 72-83 the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of the herein described tract at North 13,761,392.5 feet, East 2,058,576.6 feet, Latitude North 29°35'16.268", Longitude West 98°42'59.670"

Attachment B

THENCE: N 52°49'34" W, a distance of 2496.98 feet over and across said 436.95 acre tract and said 19.49 acre tract to the POINT OF BEGINNING, being the northwest corner of said 19.49 acre tract, on an east line of said 436.95 acre tract and the southwest corner of the aforementioned 32.41 acre tract at North 13,762,901.0 feet, East 2,056,587.3 feet, Latitude North 29°35'31.250", Longitude West 98°43'22.163";

THENCE: With an east line of said 436.95 acre tract and the west line of said 32.41 acre tract and said 17.48 acre tract the following calls and distances:

Along a curve to the left, said curve having a radius of 743.00 feet, an angle of 28°34'40"", and a chord bearing and distance of N 43°37'3" W , 366.76 feet for an arc length of 370.59 feet to a found ½" iron rod;

Along a curve to the right, said curve having a radius of 657.00 feet, an angle of 42°48'29"", and a chord bearing and distance of N 36°30'9" W , 479.53 feet for an arc length of 490.87 feet to a found iron rod with cap marked "Baker";

N 15°5'54" W, at a distance of 32.95 feet passing a found iron rod with cap marked "Baker" at the west corner of said 32.41 acre tract, the south corner of said 17.48 acre tract, and continuing for a total distance of 723.49 feet to a set iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a curve to the right, said curve having a radius of 1957.00 feet, an angle of 19°44'25"", and a chord bearing and distance of N 5°13'42" W , 670.92 feet for an arc length of 674.25 feet to a found iron rod with cap marked "Baker";

Along a curve to the left, said curve having a radius of 743.00 feet, an angle of 4°02'10"", and a chord bearing and distance of N 2°37'26" E, 52.33 feet for an arc length of 52.34 feet to a found iron rod with cap marked "Baker" at the northwest corner of said 17.48 acre tract, the southwest corner of the aforementioned 7.936 acre tract;

THENCE: S 88°49'16" E, with the line of said 7.936 acre tract and the north line of said 17.48 acre tract a distance of 46.88 feet to a found "+" on rock;

THENCE: N 79°49'3" E, with the line of said 7.936 acre tract and the north line of said 17.48 acre tract a distance of 499.61 feet to a set iron rod with cap marked "Pape-Dawson";

THENCE: N 61°46'35" E, with the line of said 7.936 acre tract and the north line of said 17.48 acre tract a distance of 239.91 feet to a found iron rod with cap marked "Baker" at the northeast corner of said 17.48 acre tract and the southeast corner of said 7.936 acre tract, on the west line of the aforementioned 31.37 acre tract;

THENCE: S 28°14'21" E, with the east line of said 17.48 acre tract and the west line of said 31.37 acre tract a distance of 301.09 feet to a found ½" iron rod at the southeast corner of said 17.48 acre tract, the north corner of said 32.41 acre tract;

THENCE: S 28°9'26" E, with the line of said 31.37 acre tract and said 32.41 acre tracts a distance of 1345.46 feet to a set iron rod with cap marked "Pape-Dawson" at the southeast corner of said 32.41 acre tract, the north corner of said 19.49 acre tract;

Attachment B

THENCE: S 27°16'7" W, with the line of said 32.41 acre tract and said 19.49 acre tract a distance of 715.83 feet to a found iron rod with cap marked "Pape-Dawson";

THENCE: S 66°9'22" W, with the line of said 32.41 acre tract and said 19.49 acre tract a distance of 452.57 feet to the POINT OF BEGINNING and containing 49.914 acres and in all a net acreage of 461.230 acre in Bexar County, Texas. Said tracts described in accordance with a field survey ending on October 26 and corresponding map or plat prepared by Pape-Dawson Engineers under Job Number 5000-13.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.

DATE: October 29, 2012.

