



City of San Antonio
Cliff Mrt on Development and Business Services Center
1901 South A amo Street
San Antonio, Texas 78204

PLANNING COMMISSION AGENDA

☞ October 8, 2014 ☞

2:00 P. M.

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

Jody R. Sherrill
George Peck
Angela Rehart

Kevin Love
Michael Garcia Jr.
Vacancy

Ex-Officio Members

Glando 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)

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. Citizens to be heard

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

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

Plats

5. **130331:** Request by LG Homes – Luckey Ranch Partners, LLC for approval of a major plat to replat and subdivide a 42.11 acre tract of land to establish **Luckey Ranch Unit 10B** Subdivision, generally located at the intersection of Luckey River and Luckey Path. **Staff recommends Approval.** (Luz M Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
6. **130351:** Request by KB Homes, for approval of a major plat to subdivide a 5.813 acre tract of land to establish **Sawyer Meadow Unit 2A** Subdivision, generally located on the east side of FM1560, north of Culebra Road. **Staff recommends Approval.** (Juanita Romero, Planner, (210) 207-8264, juanitaromero@sanantonio.gov, Development Services Department)
7. **130410:** Request by SA Willis Ranch Unit 2, LTD, for approval of a major plat to subdivide a 29.78 acre tract of land to establish **Willis Ranch, Unit-2 (Enclave)** Subdivision, generally located at the northwest intersection of Bulverde Road and Willis Ranch. **Staff recommendation is Pending.** (Luz M Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **130609:** Request by City of San Antonio, for approval of a minor plat to vacate, re-subdivide and subdivide a 43.17-acre tract of land to establish **HB Gonzalez Convention Center** Subdivision, generally located at the intersection of South Alamo Street and East Market Street. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richardcarrizales@sanantonio.gov, Development Services Department)
9. **140106:** *Request by Forestar (USA) Real Estate Group, for approval of a major plat to replat and subdivide a 8.720-acre tract of land to establish **Campanas, Phase 4 (Enclave)** Subdivision, generally located north of the intersection of Entinpo and Estacado. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **140270:** Request by Christus Health, for approval of a major plat to subdivide a 8.287 acre tract of land to establish **Westover Hills, Unit 48 Enclave** Subdivision, generally located at the northeast intersection of Westover Hills Boulevard and North Ellison Drive. **Staff recommends Approval.** (Luz M Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **140341:** Request by Lee 1604 No. One, Ltd, for approval of a major plat to subdivide a 4.549 acre tract of land to establish **Offices of Inwood** Subdivision, generally located on the south side of Charles Anderson Loop 1604, west of Bitters Road. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richardcarrizales@sanantonio.gov, Development Services Department)
12. **140356:** Request by Shavano/ LDR No. 4 Commercial Partnership Ltd, for approval of a major plat to subdivide a 1.951-acre tract of land to establish **Shavano Retail Center Phase 2** Subdivision, generally located south of the intersection of De Zavala Road and Lockhill Selma Road. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

13. **140488:** Request by Lawrence Clark, for approval of a minor plat to replat a 0.24 acre tract of land to establish **Hamilton BSL** Subdivision, generally located northwest of the intersection of Anastacia Place and Alison Drive. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Plat Deferral

14. **140247:** Request by Kyle Bjork, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Sunny Acres** Subdivision, generally located west of Loop 1604, south of New Sulphur Springs. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Alternative Pedestrian Plan (APP)

15. **14-00001:** Request by Forestar (USA) Real Estate Group, for approval of **Campanas (Enclave)** Alternative Pedestrian Plan, generally located west of the intersection of TPC Parkway and Resort Parkway. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Land Transactions

16. **S.P. 1754:** A Resolution authorizing the closure, vacation, and abandonment of an unimproved portion of Overlook Loop Public Right of Way adjacent to NCB 17727, located at the southwest corner of Bulverde Road and Overlook Loop, as requested by HEB Grocery Company, LP. **Staff recommends Approval.** (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, Office of East Point & Real Estate Services)

Comprehensive Master Plan Amendments

17. **PA 14072:** (*Continued from September 10, 2014*) A request by Daniel Termore, for approval of a resolution to amend the future land use plan contained in the **Huebner/Leon Creeks Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.6490 acres of land out of NCB 14663 located at 6850 Oxford Trace from "Low Density Residential Estate" to "Low Density Residential". **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, Ernest.Brown@sanantonio.gov, Department of Development Services)
18. **PA 14078:** A request by Jerry Arredondo for approval of a resolution to amend the future land use plan contained in the **West/Southwest Sector Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 0.1397 acres of land out of Lot 2, NCB 34393 located at 8823 Dugas Drive from "Suburban Tier" to "General Urban Tier". **Staff recommends Approval.** (Robert Acosta, Planner (210) 207-0157, Robert.Acosta@sanantonio.gov, Development Services Department)
19. **PA 14080:** A request by Brown & Ortiz, PC for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 10.00 acres of land out of Lots P-1G P-1H P-10D P-10G and P-18, NCB 15825 located along the 14000 Block of Vance Jackson Road from "Mixed Use Center" to "General Urban Tier". **Staff recommends Approval.** (Robert Acosta, Planner (210) 207-0157, Robert.Acosta@sanantonio.gov, Development Services Department)
20. **PA 14081:** A request by Brown & Ortiz, PC for approval of a resolution to amend the future land use plan contained in the **Heritage South Sector Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 135.15 acres of land out of Lots P-2, P-3 and P-100,

* Military Notification

NCB 11150 and CB 42831 located at 14903 Southwest Loop 410 (aka 720 West Loop 410) from "General Urban Tier" to "Agriculture/ R M SE Tier". **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, Ernest.Brown@sanantoniogov, Development Services Department)

Other Items

21. Approval of the minutes for the September 24, 2014, Planning Commission meeting.
22. Director's report - City Council Action Update (Planning Commission items sent to Council).
23. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

130331

Project Name:

Luckey Ranch Unit 10B

Applicant:

Jack A. Lipar

Representative:

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

Owner:

LGI Homes – Luckey Ranch Partners,
LLC

Staff Coordinator:

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

Property Address/Location:

Generally located west of the
intersection of Luckey River and
Luckey Path

Tract Size:

42.11 acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder September 18, 2014
Notices mailed August 20, 2014

- Twenty-six (26) to property
owners within 200 feet

Internet Agenda Posting October 3,
2014

REQUEST

Approval of a major plat to replat and subdivide a 42.11-acre tract of land to establish **Luckey Ranch Unit 10B** Subdivision

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

September 18, 2014

CASE HISTORY

Areas being replatted is a total of 0.937 acre area; consisting of a 0.182 acre 30' emergency access easement, 0.006 acre monument easement, and as a 0.749 acre portion of a drainage and access easement of the Luckey Ranch Unit-4 (Plat No. 110347) recorded in Volume 9641, Pages 205-208, of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-seven (27) single-family residential lots, eight (8) non-single family residential lots, and approximately four thousand eighty-three (4,483) 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 September 18, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

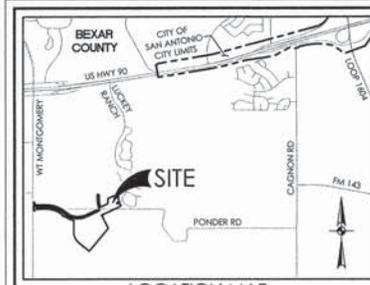
MDP 14-00010, Luckey Ranch, accepted July 1, 2014

III. RECOMMENDATION

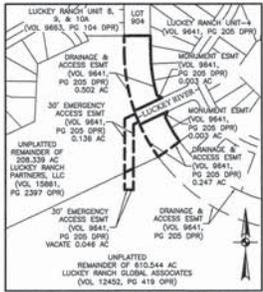
Approval of the proposed **Luckey Ranch Unit 10B** Subdivision.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"=300'

THE 0.937 ACRE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS A 0.182 ACRE 30' EMERGENCY ACCESS EASEMENT, 0.006 ACRE MONUMENT EASEMENT, AND AS A 0.749 ACRE PORTION OF A DRAINAGE AND ACCESS EASEMENT OF THE LUCKEY RANCH UNIT 4 (PLAT NO. 110347) AS RECORDED IN VOLUME 9641, PAGES 205-208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT LUCKEY RANCH UNIT 4 (PLAT NO. 110347) AS RECORDED IN VOLUME 9641, PAGES 205-208, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

(WE), THE OWNER(S) OF THIS PROPERTY, ON THIS DATE HEREBY CERTIFY THAT THIS REPLAT DOES NOT VIOLATE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: LOI HOMES - LUCKEY RANCH PARTNERS, LLC
1450 LAKE ROBBIE DRIVE, SUITE 400
WOODLANDS, TX 77380
(817) 342-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

SWORN AND SUBSCRIBED BEFORE ME THIS 4th DAY OF September, A.D. 20 14.

Notary Public in and for the State of Texas
My Commission Expires: 4-17-18

MY COMMISSION EXPIRES: 4-17-18

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 (CONUS 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONUS 1983), 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 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.

Rick Wood
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
JOHN NOEL NICHOLLS
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. NOTES:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (OFF PUBLIC SERVICE BORDERS & SERVICE BORDERS) THE BARRIERS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS CONDUITS AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "CONDUIT EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT," "FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, PARALLELING, AND SERVICE FACILITIES, INCLUDING CONDUIT, POLES, CONDUIT, PIPES OR TRANSFORMERS, SUCH AS: (1) THE RIGHT TO PLACE AND MAINTAIN ALL TIE-INS AND OTHER STRUCTURES WHICH BRANCH OR MAY INTERFERE WITH THE SERVICE OF SAID LINE OR APPLICABLE TIE-INS, IT IS AGREED AND UNDERSTOOD THAT NO RECORDING CONSIDERATION SHALL BE GIVEN TO ANY SUCH TIE-INS OR STRUCTURES UNLESS THEY ARE PLACED WITHIN SAID EASEMENT AREA.
2. ANY OTHER NECESSARY UTILITIES (ELECTRIC OR GAS) EQUIPMENT LOCATED WITHIN SAID EASEMENT AREA SHALL BE PLACED WITHIN SAID EASEMENT AREA.
3. THIS PLAT DOES NOT AFFECT, REPEAL OR CHANGE ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OR RIGHTS OF WAY EASEMENTS ARE DESCRIBED HEREIN.
4. CONCRETE DRIVE APPROACHES ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN SUCH APPROACHES ARE NECESSARY TO SERVE THE DRIVE OF SAID ELECTRIC AND GAS FACILITIES.
5. CONCRETE DRIVE APPROACHES ARE ALLOWED WITHIN THE 10' FOOT WIDE TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR BEING REPAIRED WITHIN THE 10' FOOT WIDE EASEMENT.

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.

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.

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 DURING NORMAL OPERATIONS OF 100 GPM 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.

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

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND LANDSCAPE OR OTHER TYPE OF OBSTRUCTIONS 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 IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE:
LOT 906, BLOCK 16, CB 4319 AND LOT 901, BLOCK 18, CB 4319 ARE DESIGNATED AS A DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. LOT 901, BLOCK 18, CB 4319 AND LOT 902, BLOCK 17, CB 4319 ARE DESIGNATED AS A WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. LOT 907, BLOCK 16, CB 4319, LOT 902, BLOCK 17, CB 4319 AND LOT 902, BLOCK 38, CB 4319 ARE DESIGNATED AS ENTRY MONUMENT EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S51°19'18"E	82.91'
L2	N38°08'41"E	25.00'
L3	S51°19'18"E	10.00'
L4	S38°08'41"E	25.00'
L5	S51°19'18"E	10.01'
L6	N66°09'23"W	72.24'
L7	N51°19'18"W	102.92'
L8	N68°42'59"W	27.59'
L9	S44°50'39"E	35.93'
L10	N66°52'19"E	28.41'
L11	S23°07'41"E	99.78'
L12	S51°19'18"E	102.92'
L13	N26°47'48"E	29.00'
L14	N60°00'50"E	78.24'
L15	S25°06'34"E	15.00'
L16	S26°17'48"W	37.58'

LINE TABLE

LINE #	BEARING	LENGTH
L17	N70°06'35"W	14.65'
L18	N19°53'25"E	10.00'
L19	S70°06'35"E	15.04'
L20	S89°39'11"E	70.00'
L21	N66°47'24"E	50.00'
L22	S00°43'28"E	62.73'
L23	S66°13'57"E	19.73'
L24	S64°53'26"W	107.64'
L25	S25°06'34"E	50.00'
L26	N64°53'26"E	103.97'
L27	S20°12'44"W	21.33'
L28	S54°17'12"E	90.20'
L29	S64°53'26"W	70.01'
L30	S18°26'33"W	12.11'
L31	N71°33'07"W	10.00'
L32	N18°26'33"E	12.72'

LINE TABLE

LINE #	BEARING	LENGTH
L33	S19°37'02"E	53.03'
L34	N88°11'17"W	65.41'
L35	S87°23'17"W	40.97'
L36	S38°08'41"W	25.24'
L37	N51°19'18"W	70.00'
L38	N38°08'41"E	25.00'
L39	N51°19'18"W	52.91'
L40	N00°04'21"E	324.83'
L41	S25°06'34"E	28.00'
L42	S00°43'28"E	67.87'
L43	N00°43'28"W	67.87'
L44	N25°06'34"E	28.95'
L45	S00°43'28"E	63.87'
L46	S45°04'31"W	89.44'
L47	N89°50'39"W	20.00'
L48	N68°50'39"W	20.00'

LINE TABLE

LINE #	BEARING	LENGTH
L49	N44°50'39"W	78.89'
L50	S00°04'21"W	55.48'
L51	S00°04'21"W	62.91'
L52	S45°11'37"W	65.31'
L53	N14°12'52"W	129.60'
L54	S25°06'34"E	50.00'
L55	S64°53'26"W	66.98'
L56	S89°46'44"E	35.00'

STATE OF NEW YORK
COUNTY OF NASSAU

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: EDWARD KALKOW, MANAGING MEMBER
(3.736 ACRES VARIABLE WIDTH DRAINAGE EASEMENT, 0.006 ACRES 10' SANITARY SEWER EASEMENT, & 0.004 ACRES OF LOT 1, 818 29, CB 4319)
LUCKEY RANCH GLOBAL ASSOCIATES
A TEXAS GENERAL PARTNERSHIP
BY: KEP LUCKEY RANCH GLOBAL, LP,
GENERAL PARTNER
7031 BRUSH HOLLOW ROAD
WESTBURY, NY 11590
(516) 876-8800

STATE OF NEW YORK
COUNTY OF NASSAU

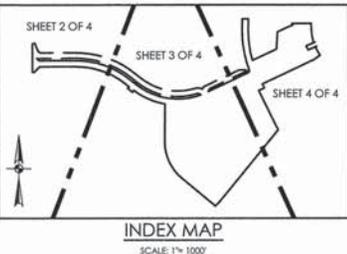
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALKOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF September, A.D. 20 14.

Notary Public, Nassau County, New York
My Commission Expires June 11, 20 15

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

- LEGEND**
- AC ACRES
 - BLK BLOCK
 - BLD BUILDING SETBACK LINE
 - CB COUNTY BLOCK
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - INT INTERSECTION
 - NGB NEW CITY BLOCK
 - ROW RIGHT-OF-WAY
 - EXISTING CONTOURS
 - - - - - PROPOSED CONTOURS
 - ORIGINAL SURVEY
 - DPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
 - VOL VOLUME (PAGES)
 - PS FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SE 1/2" IRON ROD (PD)
 - 16' SANITARY SEWER EASEMENT (VOL. 9643, PG 104, DPR)
 - 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9643, PG 104, DPR)
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9643, PG 104, DPR)
 - 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9643, PG 104, DPR)
 - VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9643, PG 104, DPR)
 - 40' WATER AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.040 ACRES OFF-LOT)
 - ENTRY MONUMENT EASEMENT (VOL. 9643, PG 104, DPR)
 - VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9643, PG 104, DPR)
 - 10' LANDSCAPE EASEMENT (VOL. 9643, PG 104, DPR)
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9641, PG 205, DPR)
 - 0.004 ACRE OF REMAINDER OF 610.544 ACRES LUCKEY RANCH GLOBAL ASSOCIATES (VOL. 12452, PG 419, DPR)



STATE OF TEXAS
COUNTY OF TRAVIS

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: LARRY MATYVAL, SENIOR VICE PRESIDENT
TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
18 SAN ANTONIO, SUITE 200
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY MATYVAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF September, A.D. 20 14.

Notary Public, Travis County, Texas
My Commission Expires 06, 2015

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

SANDRA LEE BYER
MY COMMISSION EXPIRES
April 17, 2018

NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	985.00'	38°17'29"	S71°00'04"E	646.10'
C2	785.00'	58°28'31"	S81°04'45"E	746.98'
C3	739.50'	55°10'10"	N79°26'24"W	684.87'
C4	1010.50'	38°17'29"	N71°00'04"E	662.83'
C5	50.50'	50°52'07"	N81°35'26"W	43.38'
C6	35.50'	67°10'07"	S56°38'15"E	39.20'
C7	1074.50'	38°17'29"	S71°00'04"E	704.81'
C8	678.50'	55°10'10"	S79°26'24"E	625.61'
C9	114.50'	43°49'22"	S85°06'55"E	85.48'
C10	20.00'	28°58'58"	N50°43'28"E	9.77'
C11	20.00'	28°58'58"	N08°34'26"W	9.82'
C12	20.00'	28°58'58"	N10°37'25"E	45.12'
C13	1238.00'	1°20'29"	N101°32'53"E	453.17'
C14	1165.00'	16°34'47"	S07°55'34"E	335.64'
C15	150.00'	7°03'33"	N26°48'23"W	18.64'
C16	525.00'	15°48'46"	S08°37'49"E	144.43'
C17	525.00'	10°28'44"	S30°31'28"E	95.88'
C18	535.00'	50°34'40"	N25°04'10"E	457.10'
C19	835.00'	26°39'51"	N86°33'34"W	385.09'
C20	915.00'	38°17'29"	N71°00'04"E	600.19'
C21	25.00'	90°13'10"	S45°02'14"E	35.42'
C22	785.00'	63°15'15"	S83°28'57"E	802.31'
C23	20.00'	85°14'05"	N22°02'53"E	27.20'
C24	1165.00'	20°53'14"	S10°05'48"E	422.36'
C25	20.00'	94°34'00"	N67°49'30"W	29.39'
C26	20.00'	90°00'00"	S19°33'26"W	28.28'
C27	325.00'	24°23'08"	S12°58'00"E	137.28'
C28	100.00'	22°19'10"	S11°58'01"W	35.99'
C29	150.00'	22°29'11"	S11°58'01"W	56.49'
C30	275.00'	24°23'08"	N12°55'00"E	116.16'
C31	20.00'	87°12'49"	N68°42'59"W	27.59'
C32	815.20'	18°28'15"	S09°57'33"E	187.47'
C33	20.00'	90°28'23"	N19°40'15"E	28.39'
C34	1165.00'	0°44'36"	N25°50'15"W	15.11'
C35	1235.00'	0°28'16"	S26°02'23"E	10.17'
C36	20.00'	89°17'21"	S70°27'54"E	28.11'
C37	835.00'	63°15'15"	N83°28'57"E	875.73'
C38	25.00'	89°48'50"	S44°57'46"W	35.29'
C39	525.00'	1°38'13"	N17°21'19"W	15.00'
C40	525.00'	1°38'13"	N24°27'57"W	15.00'
C41	500.00'	20°22'59"	S09°58'14"E	176.84'
C42	80.00'	49°08'53"	S44°44'09"E	66.54'

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 10B, WAS 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 _____

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

OWNER/DEVELOPER: LOI HOMES - LUCKEY RANCH PARTNERS, LLC
1450 LAKE ROBBIE DRIVE, SU



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

130351

Project Name:

Sawyer Meadows Unit 2A

Applicant:

Joseph Hernandez

Representative:

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

Owner:

KB Homes

Staff Coordinator:

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

Property Address/Location:

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

Tract Size:

5.813-acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting October 3,
2014

REQUEST

Approval of a major plat to subdivide a 5.813 acre tract of land to establish **Sawyer Meadows Unit 2A** Subdivision.

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

September 25, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twelve (12) single-family residential lots, two (2) non-single family residential lots, and approximately five hundred and sixty-six (566) 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(s)

FM 1560, 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 September 24, 2014.

F. Interdepartmental Review

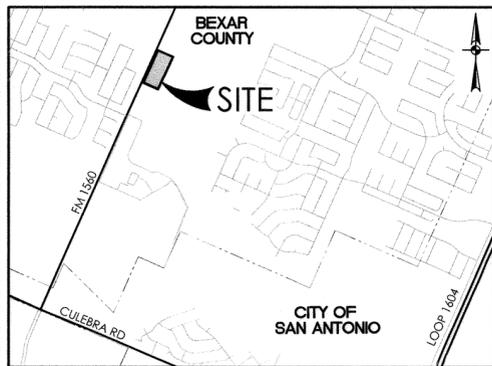
LOCs were issued from all reviewing agencies on September 26, 2014.

II. RECOMMENDATION

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

III. 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	PAGE(S)	PAGE(S)
CATV	CABLE TELEVISION	RB	RADIAL BEARING
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
CV	CLEAR VISION	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER	FOUND 1/2" IRON ROD (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	1234.56	FINISHED FLOOR ELEVATION (MINIMUM)
ELEC	ELECTRIC		
ESMT	EASEMENT		
FFE	FINISHED FLOOR ELEVATION		
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 16' SANITARY SEWER EASEMENT
- 10' BUILDING SETBACK
- 20' BUILDING SETBACK
- 20' ROW DEDICATION (0.260 ACRES)
- 16' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
- 20' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
- VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET RIGHT-OF-WAY (0.048 OF AN ACRE - "OFF-LOT")
- CHANNEL EASEMENT (VOL. 4075, PG. 182, DR)
- 20' SANITARY SEWER EASEMENT (VOL. 16586, PG. 808-816, OPR)
- 20' SANITARY SEWER EASEMENT (VOL. 16710, PG. 1303-1308, OPR)
- LOT 902, BLK 101

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 CORS 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 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, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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 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 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.

OPEN SPACE DESIGNATION NOTE:

LOT 901, BLOCK 101, & LOT 901, BLOCK 102, COUNTY BLOCK 4449 SHALL BE DESIGNATED AS AN OPEN SPACE / TREE SAVE AREA AND DRAINAGE EASEMENT. LOT 901, BLOCK 101, SHALL ALSO BE CONSIDERED A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

SETBACK NOTE:

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

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRRM 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. TO INCLUDE BUT NOT LIMITED TO: LOTS 901, BLOCK 101, LOT 901, BLOCK 102, CB 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.

GARAGE NOTE:

ALL GARAGES SHALL COMPLY WITH UDC SECTION 35-516 (g)

SAWS NOTE:

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

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

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

FINISHED FLOOR NOTE:

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

FIRE FLOW NOTE:

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

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG FM 1560, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 739.03'.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SAWYER MEADOWS UNIT 2A 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, BLOCK 101, LOT 901, BLOCK 102, CB 4449.

SAWS NOTE:

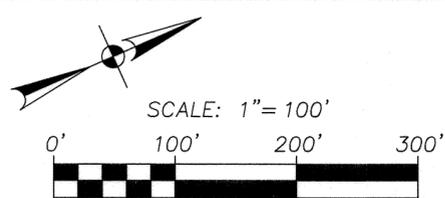
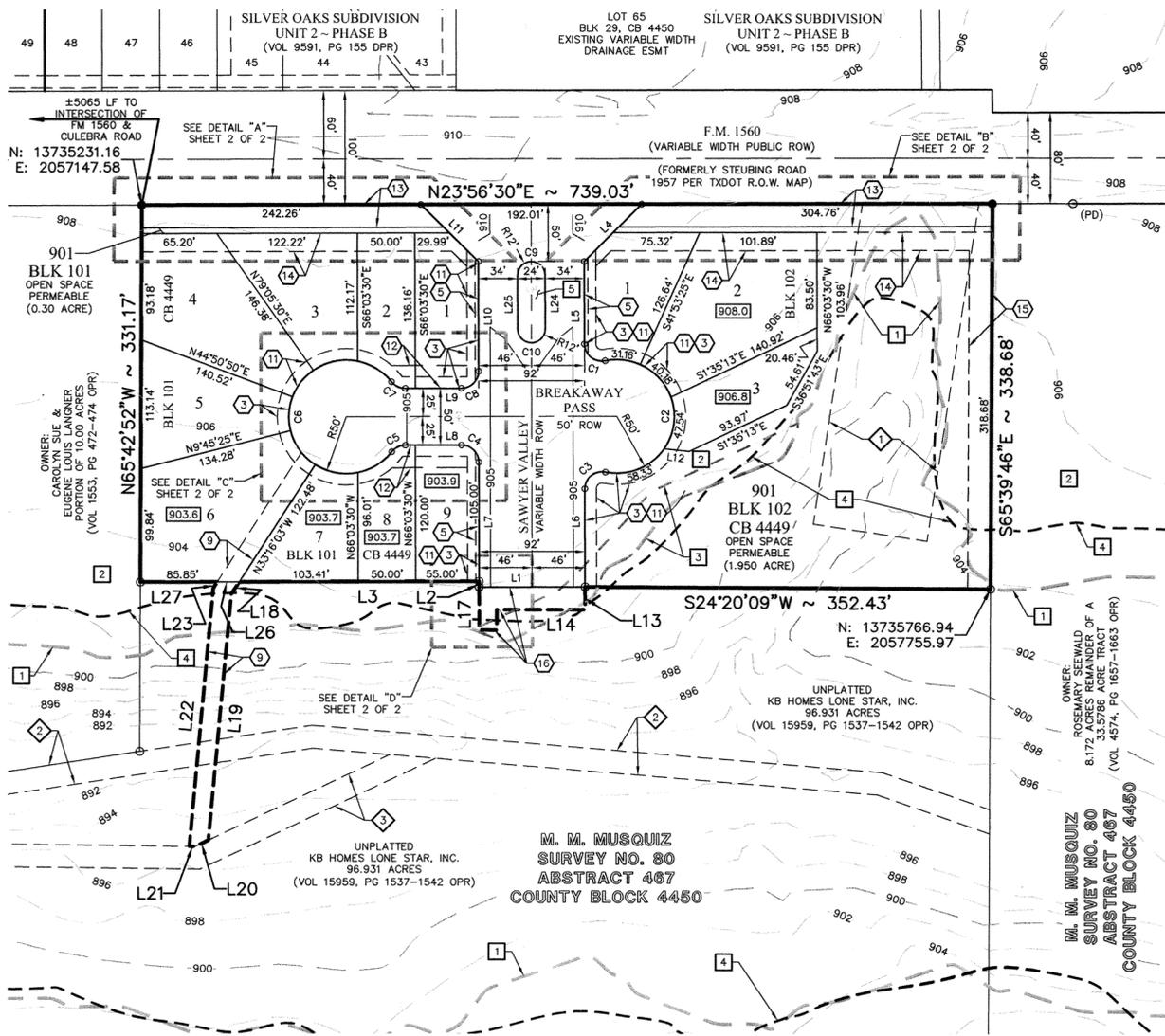
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

GARAGE NOTE:

ALL GARAGES SHALL COMPLY WITH UDC SECTION 35-516 (g)

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES

PLAT NUMBER 130351
SUBDIVISION PLAT OF
SAWYER MEADOWS
UNIT 2A

A 5.813 ACRE TRACT ESTABLISHING LOTS 1-9, 901 & 902, BLOCK 101, AND LOTS 1-3 & 901, BLOCK 102 ALL ASSIGNED TO COUNTY BLOCK 4449, BEING OUT OF THAT 96.931 ACRE TRACT CONVEYED TO KB HOME LONE STAR INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15959, PAGES 1537-1542 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: September 24, 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. HOME
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229
(210) 301-2886

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF September, A.D. 2014.



Rhonda Verhey
RHONDA VERHEY
My Commission Expires April 14, 2018
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SAWYER MEADOWS UNIT 2A, 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

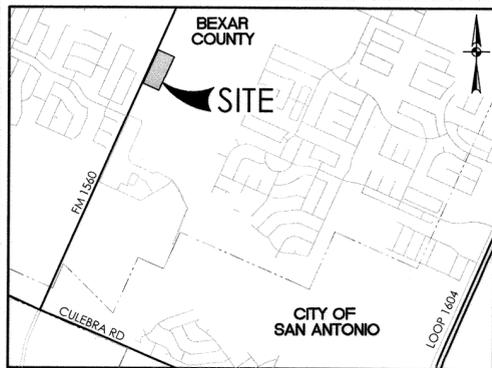
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS



Civil Job No. 7974-17; Survey Job No. 9041-13

Date: Sep 24, 2014, 1:13pm User ID: AGarcia File: P:\7974-17\Design\Civil\Plat\PL797417.dwg



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) |
| CB | CABLE TELEVISION | RB | RADIAL BEARING |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| CV | CLEAR VISION | VAR WD | VARIABLE WIDTH |
| DOC | DOCUMENT NUMBER | FOUND 1/2" IRON ROD (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | SET 1/2" IRON ROD (PD) | SET 1/2" IRON ROD (PD) |
| ELEC | ELECTRIC | | |
| ESMT | EASEMENT | | |
| FFE | FINISHED FLOOR ELEVATION | | |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | 1234.56 | FINISHED FLOOR ELEVATION (MINIMUM) |

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

- | | | | |
|---|--|---|--|
| ① | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑩ | VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET RIGHT-OF-WAY (0.048 OF AN ACRE - "OFF-LOT") |
| ② | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⑪ | 10' BUILDING SETBACK |
| ③ | 16' SANITARY SEWER EASEMENT | ⑫ | 20' BUILDING SETBACK |
| ④ | 10' BUILDING SETBACK | ⑬ | 20' ROW DEDICATION (0.260 ACRES) |
| ⑤ | 20' BUILDING SETBACK | ⑭ | 16' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT |
| ⑥ | 20' ROW DEDICATION (0.260 ACRES) | ⑮ | 20' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT |
| ⑦ | 16' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT | ⑯ | 20' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT |
| ⑧ | 20' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT | ⑰ | CHANNEL EASEMENT (VOL 4075, PG 182, DR) |
| ⑨ | 20' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT | ⑱ | 20' SANITARY SEWER EASEMENT (VOL. 16586, PG 808-816, OPR) |
| | | ⑲ | 20' SANITARY SEWER EASEMENT (VOL 16710, PG 1303-1308, OPR) |
| | | ⑳ | LOT 902, BLK 101 |

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 CORS 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 PLATING 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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAULING, AND ERECTING POLES, HANGING OR BURRING 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 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 HEREOF.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, 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

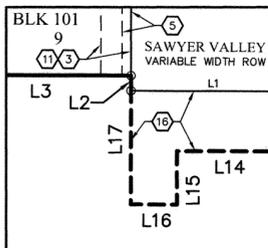
STATE OF TEXAS
COUNTY OF BEXAR

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.