JOB No.: 5000-13

FILE:N:\CIVIL\5000-13\WORD\5000-13 MaBe Canyon Fieldnotes.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00

Attachment B

F. Schuchart Tract

Metes and Bound Description for 90.704 Acre Tract

A Metes and Bound description of a 90.704acre tract of land situated in Bexar County and Medina County Texas: containing a portion of the Mrs. S.E. Thomason Survey, Abstract No. 1189 County Block 4454 Bexar County (Abstract 1476, Medina County) and the I & GNRR Company Survey No. 255 $\frac{3}{4}$, Abstract No. 1466 Medina County; being all of that certain 90.735 acre tract described in instrument to Thomas E. Dreiss, Trustee, recorded in Volume 8823, Page 1384 of Bexar County Real Property Records; being a portion of that certain 1143.467 acre tract described in Instrument to Oscar Schuchart recorded in Volume 5389, Page 953 of Bexar County Real Property Records and being more particularly described as follow:

BEGINNING at a $\frac{1}{2}$ inch iron rod (with cap stamped “BROWN ENG”) found situated in the southeasterly right-of-way line of State Highway 211(width varies500 feet minimum) marking the northeastern-most corner of the herein describe tract and the northwest corner of Lot 1 of the Wind Gate Subdivision, plat of which is recorded in Volume 9548 Page 123 of the Bexar County Deed and Plat Records and marking a westerly northwest corner of that certain1023.889 acre tract described in instrument from the Trust for Public Land to the City of San Antonio recorded in Volume 8698, Page 264 of Bexar County Real Property Records;

THENCE, along the boundary of said 1023.889 acre tract the following seven (7) courses and distances:

1. South $00^{\circ}18'24''$ East, at 880.19 feet passing the southwest corner of said Lot 1, continuing for a total distance of 2353.25 feet to a $\frac{1}{2}$ inch iron rod found for corner;
2. South $88^{\circ}07'13''$ West, at 501.04 feet to a 10-inch diameter cedar tree marking an angle point;
3. South $86^{\circ}38'15''$ West, at 26.19 feet to a 12-inch diameter cedar tree marking an angle point;
4. South $79^{\circ}13'29''$ West, at 194.96 feet to a 12-inch diameter cedar tree marking an angle point;
5. South $77^{\circ}07'02''$ West, at 65.37 feet to an 18-inch diameter cedar tree marking an angle point;
6. South $59^{\circ}19'28''$ West, at 47.46 feet to an 18-inch diameter cedar tree marking an angle point;
7. South $89^{\circ}35'59''$ West, at 648.66 feet to a $\frac{1}{2}$ inch iron rod found marking the western-most northwest corner of the aforesaid 1023.889 acre tract and northeast corner of the aforementioned 1143.467 Oscar Schuchart Tract;

THENCE, South $86^{\circ}50'46''$ West, along the of the aforementioned 90.735 acre Thomas E. Dreiss tract, same being the northerly line of the remainder of said 1143.467 acre Oscar Schuchart Tract, at 935.60 feet passing the Medina County-Bexar County line, continuing for a total distance of 1730.85 feet to a $\frac{1}{2}$ inch iron rod found situated in the southeasterly right-of-way line of aforementioned State Highway 211;

THENCE, along the southeasterly right-of-way line of State Highway 211the following twelve (12) courses and distances:

Attachment B

1. North $36^{\circ}56'19''$ East, 41.03 feet to a TxDOT right-of-way monument marking an angle point;
2. North $46^{\circ}01'04''$ East, 320.21 feet to a TxDOT right-of-way monument marking an angle point;
3. North $46^{\circ}03'51''$ East, 481.24 feet to a TxDOT right-of-way monument marking an angle point;
4. North $55^{\circ}01'08''$ East, at 230.10 feet passing the Medina County-Bexar County line, at 293.86 feet passing a found TxDOT right-of-way monument continuing for a total distance of 733.74 feet TxDOT right-of-way monument found for a corner;
5. South $79^{\circ}21'58''$ East, 176.78 feet to a TxDOT right-of-way monument marking an angle point;
6. North $34^{\circ}19'21''$ East, 34.97 feet to a TxDOT right-of-way monument marking an angle point;
7. North $56^{\circ}36'53''$ East, 121.39 feet to a TxDOT right-of-way monument marking an angle point;
8. North $09^{\circ}51'48''$ East, 177.35 feet to a TxDOT right-of-way monument marking an angle point;
9. North $55^{\circ}38'31''$ East, 463.45 feet to a TxDOT passing a found TxDOT right-of-way monument continuing for a total distance of 695.23 feet to a found TxDOT right-of-way monument found marking an angle point;
10. North $51^{\circ}16'40''$ East, 526.48 feet to a TxDOT right-of-way monument marking an angle point;
11. North $55^{\circ}38'32''$ East, 564.18 feet to a TxDOT passing a found TxDOT right-of-way monument continuing for a total distance of 720.81 feet to a TxDOT right-of-way monument found marking an angle point;
12. North $53^{\circ}57'44''$ East, 101.6 feet to the POINT OF BEGINNING, containing 907.04 acres of land in Bexar County and Medina County, Texas as shown on drawing filed under Job No. 713-001-00 in the office of the Brown Engineering Company, San Antonio, Texas.

Note: All bearings referenced herein are base upon the Texas State Plane Coordinate System, South Central Zone (NAD'83) as established by Global Positioning System (GPS).

Prepared by:
Brown Engineering Company
Michael A. Romans
Registered Professional Land Surveyor #4657
Signature Date: February 24, 2003

San Antonio River Authority
"Schuchart – Dreiss Tract" at Wind Gate Ranch
90.704 acres • Job No. 713-001-00
February 24, 2003

CITY OF SAN ANTONIO

MUNICIPAL SERVICE PLAN FOR

GOVERNMENT CANYON PROPERTIES

INTRODUCTION

The City (City) of San Antonio, Texas, is making this Service Plan (Plan) available pursuant to Chapter 43 of the Texas Local Government Code (TX LGC). This Plan relates to the annexation by the City of approximately 1,906.11 acres, as requested by the Texas Parks and Wildlife Department (TPWD). The subject property consist of the following six tracts including 1) the 421.00 acre Canyon Ranch tract, 2) the 710.29 acre Gallagher tract, 3) 50.00 acre Hampton tract, 4) the 172.89 acre Laredo-Culebra (Dreiss/Laredo-Culebra) tract, 5) 461.23 acre Lowder MaBe Canyon Ranch tract, and 6) 90.70 acre Schuchart tract. *(There are no resident unit within the subject property.)*

The proposed subject property is located within Government Canyon State Natural Area (SNA) and within San Antonio's Extraterritorial Jurisdiction (ETJ), and Bexar County and Medina County. The Government Canyon SNA contains approximately 12,082 acres of protected natural area that includes rugged hills and canyons, native wildlife and vegetation, and scenic vistas all overlying the Edwards Aquifer Recharge or Contributing Zones. The greater part of Government Canyon SNA has been in the San Antonio's corporate limits since 2003. The purpose of the petition for annexation is to bring the recently acquired areas into the City and to maintain an equivalent level of City services and throughout the Government Canyon SNA.

EFFECTIVE TERM

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time. Residents of the subject property may request extension of the service plan, and the plan may be extended upon the mutual agreement of the City and the residents.

INTENT

It is the intent of the City of San Antonio that services under this Plan shall provide full municipal services as required and defined by the TX LGC. City of San Antonio services shall be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever is applicable.

The City reserves the right guaranteed to it by the TX LGC, to amend this Plan if the City Council determines that changed conditions or subsequent occurrence or any other legally sufficient circumstances exist under the TX LGC, or other Texas laws to make this Plan unworkable or obsolete or unlawful.

ATTACHMENT C

SERVICE PLAN COMPONENTS

This Plan includes three service components: (1) Program for Services to be Provided one the Effective Date of Annexation (2) Additional Services, and (3) a Capital Improvement Program.

1. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

As referred to in this Plan, providing services includes the provision of services by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public and private non-profit service organizations to provide such services by contract in whole, or in part. It may also include separate agreements with associations or similar entities.

- a. **Police Protection** – The San Antonio Police Department (SAPD) will provide protection and law enforcement services in the subject property upon the effective date of annexation. The Subject property will be served by the West Patrol Substation located at 7000 Culebra Road. SAPD services include normal patrols and responses to call for services, handling of complaints and incident reports, special units, including traffic enforcement, criminal investigations, narcotics, gang suppression, and special weapon and tactics teams, as required.
- b. **Fire Protection** – The San Antonio Fire Department (SAFD) will provide emergency and fire prevention services and other services as needed, on the effective date of annexation. All San Antonio firefighters are certified by the Texas Commission on Fire Protection. The Subject property will be served by the fire station No. 45 located at 3415 Rogers Road. SAFD services are provided based upon the available water, road and street conditions, and distance from existing fire station. SAFD services include fire suppression and rescue, hazardous material mitigation and regulations, and rescue unit, emergency prevention and management, aircraft/rescue/ firefighting, dive rescue, technical rescue, public education effort, fire protection plan review and inspection.
- c. **Emergency Medical Service (EMS)** – SAFD will provide emergency medical first response to all patients in life treating situation. All of SAFD personnel are certified as Emergency Medical Technician (EMT) level or higher and assist EMS personnel providing patient care. These services include emergency dispatch, pre-arrival first aid instructions and coordination of other public safety support agencies, emergency advanced life support ambulance response, and medical rescue services.
- d. **Solid Waste Services** – Upon annexation, solid waste services will be provided in accordance with the requirements and standards outlined in the Solid Waste Code, Chapter 14 of the City Code of Ordinances, to include applicable fees, including a monthly environmental fee. (*There are no residential services in the subject property.*) Commercial solid waste customers including businesses, offices, retail stores, multi-family dwelling units, and planned unit developments, within the annexed area may continue to contract directly with private solid waste service providers. In addition, private solid waste providers must have an active Waste Hauler Permit issued by the City to provide services within City limits.
- e. **Maintenance of Water and Wastewater Facilities** – The San Antonio Water System (SAWS) will maintain and operate the public water and wastewater facilities that are within its certificated service area. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. The facilities will be maintained and operated in accordance with standard SAWS policies and procedures, and under the provisions of the SAWS Utility Service Regulations for the extension of facilities. After annexation, SAWS rate customers will pay the lower Inside