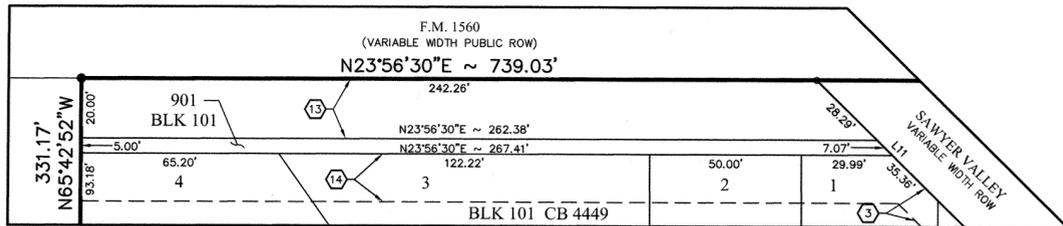
John Noel Nichols
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE #	BEARING	LENGTH
L1	S24°00'00"W	92.00'
L2	N66°03'30"W	5.00'
L3	S23°56'30"W	208.41'
L4	S21°03'30"E	70.71'
L5	S66°03'30"E	72.47'
L6	S66°03'30"E	86.41'
L7	N66°03'30"W	110.00'
L8	S23°56'30"W	48.77'
L9	N23°56'30"E	48.77'
L10	N66°03'30"W	96.16'
L11	S66°56'20"W	70.72'
L12	S30°33'14"W	21.81'
L13	S66°03'30"E	20.00'
L14	S24°00'00"W	76.80'
L15	S66°00'00"E	17.84'
L16	S24°07'19"W	15.18'
L17	N66°03'30"W	37.81'
L18	S33°16'03"E	12.72'
L19	S60°39'06"E	216.93'
L20	S01°22'11"E	12.92'
L21	S24°49'22"W	4.91'
L22	N60°39'06"W	227.82'
L23	N33°16'03"W	6.31'
L24	S66°03'30"E	47.39'
L25	N66°03'30"W	47.39'
L26	S23°56'30"W	19.03'
L27	S23°56'30"W	66.81'

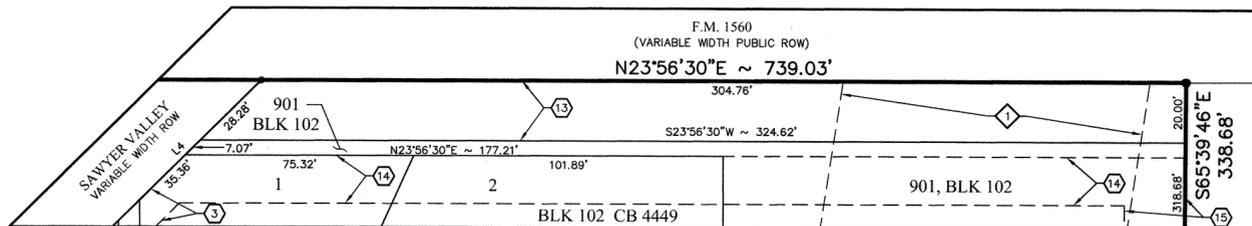
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	101°32'13"	N63°10'24"E	23.24'	26.58'
C2	50.00'	203°04'26"	S66°03'30"E	97.98'	177.22'
C3	15.00'	101°32'13"	S15°17'23"E	23.24'	26.58'
C4	15.00'	90°00'00"	S68°56'30"W	21.21'	23.56'
C5	15.00'	52°01'12"	S02°04'06"E	13.16'	13.62'
C6	50.00'	284°02'25"	N66°03'30"W	61.54'	247.87'
C7	15.00'	52°01'12"	N49°57'06"E	13.16'	13.62'
C8	15.00'	90°00'00"	N21°03'30"W	21.21'	23.56'
C9	12.00'	180°00'00"	N23°56'30"E	24.00'	37.70'
C10	12.00'	180°00'00"	S23°56'30"W	24.00'	37.70'



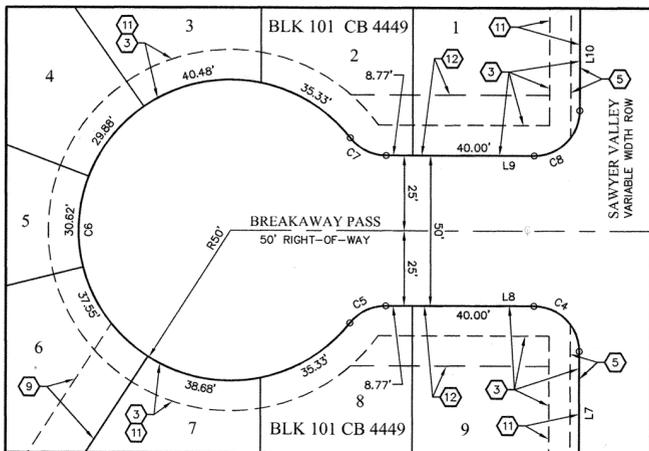
DETAIL "D"
NOT-TO-SCALE



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE

SEE SHEET 1 OF 2
FOR GENERAL NOTES

PLAT NUMBER 130351
SUBDIVISION PLAT OF
SAWYER MEADOWS
UNIT 2A

A 5.813 ACRE TRACT ESTABLISHING LOTS 1-9, 901 & 902, BLOCK 101, AND LOTS 1-3 & 901, BLOCK 102 ALL ASSIGNED TO COUNTY BLOCK 4449, BEING OUT OF THAT 96.931 ACRE TRACT CONVEYED TO KB HOME LONE STAR INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15959, PAGES 1537-1542 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: September 24, 2014

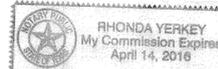
STATE OF TEXAS
COUNTY OF BEXAR

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. HOME
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229
(210) 301-2886

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF September, A.D. 2014.



Rhonda Yerkey
RHONDA YERKEY
My Commission Expires
April 14, 2016
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SAWYER MEADOWS UNIT 2A 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





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

130410

Project Name:

Willis Ranch, Unit-2 (Enclave)

Applicant:

Lloyd A. Denton, Jr.

Representative:

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

Owner:

SA Willis Ranch Unit 2, LTD

Staff Coordinator:

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

Property Address/Location:

Generally located at the northwest
intersection of Bulverde Road and
Willis Ranch

Tract Size:

29.78 acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting October 3,
2014

REQUEST

Approval of a major plat to subdivide a 29.78-acre tract of land to
establish **Willis Ranch, Unit-2 (Enclave)** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Pending

DATE FILED WITH PLANNING COMMISSION

September 30, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixty eight (**68**) single-family residential lots, five (**5**) non-single family residential lots, and approximately two thousand nine hundred seventy-five (**2,975**) 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. Major Thoroughfare

Bulverde Road Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Pending

F. Interdepartmental Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 30, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 823-A, Willis Ranch, February 15, 2008

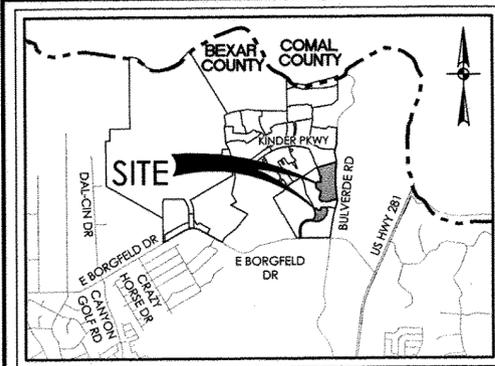
III. RECOMMENDATION

Pending

IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 130410
SUBDIVISION PLAT
OF
WILLIS RANCH, UNIT-2 (ENCLAVE)



LOCATION MAP
 MAPSCO MAP GRID: 451D3
 NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	1	10' BUILDING SETBACK LINE (VOLUME 9642, PAGES 111-114 DPR)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	2	15' BUILDING SETBACK LINE (VOLUME 9642, PAGES 111-114 DPR)
(PUD)	PLANNED UNIT DEVELOPMENT	3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
CB	COUNTY BLOCK	4	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
ROW	RIGHT-OF-WAY	5	14' DRAINAGE EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
o	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	6	18' DRAINAGE EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
●	SET 1/2" IRON ROD	7	EXISTING CONTOURS
—	EXISTING CONTOURS	8	VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
—	PROPOSED CONTOURS	9	VARIABLE WIDTH CLEAR VISION EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	16' SANITARY SEWER EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	11	10' WATER EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
⑬	DEDICATION FOR STREET WIDENING (0.36 OF AN ACRE)	12	VARIABLE WIDTH WATER EASEMENT (VOLUME 9642, PAGES 111-114 DPR)
⑭	10' BUILDING SETBACK LINE	13	30' GBRA WATER EASEMENT (VOLUME 11471, PAGES 2374-2394 OPR)
⑮	15' BUILDING SETBACK LINE	14	20' SANITARY SEWER EASEMENT (VOLUME 9593, PAGES 204-207 DPR)
⑯	8' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
⑰	VARIABLE WIDTH DRAINAGE EASEMENT (1.01 ACRES)		
⑱	50' ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET, OFF-LOT (PERMEABLE) (2.34 ACRES)		

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

FLOODPLAIN NOTES:
 THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON APRIL 26, 2013 CASE NO. 12-06-3678R. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT, AND REFERENCED AS SUCH, WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL LOMR STUDY IS ACCEPTED BY FEMA.

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

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

OPEN SPACE NOTE:
 LOT 902, BLOCK 2, CB 4855 (3.05 ACRES), LOT 903, BLOCK 2, CB 4855 (6.60 ACRES), LOT 902, BLOCK 3, CB 4855 (0.04 OF AN ACRE), LOT 903, BLOCK 3, CB 4855 (0.09 OF AN ACRE) AND LOT 904, BLOCK 3, CB 4855 (1.13 ACRES) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND A PEDESTRIAN DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. AREAS OF LOTS 902 AND 903, BLOCK 2, AND 902, 903 AND 904, BLOCK 3, ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

PRIVATE STREET NOTE:
 LOT 999, BLOCK 2, CB 4854, (WILLIS RANCH, JOANIE KAY & BELLA DAISY) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

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.

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.

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

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

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

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

C.P.S. 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, REPAIRING, INSPECTING, PAINTING, AND EXISTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IF AS 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 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.
 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

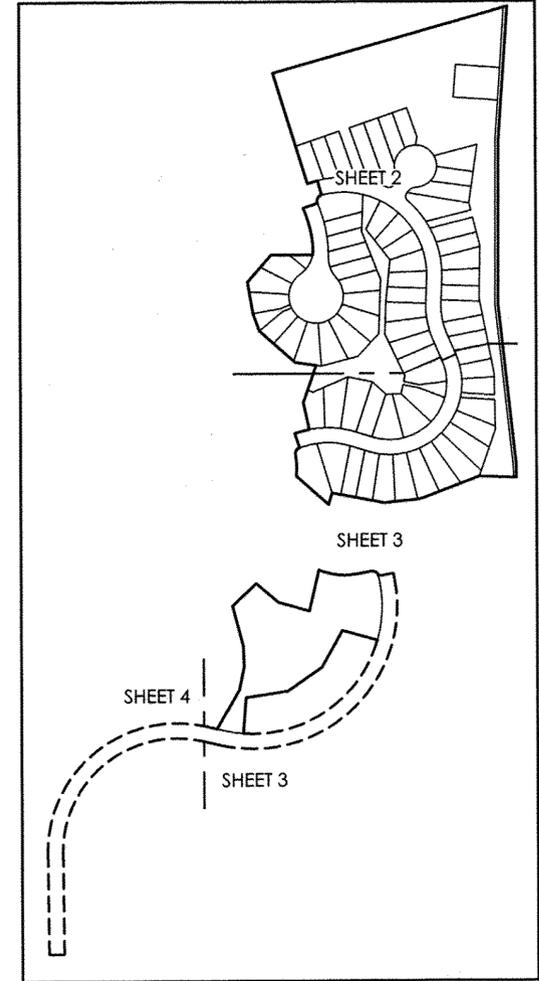
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET INDEX
 NOT-TO-SCALE

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	15'08"20"	N01°54'19"W	72.45'	72.66'
C2	20.00'	81°13'33"	N31°08'17"E	26.04'	28.35'
C3	305.00'	06°53'47"	N75°11'57"E	36.69'	36.71'
C4	100.00'	14°00'35"	N03°23'32"E	24.39'	24.45'
C5	375.00'	17°43'50"	N12°28'41"W	115.58'	116.05'
C6	20.00'	96°28'08"	N28°53'28"E	29.84'	33.87'
C7	325.00'	06°11'28"	S72°01'50"W	35.10'	35.11'
C8	475.00'	11°32'46"	S45°14'26"W	794.06'	940.20'
C9	375.00'	10°33'03"	S51°21'51"W	588.48'	678.18'
C10	425.00'	10°33'03"	N51°12'15"E	688.06'	768.60'
C11	225.00'	33°00'28"	S83°53'36"E	127.84'	129.62'
C12	20.00'	90°00'00"	S55°23'50"E	28.28'	31.42'
C13	425.00'	77°03'19"	S54°13'09"W	529.46'	571.57'
C14	325.00'	40°58'36"	S84°22'39"E	227.60'	232.53'
C15	20.00'	82°30'19"	N74°52'00"E	26.38'	28.80'
C16	40.00'	53°46'42"	N08°43'29"E	36.18'	37.84'
C17	70.00'	28°33'25"	S62°31'07"E	82.73'	351.32'
C18	40.00'	53°46'42"	S60°30'11"W	36.18'	37.84'
C19	20.00'	82°30'19"	S07°38'20"E	26.38'	28.80'
C20	325.00'	51°07'09"	S23°19'54"E	280.44'	289.98'
C21	225.00'	25°23'27"	S10°28'03"E	98.90'	99.71'
C22	239.00'	131°07'43"	S42°24'05"W	435.18'	546.98'
C23	255.00'	36°12'53"	S89°51'30"W	158.51'	161.18'
C24	305.00'	36°12'53"	N89°51'30"E	189.59'	192.78'
C25	189.00'	131°07'43"	N42°24'05"E	344.14'	432.55'
C26	275.00'	25°23'27"	N10°28'03"W	120.87'	121.87'
C27	275.00'	10°33'03"	N51°12'15"E	442.41'	514.05'
C28	425.00'	22°32'00"	S10°04'36"E	166.07'	167.14'
C29	100.00'	43°12'47"	S20°25'00"E	73.65'	75.42'
C30	90.00'	27°54'35"	N83°34'06"W	119.38'	434.97'
C31	100.00'	58°28'58"	N25°38'13"E	97.72'	102.10'
C32	425.00'	26°05'19"	S02°38'50"W	191.85'	193.52'
C33	425.00'	101°15'58"	N82°07'13"W	76.05'	76.15'
C34	425.00'	113°24'36"	N46°18'28"E	710.48'	841.24'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N87°52'22"W	121.52'	L26	N11°18'54"E	80.53'	L51	S10°23'50"E	22.46'
L2	S69°00'00"W	209.86'	L27	N02°02'47"W	68.59'	L52	N76°59'14"W	25.94'
L3	S84°00'00"W	118.45'	L28	N14°48'11"W	134.21'	L53	N03°02'38"W	41.62'
L4	N79°00'00"W	174.87'	L29	N17°27'16"W	2.61'	L54	N08°36'50"E	28.34'
L5	S17°00'00"W	39.97'	L30	N46°00'00"E	109.09'	L55	N14°00'00"W	25.01'
L6	N48°00'00"W	142.28'	L31	S49°00'00"E	97.40'	L56	N01°00'00"W	72.90'
L7	N18°14'57"W	50.00'	L32	S74°00'00"E	105.51'	L57	S71°00'00"E	20.00'
L8	N71°45'04"E	12.84'	L33	N13°00'00"E	149.87'	L58	S78°22'24"E	81.73'
L9	N19°00'00"W	92.18'	L34	N73°36'10"E	42.22'	L59	S47°00'00"E	60.61'
L10	N19°00'00"E	130.85'	L35	N78°36'10"E	50.00'	L60	N89°18'28"W	50.41'
L11	N82°00'00"W	68.31'	L36	S00°00'00"E	97.87'	L61	N12°00'00"E	31.23'
L12	N48°00'00"W	58.74'	L37	S82°42'51"W	107.85'	L62	S78°00'00"E	54.34'
L13	N19°39'03"W	61.55'	L38	S57°00'00"W	134.52'	L63	N78°00'00"W	52.17'
L14	N10°00'00"W	105.82'	L39	S27°00'00"W	145.06'	L64	N12°00'00"E	19.24'
L15	N41°00'00"E	119.39'	L40	N74°18'31"W	118.83'	L65	S82°00'00"E	17.43'
L16	N90°00'00"E	137.13'	L41	N33°36'50"E	2.02'	L66	S88°00'00"W	33.46'
L17	N21°20'36"W	19.64'	L42	S33°36'50"W	2.02'	L67	S88°00'00"W	34.38'
L18	N70°31'00"E	50.00'	L43	S02°38'50"W	86.21'	L68	N78°59'14"W	63.85'
L19	S11°52'27"W	50.00'	L44	S23°09'47"E	78.28'	L69	S47°00'00"W	40.58'
L20	S00°04'12"W	42.92'	L45	N72°02'04"W	54.91'			
L21	S10°23'50"E	22.46'	L46	S71°45'04"W	12.84'			
L22	N78°59'14"W	63.95'	L47	S72°02'04"E	54.91'			
L23	S89°21'44"W	50.00'	L48	N23°08'47"W	78.28'			
L24	S78°59'14"E	38.01'	L49	N02°13'40"E	85.23'			
L25	N30°19'38"E	148.82'	L50	S21°20'36"E	18.02'			

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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: *Joan Bass*
 JOAN BASS
 BASS PROPERTIES
 26655 US HIGHWAY 281 N
 SAN ANTONIO, TEXAS 78260
 (830) 980-7600

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOAN BASS, 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 18 DAY OF SEPTEMBER, A.D. 2014.

Sarah E Carrington
 SARAH E CARRINGTON
 My Commission Expires August 2, 2016
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR

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

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

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

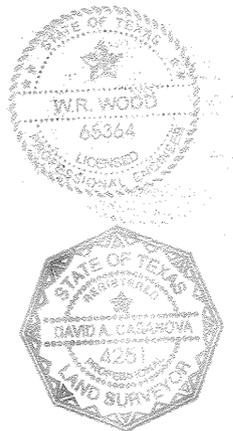
By: _____
 CHAIRMAN
 By: _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

By: _____, DEPUTY



WILLIS RANCH, UNIT-2 (ENCLAVE) Civil Job No. 6180-35; Survey Job No. 6180-35

PLAT NUMBER 130410
SUBDIVISION PLAT
OF
WILLIS RANCH, UNIT-2 (ENCLAVE)

29.78 ACRES BEING COMPRISED OF 2.34 ACRES OUT OF THAT 150.73 ACRE TRACT RECORDED IN VOLUME 6299, PAGE 1521 AND ALL OF THAT 2.879 ACRE TRACT AND ALL OF THAT 24.321 ACRE TRACT BOTH RECORDED IN VOLUME 16199, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT 263, COUNTY BLOCK 4855, OUT OF THE CONRAD HEINEMER SURVEY NO. 195, ABSTRACT 334, COUNTY BLOCK 4855 AND THE J.T. ROBINSON SURVEY NO. 486, ABSTRACT 263, COUNTY BLOCK 4855, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 DATE OF PRINT: August 25, 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: LLOYD A. DENTON, JR.
 SA WILLIS RANCH UNIT 2, LTD.
 11 LYNN BATTIS LANE, SUITE 100
 SAN ANTONIO, TEXAS 78218
 (210) 828-6131

STATE OF TEXAS
 COUNTY OF BEXAR

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



SARAH E. CARRINGTON
 My Commission Expires August 2, 2016
 Sarah E. Carrington
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

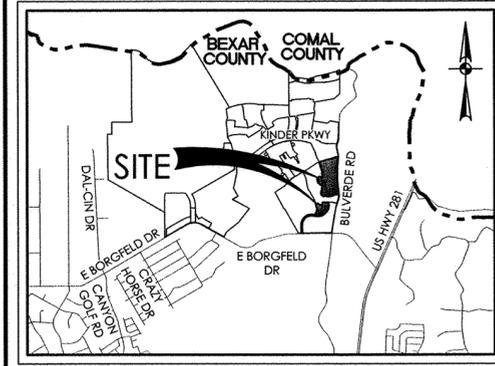
BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

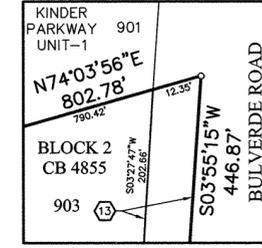
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

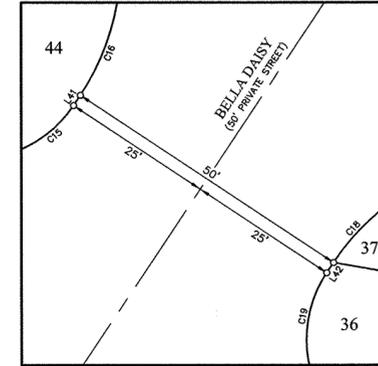
BY: _____, DEPUTY



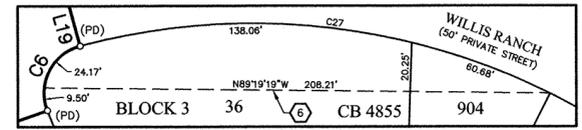
LOCATION MAP
 MAPSCO MAP GRID: 451D3
 NOT-TO-SCALE



DETAIL "A"
 SCALE: 1"=20'

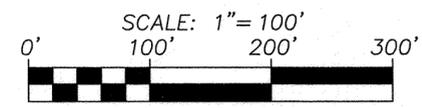


DETAIL "E"
 SCALE: 1"=20'



DETAIL "B"
 SCALE: 1"=50'

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



SCALE: 1"=100'

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: JOAN BASS
 BASS PROPERTIES
 26655 US HIGHWAY 281 N
 SAN ANTONIO, TEXAS 78260
 (830) 980-7600

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOAN BASS 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 September, A.D. 2014.

SARAH E. CARRINGTON
 My Commission Expires August 2, 2016
 Sarah E. Carrington
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

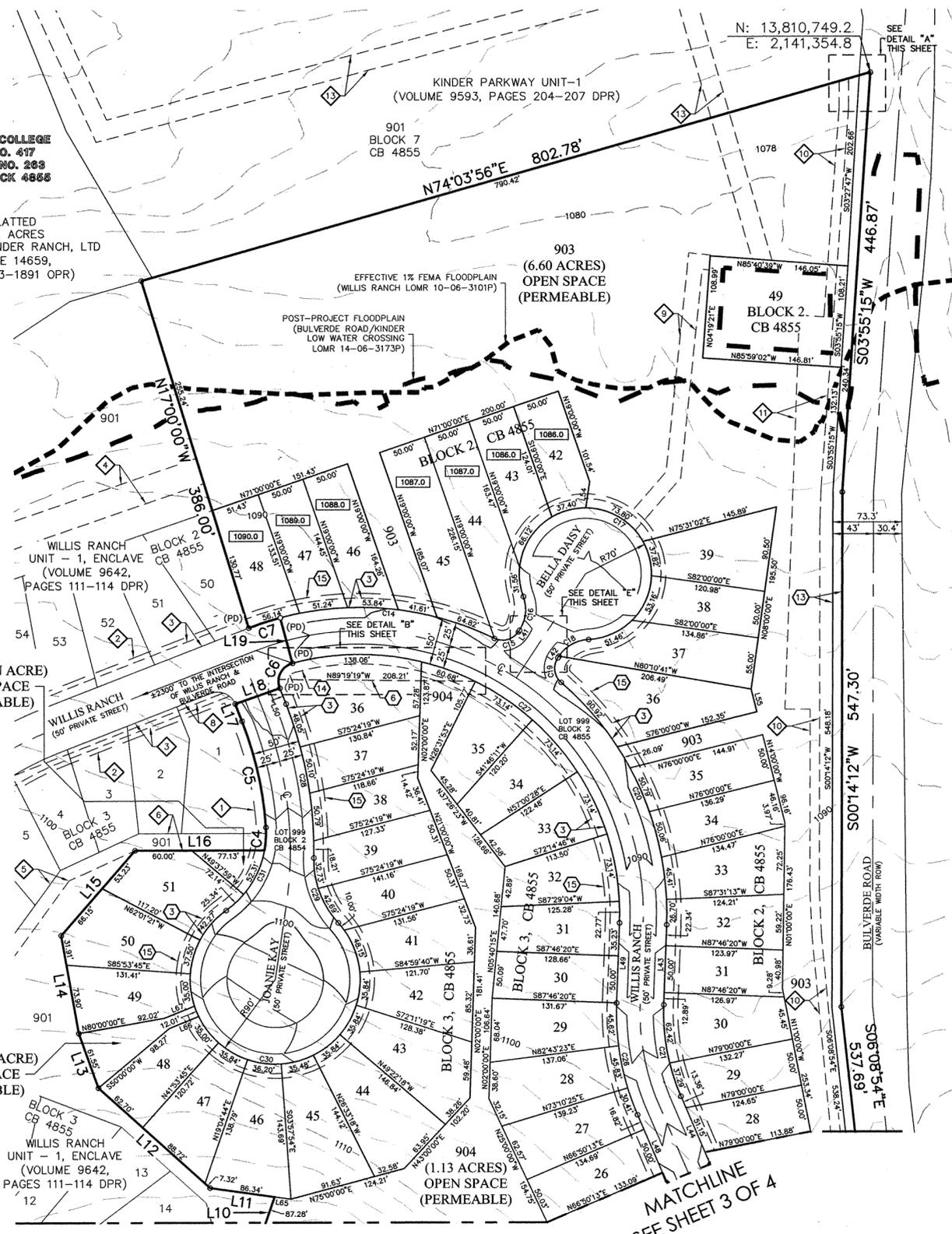
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PIK WOOD
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

DAVID A. CASANOVA
 4251
 REGISTERED PROFESSIONAL LAND SURVEYOR



GUADALUPE COLLEGE SURVEY NO. 417
 ABSTRACT NO. 263
 COUNTY BLOCK 4855

UNPLATTED
 105.51 ACRES
 OWNER: AGI KINDER RANCH, LTD
 (VOLUME 14659,
 PAGES 1883-1891 OPR)

KINDER PARKWAY UNIT-1
 (VOLUME 9593, PAGES 204-207 DPR)

EFFECTIVE 1% FEMA FLOODPLAIN
 (WILLIS RANCH LOMR 10-06-3101P)

POST-PROJECT FLOODPLAIN
 (BULVERDE ROAD/KINDER
 LOW WATER CROSSING
 LOMR 14-06-3173P)

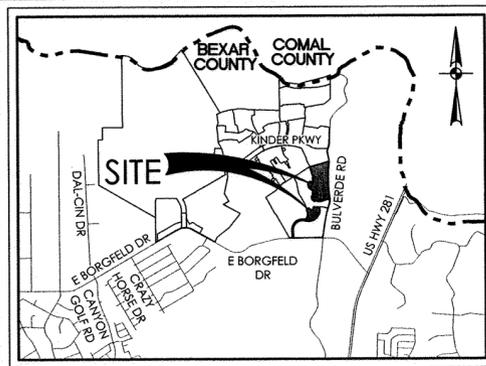
903
 (6.60 ACRES)
 OPEN SPACE
 (PERMEABLE)

902
 (0.04 OF AN ACRE)
 OPEN SPACE
 (PERMEABLE)

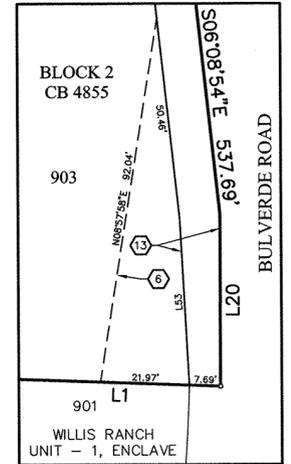
903
 (0.09 OF AN ACRE)
 OPEN SPACE
 (PERMEABLE)

904
 (1.13 ACRES)
 OPEN SPACE
 (PERMEABLE)

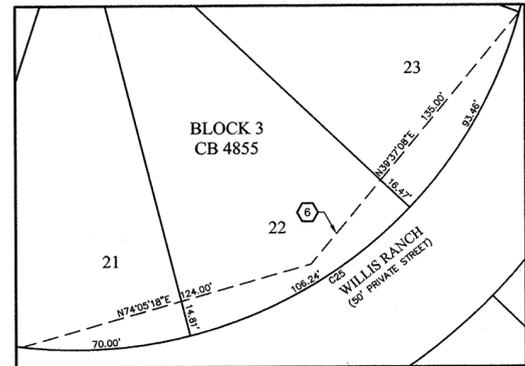
MATCHLINE
 SEE SHEET 3 OF 4



LOCATION MAP
MAPSCO MAP GRID: 451D3
NOT-TO-SCALE

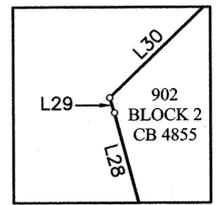


DETAIL "C"
SCALE: 1"=30'

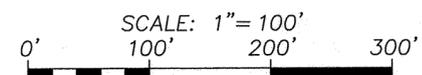


DETAIL "D"
SCALE: 1"=50'

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



DETAIL "F"
SCALE: 1"=20'



PLAT NUMBER 130410
SUBDIVISION PLAT
OF
WILLIS RANCH, UNIT-2 (ENCLAVE)

29.78 ACRES BEING COMPRISED OF 2.34 ACRES OUT OF THAT 150.73 ACRE TRACT RECORDED IN VOLUME 6299, PAGE 1521 AND ALL OF THAT 2.879 ACRE TRACT AND ALL OF THAT 24.321 ACRE TRACT BOTH RECORDED IN VOLUME 16199, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT 263, COUNTY BLOCK 4855, OUT OF THE CONRAD HEINEMER SURVEY NO. 195, ABSTRACT 334, COUNTY BLOCK 4855 AND THE J.T. ROBINSON SURVEY NO. 486, ABSTRACT 263, COUNTY BLOCK 4855, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
DATE OF PRINT: August 25, 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: LLOYD A. DENTON, JR.
SA WILLIS RANCH UNIT 2, LTD.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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



SARAH E. CARRINGTON
My Commission Expires August 2, 2016
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

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: JOAN BASS
BASS PROPERTIES
26655 US HIGHWAY 281 N
SAN ANTONIO, TEXAS 78260
(830) 980-7600

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOAN BASS, 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 September, A.D. 2014.



SARAH E. CARRINGTON
My Commission Expires August 2, 2016
NOTARY PUBLIC, 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.

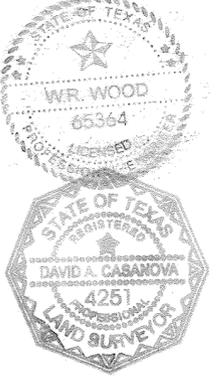
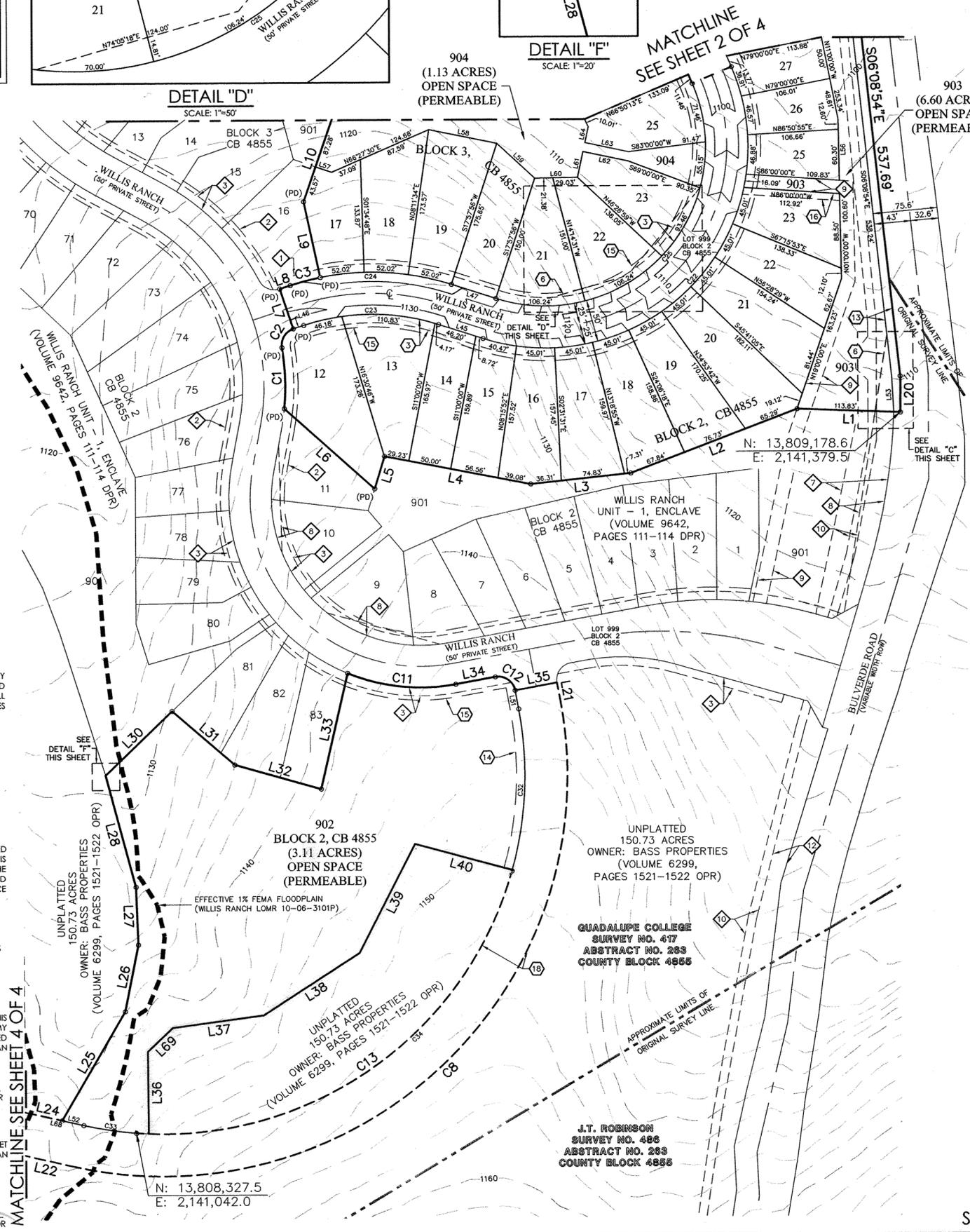
RICK WOOD
LICENSED PROFESSIONAL ENGINEER

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.

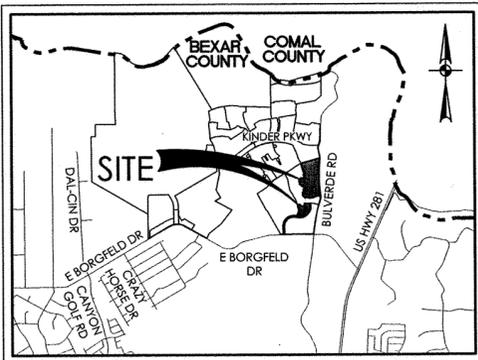
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE SEE SHEET 4 OF 4



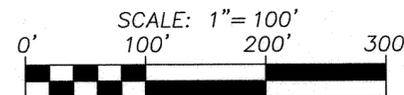
WILLIS RANCH, UNIT-2 (ENCLAVE)
Civil Job No. 6180-35; Survey Job No. 6180-35

Date: Aug 25, 2014, 3:51pm User: J.Ricos File: P:\6180\35\Design\Civil\Plat\618035.dwg



LOCATION MAP
MAPSCO MAP GRID: 4S1D3
NOT-TO-SCALE

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



PLAT NUMBER 130410

**SUBDIVISION PLAT
OF
WILLIS RANCH, UNIT-2 (ENCLAVE)**

29.78 ACRES BEING COMPRISED OF 2.34 ACRES OUT OF THAT 150.73 ACRE TRACT RECORDED IN VOLUME 6299, PAGE 1521 AND ALL OF THAT 2.879 ACRE TRACT AND ALL OF THAT 24.321 ACRE TRACT BOTH RECORDED IN VOLUME 16199, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT 263, COUNTY BLOCK 4855, OUT OF THE CONRAD HEINEMER SURVEY NO. 195, ABSTRACT 334, COUNTY BLOCK 4855 AND THE J.T. ROBINSON SURVEY NO. 486, ABSTRACT 263, COUNTY BLOCK 4855, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
DATE OF PRINT: August 25, 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.

Lloyd A. Denton, Jr.
OWNER/DEVELOPER: LLOYD A. DENTON, JR.
SA WILLIS RANCH UNIT 2, LTD.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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



SARAH E. CARRINGTON
My Commission Expires
August 2, 2016

Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

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.

Joan Bass
OWNER/DEVELOPER: JOAN BASS
BASS PROPERTIES
26655 US HIGHWAY 281 N
SAN ANTONIO, TEXAS 78260
(830) 980-7600

STATE OF TEXAS
COUNTY OF BEXAR

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



SARAH E. CARRINGTON
My Commission Expires
August 2, 2016

Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

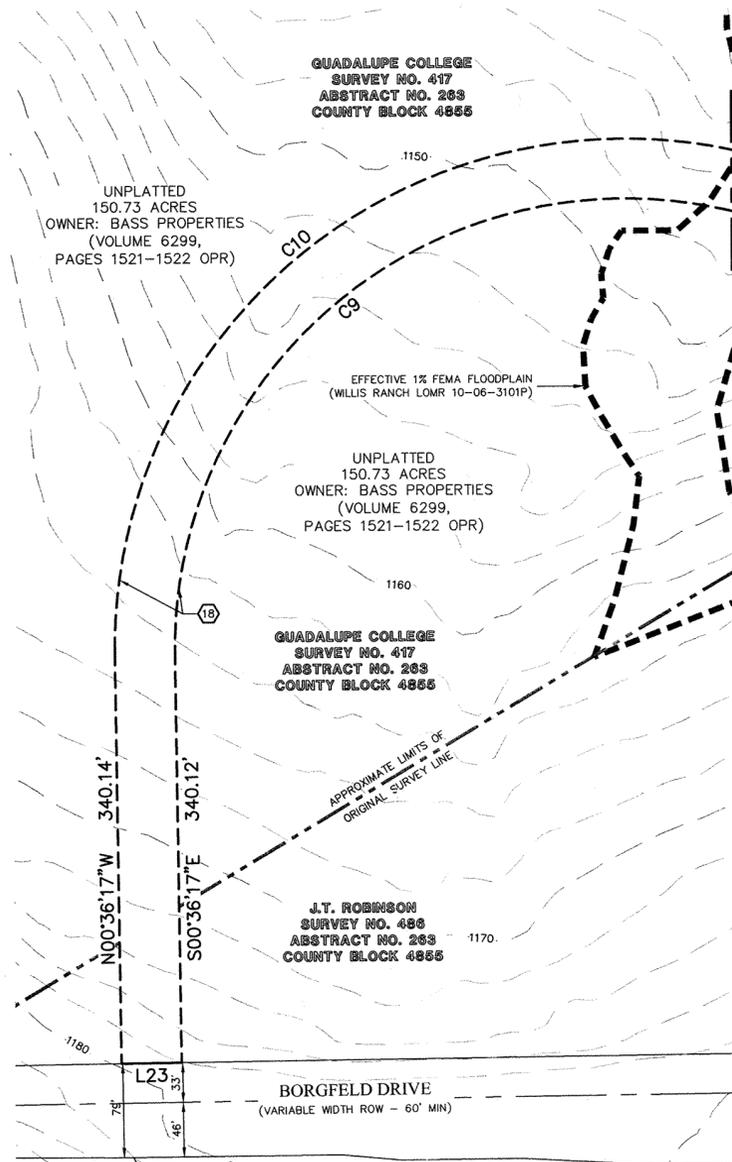
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

Alta A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE
SEE SHEET 3 OF 4





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

130609

Applicant:

Razi Hosseini, agent

Representative:

Vickery and Associates, Inc.
Consulting Engineers
c/o Stephen Horvath, P.E. and
R.P.L.S.

Owner:

City of San Antonio

Staff Coordinator:

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

Property Address/Location:

Generally located at the intersection
of South Alamo Street East Market
Street

Tract Size:

43.17-acres

Council District(s):

1

Notification:

Internet Agenda Posting October 3,
2014.

REQUEST

Approval of a minor plat to vacate, resubdivide and subdivide a 43.17-acre tract of land to establish the **HB Gonzalez Convention Center**, Subdivision.

APPLICATION TYPE

Vacate, Resubdivision and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

September 16, 2014

CASE HISTORY

Area being vacated, a portion of Lot 1 and portion of Lot 2, Block 2 , NCB 13813, and Lots 1, 2 and a portion of Lot 12, Block 3, NCB 13814 previously platted on a plat known as Civic Center, Project No. 5 Tex. R-83 Urban Renewal Agency City of San Antonio Texas, recorded in Volume 9569, Pages 122-126 and a portion of Bowie Street previously platted on a plat known as San Antonio Convention Center Hotel recorded in the Volume 9569, Page 36, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use(s)

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

B. Zoning

“D” Downtown District

C. Major Thoroughfare(s)

Interstate Highway 37 South, Freeway / Expressway

East Commerce Street, Primary Arterial Type A, 120-foot minimum right-of-way

East Market Street, Primary Arterial Type A, 120-foot minimum right-of-way

South Alamo Street, Secondary Arterial Type B, 70-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

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

F. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Plat Recording

The plat will held be from recording until after the conveyance of property between TXDOT and the City has been approved and signed through an Interlocal Agreement by the Governor of the State of Texas.

III. RECOMMENDATION

Approval of the proposed **H B Gonzalez Convention Center** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING
H B GONZALEZ CONVENTION CENTER
SUBDIVISION

BEING A VACATE AND RESUBDIVISION OF LOTS 1 & 2, A PORTION OF LOT 12, AND A PORTION OF A PUBLIC WATER R.O.W., BLOCK 3, N.C.B. 13814; LOT 1, A PORTION OF LOT 1, 2 & A PORTION OF LOT 3, BLOCK 2, N.C.B. 13813; A PORTION OF E. MARKET STREET R.O.W., OUT OF THE "CIVIC CENTER, PROJECT NO. 5 TEX. R-83 URBAN RENEWAL AGENCY CITY OF SAN ANTONIO, TEXAS" PLAT RECORDED IN VOLUME 9518, PAGES 122-126, (35.00 AC.), A PORTION OF BOWIE STREET R.O.W. OUT OF THE SAN ANTONIO CONVENTION CENTER HOTEL PLAT RECORDED IN VOLUME 9569, PAGE 36, (0.3597 AC.), AND A SUBDIVISION PLAT OF ARBITRARY LOTS AND PORTIONS OF ARBITRARY LOTS IN N.C.B. 683, 684, 687, 689, 690, 691, 618, 674 & 875 AND THE STREETS AND ALLEYS SHOWN IN THE SAN ANTONIO MUNICIPAL ARCHIVES, (7.02 AC.), AND CONTAINING A TOTAL OF 43.17 ACRES OF LAND IN SAN ANTONIO, BEXAR COUNTY, TEXAS.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
 Telephone: (210) 349-3271
 Firm Registration No.: F-159
 TBPLS Registration No.: 10004100

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
 Razi Hosseini
 Capital Improvement Management Services
 Assistant Director
 City of San Antonio
 114 West Commerce St., 5th Floor
 San Antonio, Texas 78283
 (210) 207-8076

Razi Hosseini
 OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RAZI HOSSEINI**, 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 12 DAY OF September, A.D. 2014

Samuel Martin
 NOTARY PUBLIC BEXAR COUNTY, TEXAS



LOCATION MAP

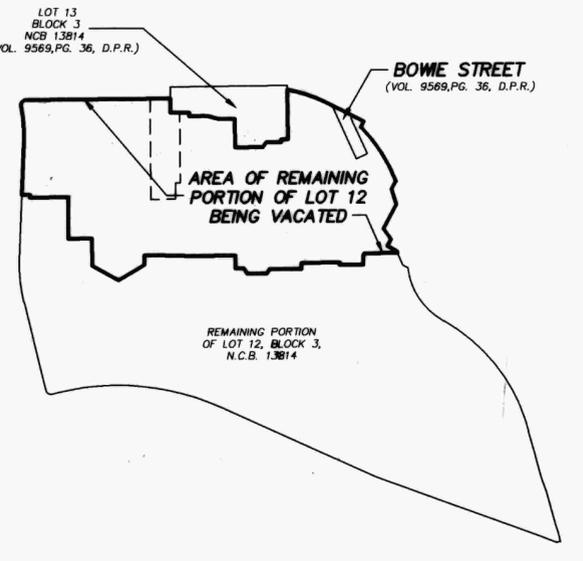
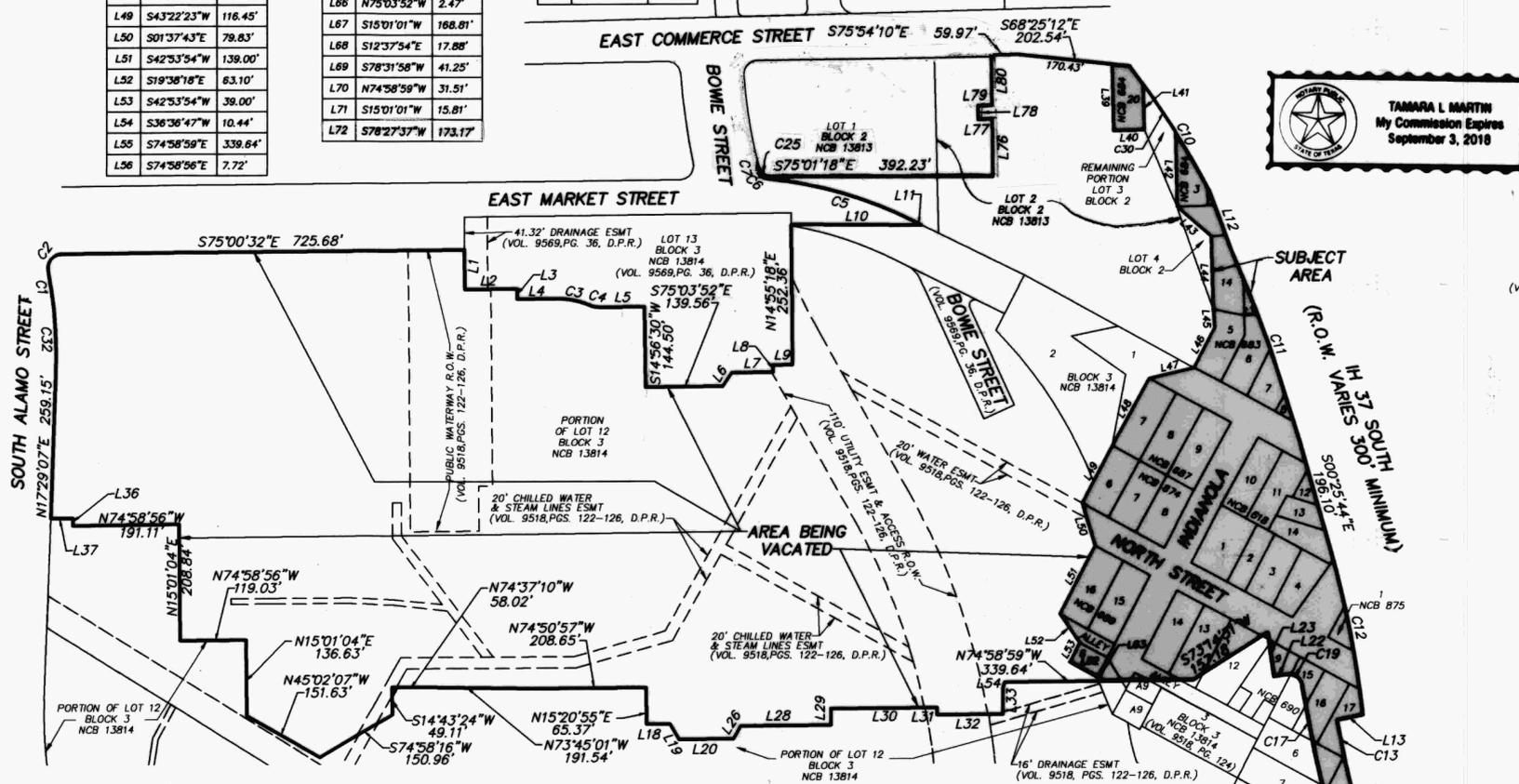
NOT TO SCALE
 MAPSCO MAP GRID 616 F5, F6
 MAPSCO MAP GRID 617 A5, A6

LINE	BEARING	LENGTH
L1	S15°00'28"W	71.21'
L2	S75°03'30"E	94.32'
L3	S14°58'30"W	18.50'
L4	S75°03'30"E	62.46'
L5	S75°03'30"E	78.15'
L6	N49°16'55"E	28.04'
L7	S75°03'30"E	74.56'
L8	N14°58'36"E	13.09'
L9	S75°01'54"E	35.30'
L10	S74°06'17"E	235.23'
L11	N48°12'38"W	15.07'
L12	S04°54'58"E	114.07'
L13	N85°16'16"W	47.86'
L14	S02°52'45"E	107.72'
L15	S78°08'03"W	30.21'
L16	N73°45'01"W	191.60'
L17	N74°50'57"W	208.84'
L18	N74°58'59"W	42.96'
L19	N15°06'56"W	32.51'
L20	N74°58'25"W	97.51'
L21	S73°14'31"W	157.18'
L22	N83°01'10"W	23.02'
L23	N08°58'50"E	80.00'
L24	S83°01'10"E	14.92'
L25	S25°29'43"E	43.69'
L26	S45°10'07"W	26.13'
L27	N15°20'55"E	65.37'
L28	N74°58'59"W	162.75'
L29	S15°01'01"W	28.66'
L30	N74°57'23"W	191.36'
L31	N15°01'04"E	13.11'
L32	N74°58'59"W	118.70'
L33	S15°01'01"W	47.69'
L34	S15°01'01"W	37.40'
L35	S14°43'24"W	49.11'
L36	N15°01'04"E	13.37'
L37	N74°58'56"W	38.97'
L38	N18°45'19"E	43.73'
L39	S14°05'28"W	119.73'
L40	S75°55'06"E	55.45'

LINE	BEARING	LENGTH
L41	N14°04'54"E	82.36'
L42	S14°04'54"W	135.74'
L43	S33°10'07"E	81.81'
L44	S13°54'37"W	130.67'
L45	S11°06'48"W	32.94'
L46	S42°42'46"W	80.89'
L47	N87°47'34"W	83.14'
L48	S44°11'18"W	138.28'
L49	S43°22'23"W	116.45'
L50	S01°37'43"E	78.83'
L51	S42°53'54"W	139.00'
L52	S19°38'18"E	83.10'
L53	S42°53'54"W	38.00'
L54	S36°36'47"W	10.44'
L55	S74°58'59"E	339.64'
L56	S74°58'56"E	7.72'

LINE	BEARING	LENGTH
L57	N15°13'49"E	44.78'
L58	S74°58'59"E	42.40'
L59	S74°58'59"E	11.66'
L60	S15°01'01"W	58.67'
L61	S74°58'59"E	151.42'
L62	N78°27'37"E	43.28'
L63	N49°16'55"E	60.80'
L64	S74°06'17"E	35.44'
L65	S15°01'01"W	54.29'
L66	N75°03'52"W	2.47'
L67	S15°01'01"W	188.81'
L68	S12°37'34"E	17.88'
L69	S78°31'58"W	41.25'
L70	N74°58'59"W	31.51'
L71	S15°01'01"W	15.81'
L72	S78°27'37"W	173.17'

LINE	BEARING	LENGTH
L73	N74°58'59"W	179.56'
L74	N48°25'35"W	26.38'
L75	N75°09'47"W	98.48'
L76	N14°19'55"E	102.70'
L77	N76°54'00"W	25.00'
L78	N14°19'55"E	24.86'
L79	S78°54'57"E	24.88'
L80	N14°19'23"E	88.38'
L81	N74°37'10"W	57.45'
L82	S45°46'11"E	56.00'
L83	S07°01'10"E	7.72'



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

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

SAWS: 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.

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
 BY: ROBERT M. ANGUIANO, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR

02-16-14

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.

VICKREY & ASSOCIATES, INC.
 BY: STEPHEN HORVATH, P.E.
 REGISTERED PROFESSIONAL ENGINEER

9/16/14

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	4°39'36"	863.00'	70.19'	35.11'	N7°20'04"E	70.17'
C2	99°59'12"	25.00'	43.63'	29.79'	N54°59'52"E	38.30'
C3	25°27'02"	158.66'	70.48'	35.83'	S84°33'30"E	69.90'
C4	21°42'56"	50.67'	19.20'	9.72'	S84°12'02"E	19.09'
C5	20°57'56"	754.09'	275.94'	139.53'	N58°11'14"W	274.40'
C6	71°16'02"	25.00'	31.10'	17.92'	N33°02'18"W	29.13'
C7	0°09'47"	1145.00'	3.26'	1.63'	N2°37'07"E	3.26'
C8	40°40'25"	880.45'	463.06'	89.06'	N58°44'44"E	463.22'
C9	93°58'41"	29.00'	48.80'	28.83'	N57°14'44"E	38.48'
C10	10°10'07"	1515.09'	268.88'	134.80'	S17°00'50"E	268.54'
C11	7°20'18"	2855.00'	365.67'	183.08'	N4°05'54"W	365.42'
C12	9°19'49"	1900.00'	308.40'	155.04'	N4°14'10"E	309.06'
C13	1°40'40"	3384.00'	99.10'	49.55'	S35°13'57"W	99.09'
C14	6°55'32"	1894.00'	228.94'	114.81'	S02°26'31"E	228.80'
C15	7°22'40"	908.68'	117.14'	58.65'	N13°23'47"W	117.08'
C16	6°55'58"	1843.04'	235.10'	117.70'	S02°26'31"E	234.96'
C17	2°52'02"	3448.87'	172.64'	86.34'	S42°27'28"W	172.62'
C18	9°35'51"	854.00'	113.36'	56.82'	N13°47'23"E	113.21'
C19	88°47'23"	25.00'	38.74'	24.48'	N38°37'38"W	34.98'
C20	88°35'51"	25.00'	38.66'	24.40'	N52°41'09"E	34.92'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C21	14°05'26"	2393.00'	2393.00'	598.50'	N13°34°E	587.02'
C22	0°38'42"	2393.00'	26.94'	13.47'	N5°48'24"W	26.94'
C23	4°24'21"	1434.09'	110.28'	55.17'	N8°19'46"W	110.25'
C24	64°29'53"	25.00'	28.14'	15.77'	N42°46'37"W	26.88'
C25	76°44'57"	25.00'	33.49'	19.80'	S37°26'10"E	31.04'
C26	122°02'33"	25.00'	53.25'	45.14'	N43°57'43"E	43.74'
C27	4°03'16"	1433.09'	101.41'	50.73'	N19°04'55"W	101.39'
C28	4°23'10"	568.00'	43.48'	21.75'	N23°18'08"W	43.47'
C29	2°11'04"	532.00'	20.28'	10.14'	N24°24'01"W	20.28'
C30	3°53'25"	1515.09'	102.88'	51.46'	N18°36'46"W	102.86'
C31	20°50'10"	113.50'	41.28'	20.87'	N13°37'37"W	41.05'
C32	7°49'15"	863.00'	117.80'	58.99'	N13°34'30"E	117.71'
C33	21°42'56"	199.67'	75.68'	38.30'	S85°50'27"E	75.22'
C34	21°49'55"	58.67'	22.35'	11.31'	N85°46'58"W	22.22'

AREA BEING VACATED
 THE AREA BEING VACATED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS "CIVIC CENTER, PROJECT NO. 5 TEX. R-83 URBAN RENEWAL AGENCY CITY OF SAN ANTONIO, TEXAS" RECORDED IN VOLUME 9518, PAGES 122-126, AND SAN ANTONIO CONVENTION CENTER HOTEL RECORDED IN VOLUME 9569, PAGE 36, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT AREA
 SUBJECT AREA IS ARBITRARY LOTS, STREETS & N.C.B.'S SHOWN IN THE SAN ANTONIO MUNICIPAL ARCHIVES.

PLAT NO. 130609

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING
H B GONZALEZ CONVENTION CENTER
SUBDIVISION

BEING A VACATE AND RESUBDIVISION OF LOTS 1 & 2, A PORTION OF LOT 12, AND A PORTION OF A PUBLIC WATER R.O.W., BLOCK 3, N.C.B. 13814; LOT 1, 4, A PORTION OF LOT 1, 2 & A PORTION OF LOT 3, BLOCK 2, N.C.B. 13813; A PORTION OF E. MARKET STREET R.O.W., OUT OF THE "CIVIC CENTER, PROJECT NO. 5 TEX. R-83 URBAN RENEWAL AGENCY CITY OF SAN ANTONIO, TEXAS" PLAT RECORDED IN VOLUME 9518, PAGES 122-126, (35.29 AC.), A PORTION OF BOWIE STREET R.O.W., OUT OF THE SAN ANTONIO CONVENTION CENTER HOTEL PLAT RECORDED IN VOLUME 9569, PAGE 36, (0.3587 AC.), AND A SUBDIVISION PLAT OF ARBITRARY LOTS AND PORTIONS OF ARBITRARY LOTS IN N.C.B. 683, 684, 687, 689, 690, 691, 618, 674 & 675 AND THE STREETS AND ALLEYS SHOWN IN THE SAN ANTONIO MUNICIPAL ARCHIVES, (7.02 AC.), AND CONTAINING A TOTAL OF 43.17 ACRES OF LAND IN SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 348-3271
Firm Registration No.: F-159
TBPLS Registration No.: 10004100

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
Razi Hossain
Capital Improvement Management Services
Assistant Director
City of San Antonio
114 West Commerce St., 5th Floor
San Antonio, Texas 78283
(210) 207-8076

Razi Hossain
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

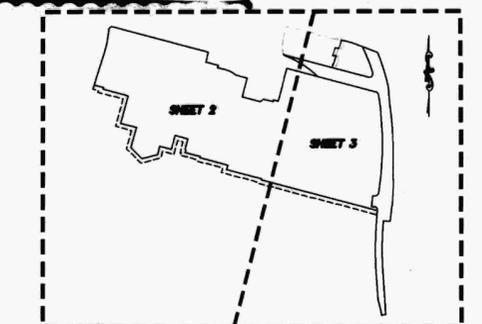
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
RAZI HOSSAIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF

September, A.D. 2014



Tamara L. Martin
NOTARY PUBLIC BEXAR COUNTY, TEXAS



INDEX MAP

NOT TO SCALE

THIS PLAT OF H B GONZALEZ CONVENTION CENTER 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

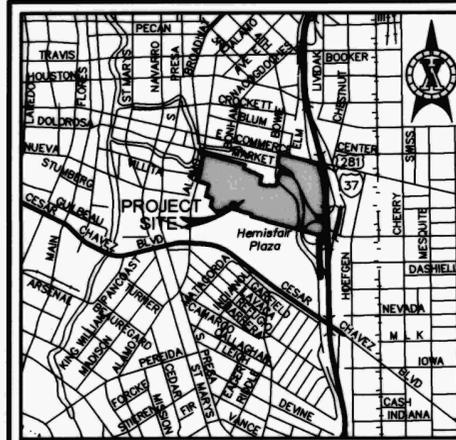
BY: _____ SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP

NOT TO SCALE
MAPSCO MAP GRID 616 F5, F6
MAPSCO MAP GRID 617 A5, A6

LEGEND

- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- - - 740 - EXISTING CONTOURS
- - - 740 - PROPOSED CONTOURS
- G.E.T.CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
- B.S.L. BUILDING SETBACK LINE
- ESMT EASEMENT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- C.V.E. CLEAR VISION ESMT
- BLK. BLOCK
- CB. COUNTY BLOCK
- AC. ACRES
- FED. PEDESTRIAN
- V-N.A.E. VEHICULAR NON-ACCESS ESMT
- SS. SANITARY SEWER
- OHE. OVERHEAD ELECTRIC
- FRYC. FEMA FLOODPLAIN
- FBM. FOUND IRON ROD W/ YELLOW CAP
- SMN. FOUND 1" BRASS MONUMENT STAMPED "PAPE DAWSON"
- FS. SET MAG NAIL
- FS. FOUND MAG NAIL
- FS. FOUND SCREW
- FS. UNABLE TO SET

MDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR (4) ACCESS POINTS ALONG I.H. 37; AT THE TURNAROUND, MARKET ST.; 2 LOCATIONS THE RAMP CROSSES UNDER THE ROADWAY. NO ACCESS WILL BE ALLOWED DIRECTLY TO THE ELEVATED I.H. 37 RAMP.

SURVEYOR'S NOTES:

1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET. STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE. SOURCE OF BEARINGS ARE REFERENCED FROM SAN ANTONIO CONVENTION CENTER HOTEL REPLAT, DESCRIBED IN VOLUME 9569, PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

NOTE: 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.

SANES: 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.