ATTACHMENT C

City Limit rate as opposed to the Outside City Limit rate. This will amount to an approximate 30% reduction in the average water bill and approximate 20% reduction in the average sewer bill. The rates are set by City Council and can be amended in the future.

- f. **Maintenance of Roads and Streets** – The Street Maintenance Division of the Transportation & Capital Improvements Department will maintain public streets and service alleys over which the City has jurisdiction.
- g. **Street lighting** - CPS Energy will maintain public street lighting in accordance with Sec. 43.056 (b) (6) of the TX LGC and the City’s policies. Upon annexation, the City will assume the cost of electricity for public streetlights.
- h. **Maintenance of Parks, Playgrounds, and Swimming Pools** – Maintenance responsibilities for municipally owned parks in annexed areas are the responsibility of the City. Any proposed or existing privately owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the subject property are the responsibility of the property owner(s).
- i. **Maintenance of Any Other Publicly Owned Facility, Building, or Service** – Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the subject property, an appropriate City department will provide maintenance services for them.

2. ADDITIONAL SERVICES:

- a. **Development Services** – Upon annexation, development services will be provided in accordance of Unified Development Code (UDC), Chapter 35 of the City Code of Ordinances and other applicable codes and standards. Included below are some of the services provided by the Development Services Department. Additional information regarding these services can be referenced by visiting www.sanantonio.gov/dsd.
 - **Zoning** – Upon the effective date of annexation, the subject property will be zoned Resource Protection “RP,” according to the same provisions used for Government Canyon SNA.
 - **Tree and Landscape Requirements** – Applicant(s) will be required to adhere to the City’s Tree and Landscape requirements, as a part of the City’s permitting process.
 - **Code Compliance** – The Code Compliance Division enforces City codes and regulations to protect the health, safety and general welfare of the community. Current enforcement is provided to the following and is not limited to vacant dangerous premises and structures, junked vehicles, weeded vacant lots, zoning ,noise, illegal dumping, minimum housing, including unsanitary premises, front yard parking, water and sewer, livestock, alley and right-of-way violations, water leaks or discharges of wastewater on private or public property, monthly inspections of salvage/junk yards, monitoring and enforcing materials received at salvage/junk yards, and enforcement of garage sale permits.
 - **Building Permits** – Incomplete construction must obtain building permits from the Development Services Department in accordance with City codes. Incomplete construction implies that final inspections have not been conducted and approved. Approval is required for new commercial construction inspections including building, mechanical, plumbing, electric, fire, traffic, drainage, sidewalks, irrigation, tree, and landscape field inspections. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the project.
 - **Certificate of Occupancy** – New and existing businesses must obtain a Certificate of Occupancy and related licenses required by City code from the Development Services

ATTACHMENT C

Department, the San Antonio Metro Health Department, and/or City Tax Office. In accordance with the 2012 International Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy from the Building Official.

- **Nonconforming rights** – To establish nonconforming rights for zoning, property owners with existing land uses are encouraged to register within one year of the annexation date with the Development Services Department. Uses that existed legally prior to annexation, generally become nonconforming after annexation because of the new zoning classification placed on the land. Unless exempted by Chapter 43, of the TX LGC, nonconforming rights to allow future construction of the development of a master plan must be filed within 60 days of annexation, with the Development Services Department in accordance with the Unified Development Code (UDC).
- b. **Storm Water Utility Services** – The Storm Water Operation of Transportation & Capital Improvements Department provide storm water management services including routine maintenance for public drainage channels and public storm sewers within dedicated public drainage easements. Storm water fees are based on SAWS Customer Classification (Residential, Multi-family, Public, and Commercial) and tiers based on the size of the parcel. This fee is collected through the SAWS billing system. Services are currently provided by SAWS, in accordance with the SAWS’s approved business plan and as limited by applicable codes, laws, ordinances and special agreements.
- c. **Library Services** – The San Antonio Public Library System serves residents living within the City of San Antonio and unincorporated Bexar County residents. *(At this time, there are no people residing in the subject property.)* More information about library services is available at <http://mysapl.org/>.
- d. **Health Department Services** – The San Antonio Metro Health Department (SAMHD) provides food establishments’ licenses and environmental health services within the City of San Antonio and unincorporated areas of Bexar County. Upon annexation SAMHD will provide a wide range of health related services and implement the enforcement of the City’s health ordinances and regulations on the effective date of the annexation. *(At this time, there are no people residing in the subject property.)* More information about SANHD services is available at <http://www.sanantonio.gov/health>.
- e. **Animal Care Services** – Newly annexed areas would receive Animal Control Services (ACS) as provided to other areas of the City. Customers who need assistance with animal issues can call 311 and report the specific problem. The call will then be relayed to ACS Field Services for an appropriate response. Calls for services are prioritized according to the type of situation described by the caller, with emergencies receiving an immediate response.
- f. **Other Services** – All other City Departments with jurisdiction in the area will provide services according to City policy and procedure.