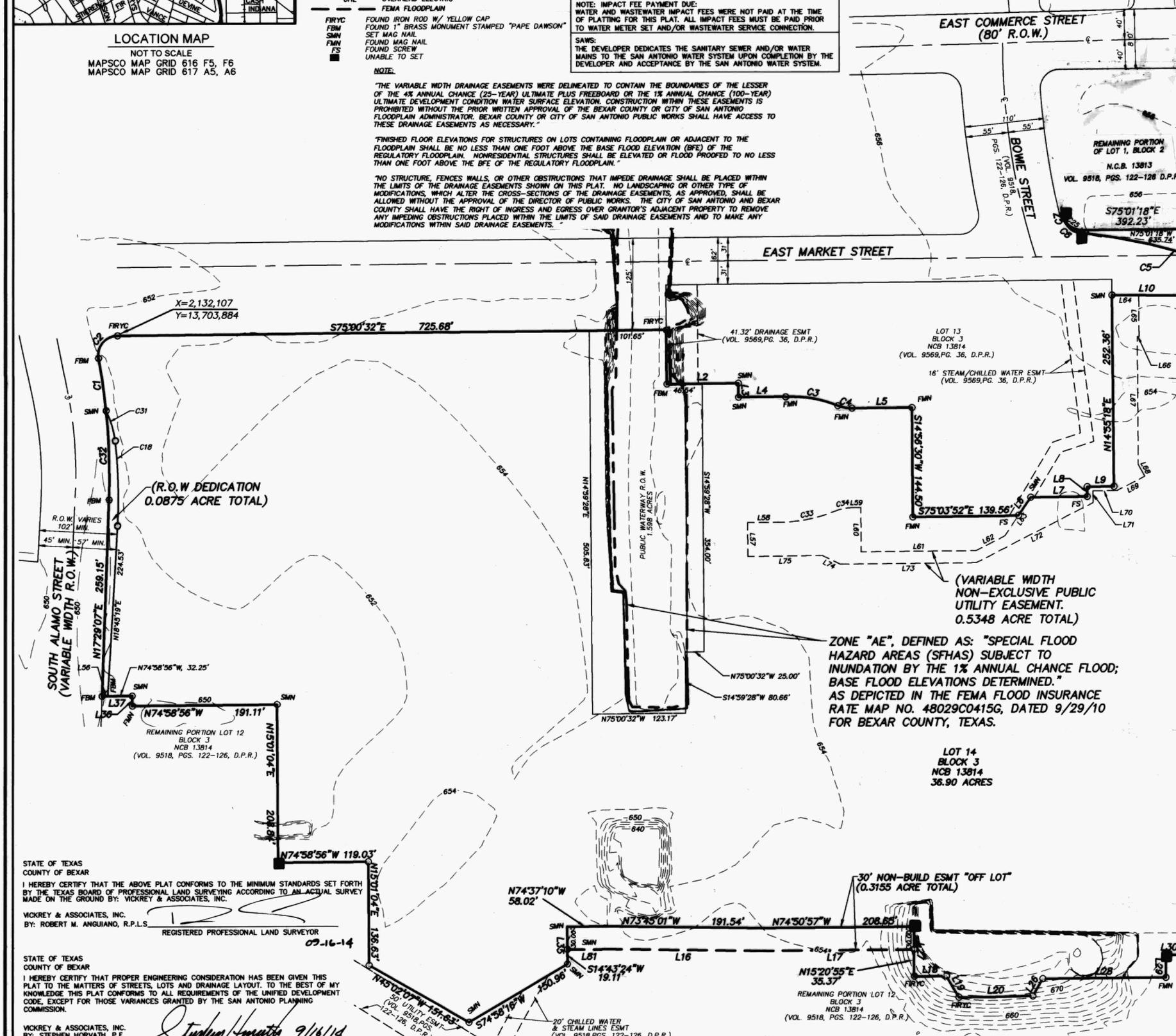
"THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE LESSER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT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

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

"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 GRANITOR'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."

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM-CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC & GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT/MORE 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 GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. 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 EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
09-16-14

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.

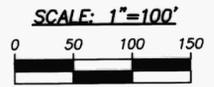
VICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, P.E.
REGISTERED PROFESSIONAL ENGINEER
9/16/14



MATCHLINE SEE SHEET 3 OF 3

H B GONZALEZ CONVENTION CENTER SUBDIVISION

BEING A VACATE AND RESUBDIVISION OF LOTS 1 & 2, A PORTION OF LOT 12, AND A PORTION OF A PUBLIC WATER R.O.W., BLOCK 3, N.C.B. 13814; LOT 1, A PORTION OF LOT 1, 2 & A PORTION OF LOT 3, BLOCK 2, N.C.B. 13813; A PORTION OF E. MARKET STREET R.O.W., OUT OF THE "CIVIC CENTER, PROJECT NO. 5, TEX. 6-83 URBAN RENEWAL AGENCY CITY OF SAN ANTONIO, TEXAS" PLAT RECORDED IN VOLUME 9518, PAGES 122-126, (35.78 AC.), A PORTION OF BOWIE STREET R.O.W. OUT OF THE SAN ANTONIO CONVENTION CENTER HOTEL PLAT RECORDED IN VOLUME 9569, PAGE 36, (0.3597 AC.), AND A SUBDIVISION PLAT OF ARBITRARY LOTS AND PORTIONS OF ARBITRARY LOTS IN N.C.B. 683, 684, 687, 689, 690, 691, 618, 674 & 675 AND THE STREETS AND ALLEYS SHOWN IN THE SAN ANTONIO MUNICIPAL ARCHIVES, (7.02 AC.), AND CONTAINING A TOTAL OF 43.17 ACRES OF LAND IN SAN ANTONIO, BEXAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

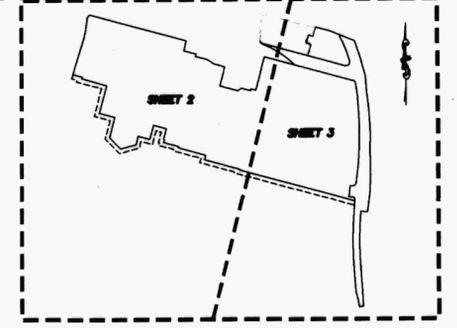
12940 Country Parkway San Antonio, Texas 78216-2004 Telephone: (210) 349-3271 Firm Registration No.: F-159 TBPLS Registration No.: 10004100

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 Razi Hosseini Capital Improvement Management Services Assistant Director City of San Antonio 114 West Commerce St., 5th Floor San Antonio, Texas 78263 (210) 207-8076 DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAZI HOSSEINI, 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 12 DAY OF September, A.D. 20 14

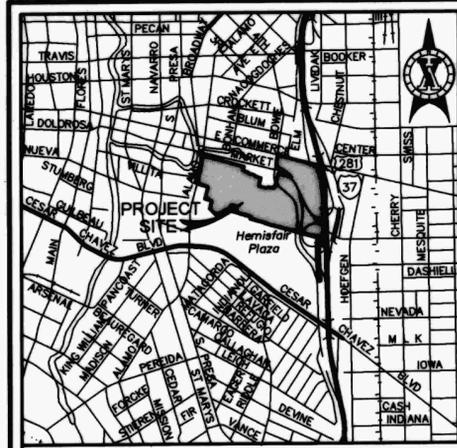
TAMARA L. MARTIN My Commission Expires September 3, 2018 NOTARY PUBLIC BEXAR COUNTY, TEXAS



INDEX MAP NOT TO SCALE

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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 RECORDS OF SAID COUNTY, IN BOOK VOLUME ___ ON PAGE ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___ A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

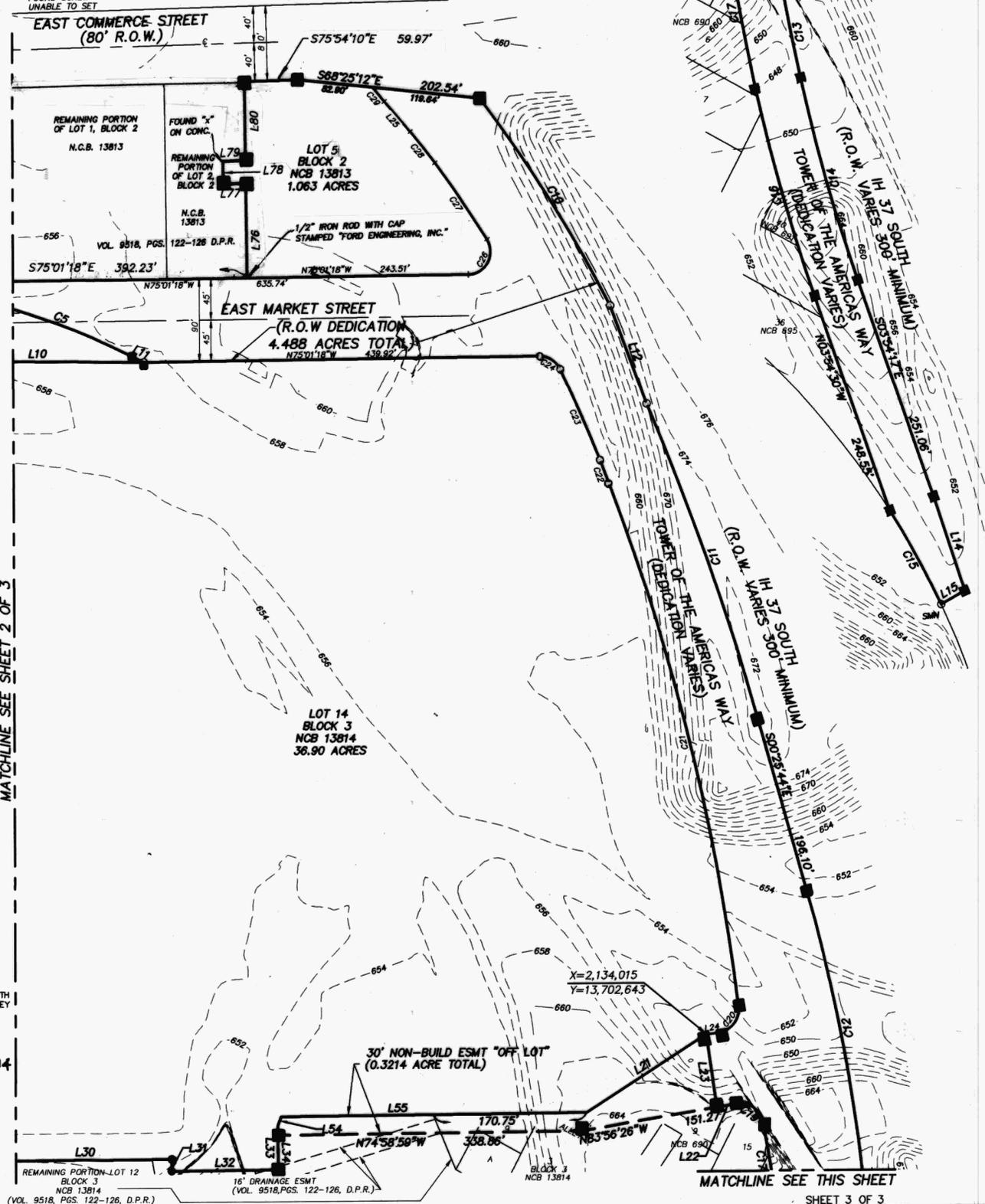


LOCATION MAP NOT TO SCALE MAPSCO MAP GRID 616 F5, F6 MAPSCO MAP GRID 617 A5, A6

- LEGEND: SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS -740 EXISTING CONTOURS (740) PROPOSED CONTOURS G.E., T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV B.S.L. BUILDING SETBACK LINE E.S.M.T. EASEMENT R.O.W. RIGHT OF WAY VOL. VOLUME PG. PAGE C.V.E. CLEAR VISION ESMT BLK BLOCK CB COUNTY BLOCK AC. ACRES V-N.A.E. VEHICULAR NON-ACCESS ESMT SS SANITARY SEWER OHE OVERHEAD ELECTRIC FRYC FOUND IRON ROD W/ YELLOW CAP FMV FOUND 1" BRASS MONUMENT STAMPED "PAPE DAWSON" FS SET MAG NAIL FOUND SCREW UNABLE TO SET

- ADDITIONAL NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR (4) ACCESS POINTS ALONG I.H. 37, AT THE TURNAROUND, MARKET ST. 2 LOCATIONS THE RAMP CROSSES UNDER THE ROADWAY. NO ACCESS WILL BE ALLOWED DIRECTLY TO THE ELEVATED I.H. 37 RAMP. SURVEYOR'S NOTES: 1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED. THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE. SOURCE OF BEARINGS ARE REFERENCED FROM SAN ANTONIO CONVENTION CENTER HOTEL REPLAT, DESCRIBED IN VOLUME 9569, PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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



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

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 AGRUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC. VICKREY & ASSOCIATES, INC. BY: ROBERT M. ANGUIANO, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR 09-16-14

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. VICKREY & ASSOCIATES, INC. BY: STEPHEN HORWATH, P.E. REGISTERED PROFESSIONAL ENGINEER 9/16/14





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

140106

Project Name:

Campanas, Phase 4 (Enclave)

Applicant:

John K. Pieret

Representative:

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

Owner:

Forestar (USA) Real Estate Group

Staff Coordinator:

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

Property Address/Location:

Generally located north of the
intersection of Entiempo and
Estacado

Tract Size:

8.720-acres

Council District:

ETJ

Notification:

Internet Agenda posting October 3,
2014

REQUEST

Approval of a major plat to replat and subdivide a 8.720-acre tract of land to establish **Campanas, Phase 4 (Enclave)**

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

September 25, 2014

CASE HISTORY

The area being replatted is a portion of Lot 901, Block 16, CB 4910; out of the Campanas, Phase 3 (Enclave) Subdivision plat, recorded in Volume 9662, Pages 207-209, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifteen (15) single-family residential lots, two (2) non-single family lots, and five hundred twenty seven (527) 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 September 8, 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.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 16, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 13-00037, Cibolo Canyons, accepted December 5, 2013

APP 14-00001, Campanas Enclave, pending concurrent approval; subsequent item on this agenda.

III. RECOMMENDATION

Approval of the proposed **Campanas, Phase 4 (Enclave) Plat**

IV. ATTACHMENT

1. Proposed plat
2. SAWS Request for Review Letter

PLAT NUMBER 140106

REPLAT & SUBDIVISION PLAT ESTABLISHING CAMPANAS, PHASE 4 (ENCLAVE)

BEING A 8.720 ACRE TRACT OF LAND ESTABLISHING LOTS 18-19, 901 AND 902, BLOCK 16 CB 4910, LOTS 8-20 AND 901 BLOCK 17 CB 4910 COMPRISED OF 0.073 OF AN ACRE, LOT 901, BLOCK 16, CB 4910 OF THE CAMPANAS, PHASE 3 (ENCLAVE) RECORDED IN VOLUME 9662, PAGES 207-209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 8.647 ACRES OUT OF A 229,000 ACRE TRACT OF LAND RECORDED IN VOLUME 12138, PAGES 77, AND IN VOLUME 5972, LINES 5910 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EL PASO IRR. CO. SURVEY NUMBER 92.1, ABSTRACT 845, COUNTY BLOCK 4910, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: June 25, 2014

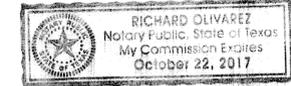
STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRE, 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 26th DAY OF AUGUST, A.D. 2014.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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 CAMPANAS, PHASE 4 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

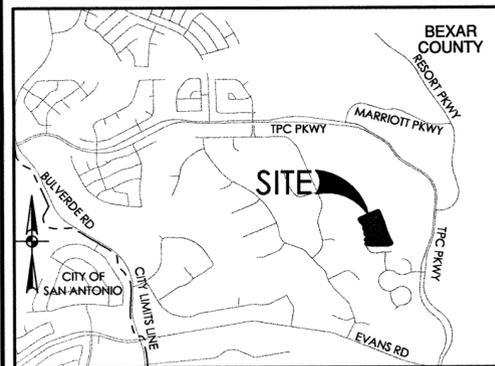
BY: _____ CHAIRMAN

BY: _____ SECRETARY

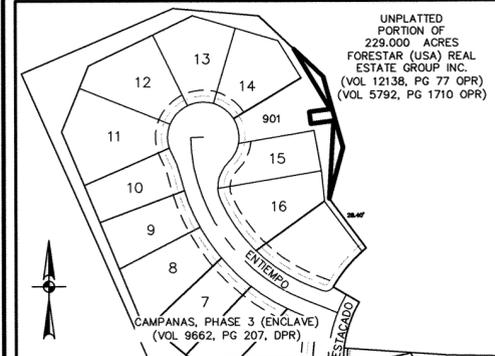
STATE OF TEXAS
COUNTY OF BEXAR

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____.

BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 484D4
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
SCALE: 1"= 200'

STATE OF TEXAS
COUNTY OF BEXAR

THE 0.073 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 16, CB 4910 OF THE CAMPANAS, PHASE 3 (ENCLAVE) RECORDED IN VOLUME 9662, PAGES 207-209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

JOHN NOEL NICHOLLS
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

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

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.

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

OPEN SPACE NOTE:

LOTS 901 AND 902, BLOCK 16 AND LOT 901, BLOCK 17, CB 4910 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENTS.

AQUIFER NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

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.

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.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CAMPANAS, PHASE 4 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901 BLOCK 17, LOTS 901- 902 BLOCK 16 AND LOT 999 BLOCK 11, CB 4910

FIRE FLOW NOTE:

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

FINISHED FLOOR NOTE:

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

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0145G, DATED SEPTEMBER, 29 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LINE TABLE

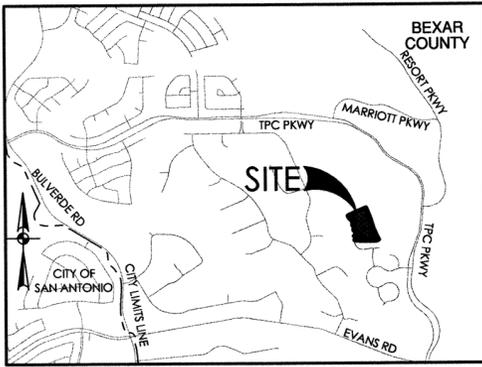
LINE #	BEARING	LENGTH
L1	N36°05'00"E	9.89'
L2	S53°55'00"E	16.00'
L3	S36°05'00"W	11.16'
L4	S45°00'00"E	18.45'
L5	S45°00'00"W	16.00'
L6	N45°00'00"W	24.72'
L7	N59°41'05"W	50.00'
L8	N48°59'29"E	5.90'
L9	N36°10'02"W	102.77'
L10	S82°30'12"W	37.64'
L11	N7°29'21"W	20.00'
L12	N82°30'12"E	34.79'
L13	N30°42'24"W	116.73'
L14	N46°15'33"W	80.36'
L15	S40°44'49"W	24.26'
L16	N30°42'24"W	20.21'
L17	N16°24'24"W	93.42'
L18	S53°10'04"E	316.40'
L19	S53°10'04"E	330.12'
L20	N62°35'37"W	51.00'
L21	S10°03'48"E	51.35'
L22	S64°06'57"E	15.50'
L23	S8°30'23"E	29.95'
L24	S10°55'16"E	16.34'
L25	S62°35'37"E	58.44'
L26	S67°03'00"W	20.78'
L27	S22°36'47"E	237.58'
L28	S48°59'29"W	52.04'
L29	N48°59'29"E	52.04'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	193.00'	23°57'21"	N18°24'06"E	80.11'	80.70'
C2	243.00'	18°37'30"	N39°40'44"E	78.64'	78.99'
C3	275.00'	77°42'03"	S10°08'28"W	345.01'	372.94'
C4	193.00'	18°36'42"	N39°41'08"E	62.42'	62.69'
C5	243.00'	18°37'30"	N39°40'44"E	78.64'	78.99'
C6	225.00'	71°57'14"	N13°00'52"E	264.36'	282.56'
C7	25.00'	69°09'40"	N57°32'34"W	28.38'	30.18'
C8	59.00'	284°23'50"	N50°04'31"E	72.33'	292.86'
C9	25.00'	40°59'00"	N81°3'04"W	17.50'	17.88'
C10	275.00'	5°09'52"	N11°48'14"W	24.78'	24.79'
C11	225.00'	3°03'33"	S47°27'43"W	12.01'	12.01'
C12	225.00'	30°06'19"	S30°52'47"W	116.87'	118.22'
C13	225.00'	24°48'02"	S3°25'36"W	96.63'	97.39'
C14	225.00'	5°06'26"	S11°31'38"E	20.05'	20.06'
C15	225.00'	8°52'53"	S18°31'18"E	34.84'	34.88'
C16	59.00'	46°41'01"	S68°46'54"E	46.75'	48.07'
C17	59.00'	57°16'38"	S16°48'04"E	56.56'	58.98'
C18	59.00'	41°39'41"	S32°40'06"W	41.96'	42.90'
C19	59.00'	57°55'12"	S82°27'32"W	57.14'	59.64'
C20	59.00'	47°09'04"	N45°00'20"W	47.20'	48.55'
C21	59.00'	33°42'13"	N4°34'41"W	34.21'	34.71'
C22	275.00'	2°03'02"	N27°41'03"W	9.84'	9.84'
C23	275.00'	12°16'22"	N20°31'21"W	58.79'	58.91'
C25	275.00'	15°16'14"	N1°35'11"W	73.08'	73.29'
C26	275.00'	11°40'12"	N11°53'02"E	55.92'	56.01'
C27	275.00'	14°58'13"	N25°12'14"E	71.65'	71.85'
C28	275.00'	14°37'23"	N40°00'02"E	70.00'	70.19'
C29	275.00'	1°40'46"	N48°09'06"E	8.06'	8.06'
C30	193.00'	4°32'52"	N46°43'03"E	15.32'	15.32'
C31	193.00'	36°32'00"	N26°10'37"E	120.99'	123.06'
C32	193.00'	1°29'11"	N7°10'01"E	5.01'	5.01'
C33	275.00'	3°22'57"	S12°41'41"E	16.23'	16.24'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT





LOCATION MAP
MAPSCO MAP GRID: 484D4
NOT-TO-SCALE

LEGEND

- | | | | |
|-----|--------------------------|-----|--------------------------|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS |
| BLK | BLOCK | | OF REAL PROPERTY OF |
| CB | COUNTY BLOCK | | BEXAR COUNTY, TEXAS |
| DPR | DEED AND PLAT RECORDS OF | VOL | VOLUME |
| | BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| | | | FOUND 1/2" IRON ROD |
| | | | (UNLESS NOTED OTHERWISE) |
| | | | SET 1/2" IRON ROD (PD) |
| | | | ZERO LOT LINE |

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

- | | | | |
|---|--|---|--|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ① | LOT 901, BLOCK 14, CB 4910 CAMPANAS PHASE 1 (ENCLAVE) (VOL 9589, PG 17, DPR) |
| ⑥ | 6' CLEAR VISION EASEMENT | ② | UNPLATTED PORTION OF 229,000 ACRES OWNER: FORESTAR (USA) REAL ESTATE GROUP INC. (VOL 12138, PG 77, OPR) (VOL 5792, PG 1710, OPR) |
| ⑨ | 16' SANITARY SEWER EASEMENT (0.484 ACRES) (0.077 ACRES OFF-LOT) | ③ | LOT 901, BLOCK 16, CB 4910 CAMPANAS PHASE 3 (ENCLAVE) (VOL 9662, PG 207, DPR) |
| ⑪ | 20' BUILDING SETBACK LINE | | |
| ⑫ | 20' DRAINAGE EASEMENT (0.092 ACRES) | | |
| ⑬ | VARIABLE WIDTH DRAINAGE EASEMENT (1.854 ACRES 1.6738 ACRES PERVIOUS) | | |
| ⑭ | 16' SANITARY SEWER EASEMENT (VOL 9662, PG 207, DPR) | | |
| ⑮ | 6' CLEAR VISION EASEMENT (VOL 9662, PG 207, DPR) | | |
| ⑯ | 10' UTILITY EASEMENT (VOL 9662, PG 207, DPR) | | |
| ⑰ | 20' BUILDING SETBACK (VOL 9662, PG 207, DPR) | | |

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Cara C. Tackett
CARA C. TACKETT
89491
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.

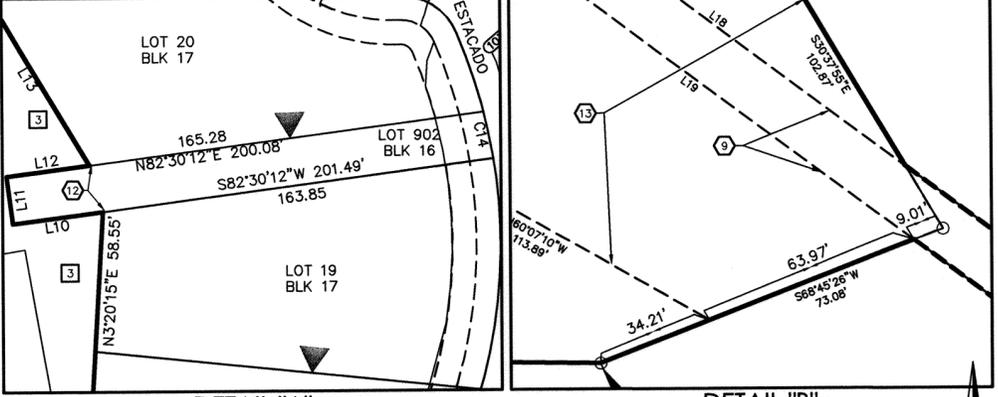
John Noell Nicholls
JOHN NOELL NICHOLLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

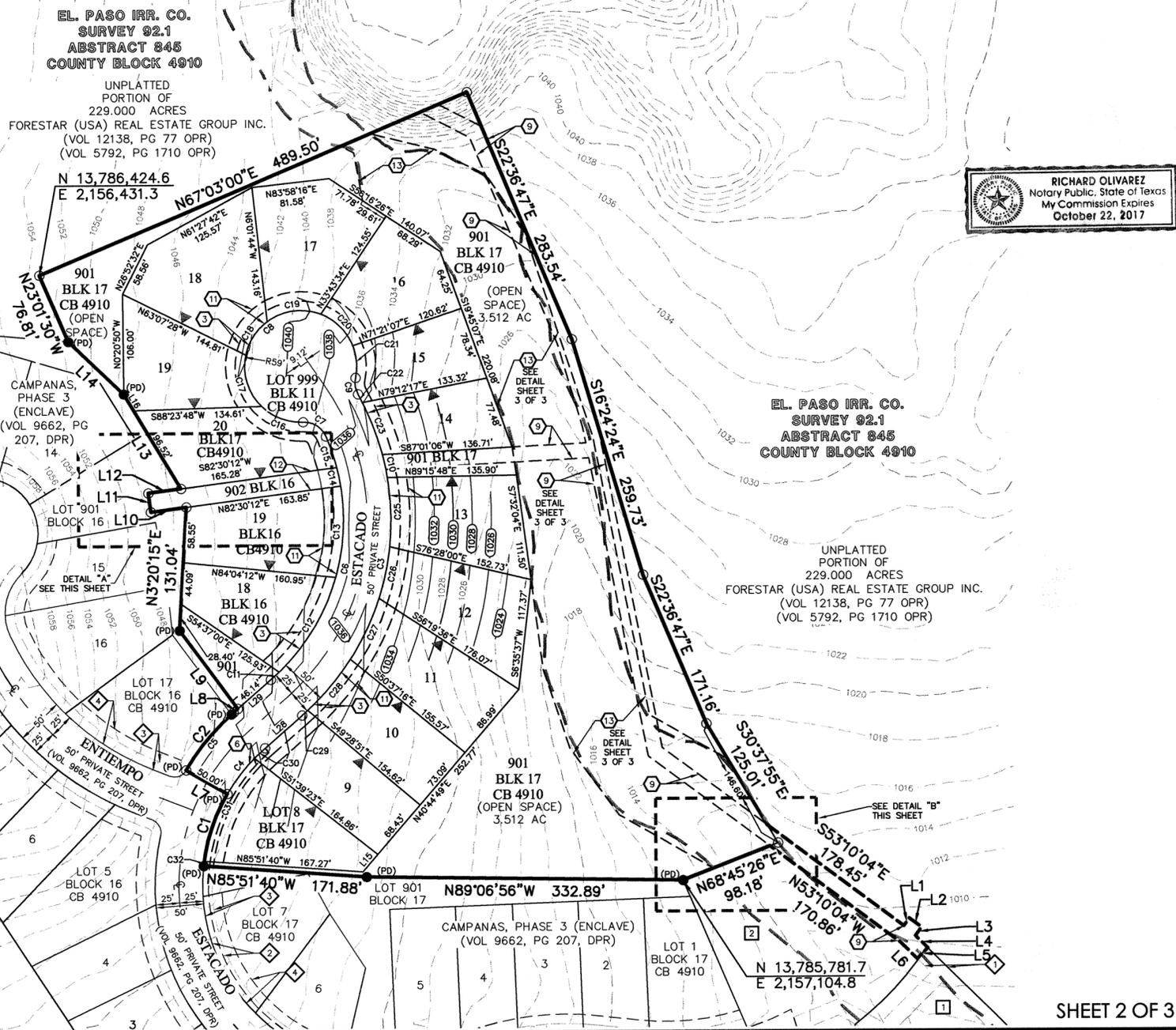
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 FOR CURVE AND LINE DATA



DETAIL "A"
NOT-TO-SCALE

DETAIL "B"
NOT-TO-SCALE



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

PLAT NUMBER 140106

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
CAMPANAS, PHASE 4
(ENCLAVE)**

BEING A 8.720 ACRE TRACT OF LAND ESTABLISHING LOTS 18-19, 901 AND 902, BLOCK 16 CB 4910, LOTS 8-20 AND 901 BLOCK 17 CB 4910 COMPRISED OF 0.073 OF AN ACRE. LOT 901, BLOCK 16, CB 4910 OF THE CAMPANAS, PHASE 3 (ENCLAVE) RECORDED IN VOLUME 9662, PAGES 207-209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 8.647 ACRES OUT OF A 229,000 ACRE TRACT OF LAND RECORDED IN VOLUME 12138, PAGES 77, AND IN VOLUME 5972, PAGES 5910 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EL PASO IRR. CO. SURVEY NUMBER 92.1, ABSTRACT 845, COUNTY BLOCK 4910, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

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: June 25, 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.

John K. Pieret
OWNER/DEVELOPER: JOHN K. PIERET
FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 75254
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERET, 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 26th DAY OF AUGUST, A.D. 2014.

Richard Olivarez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

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

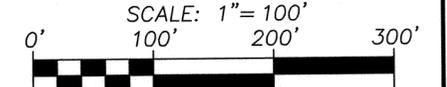
BY: _____ DEPUTY



CAMPANAS, PHASE 4 (ENCLAVE) Civil Job No. 7838-31; Survey Job No. 9363-12

REPLAT & SUBDIVISION PLAT ESTABLISHING CAMPANAS, PHASE 4 (ENCLAVE)

BEING A 8.720 ACRE TRACT OF LAND ESTABLISHING LOTS 18-19, 901 AND 902, BLOCK 16 CB 4910, LOTS 8-20 AND 901 BLOCK 17 CB 4910 COMPRISED OF 0.073 OF AN ACRE, LOT 901, BLOCK 16, CB 4910 OF THE CAMPANAS, PHASE 3 (ENCLAVE) RECORDED IN VOLUME 9662, PAGES 207-209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS...



PAPE-DAWSON ENGINEERS TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: June 25, 2014

STATE OF TEXAS COUNTY OF BEXAR

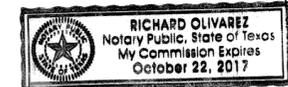
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Signature of John K. Pieret

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

STATE OF TEXAS COUNTY OF BEXAR

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Signature of Richard Olivarez, Notary Public, BEXAR COUNTY, TEXAS

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

BY: _____ CHAIRMAN

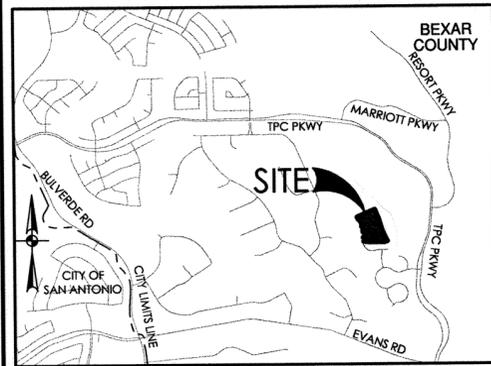
BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP MAPSCO MAP GRID: 484D4 NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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)
ZERO LOT LINE

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

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6' CLEAR VISION EASEMENT
16' SANITARY SEWER EASEMENT (0.484 ACRES)
20' BUILDING SETBACK LINE
20' DRAINAGE EASEMENT (0.092 ACRES)
VARIABLE WIDTH DRAINAGE EASEMENT (1.854 ACRES 1.6738 ACRES PERVIOUS)
16' SANITARY SEWER EASEMENT (VOL. 9662, PG. 207, DPR)
6' CLEAR VISION EASEMENT (VOL. 9662, PG. 207, DPR)
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LOT 901, BLOCK 14, CB 4910 CAMPANAS PHASE 1 (ENCLAVE) (VOL. 9589, PG. 17, DPR)
UNPLATTED PORTION OF 229,000 ACRES OWNER: FORESTAR (USA) REAL ESTATE GROUP INC. (VOL. 12138, PG. 77, OPR) (VOL. 5792, PG. 1710, OPR)
LOT 901, BLOCK 16, CB 4910 CAMPANAS PHASE 3 (ENCLAVE) (VOL. 9662, PG. 207, DPR)

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

STATE OF TEXAS COUNTY OF BEXAR

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Signature of Cara C. Tackett, Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEXAR

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

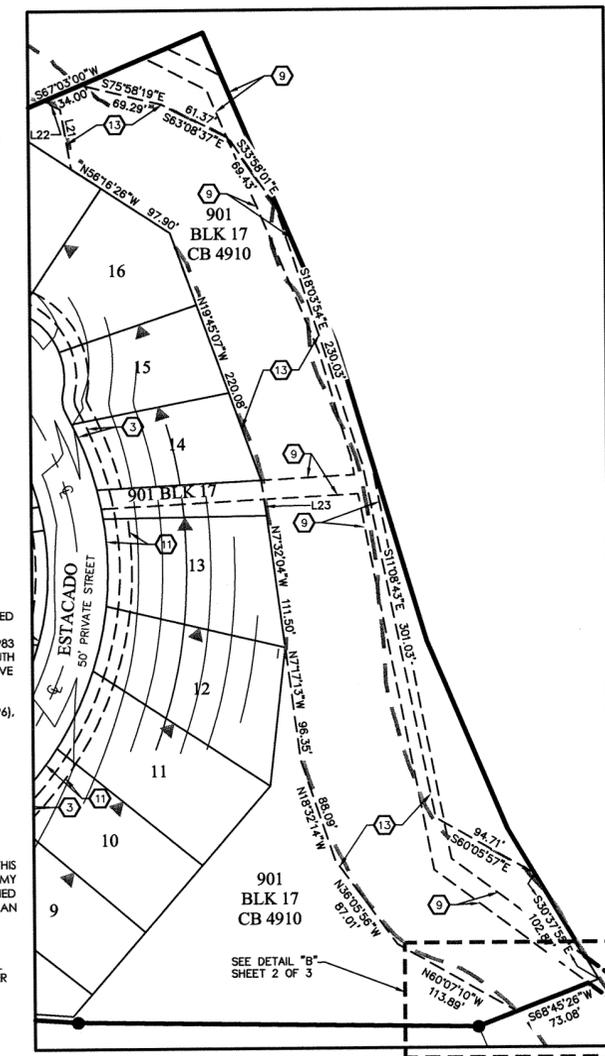
Signature of John Noel Nicholls, Registered Professional Land Surveyor

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

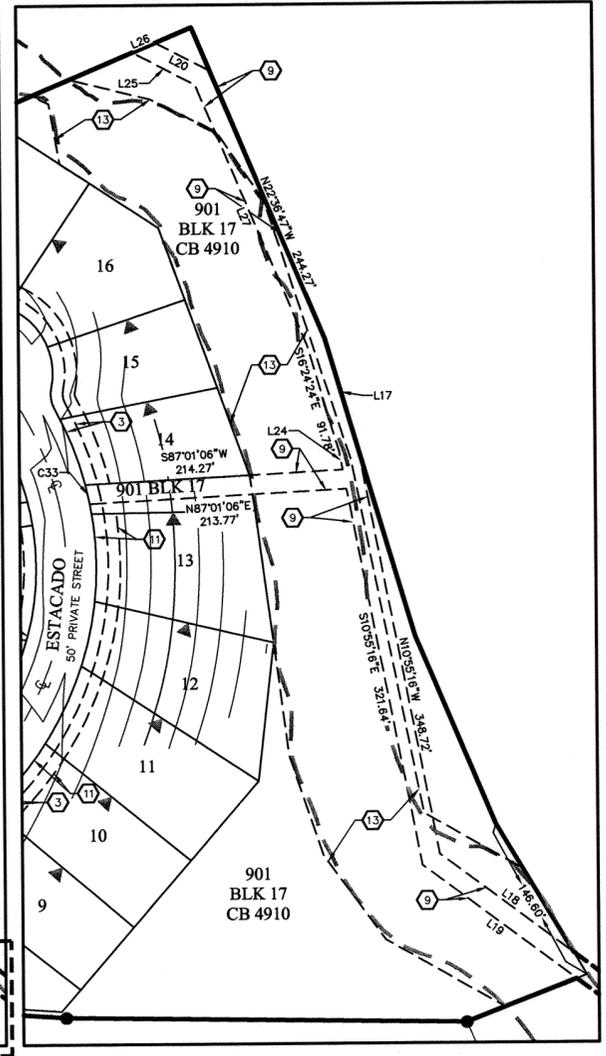
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

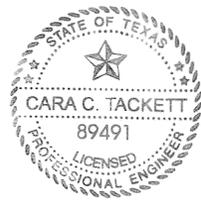
SEE SHEET 1 FOR CURVE AND LINE DATA



DRAINAGE EASEMENT DETAIL SCALE: 1" = 100'



16' SANITARY SEWER EASEMENT DETAIL SCALE: 1" = 100'





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

140270

Project Name:

Westover Hills, Unit 48 Enclave

Applicant:

Pat Carrier

Representative:

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

Owner:

Christus Health

Staff Coordinator:

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

Property Address/Location:

Generally located at the northeast
intersection of Westover Hills
Boulevard and North Ellison
Drive

Tract Size:

8.287 acres

Council District(s):

6

Notification:

Internet Agenda Posting October 3,
2014

REQUEST

Approval of a major plat to replat and subdivide a 8.287-acre tract of land to establish **Westover Hills, Unit 48 Enclave** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

September 29, 2014

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“C-3” General Commercial District

“C-3 GC-2” General Commercial Gateway Corridor 2 District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on August 21, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 23, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 110-D, Westover Hills, February 28, 2008

III. RECOMMENDATION

Approval of the proposed **Westover Hills, Unit 48 Enclave** Subdivision.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 578C7
NOT-TO-SCALE

LEGEND

- | | | | |
|-----|---|------------|--|
| AC | ACRE(S) | VOL | VOLUME |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| NCB | NEW CITY BLOCK | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
-
- | | |
|-----------|-----------------------------|
| ---925--- | EXISTING CONTOURS |
| ---925--- | PROPOSED CONTOURS |
| --- | ORIGINAL SURVEY/COUNTY LINE |
-
- | | | | |
|---|--|---|---|
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ◇ | VARIABLE WIDTH DRAINAGE EASEMENT (0.121 ACRES) (OFF LOT) (VOL 9651, PGS 194-195, DPR) |
| ② | 18' PRIVATE DRAINAGE EASEMENT | ◇ | 86' IRREVOCABLE INGRESS / EGRESS EASEMENT (4.307 ACRES) (VOL 9651, PGS 194-195, DPR) |
| ③ | 16' SANITARY SEWER EASEMENT | ◇ | 18' DRAINAGE EASEMENT (VOL 9651, PGS 194-195, DPR) |
| ④ | 86' OFF-LOT IRREVOCABLE INGRESS / EGRESS, DRAINAGE, SANITARY SEWER, WATER, RECLAIMED WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (1.660 AC.) | ◇ | 15' PRIVATE DRAINAGE EASEMENT (VOL 9651, PGS 194-195, DPR) |
| ⑤ | 24' WATER EASEMENT | ◇ | 16' SANITARY SEWER EASEMENT (VOL 9651, PGS 194-195, DPR) |
| ⑥ | 18' OFF-LOT PRIVATE DRAINAGE EASEMENT (0.029 AC.) | ◇ | 16' PRIVATE SANITARY SEWER EASEMENT (VOL 9651, PGS 194-195, DPR) |
| ⑦ | 86' OFF-LOT DRAINAGE, SANITARY SEWER, WATER, RECLAIMED WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (1.006 AC.) | ◇ | 15' PRIVATE DRAINAGE EASEMENT (VOL 9651, PGS 194-195, DPR) |
| ⑧ | | ◇ | 46' x 45' DRAINAGE EASEMENT (VOL 9517, PGS 64-67, 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 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

C.P.S. 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, PIPES 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.
- ANY CITY 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.

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul T. Ross
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

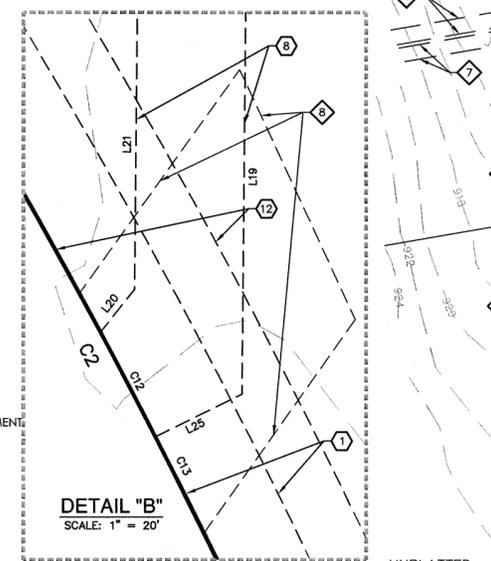
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Paul T. Ross
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.

MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WESTOVER HILLS UNIT 48 ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE (SUBDIVISION NAME) 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 12, BLOCK 1)

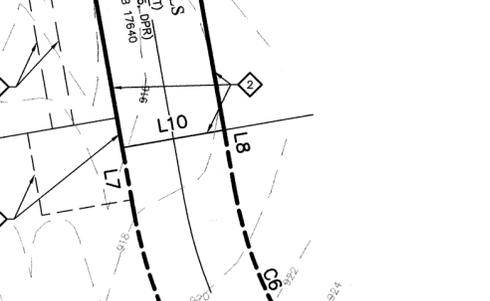
LOT 10, BLOCK 1, NCB 17640
WESTOVER HILLS, UNIT 41 ENCLAVE
(VOL 9651, PGS 194-195, DPR)



UNPLATTED
OWNER: CHRISTUS HEALTH
REMAINING 22.5 AC OUT OF 99.546 AC TRACT
(VOL 11513, PG 1959-1964, OPR)

CHRISTUS PKWY
(86' PRIVATE STREET)
LOT 999, BLOCK 1, NCB 17640
(VOL 9651, PGS 194-195 DPR)

LOT 11, BLOCK 1, NCB 17640
WESTOVER HILLS, UNIT 41 ENCLAVE
(VOL 9651, PGS 194-195, DPR)



UNPLATTED
OWNER: CHRISTUS HEALTH
REMAINING 22.5 AC OUT OF 99.546 AC TRACT
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OWNER: CHRISTUS HEALTH
REMAINING 22.5 AC OUT OF 99.546 AC TRACT
(VOL 11513, PG 1959-1964, OPR)

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	40.00'	84°50'06"	N67°03'57"W	53.96'	59.23'
C2	1119.57'	6°24'38"	N27°51'13"W	125.20'	125.26'
C3	1119.57'	6°24'38"	N27°51'13"W	125.20'	125.26'
C4	443.00'	29°00'19"	N24°27'36"W	221.88'	224.26'
C5	3266.00'	1°30'33"	N78°34'29"E	86.03'	86.03'
C6	357.00'	29°00'19"	S24°27'36"E	178.80'	180.73'
C7	443.00'	20°27'26"	S28°44'02"E	157.33'	158.17'
C8	35.00'	88°59'07"	S62°59'53"E	49.06'	54.36'
C9	4368.86'	1°59'34"	S71°30'47"W	151.95'	151.96'
C10	357.00'	20°27'26"	S28°44'02"E	126.79'	127.46'
C11	35.00'	89°01'19"	S26°00'20"W	49.07'	54.38'
C12	1119.57'	1°00'39"	N27°28'48"W	19.75'	19.75'
C13	1119.57'	21°9'34"	N25°48'41"W	45.45'	45.45'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N24°38'54"W	86.89'
L2	N24°38'54"W	30.31'
L3	N14°08'02"E	76.01'
L4	S75°51'58"E	18.00'
L5	S14°08'02"W	64.04'
L6	S38°57'45"E	64.89'
L7	N09°57'26"W	50.41'
L8	S09°57'26"E	50.41'
L9	S70°31'00"W	2.84'
L10	N80°02'34"E	86.00'
L11	N70°31'00"E	16.97'
L12	N38°57'45"W	21.66'
L13	S51°02'15"W	16.00'

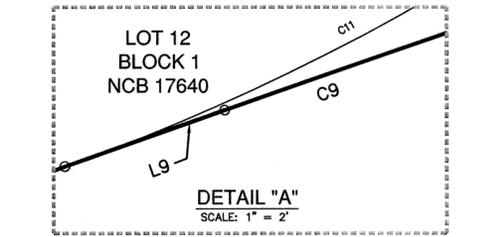
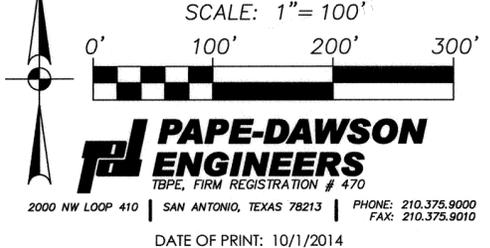
LINE TABLE

LINE #	BEARING	LENGTH
L14	S38°57'45"E	16.00'
L15	S14°08'02"W	33.29'
L16	S63°04'33"W	143.23'
L17	S01°12'12"W	70.56'
L18	S19°29'00"E	6.94'
L19	S00°31'00"W	118.71'
L20	N38°11'27"E	9.13'
L21	N00°31'00"E	98.17'
L22	N19°29'00"W	7.06'
L23	N01°12'12"E	84.63'
L24	N63°04'33"E	145.83'
L25	S63°29'47"W	16.06'
L26	N14°08'02"E	13.14'

PLAT NUMBER 140270

**SUBDIVISION PLAT
OF
WESTOVER HILLS, UNIT 48
ENCLAVE**

BEING A TOTAL OF 8.287 ACRES ESTABLISHING LOT 12, BLOCK 1, N.C.B. 17640 OUT OF A 99.546 ACRE TRACT OF LAND DESCRIBED AS CHRISTUS HEALTH IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11513, PAGES 1959-1964 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALSO A PORTION OF WESTOVER HILLS, UNIT 41 ENCLAVE RECORDED IN VOLUME 9651, PAGES 194-195, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 389, ABSTRACT 96, COUNTY BLOCK 4417 IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



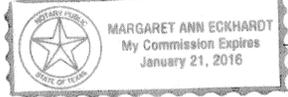
STATE OF TEXAS
COUNTY OF BEXAR

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: PAT CARRIER
CHRISTUS HEALTH
100 NE LOOP 410, SUITE 800
SAN ANTONIO, TEXAS 78214

STATE OF TEXAS
COUNTY OF BEXAR

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



Margaret A. Eckhardt
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS UNIT 48 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

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. 6419-35; Survey Job No. 9047-14 WESTOVER HILLS, UNIT 48 ENCLAVE



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

140341

Project Name:

Offices of Inwood

Applicant:

Laddie Denton

Representative:

KFW Engineers and Surveying
c/o Craig P. Fletcher

Owner:

Lee 1604 No. One Ltd.

Staff Coordinator:

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

Property Address/Location:

Generally located on the south side of
Charles Anderson Loop 1604, west of
Bitters Road

Tract Size:

4.549-acres

Council District(s):

9

Notification:

Internet Agenda Posting October 3,
2014

REQUEST

Approval of a major plat to subdivide a 4.549-acre tract of land to
establish the **Offices of Inwood** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

September 18, 2014

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of (2) non-single family residential lots.

B. Zoning

“C-2 ERZD” Commercial Edwards Recharge Zone District

C. Major Thoroughfare(s)

Charles Anderson Loop 1604, Highway

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

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

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).

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 3, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 11, Rogers Ranch Inwood Subdivision, accepted on March 11, 1993

III. RECOMMENDATION

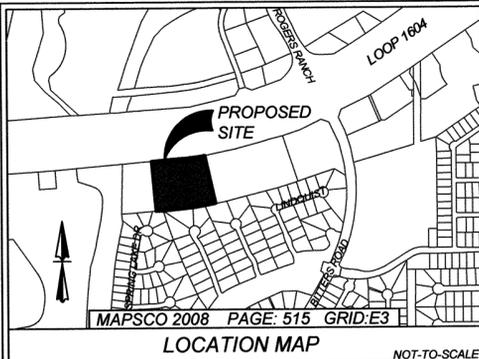
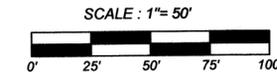
Approval of the proposed **Offices at Inwood** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat
2. SAWS Aquifer Protection and Evaluation Letter

SUBDIVISION PLAT ESTABLISHING OFFICES AT INWOOD

BEING A 4.549 ACRE TRACT OF LAND, 4.173 ACRES ESTABLISHING LOTS 4 AND 5, BLOCK 3, N.C.B. 18926, 0.220 ACRES ESTABLISHING AN OFF-LOT SANITARY SEWER EASEMENT, AND 0.156 ACRES ESTABLISHING A VARIABLE WIDTH OFF-LOT INGRESS / EGRESS EASEMENT, OUT OF THE REMAINING PORTION OF 524.834 ACRES CONVEYED TO LEE-1604 NO. ONE, LTD OF RECORD IN VOLUME 3098, PAGE 106 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS



NOTES:
 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504E)(2) (p 9-40)
 3. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD. (NEED TO DESIGNATE SPECIFIC LOT AND BLOCK NUMBERS).

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

EDU NOTE:
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
IMPACT FEE PAYMENT DUE:
 WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
TXDOT NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG LP 1604 BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 427.80'.
FIRE DEPARTMENT NOTE:
 1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SHARE CROSS ACCESS NOTE:
 1. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (i)(3).

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

- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BASIS OF BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 235 OF 785, COMMUNITY PANEL NO. 48029C02350, EFFECTIVE DATE SEPTEMBER 29, 2010.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

LEGEND

- FIR = FOUND 1/2" IRON ROD
- SIR = 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. = OFFICE OF PUBLIC RECORDS

KEYED NOTES

- | | | | |
|---|---|---|---|
| 1 | 10' PRIVATE DRAINAGE EASEMENT (VOL. 9649, PG. 106, D.P.R.) | 4 | 25' X 25' SANITARY SEWER TURNAROUND EASEMENT |
| 2 | 25' X 25' TURNAROUND EASEMENT (VOL. 16061, PG. 520, O.P.R.) | 5 | 14' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9649, PG. 106, D.P.R.) |
| 3 | 15' SANITARY SEWER EASEMENT (VOL. 15809, PG. 1153, O.P.R.) | | |

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	44.97'	S11° 39' 21"E	L10	40.09'	S11° 39' 21"E
L2	12.28'	N81° 47' 28"E	L11	30.05'	N11° 39' 21"W
L3	20.00'	N14° 17' 06"W	L12	16.00'	N11° 39' 21"W
L4	10.47'	S81° 47' 28"W	L13	20.02'	S8° 37' 03"E
L5	4.50'	N13° 58' 17"W	L14	10.00'	S83° 22' 57"W
L6	25.00'	N76° 01' 43"E	L15	20.00'	N6° 37' 03"W
L7	25.00'	S13° 58' 17"E	L16	18.04'	N3° 58' 12"W
L8	25.00'	S76° 01' 43"W	L17	24.47'	N83° 35' 01"E
L9	4.50'	N13° 58' 17"W	L18	25.02'	S83° 35' 01"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing	Tangent
C1	75.01'	2325.76'	1°50'53"	75.01'	N85° 06' 22"E	37.51'
C2	209.90'	2325.76'	5°10'16"	209.83'	N81° 35' 47"E	105.02'
C3	2.39'	22.50'	6°04'34"	2.38'	N78° 45' 11"E	1.19'
C4	35.34'	22.50'	90°00'00"	31.82'	N30° 42' 54"E	22.50'
C5	5.57'	52.50'	6°04'34"	5.56'	S78° 45' 11"W	2.79'
C6	263.54'	2727.01'	5°32'14"	263.44'	S81° 39' 37"W	131.87'
C7	76.31'	2727.01'	1°36'12"	76.31'	S85° 13' 50"W	38.16'
C8	32.45'	2325.76'	0°47'58"	32.45'	N83° 46' 56"E	16.23'
C9	10.00'	2325.76'	0°14'47"	10.00'	N83° 15' 34"E	5.00'

STATE OF TEXAS
 COUNTY OF BEXAR

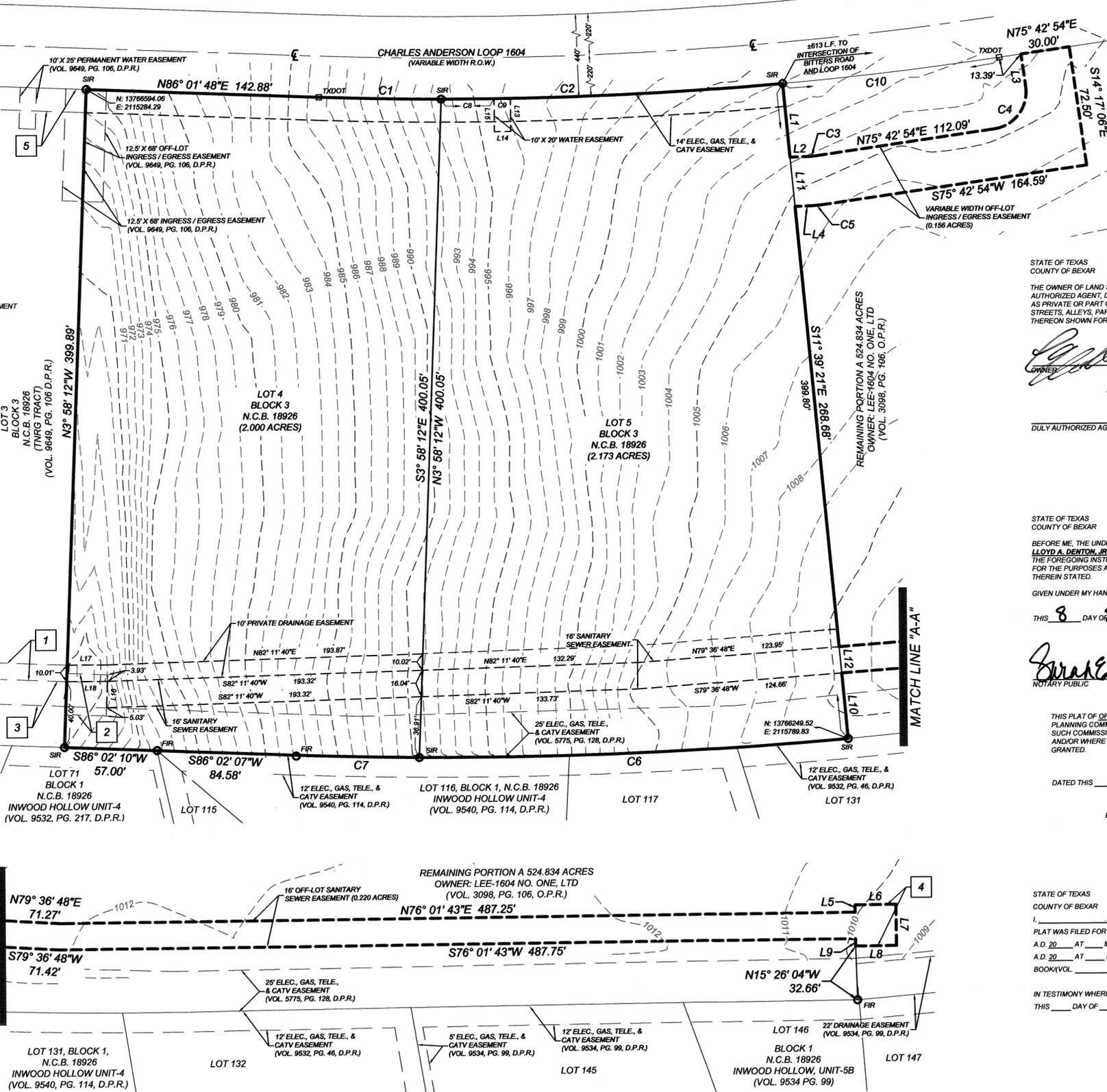
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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



STATE OF TEXAS
 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.

Lloyd A. Denton, Jr.
 OWNER / DEVELOPER
 LEE 1604 NO. ONE, LTD
 MR. LADDE DENTON
 11 LYNN BATTS LANE, SUITE 100
 SAN ANTONIO, TX 78218

DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 8 DAY OF September, A.D. 2014

Sarah E. Carrington
 NOTARY PUBLIC
 BEXAR COUNTY TEXAS

SARAH E. CARRINGTON
 My Commission Expires
 August 2, 2016

THIS PLAT OF OFFICES AT INWOOD 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/VOL _____ ON PG. _____

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY





DEVELOPMENT SERVICES
RECEIVED
July 22, 2014
2014 SEP 11 AM 11:00

Mr. Craig Fletcher, P.E.
KFW Engineers
14603 Huebner Road, Bldg. 40
San Antonio, Texas 78230

RE: File No. 1407003 - Request for review of **Office At Inwood, Plat No. 140341** located southwest corner of Loop 1604 and Bitters Road.

Dear Mr. Fletcher:

On July 15, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 4.389 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No.1982. Certain changes to the project may create a substantial alteration to the provision of the Water Quality Ordinance and alter its category.

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

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System recommends the **approval** of Office At Inwood, Plat No. 140341.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Wiatrek', is written over a light blue horizontal line.

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. 12

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

140356

Project Name:

Shavano Retail Center Phase 2

Applicant:

Lloyd A. Denton, Jr.

Representative:

Pape-Dawson Engineers
c/o Matt Johnson, P.E.

Owner:

Shavano / LDR No. 4 Commercial
Partnership, Ltd.

Staff Coordinator:

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

Property Address/Location:

Generally located south of the
intersection of De Zavala Road and
Lockhill Selma Road

Tract Size:

1.951-acres

Council District:

8

Notification:

Internet Agenda posting October 8,
2014

REQUEST

Approval of a major plat to subdivide a 1.951-acre tract of land to
establish **Shavano Retail Center Phase 2** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

September 24, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of six hundred ninety eight (**698**) linear feet of public streets.

B. Zoning

“C-3 ERZD AHOD” General Commercial Edwards Recharge Zone Airport Hazard Overlay District

C. Major Thoroughfare

Lockhill-Selma Road, Secondary Arterial Type A, 86-foot minimum ROW

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 4, 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 September 19, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

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

III. RECOMMENDATION

Approval of the proposed **Shavano Retail Center Phase 2** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat
2. SAWS request for review letter



DEVELOPMENT SERVICES
RECEIVED

July 16, 2014
2014 SEP 22 PM 3: 23

Mr. Vance Houy, P.E.
Pape-Dawson Engineer, Inc.
555 E. Ramsey
San Antonio, Texas 78216

RE: File No. 1407002 - Request for review of **Shavano Retail Center Phase 2, Plat No. 140356** located near the southwest corner of De Zavala Road, between Indian Woods and Lockhill Selma.

Dear Mr. Houy:

On July 14, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 1.261 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No.1952. Certain changes to the project may create a substantial alteration to the provision of the Water Quality Ordinance and alter its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated January 3, 2014.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System recommends the **approval** of Shavano Retail Center Phase 2, Plat No. 140356.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Wiatrek'.

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. 13

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

140488

Project Name:

Hamilton BSL

Applicant:

Lawrence Clark, Owner

Representative:

CDS Muery Engineers Surveyors
c/o David P. Beals, P.E.

Owner:

Lawrence Clark, Owner

Staff Coordinator:

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

Property Address/Location:

Generally located northwest of the intersection of Anastacia Place and Allison Drive.

Tract Size:

0.24 Acres

Council District:

1

Notification:

Published in Daily Commercial Recorder September 19, 2014
Notices Mailed September 18, 2014

- 1 to property owners within 200 feet of the subdivision and to the River Road neighborhood association.
- Internet Agenda posting October 3, 2014

REQUEST

Approval of a minor plat to replat an 0.24-acre tract of land to establish **Hamilton BSL** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

September 17, 2014

CASE HISTORY

Area being replatted is Lot 20, NCB A-2 out of the Hamilton Subdivision plat to remove the 25 foot building setback line, recorded in Volume 8700, Pages 56, of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat consists of one (1) single family lot.

B. Zoning

“R-4 H RIO-1” Residential Single Family Historic and Landmarks River Improvement Overlay District

C. Services Available

SAWS Water and Sewer

D. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has received one (1) written response in opposition from the surrounding property owner.

III. RECOMMENDATION

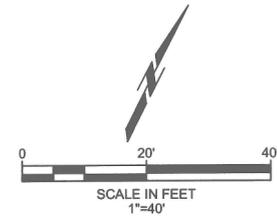
Approval of the proposed **Hamilton BSL** Subdivision

IV. ATTACHMENT

1. Proposed plat

**BUILDING SETBACK LINE PLAT OF
HAMILTON
SUBDIVISION BSL**

REPLAT IS FOR THE SOLE PURPOSE OF REMOVING THE FRONT 25 FOOT BUILDING SETBACK LINE FROM LOT 20 NCB A-2 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 8700, PAGE 56, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DATE: 2014/09/15 PROJECT NO. 114150

STATE OF TEXAS X
BEXAR COUNTY X

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT FOR 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 ADDRESS:
LAWRENCE CLARK
830 NORTH ALAMO
SAN ANTONIO, TEXAS 78215

James C. Owen
OWNER

AUTHORIZED AGENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF September, A.D., 2014

James H. Jordan
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/24/2015

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

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



- C.P.S. NOTES:**
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES 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:
 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.

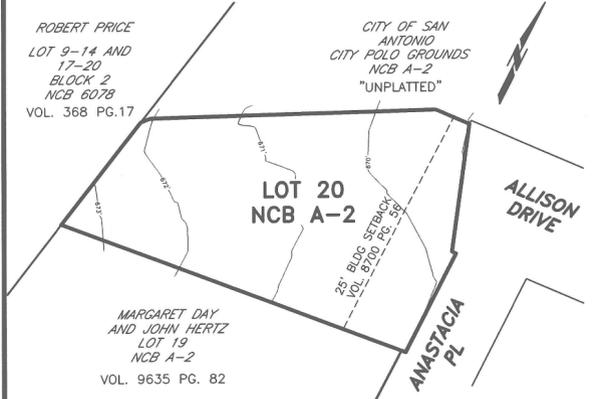
LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

D.P.R. DEED AND PLAT RECORDS
O.P.R. OFFICIAL PROPERTY RECORDS

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(93).

SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
SURFACE=GRID X 1.00017



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN A PLAT KNOWN AS HAMILTON SUBDIVISION WHICH IS RECORDED IN VOLUME 8700, PAGE 56 IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS X
BEXAR COUNTY X

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HAMILTON SUBDIVISION WHICH IS RECORDED IN VOLUME 8700 PAGE 56 BEXAR COUNTY PLAT AND DEEDS RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

(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.

James C. Owen
OWNER

AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF September 2015

James H. Jordan
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/24/2015

STATE OF TEXAS X
BEXAR COUNTY X

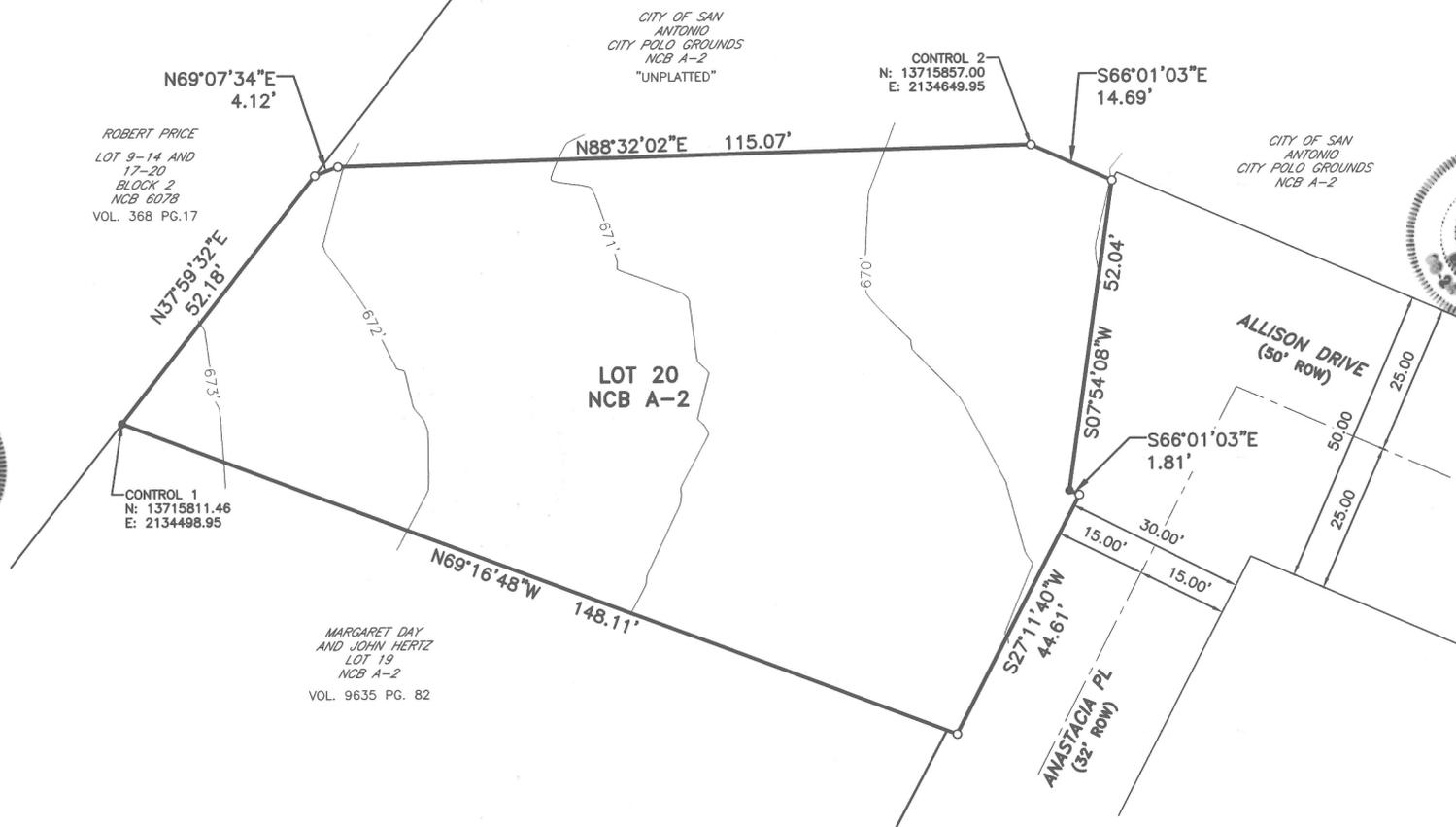
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY.

James A. Stanton 9/15/14
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X
BEXAR COUNTY X

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 P. Beales 09/15/14
LICENSED PROFESSIONAL ENGINEER





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No.14

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

140247

Project Name:

Sunny Acres

Applicant:

Kyle Bjork

Representative:

Barrera Land Surveying

Owner:

Kyle Bjork

Staff Coordinator:

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

Property Address/Location:

Generally located west of Loop 1604,
south of New Sulpher Springs

Tract Size:

2.67 Acres

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting October 3,
2014

REQUEST

The applicant is requesting a plat deferral to allow for temporary utility service and/or building permits prior to plat approval and recordation of the **Sunny Acres**, for one (1) non-single family lot consisting of 2.67-acres.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Commercial

B. Zoning

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

C. Services Available

SAWS Water and on site sewer facility

D. Interdepartmental Review

Request for reviews were approved by TIA
and TCI Storm Water division.

RECOMMENDATION

The Director of Development Services recommends **approval** of the plat deferral with the following conditions:

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service is issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

ATTACHMENTS

1. Proposed Plat.
2. Request Letter

Bjork Enterprises, LLC
11114 New Sulphur Springs Road
San Antonio, Texas 78263
210-649-4086-Office
210-900-9936-Cellular

Dear Sir or Madam,

My name is Kyle Bjork and I am a small business owner in the San Antonio area. I have been in business for about 3 years. I have recently outgrown my current facility and will be moving to a new location that will allow my business to further grow.

I am requesting a deferral to allow me to have electricity connected and to develop my new location. I will be needing to pour a slab to construct my shop upon & set up an office building. This will allow me to continue to grow my business and provide for twenty four employees and their families. This move will also allow me to expand and offer more opportunities for new employees.

Thank you in advance for your consideration on this matter. I look forward to your response. I am most anxious to move to my new location as well as the individuals I employ.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Bjork', is written over a horizontal line.

Kyle Bjork



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 15

Public Hearing:

Planning Commission
October 8, 2014

Application/Case Number:

APP 14-00001

Applicant:

John K. Pieret

Representative:

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

Owner:

Forestar (USA) Real Estate Group

Staff Coordinator:

Larry Odis, Planner
(210) 270-0210
larry.odis@sanantonio.gov

Property Address/Location:

Generally located west of the
intersection of TPC Parkway and
Resort Parkway

Tract Size:

124.4-acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting October 3,
2014

REQUEST

Approval of an alternative pedestrian circulation plan, **Campanas (Enclave) Alternate Pedestrian Circulation Plan.**

APPLICATION TYPE

Alternative Pedestrian Circulation Plan

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

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

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

I. ANALYSIS

Proposed Use

The proposed plan consists of approximately twenty thousand five hundred sixty eight (23,568) linear feet of pedestrian walkway.

A. Zoning

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

B. Major Thoroughfare(s)

TPC Parkway is a secondary arterial, Type A, minimum R.O.W. 86 feet.

C. Inter-jurisdictional Review

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

D. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 16, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 13-00037, Cibolo Canyons, accepted December 5, 2013

B. Evaluation Criteria

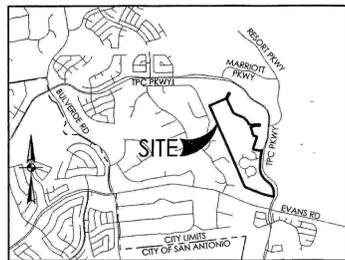
Pursuant to Section 35-414 of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing the Alternate Pedestrian Circulation Plan. This Alternate Pedestrian Circulation shows the alternate pathway within the development, which will provide the pedestrian connection and access. The request is in compliance with the UDC Section 35-414 Pedestrian Circulation Plan for the purpose of excluding the construction of sidewalks in accordance with subsection 35-506(q) (1) Sidewalk Standards. The reviewing agencies have no objection to the favorable consideration by the Planning Commission.

III. RECOMMENDATION

Approval of the proposed **Campanas (Enclave) Alternate Pedestrian Circulation Plan.**

IV. ATTACHMENT

1. Proposed Plan



LOCATION MAP
MAPSCO MAP GRID: 4844
NOT TO SCALE

GENERAL NOTES:

- EXACT ALIGNMENT OF ROADS AND BOTH CONFIGURATION AND LOCATION OF FUTURE LOTS IS SUBJECT TO CHANGE.
- PEDESTRIAN PATH ALIGNMENTS ARE CONCEPTUAL. ACTUAL ALIGNMENTS WILL BE FIELD LOCATED DURING CONSTRUCTION BASED ON TREES, GROUND SLOPE AND OTHER NATURAL CONDITIONS.
- PROPOSED PEDESTRIAN PLAN WILL ADHERE TO APPLICABLE SECTIONS OF THE UNIFIED DEVELOPMENT CODE PERTAINING TO GEOMETRY AND ACCESSIBILITY REQUIREMENTS.
- CAMPANAS WILL BE A GATED ENCLAVE SUBDIVISION WITH PRIVATE STREETS AND PEDESTRIAN PATHWAYS. CONNECTION POINTS FOR PEDESTRIAN PATHWAYS TO PUBLIC RIGHT-OF-WAY ARE SHOWN ON PLAN.
- ALL STREETS INSIDE THE SUBDIVISION ARE LOCAL TYPE A STREETS.
- THE SUBDIVISION IS PART OF THE CIBOLO CANYONS MASTER DEVELOPMENT PLAN (MDP #13-00024)

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1986), 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 (CORDS 1990), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LEGEND

- PERPENDICULAR SIDEWALK RAMP
- SIDEWALK RAMP TYPE V
- PHASE BOUNDARY
- 1% ANNUAL CHANGE ULTIMATE DEVELOPMENT FLOODPLAIN
- CONSTRUCTED PEDESTRIAN PATH
- PEDESTRIAN PATH

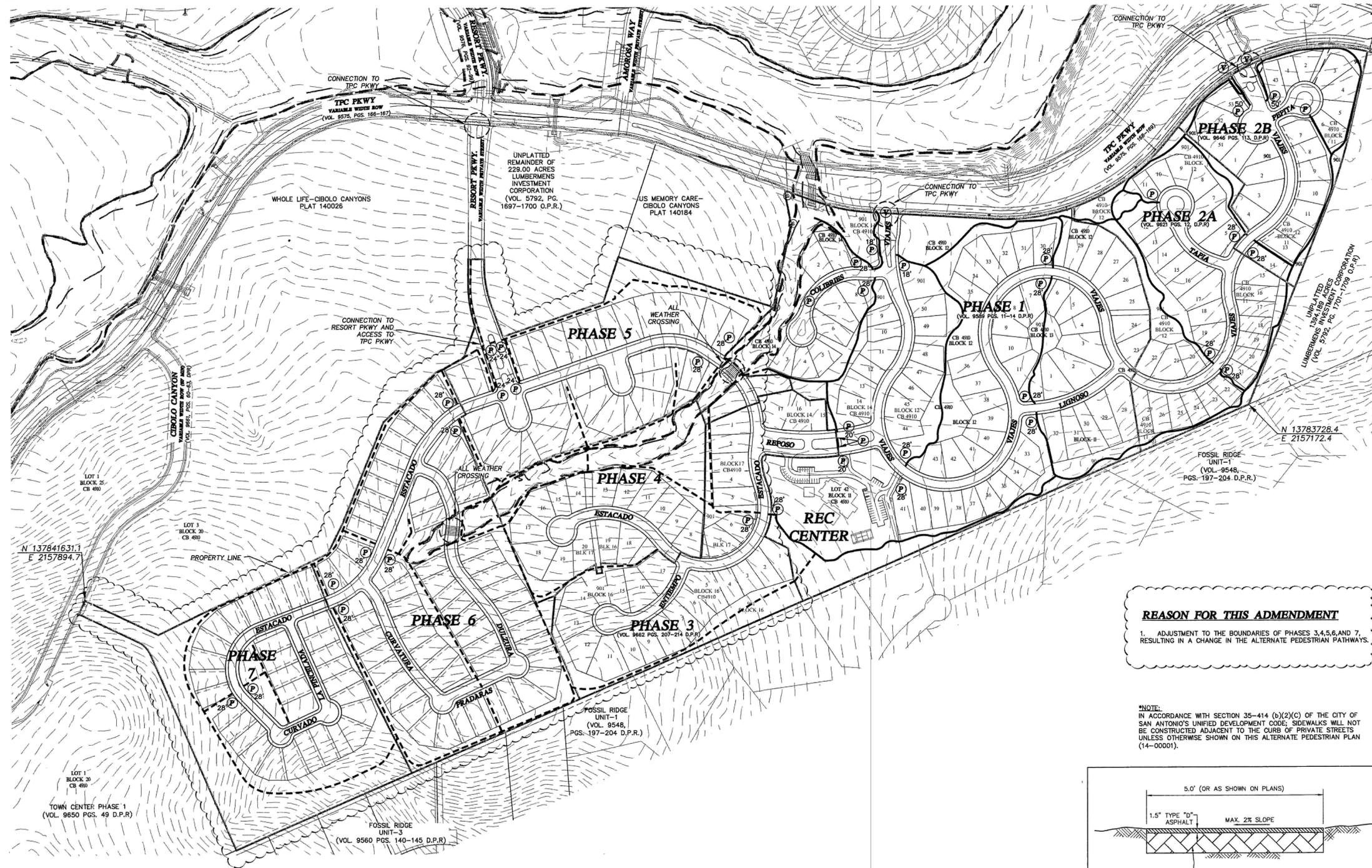
ESTIMATED COMPLETION DATE
(TIMING TO BE BASED ON MARKET CONDITIONS)

PHASE	DATE	LENGTH
1	NOV 2008	5,735 LF
2A	NOV 2011	3,154 LF
2B	APR 2013	2,301 LF
3	MAY 2014	2,160 LF
4	NOV 2014	888 LF
5	MAY 2015	2,379 LF
6	NOV 2015	4,576 LF
7	MAR 2016	2,375 LF

ALTERNATE PEDESTRIAN PLAN HISTORY

PLAN #	APPROVAL DATE
1	APRIL 2008
2	
3	
4	
5	

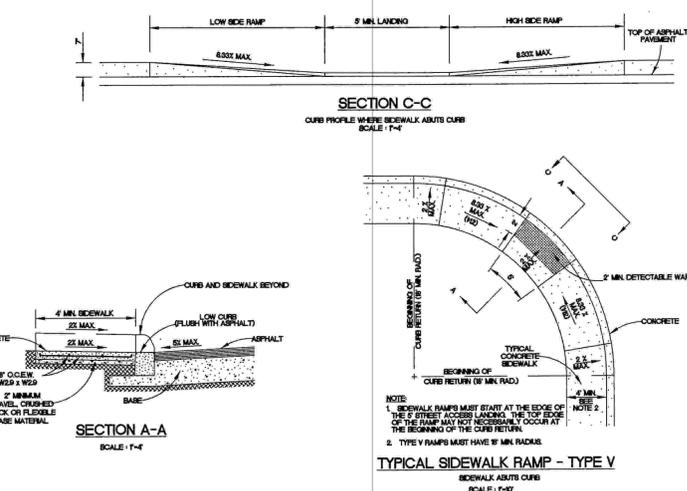
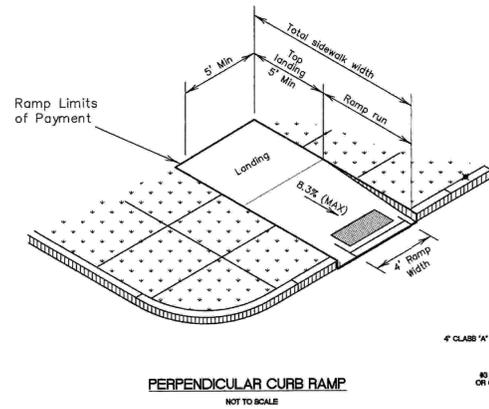
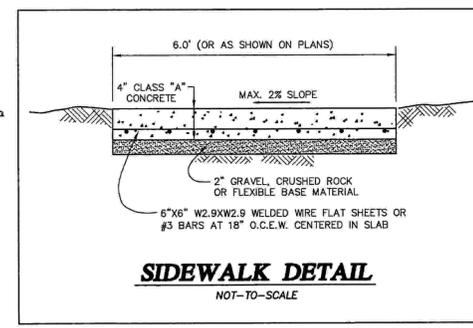
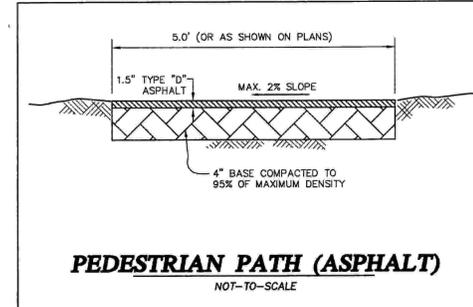
OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, STE. 710
DALLAS, TEXAS 75254
PHONE: 972-702-8699
FAX: 972-702-8372



REASON FOR THIS ADMENDMENT

- ADJUSTMENT TO THE BOUNDARIES OF PHASES 3,4,5,6, AND 7, RESULTING IN A CHANGE IN THE ALTERNATE PEDESTRIAN PATHWAYS.

***NOTE:**
IN ACCORDANCE WITH SECTION 35-414 (b)(2)(C) OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE, SIDEWALKS WILL NOT BE CONSTRUCTED ADJACENT TO THE CURB OF PRIVATE STREETS UNLESS OTHERWISE SHOWN ON THIS ALTERNATE PEDESTRIAN PLAN (14-00001).



THE FLOODPLAIN LIMITS ON THIS PEDESTRIAN PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PEDESTRIAN PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

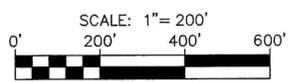
[Signature] OWNER
[Signature] ENGINEER

THIS ALTERNATE PEDESTRIAN PLAN FOR CAMPANAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ (CHAIRMAN)

BY: _____ (SECRETARY)



NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO, TEXAS 78216
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

CAMPANAS (ENCLAVE)
SAN ANTONIO, TEXAS
ALTERNATE PEDESTRIAN PLAN
(APP 14-00001)

PLAT NO. _____
JOB NO. 3538-70
DATE JUNE 2014
DESIGNER CC
CHECKED JD DRAWN EP
SHEET 1 OF 1



CITY OF SAN ANTONIO

OFFICE OF EASTPOINT & REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
October 8, 2014

Special Project Number:

S.P. 1754

Petitioner:

HEB Grocery Company, LP

Staff Coordinator:

Jesse Quesada, Management
Analyst 210 207-6971
jesse.quesada@sanantonio.gov

Property Address/Location:

An unimproved portion
Overlook Loop located at the
southwest corner of Bulverde
Road and Overlook Loop

Council District (s)

10

REQUEST

Request of a Resolution authorizing the closure, vacation, and abandonment of an unimproved portion of Overlook Loop Public Right of Way adjacent to NCB 17727, located at the southwest corner of Bulverde Road and Overlook Loop, as requested by HEB Grocery Company, LP.

RECOMMENDATION ACTION

Staff recommends approval of this request to close, vacate and abandon an unimproved portion of Overlook Loop Public Right of Way.

ALTERNATIVE ACTION

The closure, vacation and abandonment of an unimproved portion of Overlook Loop will allow Petitioner to align Overlook Loop Public Right of Way with the traffic signal to be located at the intersection of Bulverde Road and Overlook Loop. Disapproval of this request would disallow Petitioner from aligning Overlook Loop Public Right of Way with the traffic signal to be located at the intersection of Bulverde Road and Overlook Loop.

I. BACKGROUND

HEB Grocery Company, LP (Petitioner) is requesting the closure, vacation and abandonment of an unimproved portion of Overlook Loop Public Right of Way adjacent to NCB 17727 in City Council District 10, as shown on attached Exhibit "A." The proposed closure consists of 0.084 of an acre or 3,671 square feet. Petitioner owns the abutting property to south of the proposed closure and is located at the southwest corner of Bulverde Road and Overlook Loop. If approved, this proposed closure will be used to align Overlook Loop Public Right of Way with the traffic signal to be located at the intersection of Bulverde Road and Overlook Loop. For informational purposes, Petitioner will dedicate real property along the Bulverde Road frontage to the City of San Antonio as part of the 2007-2012 Bond Program.

II. SUPPLEMENTAL INFORMATION

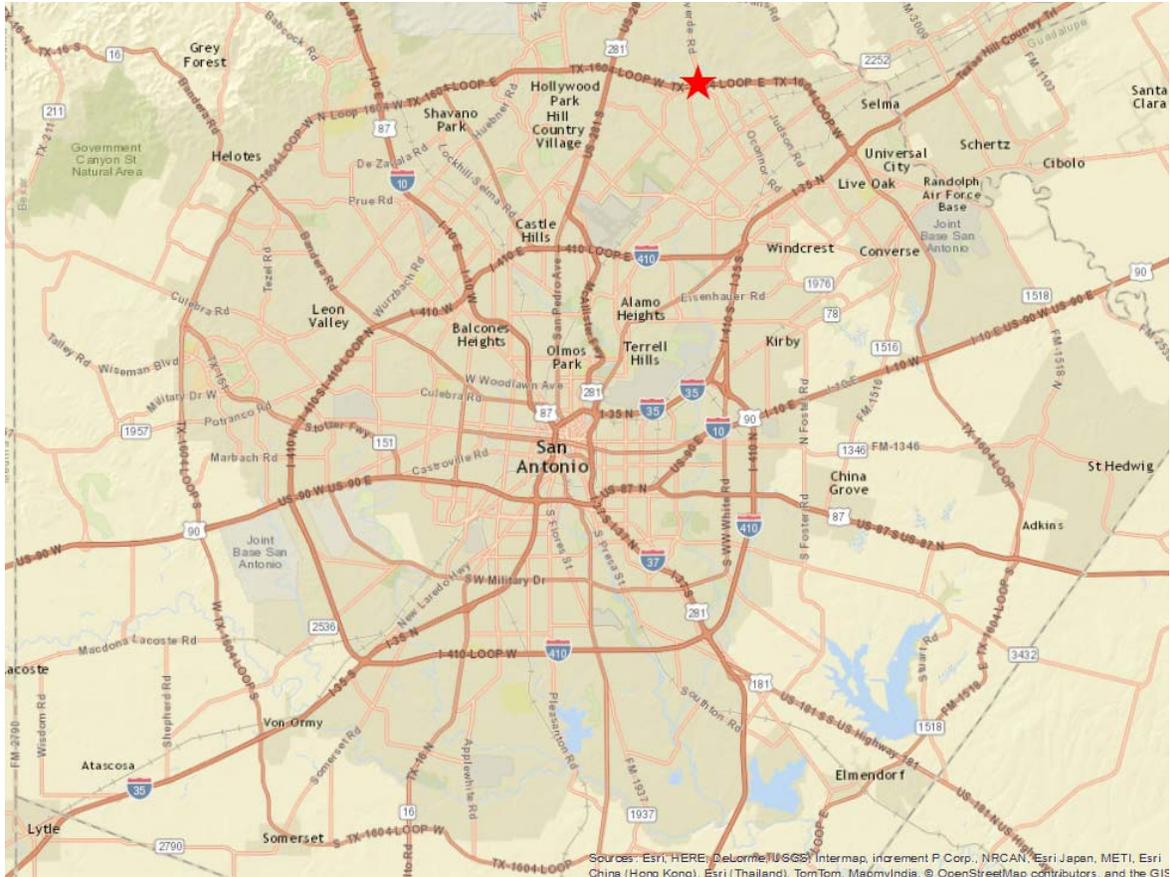
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

III. RECOMMENDATION

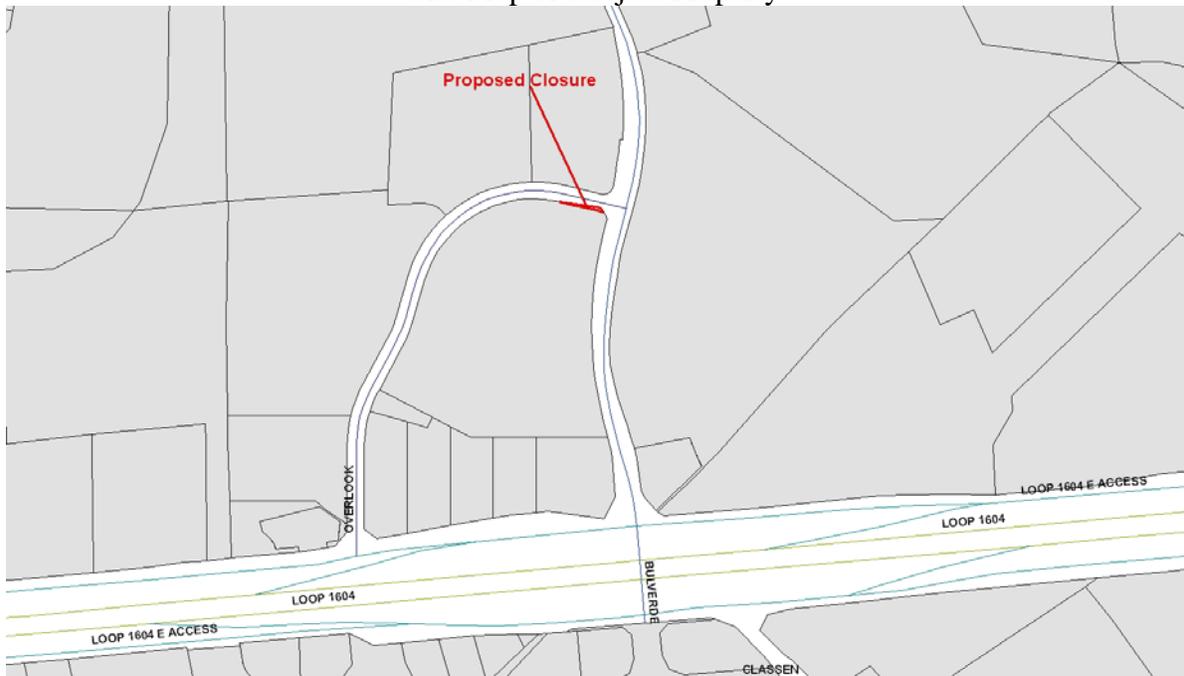
Staff recommends approval of this request to close, vacate and abandon an improved portion of an improved portion of Overlook Loop. This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

IV. ATTACHMENTS

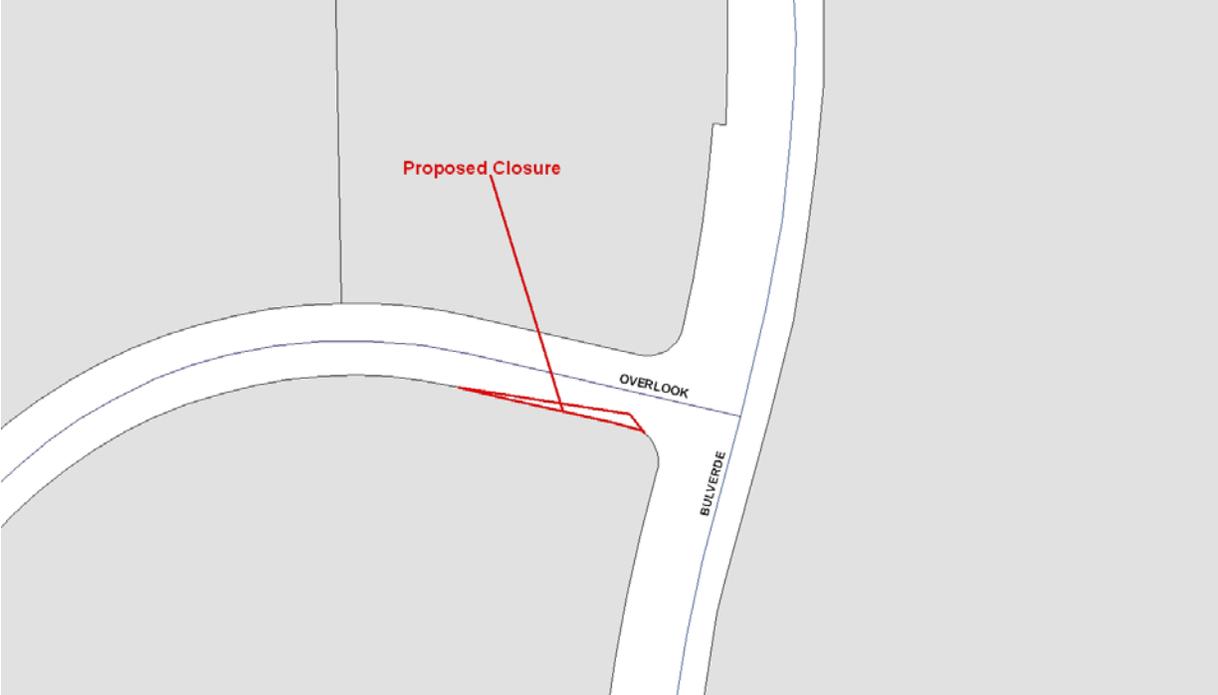
1. Exhibit "A"
2. Letter of Agreement
3. Survey
4. Resolution



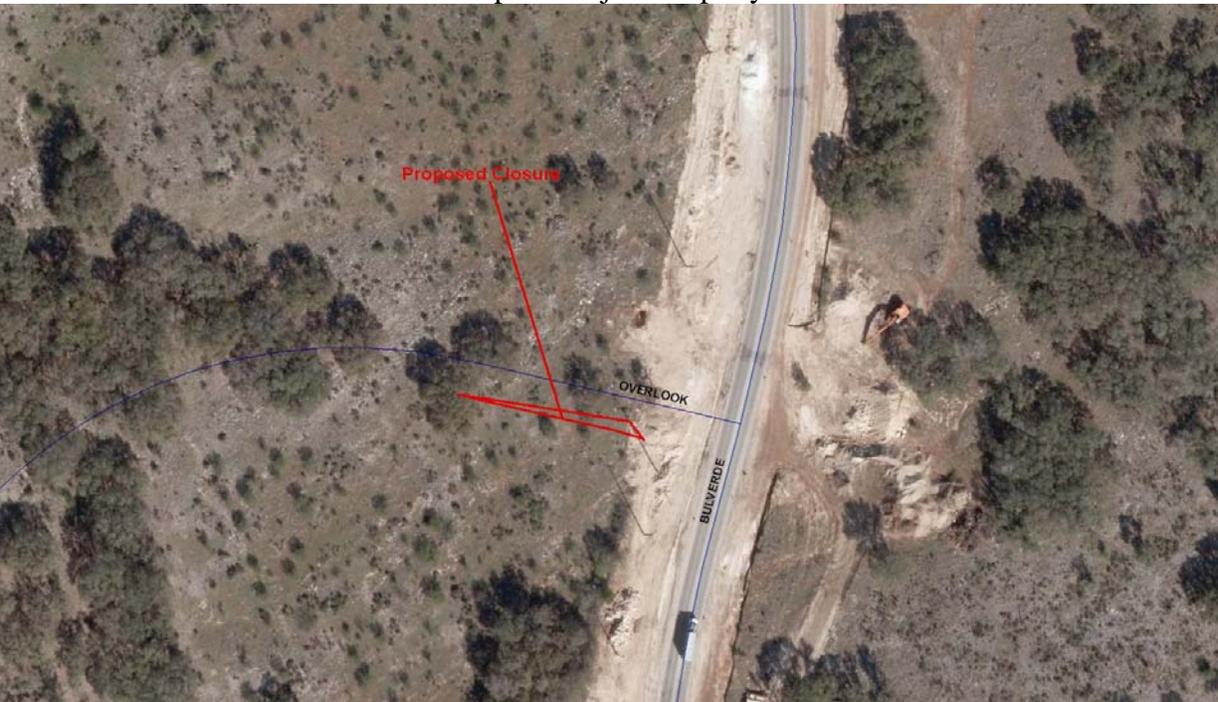
Site Map of Subject Property



Map of Subject Property



Map of Subject Property



Aerial Map of Subject Property

Exhibit "A"



CITY OF SAN ANTONIO

OFFICE OF EASTPOINT & REAL ESTATE SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

July 17, 2014

HEB Grocery Company, LP
Attention: Jodi Kirksey, Director of Shopping Center Development
646 South Main Avenue
San Antonio, Texas 78204

S.P. No. 1754 – Request to close, vacate and abandon an unimproved portion of Overlook Loop Public Right of Way adjacent to New City Block 17727

Dear Ms. Kirksey:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend to City Council approval of HEB Grocery Company, LP's ("HEB") request for street closure, subject to the following conditions:

DEVELOPMENT SERVICES DEPARTMENT: Prior to HEB's development of its property adjacent to Overlook Loop, namely that certain approximately 60.91 acres within the Fischer Subdivision, according to the plat thereof recorded in Volume 9563, Page 185 of the Deed and Plat Records of Bexar County, Texas (the "Property"), the property must be replatted. 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>.