3. CAPITAL IMPROVEMENTS PROGRAM

The City will initiate the construction of capital improvements as may be necessary for providing municipal services to the subject property. The timing for the construction of capital projects that may be necessary for the delivery of municipal services will be done in accordance with the requirements of Subchapter C of Chapter 43, of the TX LGC.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service

ATTACHMENT C

provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

- a. **Police Protection** – No capital improvements are necessary at this time to provide Police services.
- b. **Fire Protection** – No capital improvements are necessary at this time to provide Fire services.
- c. **Emergency Medical Services** – No capital improvements are necessary at this time to provide Emergency Medical Services.
- d. **Solid Waste Collection** – No capital improvements are necessary at this time to provide solid waste collection services.
- e. **Roads and Streets** – No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.
- f. **Street lights** – No capital improvements are necessary at this time to provide services.
- g. **Parks, Playgrounds and Swimming Pools** – There are no annexation service requirements.
- h. **Library** – No capital improvements are necessary at this time to provide Library services.
- i. **Other Publicly owned Facilities, Buildings or Services** – There are no annexation service requirements. Addition capital improvements are not necessary to provide such City services.
- j. **Capital Improvements Planning** – There are no annexation service requirements.

AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the TX LGC or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the TX LGC, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

FORCE MAJEURE

In case of an emergency, such as force Majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the subject property for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the subject property of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Plan.

ATTACHMENT C

Attachment I: Summary of SAWS Water and Wastewater Utility Service Regulations 2012

Attached is a summary of the SAWS Utility Service Regulations (SAWS USR) for the extension of water and/or wastewater facilities as incorporated by reference in the latest version of the Unified Development Code, and in conformance with the requirement in the Texas Local Government Code that the Plan has a summary of the service extension policy (SAWS USR).

Water and wastewater service is only provided to lots that have been properly subdivided and platted or are a legal lot. For property that is required by subdivision regulations to construct water or wastewater facilities connecting to the SAWS system, funding and construction of those facilities will remain the responsibility of the developer.

If the specific undeveloped property does not have SAWS water or wastewater service fronting the property, the owner may make an application for an extension of service to SAWS Director of Infrastructure Development Department for review. If the Director determines that adequate capacity is available, or will be and if the project does not include SAWS cost participation or reimbursement, and if the proposed facilities are a logical extension of SAWS water and/or wastewater system and the requested extension meets the requirements of SAWS Utility Service Regulations, the extension size, capacity, and routing may be approved by the Director. Funding and construction of the facilities will be the responsibility of the developer. Depending on the size of the new facilities and other conditions, with SAWS Board of Trustees approval, SAWS may reimburse the developer for a portion of the cost of constructing certain facilities. With Board approval, SAWS may reimburse costs associated with the oversize capacity of water and wastewater mains. The actual calculation of the cost participation and reimbursement amounts, including limits and the schedules for the payments, are included in SAWS Utility Service Regulations as incorporated by reference in the UDC. For lots that have water or wastewater lines in the street fronting the lot, the owner may receive water or wastewater service by applying for a tap permit and paying any required fees. The new customers will be required to pay the impact fees and all connection fees.

If a property is served by a septic system, the property owner(s) remains responsible for the operation and maintenance of their septic system. If the septic system fails, the property owner must repair the system or pay to extend SAWS wastewater facilities to the property, if unavailable. Under certain circumstances the City of San Antonio Metropolitan Health Department and/or applicable regulatory agency for septic tanks may require the property owner to connect to SAWS public wastewater facilities. This policy is set by the City Council and can be amended in the future by ordinance.