TRANSPORTATION AND CAPITAL IMPROVEMENTS DEPARTMENT: Right of Way Division: In connection with the replat process for the Property, HEB shall contact and confirm with all utilities that there are no conflicts. **Traffic Engineering:** If HEB seeks a replat of the Property, or the applicable portion thereof, if the UDC requires that Overlook Loop be a 70-foot wide right of way, then at that time, HEB agrees to dedicate that portion of the Property along the north side of Overlook Loop (being generally depicted on the Future Dedication Exhibit enclosed with this letter) to achieve a 70-foot wide right of way.

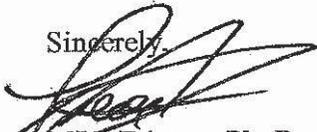
SAN ANTONIO WATER SYSTEM (SAWS): If HEB seeks a replat of the Property and SAWS requires a perpetual easement for existing water and/or sewer facilities, then at that time HEB will agree to reserve for the benefit of SAWS such perpetual easement and allow perpetual access to any such utilities for inspection, operational and maintenance purposes; or HEB may seek the relocation of the facilities with the express permission of and in coordination with SAWS, at the sole expense of HEB. In addition, any such easement reserved for the benefit of SAWS shall include SAWS's right for perpetual access over, across and through the easement areas on the Property for inspection, operation, maintenance, construction, reconstruction and realignment of SAWS's facilities located in such easement areas.

OFFICE OF EASTPOINT & REAL ESTATE SERVICES: The closure, vacation and abandonment of the Overlook Loop Public Right Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. HEB asserts to the best of its knowledge (which refer solely to the current, actual knowledge of Jodi Kirksey) 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. HEB acknowledges that the portion of the Public Right of Way to be closed will be accepted by HEB in its "as is" condition. HEB must take the applicable portion of the Public Right of Way to be closed subject to all easement rights for existing overhead, surface, or subsurface utilities therein, including but not limited to: electrical, water, sewer, telephone, cable, and fiber optic conduit, and HEB shall 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 HEB. If Overlook Loop is classified as a collector street pursuant to the UDC, then following the approval of the replat for the Property, if at all, Overlook Loop must be developed in accordance with the standards for a collector street.

The assessed value of the closure is \$33,000.00; however, staff will recommend to City Council that the fee be waived since HEB will dedicate four parcels to the City of San Antonio for the 2007 Bulverde Road Bond Project. The four parcels consist of 9,819 square feet (or 0.22 of an acre) and have an assessed value of \$88,371.00. This Letter of Agreement is being offered by City of San Antonio only to HEB and will expire thirty (30) days after the date of issuance unless specific extension is requested by HEB 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 HEB's request.

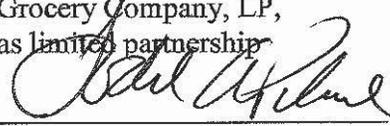
Sincerely,



Mike Etienne, Ph. D.
Officer

AGREED AS TO TERMS AND CONDITIONS:

HEB Grocery Company, LP,
a Texas limited partnership

By: 

Name: Todd A. Piland

Title: Executive Vice President

Date: July 31, 2014

Metes and Bounds Description
for a
0.084 Ac. Tract
(3,671 sq. ft.)
(Fee Simple)

Being 0.084 acres of land (3,671 sq. ft.) out of the existing Overlook Loop, a 70.00 feet public street right-of-way dedicated with the Fischer 60.91 Acres Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 9563, Page 185 of the Deed and Plat Records of Bexar County, Texas; said 0.084 acre tract (3,671 sq. ft.) being more particularly described as follows:

Beginning at a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located on the existing southwest right-of-way line of Overlook Loop and being at the northwesterly end of a curve return at the southwest corner of the intersection of Overlook Loop and Bulverde Road;

1. Thence along the common line between the said existing southwest right-of-way line of Overlook Loop and Lot 12, Block 2, New City Block 17727 of said Fisher 60.91 Acre Subdivision the following calls:

N 77°04'39" W, 177.30 feet to a set IP W/YC located at the beginning of a curve to the left;

84.46 feet along the said curve to the left having a central angle of 10°24'23", a radius of 465.00 feet, and a chord bearing and distance of N 83°09'01" W, 84.34 feet to an IP W/YC set for the end of this curve;

2. Thence departing the said common line between the existing southwest right-of-way line of Overlook Loop and Lot 12, N 87°01'11" E, 47.28 feet to a set IP W/YC at the beginning of a curve to the right;

3. Thence 60.21 feet along the said curve to the right having a central angle of 12°01'15", a radius of 287.00 feet, and a chord bearing and distance of S 86°58'11" E, 60.10 feet to an IP W/YC set for the end of this curve;

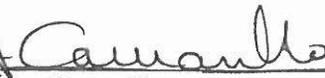
Parcel 18749
Project Name: Bulverde Road
– Loop 1604 to Evans Road

Page 2 of 3

4. Thence S 80°57'35" E, 137.98 feet to an IP W/YC set for an angle point of the tract herein described;
5. Thence S 32°42'45" E, 34.62 feet to a set IP W/YC located on said existing curve return at the southwest corner of the intersection of Overlook Loop and Bulverde Road; said IP W/YC being at the beginning of a non-tangent curve to the left;
6. Thence 5.96 feet along the said existing curve return and non-tangent curve to the left having a central angle of 09°45'09", a radius of 35.00 feet, and whose radius point bears S 22°41'35" W to the **Point of Beginning** and containing 0.084 acres of land (3,671 sq. ft.), more or less.

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

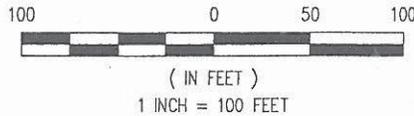




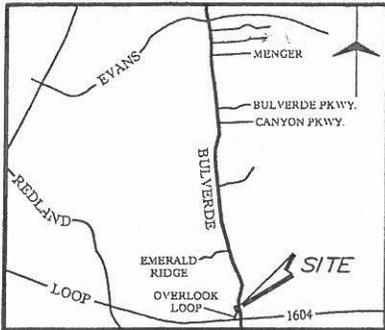
Adalberto Camarillo
Registered Professional Land Surveyor
No. 3929
January 25, 2010



5835 CALLAGHAN RD. / SUITE 200
SAN ANTONIO, TEXAS 78228 210.349.3273



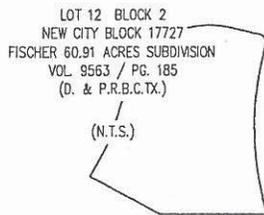
PARCEL NO.: 18749
PROJECT NAME: BULVERDE ROAD-
LOOP 1604 TO EVANS ROAD



LOCATION MAP NOT DRAWN TO SCALE

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	09°45'09"	35.00'	5.96'	2.99'	N72°10'59"W 5.95'
C2	10°24'23"	465.00'	84.46'	42.34'	N83°09'01"W 84.34'
C3	12°01'15"	287.00'	60.21'	30.22'	S86°58'11"E 60.10'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S80°57'35"E	137.98'
L2	S32°42'45"E	34.62'
L3	N77°04'39"W	177.30'
L4	N87°01'11"E	47.28'



14' GAS, ELEC.
TELE. AND CA TV ESMT.
(VOL. 9563/PG. 185)
(D.&P.R.B.C.TX.)

PARCEL 18749
FEE SIMPLE
0.084 Ac.
(3,671 Sq. Ft.)

POINT OF BEGINNING
0.084 AC. TRACT
(3,671 Sq. Ft.)
VARIABLE WIDTH
SEWER AND
DRAINAGE ESMT.
(VOL. 9563/PG. 185)
(D.&P.R.B.C.TX.)

LOT 12 BLK. 2
NEW CITY BLOCK 17727
FISCHER 60.91 ACRES SUBDIVISION
VOL. 9563 / PG. 185
(D.&P.R.B.C.TX.)

NOTES :

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.
- 1/2" IRON PINS SET AT ALL DRAINAGE EASEMENT CORNERS.
- COORDINATES SHOWN ARE SURFACE ADJUSTED. TO CONVERT GRID COORDINATES, DIVIDE BY A COMBINED ADJUSTMENT FACTOR OF 0.999830029.

DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAT SHOWING :

BEING 0.084 ACRES OF LAND (3,671 SQ. FT.) OUT OF THE EXISTING OVERLOOK LOOP, A 70.00 FEET PUBLIC STREET RIGHT-OF-WAY DEDICATED WITH THE FISCHER 60.91 ACRES SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 9563, PAGE 185 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

REFERENCES :

VOL. 9563, PG. 185 (D.&P.R.B.C.TX.)

JOB NO. : 08023

DWN BY : TALAMANTEZ

DWG FILE : (REF. DATESTAMP)



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ADDITIONAL EASEMENTS/RESTRICTIONS MAY APPLY.

FLOOD STATEMENT :

THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP NO. 48029C0281 F, DATED JANUARY 4, 2002.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 25th DAY OF JANUARY 2010, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

H:\Jobs\05\023\Techprod\Survey\DD\08023_S.dwg\08023_Resolution.dwg 1/12/2010 2:30:41 PM CST

RESOLUTION # _____

A RESOLUTION AUTHORIZING THE CLOSURE, VACATION AND ABANDONMENT OF AN UNIMPROVED PORTION OF OVERLOOK LOOP PUBLIC RIGHT OF WAY ADJACENT TO NCB 17727, LOCATED AT THE SOUTHWEST CORNER OF BULVERDE ROAD AND OVERLOOK LOOP, AS REQUESTED BY HEB GROCERY COMPANY, LP.

* * * * *

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, HEB Grocery Company, LP filed an application requesting the closure of an unimproved portion of Overlook Loop 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 unimproved portion of Overlook Loop.

SIGNED this 8th day of October, 2014.

Roberto R. Rodriguez, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
October 8, 2014

Case Number:

PA 14072

Applicant:

Daniel Termure

Representative:

Brown and Ortiz

Owner:

Daniel Termure and Estera Termure;
and Ion Luca Termure and Estera
Ionela Termure.

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017
ernest.brown@sanantonio.gov

Property Address/Location:

6850 Oxford Trace

Legal Description:

1.645 acres out of tract 7, Block K,
NCB 14663

Tract Size:

1.645 acres

Council District(s):

District 7

Notification:

Published in Daily Commercial
Recorder 8/7/2014

Notices Mailed 8/14/2014

- 17 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 8/22/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Huebner/Leon Creeks Community Plan future land use classification for the property subject to this application from Low Density Residential Estate to Low Density Residential.

RECOMMENDED ACTION

Approval of the proposed amendment to the Huebner/Leon Creeks Community Plan to change the future land use classification of the subject property from Low Density Residential Estate to Low Density Residential.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Huebner/Leon Community Plan as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed amendment will promote and maintain large lot, single family zoning (i.e. 20,000 square foot or one-acre minimum lot size) with large buffer yards between existing large lot single family developments abutting the subject property and the surrounding area land uses.

Transportation:

The subject property is nestled within the center of the major thoroughfare grid and fronts Oxford Trace, a residential local street and Rochelle Road that appears to serve as a residential collector. Oxford Trace has no direct access to either of the major thoroughfares. Oxford Traces does intersect with Abe Lincoln Road which serves as a residential collector and has access to Eckhert Road, identified by the Major Thoroughfare as a Secondary Arterial Type A that connects to Huebner Road.

CASE HISTORY

This is the third public hearing of this case. This case was continued from the August 27, 2014 Planning Commission public hearing and September 10, 2014 Planning Commission hearing.

I. ANALYSIS

Comprehensive Plan Analysis		
Comprehensive Plan Component: Huebner/Leon Creeks Community Plan		
Plan Adoption Date: August 21, 2003		Update History: August 20, 2009
<p>Goal 1 - Community Character and Quality of Life Preserve the character and quality of life of the Huebner/Leon Creeks Community.</p> <p>Objective 1.1: Growth Management: Promote new commercial and residential development that is respectful of the primarily residential character of the area.</p> <p>Objective 1.3: Low Density: Maintain the low density development pattern.</p>		
Comprehensive Land Use Categories		Example Zoning Districts
<p>Residential Estate Development includes large lot Single Family Residential Development with individual lots no less than one acre. The plan acknowledges that there are existing parcels that are between 20,000 sq ft and one acre and these should be allowed to remain. 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.</p>		RE, & RP
<p>Low-Density Residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed, however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools.</p> <p>This development should be oriented toward the center of the neighborhood and away from traffic arterials.</p>		R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential Estate	Single Family Residential
North	Low Density Residential	Single Family Residential
East	Low Density Residential Estate	Single Family Residential
South	Low Density Residential Estate	Single Family Residential
West	Low Density Residential Estate	Single Family Residential

Land Use: The subject property is located at the southeast corner of Oxford Trace and Rochelle Road intersection with frontage on both streets. The applicant’s request is to change the land use classification to Low Density Residential for the purpose of creating three single family lots approximately 24,000 square feet each.

There are various types of residential uses that exist in the surrounding area. Low Density Residential uses are found to border the large estate lots of the subject property to the north and can be found in the interior of the surrounding area. Low Density Residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools.

The proposed amendment from Low Density Estate to Low Density residential will promote and maintain large lot, single family zoning (i.e. 20,000 square foot or one-acre minimum lot size) with large buffer yards between existing large lot single family developments abutting the subject property and the surrounding area land uses. The proposed amendment to the Huebner/Leon Creeks Community Plan is respectful of the primarily residential character of the area and maintains the low density development pattern.

Transportation: The Huebner/Leon Creeks Community Plan area is bound by Bandera Road to the west, Prue Road to the north, Babcock Road to the east, and Huebner Road to the south. Major Thoroughfare Plan identifies Bandera Road and Huebner Road as a Primary Arterials Type A; and Prue Road and Babcock Road as a Secondary Arterial Type A. The subject property is nestled within the center of the major thoroughfare grid and fronts Oxford Trace, a residential local street and Rochelle Road that appears to serve as a residential collector. Oxford Trace has no direct access to either of the major thoroughfares. Oxford Traces does intersect with Abe Lincoln Road which serves as a residential collector and has access to Eckhert Road, identified by the Major Thoroughfare as a Secondary Arterial Type A that connects to Huebner Road. The nearest VIA bus stops are located on Bandera Road, Babcock and Huebner Road. There are no nearby transit systems operating in the area of the subject property.

Community Facilities: The subject property is in the North Side Independent School District. In the general vicinity is John Marshall High School, Thornton Elementary School, and Earl Rudder Elementary School. Other nearby facilities includes the Leon Creek Greenway Linear Park.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "RE AHOD" Residential Estate Airport Hazard Overlay District

Proposed Zoning: "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

Corresponding Zoning Case: Z2014215

Zoning Commission Public Hearing Date: October 21, 2014

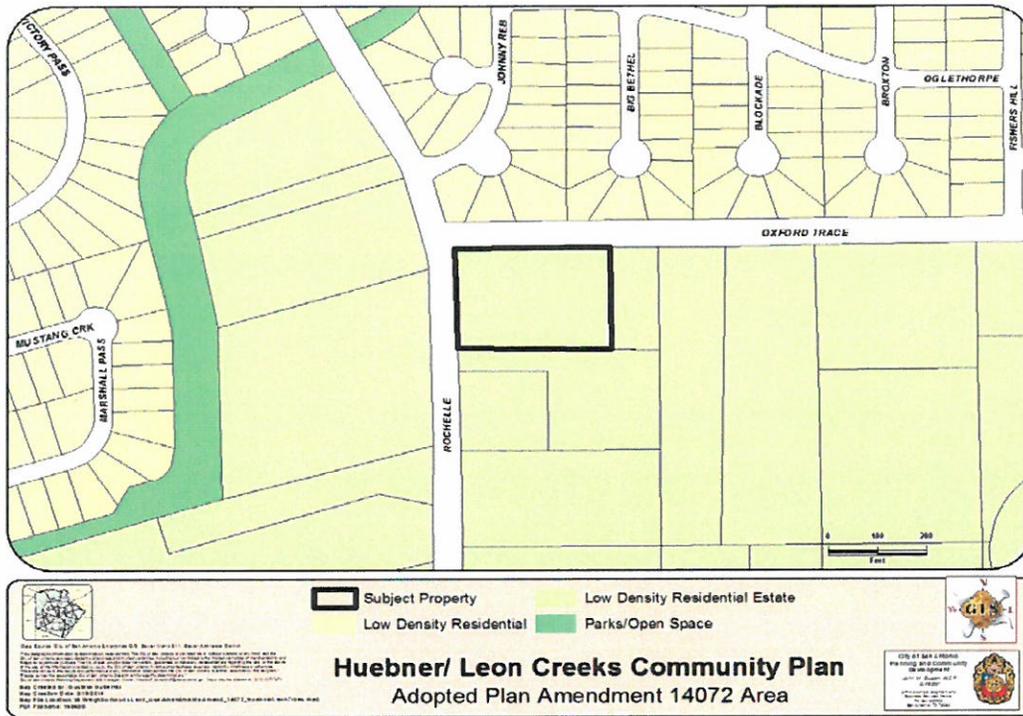
III. RECOMMENDATION

The proposed amendment to Low Density Residential will maintain the large lot, single family zoning (i.e. 20,000 square foot or one-acre minimum lot size) with large buffer yards between existing large lot single family developments abutting the subject property and the surrounding area land uses.

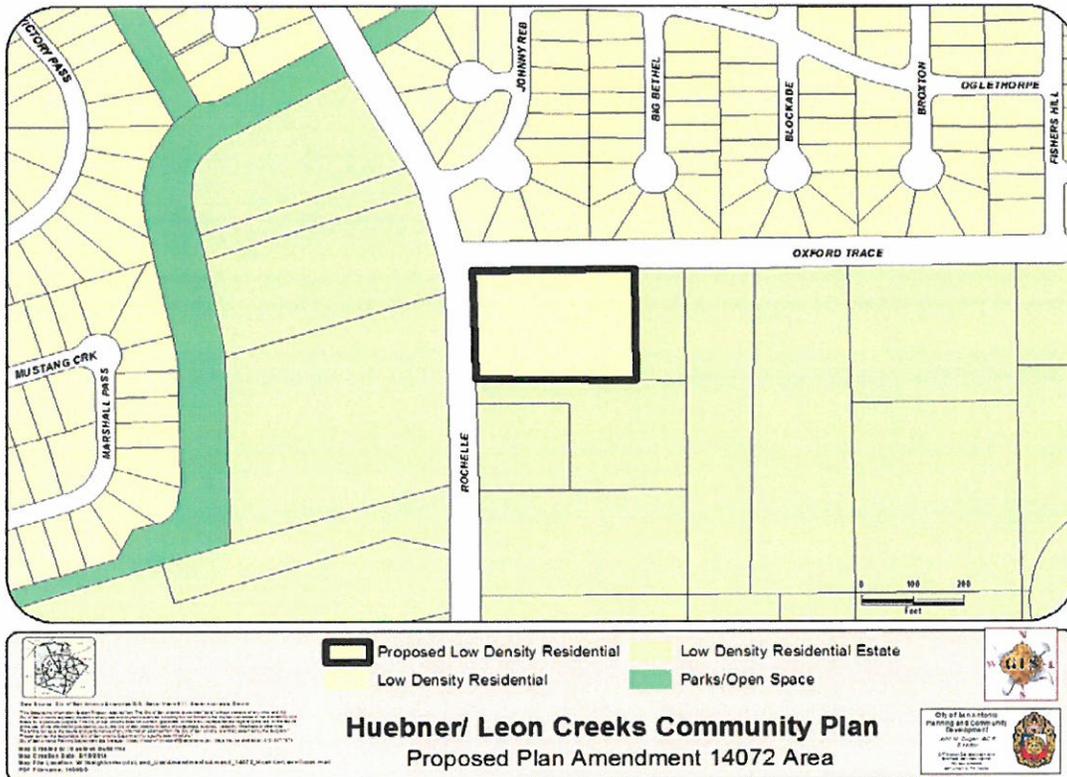
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

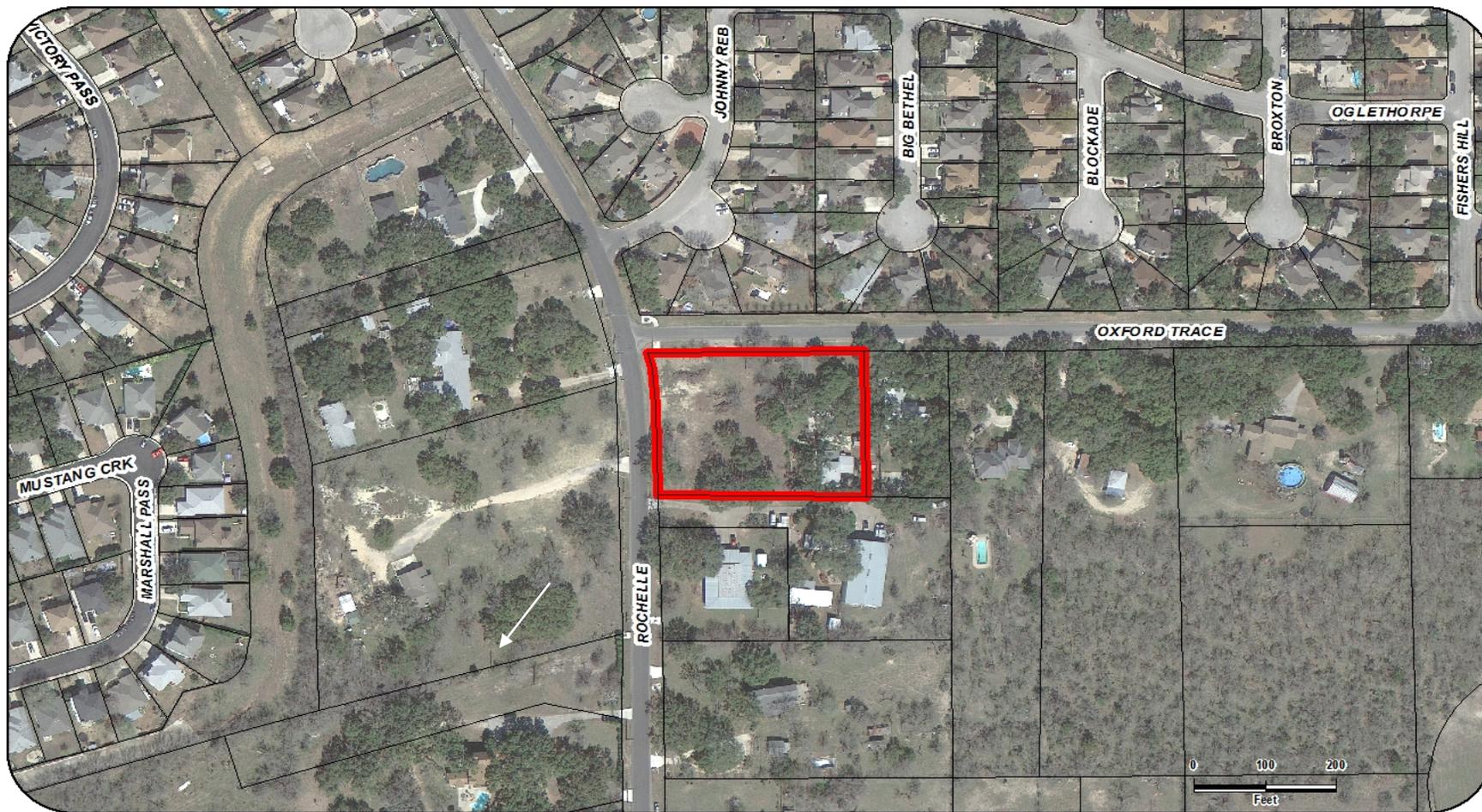
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2





2013 Aerial

Data Source: City of San Antonio Enterprise GIS, Dejar Metro 911, Dejar Appraisal District
 *As Geographic Information System Products, made available from The City of San Antonio, is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation regarding the accuracy, or the results of the use, of the information provided to you by the City of San Antonio, in terms of completeness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. These are not the responsibility of the City of San Antonio. Department for Geographic Information Systems
 City of San Antonio Planning Department GIS Manager: Tanya Vlasov, tvlasov@sanantonio.gov. Maps may be created at (210) 207-7475
 Map © created by: © us to the 4072 area
 Map Creation Date: 8/8/2014
 Map File Location: W:\neighborhoods\GIS_Usage\Amendments\Amend_14072_HuebnerLeonCreek.mxd
 PDF File name: 140409



Subject Property



Huebner/ Leon Creeks Community Plan
Proposed Plan Amendment 14072 Area

City of San Antonio
 Planning and Community
 Development
 John M. Dugan, AICP
 Director
 City of San Antonio
 Planning and Community
 Development Center
 200 San Antonio
 San Antonio, TX 78205

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE HUEBNER/LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL ESTATE TO LOW DENSITY RESIDENTIAL FOR APPROXIMATELY 1.645 ACRES LOCATED 6850 OXFORD TRACE.

WHEREAS, City Council approved the Huebner/Leon Creeks Community Plan as an addendum to the Comprehensive Master Plan on August 21, 2003 and updated on August 20, 2009; 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 October 8, 2014 and recommended **Approval** of the proposed amendment on October 8, 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 Huebner/Leon Creeks 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 8th DAY OF October 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
October 8, 2014

Case Number:

PA 14078

Applicant:

Jerry Arredondo

Representative:

Jerry Arredondo

Owner:

Robert D. Geringer

Staff Coordinator:

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

Property Address/Location:

Approximately 10.95 acres of land
being Lot 2, NCB 34393 located
at 8823 Dugas Drive

Legal Description:

Lot P-2 C, NCB 34393

Tract Size:

10.95 acres

Council District(s):

District 4

Notification:

Published in Daily Commercial
Recorder 9/19/2014

Notices Mailed 9/25/2014

- 53 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 35 to planning team members

Internet Agenda Posting 10/3/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification from Suburban Tier to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to the West/Southwest Sector Plan to change the future land use classification of the subject property from Suburban Tier to General Urban Tier.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the West/Southwest Sector 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 at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification.

Transportation:

The City's Major Thoroughfare Plan identifies Military Drive and Ellison as Secondary Arterial Type A. State Highway 151 is classified as as a freeway. Sampson Street, Moffitt Street and Dugas Street are classified as local streets.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: West/Southwest Sector Plan	
Plan Adoption Date: April 21, 2010	Update History: None
<p>Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.</p> <p>HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Suburban Tier: Suburban Tier land use includes both residential and non-residential uses. Residential uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. Non-residential uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</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</p>
<p>General Urban Tier: General Urban Tier uses include both residential and non-residential uses. Residential uses are typically medium to high densities. They are generally small tract detached multi -family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). Non-Residential uses are typically are community commercial intensity. Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.</p>	<p>R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier	Apartment construction site
North	General Urban Tier	Vacant
East	Suburban Tier I	Single-Family Homes
South	Suburban Tier	Single/Multi-Family Homes
West	General Urban Tier	Multi-Family Residences

Land Use:

Sector Plan Criteria for review:

The recommended land use pattern identified in the West/Southwest Sector Plan Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

The entire West/Southwest Corridor along State Highway 151 has experienced strong and rapid growth. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. While the West/Southwest Sector Plan provides other areas with the requested land use classification, the subject property's location along a major arterial and in an area that is predominately single family residential in character to the east, commercial to the north and multi-family residential to the south and west, makes the area appropriate for a multi-family residential development. The development of the subject property at the General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a moderately higher density multi-family residential use that is compatible with the already-existing surrounding area.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The development of the subject property at the General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this amendment is to allow the completion of a moderately intense multifamily residential use not allowed by right in the Suburban Tier. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide for future commercial development that would be compatible with adjacent uses. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the State Highway 151 /Loop 1604 Corridor.

The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. **Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. **Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. **Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland.**
- d. **Significantly alter recreational amenities such as open space, parks, and trails.**

The West/Southwest Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The General Urban Tier land use classification would support the goals of the West/Southwest Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. The proposed General Urban Tier land use classification is also compatible with the West/Southwest Sector Plan's vision of enhancing employment opportunities and the housing stock throughout the West/Southwest Sector planning area. This compatibility is achieved by the classification's accommodation of a range of housing types as well as an array of community-scaled commercial uses.

The purpose of this plan amendment request is to accommodate for a moderately intense multi-family residential development not allowed by right in the Suburban Tier. The subject property's location at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification and the abutting Suburban Tier classification allow for development that is compatible with the proposed General Urban Tier land use classification. Additionally, the subject property is outside the boundaries of the Joint Base San Antonio-Lackland Influence Area and the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

Transportation: The City's Major Thoroughfare Plan identifies Military Drive and Ellison as Secondary Arterial Type A. State Highway 151 is classified as as a freeway. Sampson Street, Moffitt Street and Dugas Street are classified as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop in front of the subject property at the corner of Military Drive and Ellison.

Community Facilities: Dr. Winn Murnin Elementary School and John Paul Stevens High School are within walking distance.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "MF-25 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay

Proposed Zoning: "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay

Corresponding Zoning Case: Z2014253

Zoning Commission Public Hearing Date: October 21, 2014

III. RECOMMENDATION

The subject property's location at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification and the abutting Suburban Tier classification allow for development that is compatible with the proposed General Urban Tier land use classification. The General Urban Tier land use classification would support the goals of the West/Southwest Sector of protecting natural resources, the existing residential neighborhoods and

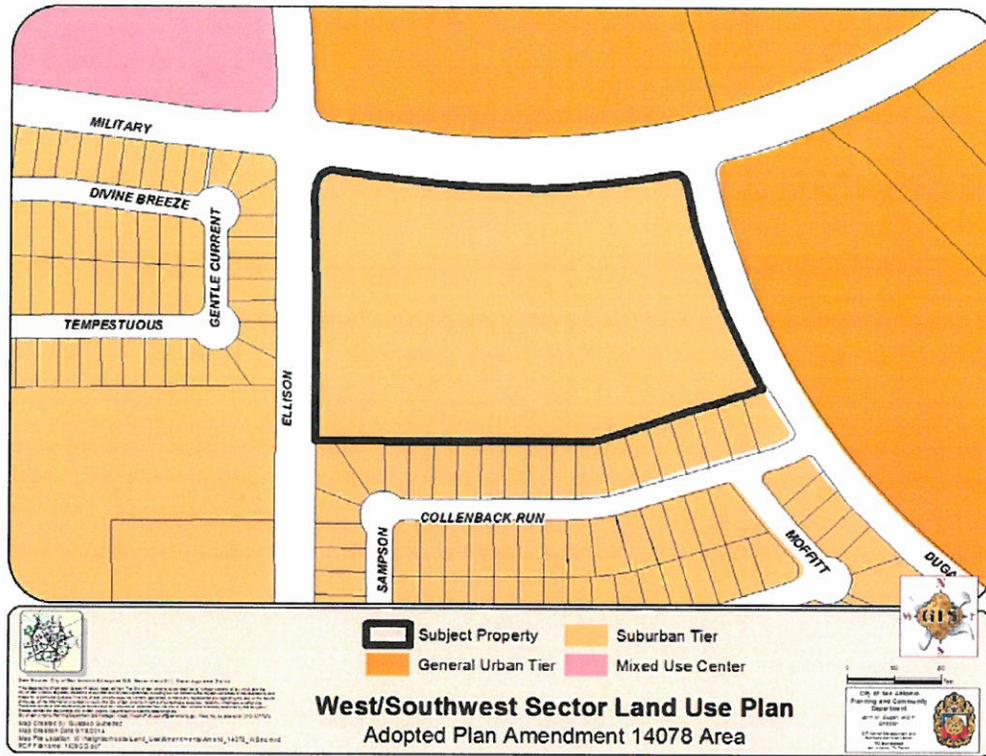
discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

IV. ATTACHMENTS

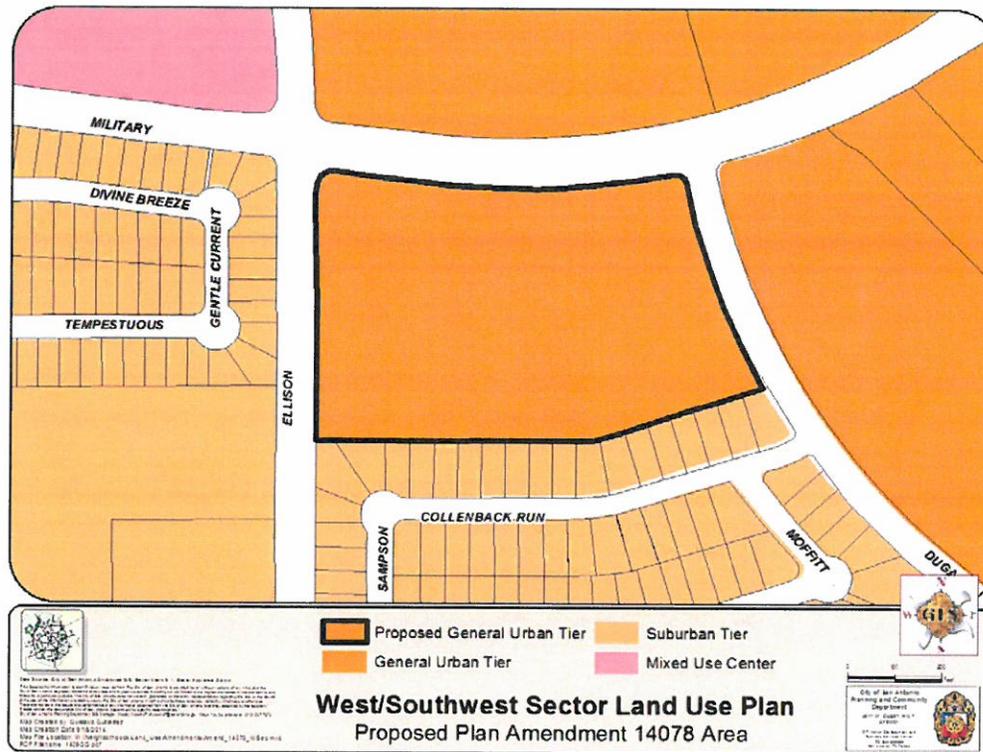
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO GENERAL URBAN TIER FOR APPROXIMATELY 10.95 ACRES OF LAND BEING LOT 2, NCB 34393 LOCATED AT 8823 DUGAS DRIVE.

WHEREAS, City Council approved the West/Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on October 8, 2014 and **APPROVED** the amendment on October 8, 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 West/Southwest 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 8th DAY OF OCTOBER 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
October 8, 2014

Case Number:

PA 14080

Applicant:

Brown & Ortiz, P. C.

Representative:

Brown & Ortiz, P. C.

Owner:

Galleria Ventures LTD

Staff Coordinator:

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

Property Address/Location:

Approximately 10.00 acres of land being within all or part of Lots P-1G, P-1H, P-10D, P-10G and P-18, NCB 15825 located along the 14000 Block of Vance Jackson

Legal Description:

10.00 acres out of NCB 15825

Tract Size:

10.00 acres

Council District(s):

District 8

Notification:

Published in Daily Commercial Recorder 9/19/2014
Notices Mailed 9/25/2014

- 7 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet
- 38 to planning team members

Internet Agenda Posting 6/8/2012

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Mixed Use Center to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector Plan to change the future land use classification of the subject property from Mixed Use Center to General Urban Tier.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allow for development that is compatible with the proposed General Urban Tier land use classification.

Transportation:

The City's Major Thoroughfare Plan identifies IH-10 and Loop 1604 as freeways. Vance Jackson is classified as a Secondary Arterial Type A. Presidio and Pecan Springs are local streets.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan		
Comprehensive Plan Component: North Sector Plan		
Plan Adoption Date: August 5, 2010		Update History: None
Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.		
Comprehensive Land Use Categories		Example Zoning Districts
<p>Mixed Use Center: Mixed Use Center uses include both residential and non-residential uses. RESIDENTIAL uses are typically very High Density. Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. NON-RESIDENTIAL uses include Community Commercial, Office, and Mixed Use. Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.</p> <p>LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.</p>		<p>MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, and MPCD</p>
<p>General Urban Tier: General Urban Tier uses include both residential and non-residential uses. Residential uses are typically medium to high densities. They are generally small tract detached multi -family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). Non-Residential uses are typically are community commercial intensity. Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors.</p>		<p>R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use Center	Undeveloped Land
North	Mixed Use Center	Undeveloped Land
East	General Urban Tier	Vacant land and Multi-Family Homes
South	Mixed Use Center	Vacant land
West	Mixed Use Center and General Urban Tier	Vacant land and Commercial Uses

Land Use:

Sector Plan Criteria for review:

The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

There is a significant amount of property classified as Mixed Use within the vicinity of the subject property. However, the proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The development of the subject property at the lesser intensity of the General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by reducing the intensity of development in an area in close proximity to residential uses. The proposed General Urban Tier land use classification is also compatible with the North Sector Plan's vision of enhancing employment opportunities and the housing stock throughout the North Sector planning area. This compatibility is achieved by the classification's accommodation of a range of housing types as well as an array of community-scaled commercial uses.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allows for development that is compatible with the proposed General Urban Tier land use classification. The purpose of this plan amendment request is to accommodate for a moderately intense multi-family residential use not allowed by right in the Mixed Use Center. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the UTSA and the IH-10/Loop 1604 Corridor.

The amendment must uphold the vision for the future of the North Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The North Sector Plan's vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location, as well as its relative proximity to existing developed areas will serve to preserve natural resources found within the planning area. The General Urban Tier land use classification would support the goals of the North Sector Plan of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide for future commercial development that would be compatible with adjacent uses.

The current classification of Mixed Use Center allow commercial and multi-family uses by right, however the associated zoning district required to implement the proposed development on the subject property requires a lesser intense land use classification and thus the need to request a change in the land use plan. The subject property's location in close proximity to IH-10 and Loop 1604, and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use to the east and west of the subject property, make it appropriate for the General Urban Tier classification. Additionally, the subject property is within close

proximity to Camp Bullis, however, the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

Transportation: The City's Major Thoroughfare Plan identifies IH-10 and Loop 1604 as freeways. Vance Jackson is classified as a Secondary Arterial Type A. Presidio and Pecan Springs are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop about half a mile west at IH-10 and UTSA Boulevard.

Community Facilities: Ed Rawinson Middle School and the University of Texas at San Antonio are in close proximity.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District and "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District

Proposed Zoning: "MF-33 MLOD-1" Camp Bullis Military Lighting Overlay District

Corresponding Zoning Case: Z2014262

Zoning Commission Public Hearing Date: October 21, 2014

III. RECOMMENDATION

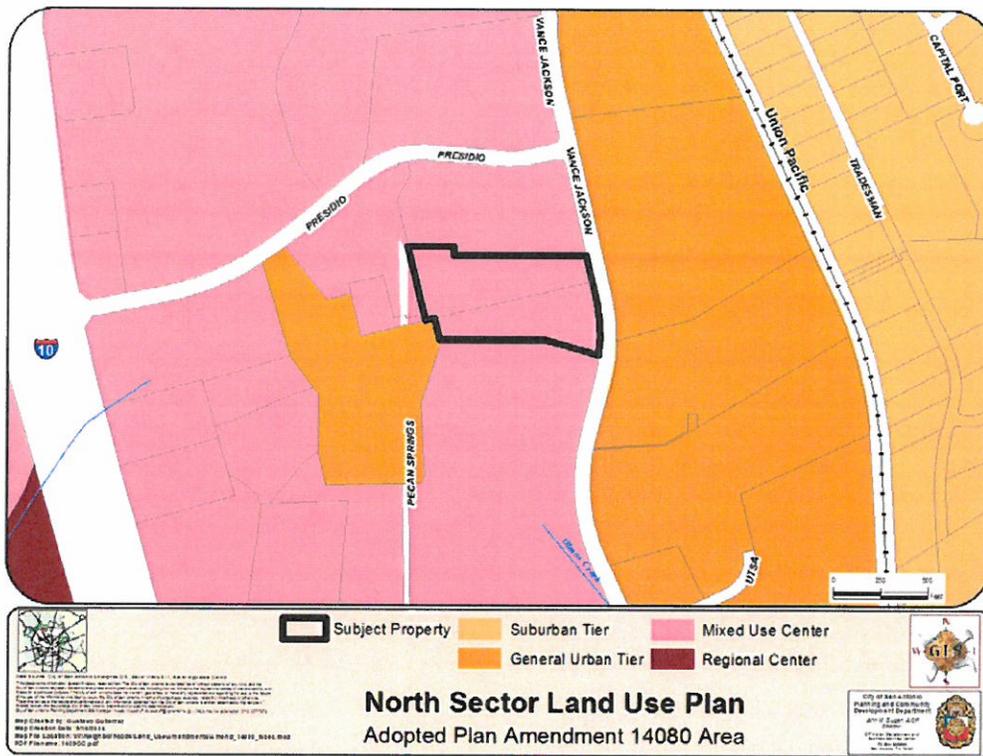
The subject property's location in close proximity to IH-10 and Loop 1604, and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use to the east and west of the subject property, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allow for development that is compatible with the proposed General Urban Tier land use classification. The General Urban Tier land use classification would support the goals of the North Sector Plan of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

IV. ATTACHMENTS

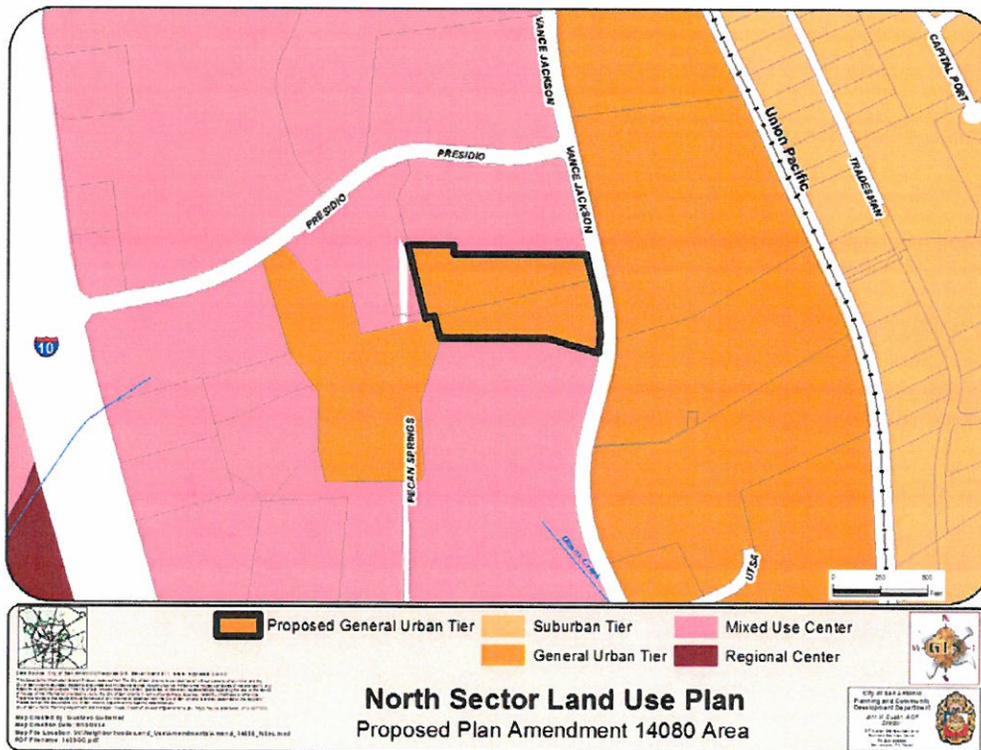
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

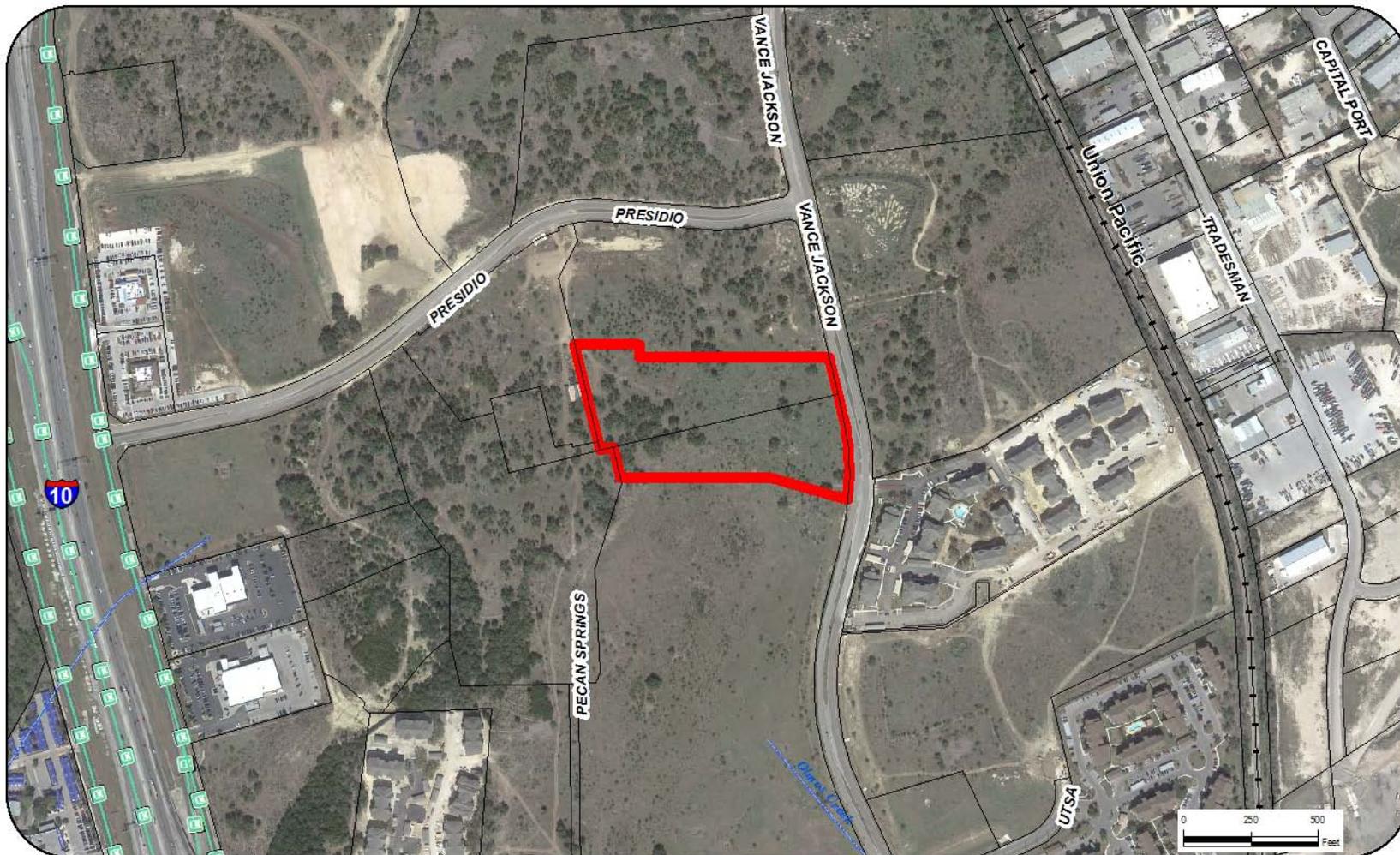
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

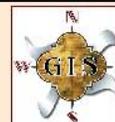


 Subject Property  VIA Bus Routes

Data Source: City of San Antonio Enterprise GIS, Sewer Meters GIS, Sewer Approval Districts
 This geographic information is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation or hold itself liable for the results of the use of the information provided to you by the City of San Antonio in terms of completeness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information contained in this City of San Antonio is hereby assumed by the recipient.
 To learn more about the applicable City of San Antonio Disclaimers for specific determinations,
 City of San Antonio Planning Department GIS Manager: travis.villalpando@sanantonio.gov. Maps may be accessed at (210) 307-7375.
 Map Created by: Gustavo Gutierrez
 Map Creation Date: 9/10/2014
 Map File Location: V:\Neighborhoods\Land Use\Amendments\IA_mend_14080_NSec.mxd
 PDF File Name: 1409GG.pdf

North Sector Land Use Plan

Proposed Plan Amendment 14080 Area



City of San Antonio
 Planning and Community
 Development Department
 John M. Duggan, AICP
 Director
 City Planning Development and
 Business Services Center
 P.O. Box 989899
 San Antonio, TX 78209



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE CENTER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 10.00 ACRES OF LAND BEING WITHIN ALL OR PART OF LOTS P-1G, P-1H, P-10D, P-10G AND P-18, NCB 15825 LOCATED ALONG THE 14000 BLOCK OF VANCE JACKSON.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on October 8, 2014 and **APPROVED** the amendment on October 8, 2014; and

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

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

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 8th DAY OF OCTOBER 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 20

Public Hearing:

Planning Commission
October 8, 2014

Case Number:

PA 14081

Applicant:

City of San Antonio, Texas

Representative:

Brown & Ortiz PC

Owner:

277 Timberlake, Ltd

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017
ernest.brown@sanantonio.gov

Property Address/Location:

14903 Southwest Loop 410 (aka 720
West Loop 410)

Legal Description:

Lots P-2, P-3 and P-100, NCB 11150
and CB 4283

Tract Size:

135.15 acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder 9/18/2014
Notices Mailed 9/25/2014

- 17 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 37 to planning team members

Internet Agenda Posting 10/3/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Heritage South Sector Plan future land use classification from General Urban Tier to Agribusiness/RIMSE Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to the Heritage South Sector Plan to change the future land use classification of the subject property from General Urban Tier to Agribusiness/RIMSE Tier.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Heritage South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The Agribusiness/RIMSE Tier classification supports the Heritage South Sector Plan objectives of promoting economic growth in the area. The proposed amendment is appropriate for the respective area due to its location along a Major Thoroughfare.

Transportation:

The City's Major Thoroughfare Plan identifies Loop 410 is classified as a as a freeway. The rail line borders the west side of subject property. Zarzamora Street, far west and Pleasanton to the far east of subject property, are both classified by the Major Thoroughfare as enhanced Secondary Arterials.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Heritage South Sector Plan	
Plan Adoption Date: September 16, 2010	Update History: None
Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.	
Comprehensive Land Use Categories	Example Zoning Districts
<p>General Urban Tier: RESIDENTIAL: Medium to High Density Generally: Small tract detached, Multi-Family (apartments, quadraplexes, triplexes, and duplexes; townhouse (condominiums)) NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.</p>	<p>R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>
<p>Agribusiness/ RIMSE (Research, Industrial, Manufacturing, Sport & Entertainment) Tier: RESIDENTIAL: Farm Homestead Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed. LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.</p>	<p>FR, I-1, MI-1, BP, RP, L</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	General Urban Tier	Vacant
North	General Urban Tier	Commercial
East	General Urban Tier/Suburban Tier	Commercial and Single-Family
South	Agribusiness/RIMSE Tier	Vacant
West	General Urban Tier	Vacant

Land Use:

Sector Plan Criteria for review:

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 property was proposed for a zoning change that was city initiated in an earlier zoning case but excluded by City Council, remanding the property back for reconsideration by Planning Commission for Agribusiness/RIMSE Tier Future Land Use Classification and to Zoning Commission for consideration of “MI-1” Mixed Light Industrial Zoning District. The Agribusiness/RIMSE Tier classification supports the Heritage South Sector Plan objectives of promoting economic growth in the area. The proposed amendment is appropriate for the respective area due to its location along a Major Thoroughfare.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The proposed amendment is consistent with the Heritage South Sector Plan that encourages compatibility with neighboring properties and preserves natural and cultural resources, neighborhood character, and economic viability. In addition, development of the subject property at the Agribusiness land use classification would contribute toward the plan’s vision of environmental preservation and compatibility by not significantly altering the existing development pattern.

The amendment must uphold the vision for the future of the Heritage South Sector Plan.

The proposed amendment will provide additional opportunities for individuals to develop these properties for non-residential uses in locations that do not interfere with residential uses. The proposed amendments support this vision by expanding the potential uses of the subject property while recognizing and respecting the surrounding existing uses.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The land use in this area is a mix of rural residential, commercial, agricultural and industrial land uses. The proposed amendment will not significantly alter acceptable land use patterns. The amendment will not 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 Loop 410 is classified as a as a freeway. The rail line borders the west side of subject property. Zarzamora Street, far west and Pleasanton to the

far east of subject property, are both classified by the Major Thoroughfare as enhanced Secondary Arterials. The neighboring area does not include sidewalks and there are no VIA bus stops in the near proximity of the subject property.

Community Facilities: There are no community facilities in close proximity.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-3 NA" AHOD General Commercial, Nonalcoholic Sales Airport Hazard Overlay District (2.289 acres), "UD" AHOD Urban Development Airport Hazard Overlay District (38.17 acres) and "RP" AHOD Resource Protection Airport Hazard Overlay District (94.691 acres)

Proposed Zoning: "MI-1" AHOD Mixed Light Industrial Airport Hazard Overlay District

Corresponding Zoning Case: Z2014267

Zoning Commission Public Hearing Date: October 21, 2014

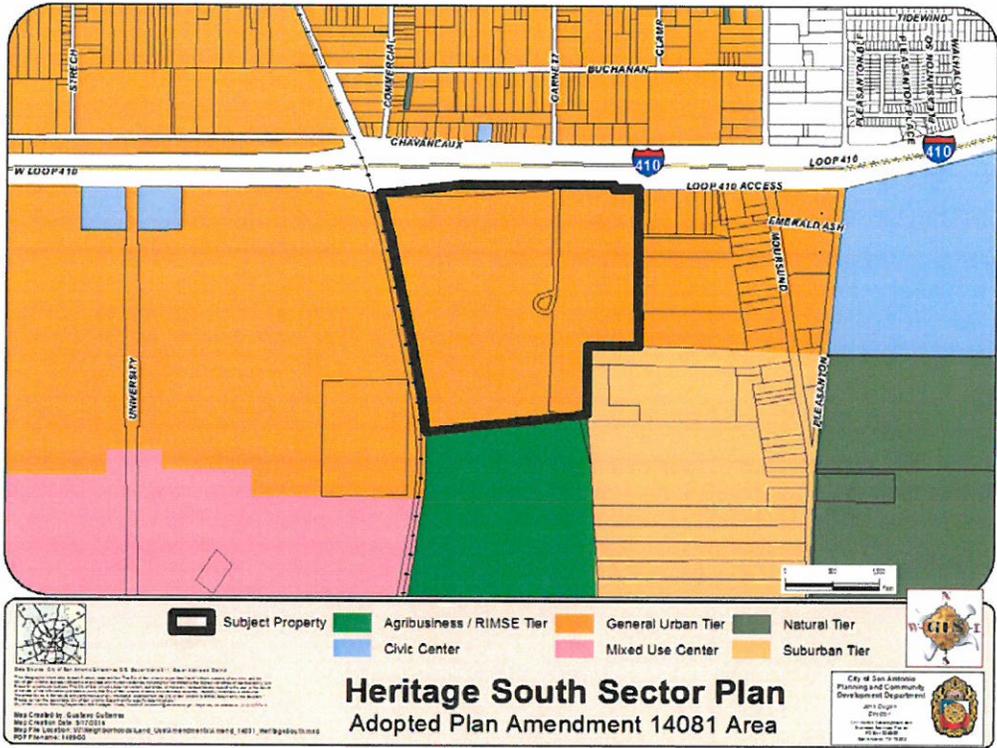
III. RECOMMENDATION

The proposed amendment for an Agribusiness/RIMSE Tier is appropriate for the respective area due to its location along a Major Thoroughfare. Agribusiness/RIMSE Tier is suitable for the property location as recommended by the Heritage South Sector Plan, which recommends providing seeds of economic development and growth while **preserving** and respecting the history, values, and natural resources of the area.

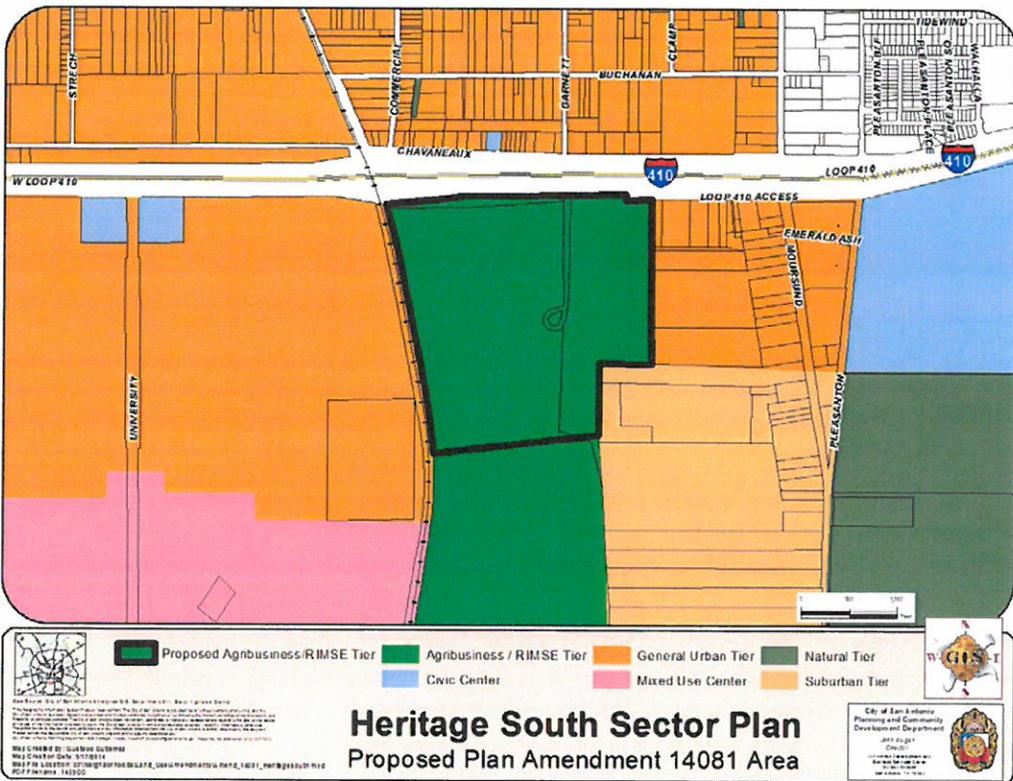
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:





2013 Aerial

Subject Property



VIA Bus Stops



VIA Bus Routes



Data Source: City of San Antonio Enterprise GIS, Sector Maps 911, Sector Appraisal District
 This geographic information system (GIS) data was prepared by the City of San Antonio. It is provided as a "best effort" representation of the data and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation or acknowledgment in any way or by any means of the accuracy, completeness, or reliability of the information provided to you by the City of San Antonio in terms of completeness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is expressly assumed by the recipient. Please contact the respective City of San Antonio Department for specific details.
 City of San Antonio Planning Department GIS Manager, Yvonne Yllescas, yvonne@gsa.sanantonio.gov. Maps may be altered at (210) 207-7470.
 Map Created by: Gustavo Gutierrez
 Map Creation Date: 9/17/2014
 Map File Location: V:\2\Neighborhoods\Land_Use\Amendments\A_mend_14081_HeritageSouth.mxd
 PDF Filename: 14081GG

Heritage South Sector Plan

Proposed Plan Amendment 14081 Area

City of San Antonio
 Planning and Community
 Development Department
 John Dugan
 Director
 City Center Development and
 Business Services Center
 PO Box 529988
 San Antonio, TX 78252



RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM GENERAL URBAN TIER TO AGRIBUSINESS/RIMSE (RESEARCH, INDUSTRIAL, MANUFACTURING, SPORT & ENTERTAINMENT) TIER FOR APPROXIMATELY 135.15 ACRES LOCATED 14903 SOUTHWEST LOOP 410 (AKA 720 W LOOP 410).

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 October 8, 2014 and recommended **Approval** of the proposed amendment on October 8, 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 8th DAY OF October, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission