



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

## PLANNING COMMISSION AGENDA

### ❧ December 3, 2014 ❧

### 9:00 A.M.

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

Jody R. Sherrill  
Michael Garcia Jr.  
Aaron Seaman

Bradley Carson  
Angela Rinehart  
George McNair

#### Ex-Officio Members

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

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

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

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

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

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

1. **8:30 A.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. **9:00 A.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. **130154:** Request by Gabriel Franco for approval of a minor plat to replat a 2.888 acre tract of land to establish **Gabriel Franco** Subdivision, generally located west of S. Skaggs Road, north of Kirkwood Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
6. **130358:** Request by HLL Land Acquisitions of Texas, L.P., for approval of a major plat to subdivide a 10.13-acre tract of land to establish **Preserve at Indian Springs U2, Ph4** Subdivision, generally located north of the intersection of Berberis and Preserve Peak. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
7. **130381:** \*Request by LHM Balcones Creek Development, Inc., for approval of a major to subdivide a 20.217 acre tract of land to establish **Balcones Creek Unit 2A, Enclave** Subdivision, generally located south of the intersection of Balcones Creek and Clearance. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)
8. **130375:** \*Request by LHM Balcones Creek Development, Inc., for approval of a major plat to subdivide a 24.428 acre tract of land to establish **Balcones Creek Unit 2B, Enclave** Subdivision, generally located at the extension of Balcones Creek and Headwind. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
9. **130424:** Request by CTMGT Rancho Del Lago, LLC, for approval of a major plat to subdivide a 15.13-acre tract of land to establish **Arcadia Ridge Collector Phase I** Subdivision, generally located southeast of the intersection of Texas Research PKWY and Potranco Road. **Staff recommends Approval.** (Juanita B. Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
10. **140110:** \*Request by Anaqua Springs Ranch, Inc., for approval of a major plat to subdivide a 26.608-acre tract of land to establish **Anaqua Springs Ranch VI C-1, P.U.D.** Subdivision, generally located west of the intersection of Creekside Cove and Anaqua Springs. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)
11. **140299:** Request by LGI Homes – Luckey Ranch Partners, LLC, for approval of a major plat to subdivide a 22.22-acre tract of land to establish **Luckey Ranch Unit 23** Subdivision, generally located southeast of the intersection of WT Montgomery and Luckey River. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)

12. **140320:** Request by City of San Antonio, for approval of a major plat to replat and subdivide a 5.729 acre tract of land to establish **District 2 Library** Subdivision, generally located west of U.S. Highway 87 East, south of Foster Meadow. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
13. **140378:** Request by WS-SAS Development, LLC, for approval of a major plat to subdivide a 22.23 acre tract of land to establish **Stillwater Ranch Unit 18** Subdivision, generally located east of Silver Pointe, north of Stone Chase. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
14. **140398:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat a 11.079-acre tract of land to establish **Castle Hills Unit 1, Enclave** Subdivision, generally located south of the intersection of Amhurst Drive and Silver Oaks Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)
15. **140411:** Request by LGI Homes – Texas, LLC, for approval of a major plat to replat and subdivide a 9.681-acre tract of land to establish **Foster Meadows Unit 13D/E** Subdivision, generally located northwest of the intersection of Vista Lake and Lake Victoria. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)

#### Street Name Change

16. **S15-001:** Request by Council District 5 for a resolution recommending approval of a street name change from “Alta Vista St” (an alley) to “Jaime P Martinez Pl” between S. Navidad and S. Trinity Streets. **Staff recommends Approval.** (Donna Camacho, Senior Planner (210) 207-5016, [donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov), Development Services Department)

#### Floodplain Variance

17. **FPV 15-001:** Request by Clara Sanchez for approval of a floodplain variance to Section 35-F125 (a) (2) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulator floodplain for building permit AP# 1981728 located at 922 NW 36<sup>th</sup> Street. **Staff recommends Denial.** (Lee Muniz, Senior Engineering Associate, (210) 207-0210, [lee.muniz@sanantonio.gov](mailto:lee.muniz@sanantonio.gov), Transportation & Capitol Improvements.

#### Land Transactions

18. A request by the Transportation and Capital Improvement Department for a resolution supporting the approval of a property exchange between the City of San Antonio (COSA) and the San Antonio Water System (SAWS) of a COSA-owned 48.66 acre parcel located in NCB 11379, at the intersection of State Hwy. 151 and Old US Hwy. 90 within the Southwest Business and Technology Park (SWBTP), in exchange for a SAWS-owned 12.31 acre parcel located in NCB 15329, at the intersection of Richland Hills Drive and Ingram Road for the Northwest Area Recreational Facility. **Staff recommends Approval.** (Hector Reynoso, (210) 207-8688, [hector.reynoso@sanantonio.gov](mailto:hector.reynoso@sanantonio.gov), Transportation and Capital Improvements Department)

#### Comprehensive Master Plan Amendments

19. **PA 15001:** A request by The Tobin Endowment, (by J. Bruce Bugg Jr), for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan** a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 45.642 acres of land out of NCB 12164, NCB 17273 and NCB 17306

\*Military Notification

generally located at 3316 Oakwell Court and the intersection of Harry Wurzbach and Oakwell Court from “Low Density Residential”, “Neighborhood Commercial”, and “Parks/Open Space” land use to “Mixed Use” land use. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)

20. **PA 15006:** A request by Antonio Pedraza, Jr and Katherine McColley, for approval of a resolution to amend the future land use plan contained in the **Near Northwest Neighborhood Plan** a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.0852 of an acre of land in Lot 11, Block 2, NCB 2074 located at 943 Culebra Road from “Urban Low Density Residential” land use to “Neighborhood Commercial” land use. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)
21. **PA 15007:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 21.6924 acres of land out of P-27E, P-27G and P-28B, NCB 34760, and Lot 6 and 7, Block 34, NCB 18333, generally located along the 19000 block of Cresta Bella, from “Rural Estate Tier” to “Suburban Tier”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department)
22. A request by the Department of Planning & Community Development for approval of a resolution designating the Heritage South Sector Plan and the United Southwest Community Plan as the land use and intensity plans applicable to all land included in the Limited Purpose Annexation and for the areas included in “Agreements for Services in lieu of Annexation” approved by City Council on January 9, 2014. **Staff recommends Approval.** (Rudy Nino, Planning Manager, (210) 207-8389, [Rudy.Nino@sanantonio.gov](mailto:Rudy.Nino@sanantonio.gov), Department of Planning & Community Development)

#### **Other Items**

23. Public hearing and consideration of a Resolution recommending an amendment to a Five-year Industrial District Non-annexation Agreement and Basic Fire Services Agreement with the Texas Research and Technology Foundation. **Staff recommends Approval.** (Nina Nixon-Mendez, Planning Manager, Department of Planning and Community Development, 207-2744, [nina.nixon-mendez@sanantonio.gov](mailto:nina.nixon-mendez@sanantonio.gov) )
24. Appointment of a Planning Commission member to fill an unexpired term on the Planning Commission Technical Advisory Committee (PCTAC).
25. Approval of the minutes for the November 12, 2014, Planning Commission meeting.
26. Director’s report - City Council Action Update (Planning Commission items sent to Council)
27. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

130154

**Project Name:**

Gabriel Franco

**Applicant:**

Gabriel Franco

**Representative:**

Westar Alamo Land Surveyors, LLC.,  
c/o Salvador Flores, P.E.

**Owner:**

Gabriel Franco

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located west of S. Skaggs  
Road, north of Kirkwood Road.

**Tract Size:**

2.888 acres

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder November 14, 2014  
Notices Mailed November 14, 2014

- Nine (9) notices were sent to  
property owners within 200 feet

Internet Agenda posting  
November 26, 2014

**REQUEST**

Approval of a minor plat to replat a 2.888-acre tract of land to  
establish **Gabriel Franco** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 10, 2014

**CASE HISTORY**

The area being replatted is a portion of Lot 3, Block 74, CB 5737,  
out of a plat recorded in Volume 980, Page 217, of the deed and  
plat records of Bexar County, Texas..

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

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

**C. Services Available**

Atascosa Rural WSC

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 22, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

**III. RECOMMENDATION**

Approval of the proposed **Gabriel Franco** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed plat

REPLAT  
ESTABLISHING  
GABRIEL FRANCO  
SUBDIVISION

BEING 2.888 ACRES ESTABLISHING LOT 24,  
BLOCK 74, COUNTY BLOCK 5737,  
BEXAR COUNTY, TEXAS, PREVIOUSLY KNOWN  
AS A PORTION OUT OF A PROPERTY CONVEYED  
BY DEED RECORDED IN VOLUME 15677, PAGE  
1795, REAL PROPERTY RECORDS OF BEXAR  
COUNTY, TEXAS AND OUT OF THE ALEXAS  
BUSTILLOS SURVEY NUMBER 56, ABSTRACT 52,  
BEXAR COUNTY, TEXAS AND A PART OF LOT 3,  
BLOCK 74, COUNTY BLOCK 5737, ACCORDING TO  
PLAT RECORDED IN VOLUME 980, PAGE 217, OF  
THE DEED AND PLAT RECORDS OF BEXAR  
COUNTY, TEXAS.



P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
400 N. LOOP 1604 E. STE. 350, SAN ANTONIO, TX 78232  
PHONE (210) 372-9000 FAX (210) 372-9999  
REGISTRATION NO. 1011700

Bendicion Engineering,  
LLC

19215 Deer Elk Crest  
San Antonio, Texas 78258  
Phone: 210-382-0038  
REGISTRATION NO. F-10402

JOB NO.: 55560

STATE OF TEXAS:  
COUNTY OF BEXAR:

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

OWNER'S ADDRESS: GABRIEL FRANCO 9851 KENNEBEC WAY SAN ANTONIO, TX 78245  
OWNER'S AGENT: MARK J. EWALD WESTAR ALAMO LAND SURVEYORS, L.L.C. 400 N. LOOP 1604 E. STE. 350 SAN ANTONIO, TX 78232

*Mark J. Ewald*  
OWNER'S AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mark J. Ewald* 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 APRIL, A.D. 2016

*Linda Hunter*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: 5/02/16

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

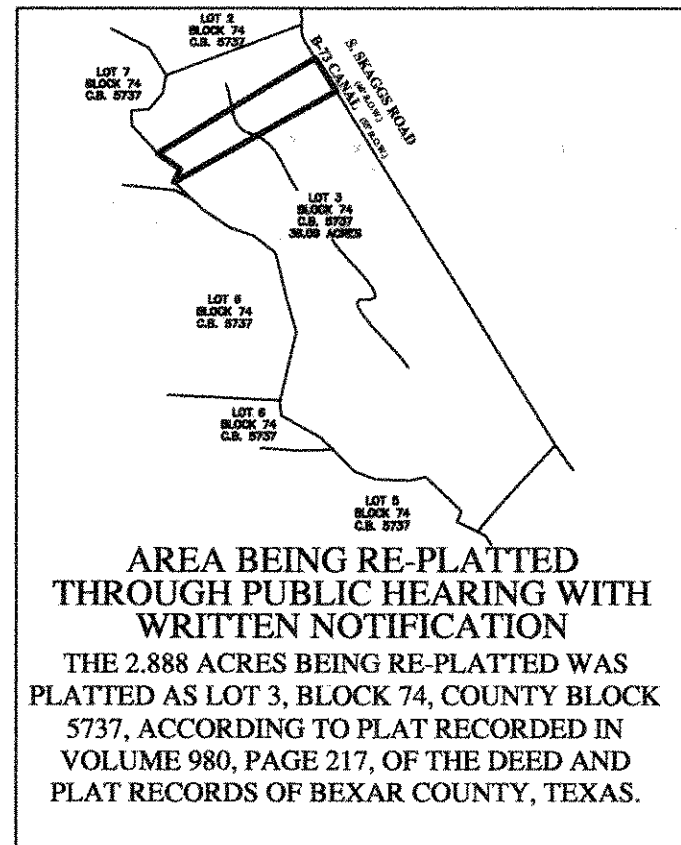
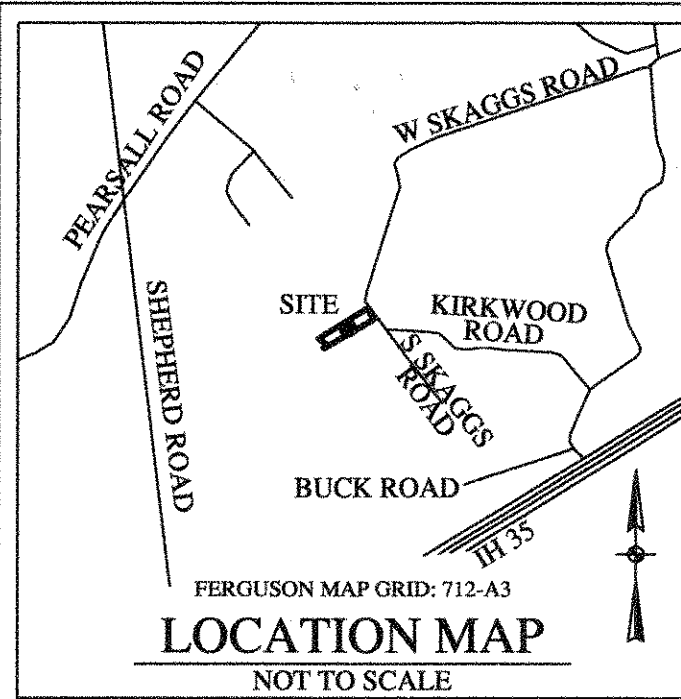
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,  
BEXAR COUNTY, TEXAS

THIS REPLAT OF GABRIEL FRANCO 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

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

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



LEGEND

B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS
R.O.W.	BEXAR COUNTY RIGHT OF WAY
ESM'T	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESM'T
B.S.L.	BUILDING SETBACK LINE (VOLUME, PAGE)
TEL	TELEPHONE
CA.TV.	CABLE TELEVISION
F.I.R.	FOUND IRON ROD
S.I.R.	SET IRON ROD

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF SAN ANTONIO SUBURBAN IRRIGATED FARMS SUBDIVISION WHICH IS RECORDED IN VOLUME 980, PAGES 207-218, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER'S DULY AUTHORIZED AGENT \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: \_\_\_\_\_

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: WESTAR ALAMO LAND SURVEYORS, L.L.C.

*Mark J. Ewald*  
REGISTERED PUBLIC SURVEYOR NO. 5095  
MARK J. EWALD, R.P.L.S.

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET, 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.

*Salvador Flores*  
REGISTERED PROFESSIONAL ENGINEER NO. 82638  
SALVADOR FLORES, P.E.

DRAINAGE EASEMENT NOTE:  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE WRITTEN 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 EASEMENT AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

FINISH 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.

FINISH FLOOR ELEVATIONS ON RESIDENTIAL LOTS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTER WATER SURFACE ELEVATION FOR THE 100-YEAR DEVELOPMENT.

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

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.

STREETSCAPE PLANTING:  
THIS PLAT SHALL CONFORM TO THE STREETSCAPE PLANTING STANDARDS THE MINIMUM REQUIREMENTS SHALL BE MET AS SPECIFIED IN PARAGRAPH 35-512(B) UNIFIED DEVELOPMENT CODE ADOPTED JANUARY 7, 2003.

FLOODPLAIN DRAINAGE EASEMENT NOTE:  
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.

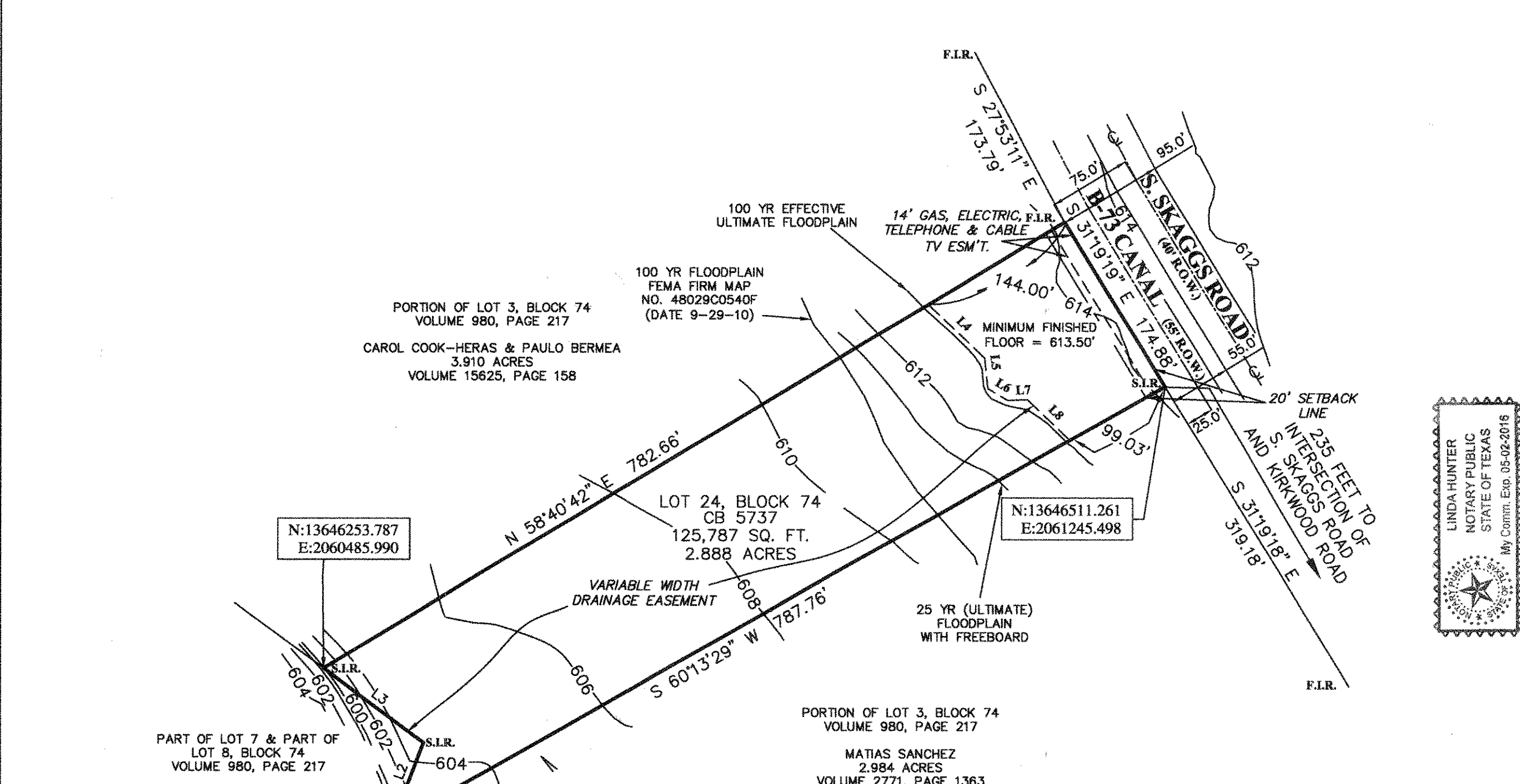
SURVEY NOTES:  
1. 1/2" DIAMETER STEEL PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.  
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).  
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).

CPS NOTES:  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 EFFECENCY 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 FACILITIES 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.

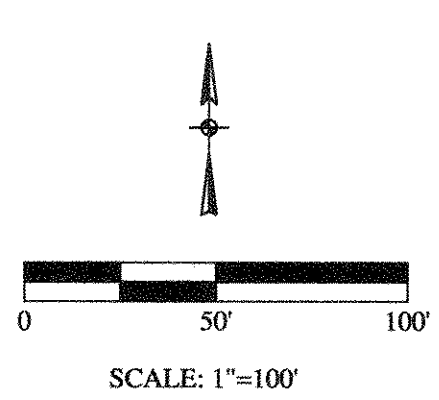
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

LINE	BEARING	DISTANCE
L.1	N 47°27'39" W	10.74'
L.2	N 20°34'34" E	63.66'
L.3	N 53°27'00" W	112.29'
L.4	S 45°58'08" E	70.89'
L.5	S 06°02'01" E	27.43'
L.6	S 58°55'29" E	20.84'
L.7	N 87°36'33" E	17.86'
L.8	S 45°58'08" E	53.53'



STATE OF TEXAS  
REGISTERED  
LAND SURVEYOR  
MARK J. EWALD  
5095

STATE OF TEXAS  
REGISTERED  
PROFESSIONAL ENGINEER  
SALVADOR FLORES  
82638





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

130358

**Project Name:**

Preserve at Indian Springs U2, Ph4

**Applicant:**

Melissa Youngblood

**Representative:**

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

**Owner:**

HLL Land Acquisitions of Texas,  
L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located north of the  
intersection of Berberis and Preserve  
Peak

**Tract Size:**

10.13 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting November  
26, 2014

**REQUEST**

Approval of a major plat to subdivide a **10.13**-acre tract of land to  
establish **Preserve at Indian Springs U2, Ph4** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 24, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of forty one (**41**) single-family lots, one (**1**) non-single family lots, and approximately one thousand five hundred and forty one (**1,541**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on November 24, 2014

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 24, 2014

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

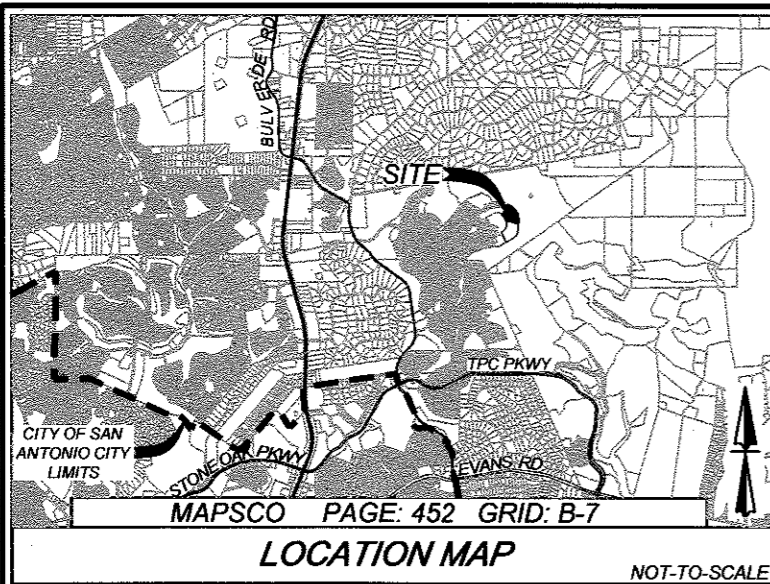
MDP 749A, Indian Springs, accepted on August 13, 2004.

## **III. RECOMMENDATION**

Approval of the proposed **Preserve at Indian Springs U2, Ph4** Plat

## **IV. ATTACHMENT**

1. Proposed plat
2. SAWS Aquifer Letter



NOTES

- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...
2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE...
3. LOT 901, BLOCK 118 IS DESIGNATED AS A WATER QUALITY AND DRAINAGE EASEMENT.

OWNER/DEVELOPER: HLL LAND ACQUISITIONS OF TEXAS, L.P. 1301 MUNICIPAL WAY, STE. 200 GRAPEVINE, TX 76051 PHONE: 817-835-0650

C.P.S. NOTES

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES...
2. ANY CPSS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPSS EQUIPMENT...
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...
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS...
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

WASTEWATER EDU NOTE

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

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.

FIRE FLOW NOTE

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

BUILDING SETBACK NOTE

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

MAINTENANCE NOTE

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

KEYNOTES

- 1. PLATTED WITH THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 2, PHASE 3 (VOL. 9614, PG. 124 D.P.R.)
2. PLATTED WITH THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 2 (VOL. 9625, PG. 219-221 D.P.R.)
3. PLATTED WITH THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 1 (VOL. 9572, PG. 159 D.P.R.)
4. PLATTED WITH THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 2, PHASE 2 (PLAT NO. 120221 D.P.R.)

LEGEND

- FOUND 1/2" IRON ROD AS NOTED
SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
ESMT = EASEMENT
F.F. = FINISHED FLOOR MINIMUM ELEVATION AS REQUIRED FOR SANITARY SEWER
B.S.L. = BUILDING SETBACK LINE
G.E.T.T.V.E. = GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
DRE = DENHAM RAMONES ENGINEERING
PD = PAPE-DAWSON ENGINEERS

SURVEYOR NOTES

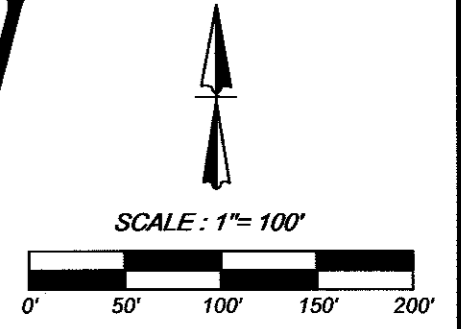
- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARING ARE BASED ON THE STATE PLANE COORDINATES SYSTEM ESTABLISHED FOR TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICA DATUM (NAD83) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 300-YEAR FLOODPLAIN AS SCALD FROM FEMA FLOOD MAP 145 OF 785, COMMUNITY PANEL NO. 48029C0145G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

CURVE TABLE

Table with 6 columns: CURVE #, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curve data for curves C1 through C31.

PARCEL LINE TABLE

Table with 3 columns: LINE #, LENGTH, DIRECTION. Lists parcel line data for lines L1 through L4.



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

Melissa Youniss Vice President DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF November, A.D. 2014 Notary Public, State of Texas My Commission Expires June 14, 2017

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

ON THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_\_ COUNTY JUDGE, BEAR COUNTY, TEXAS

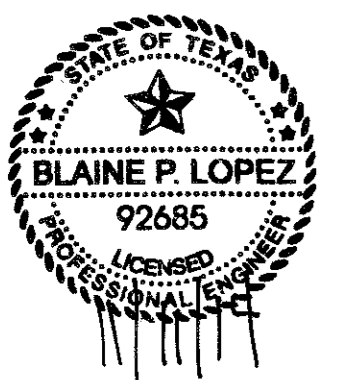
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT INDIAN SPRINGS U2, PH4 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 BEAR I, \_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_ DAY OF \_\_\_ A.D. \_\_\_ AT \_\_\_ M. AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_ A.D. \_\_\_ AT \_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY IN BOOK/VOLUME \_\_\_ ON PAGE \_\_\_

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



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

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIBEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 14603 HUEBNER RD., BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-0499





October 4, 2013

Mr. Blaine Lopez, P.E.  
KFW Engineers & Surveying  
14603 Huebner Road, Bldg. 40  
San Antonio, Texas 78230

RE: File No. 1310002 - Request for review of **Preserve At Indian Springs U2, Ph4, Plat No. 130358** located approximately 200 feet north of the intersection of Berberis and Preserve Peak Drive.

Dear Mr. Lopez:

On October 2, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 10.130 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.1954. Certain changes to the project may create a substantial alteration 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 September 28, 2012.

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 Preserve At Indian Springs U2, Ph4, Plat No. 130358.

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", 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. 7

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

130381

**Project Name:**

Balcones Creek Unit 2A Enclave

**Applicant:**

Jay Hanna

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Leslie Ostrander, P.E.

**Owner:**

LHM Balcones Creek Development,  
Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Balcones Creek and  
Clearance

**Tract Size:**

20.217-acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting November  
26, 2014

**REQUEST**

Approval of a major plat to subdivide a 20.217-acre tract of land  
to establish **Balcones Creek Unit 2A, Enclave** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 24, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of twenty-nine (29) single-family residential lots, one (1) non-single family lot, and one thousand eight hundred ten (1,810) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 24, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

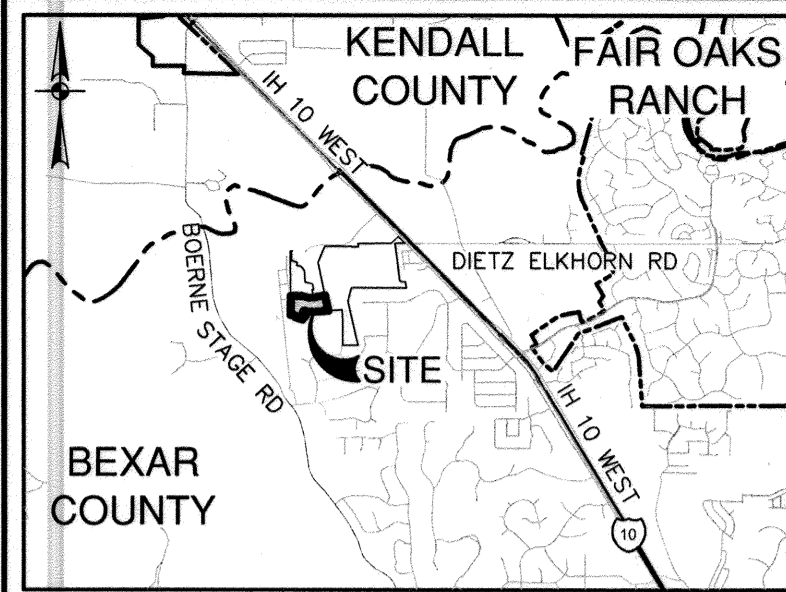
MDP 013A-07, Balcones Creek Enclave, accepted July 5, 2012

**III. RECOMMENDATION**

Approval of the proposed **Balcones Creek Ranch Unit 2A, Enclave** Subdivision

**IV. ATTACHMENT**

1. Proposed plat



LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK	(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	
BSL	BUILDING SETBACK LINE		
GATV	CABLE TELEVISION		
CB	COUNTY BLOCK		
CV	CLEAR VISION	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
BCDR	DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	ROW	RIGHT-OF-WAY
ESMT	EASEMENT (BAKER)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		(JC)	(JONES & CARTER)
		INT	DISTANCE AND BEARING TO STREET INTERSECTION
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	1.836 ACRE INGRESS/EGRESS AND DRAINAGE EASEMENT (VOL 6049, PG 545 BCDR)
⑦	16' PRIVATE DRAINAGE EASEMENT	②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9675, PG 90-91, DPR)
⑪	10' BUILDING SETBACK	③	20' BUILDING SETBACK (VOL 9675, PG 90-91, DPR)
⑫	20' BUILDING SETBACK	④	10' BUILDING SETBACK (VOL 9675, PG 90-91, DPR)
⑬	10' TELEPHONE AND CABLE TV EASEMENT	⑤	ELECTRIC AND GAS LINES RIGHT-OF-WAY (VOL 15704, PG 1935-1945 OPR)
⑭	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, ACCESS, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (0.294 TOTAL ACRE "OFF-LOT")	⑥	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-9 DPR)
		⑦	16' WATER EASEMENT (VOL 13938, PG 159-172 OPR)

SURVEYOR'S NOTES:

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

EDU 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 PRIOR TO THE 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PILES THEREON, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CIP MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CIP EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

OPEN SPACE DESIGNATION NOTE:

LOT 901, BLOCK 1, COUNTY BLOCK 4707 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE BALCONES CREEK HOMEOWNERS' ASSOCIATION.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK UNIT 2A, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901 & 999, BLOCK 1

SAWS NOTE:

THE DEVELOPER DEDICATES THE 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.

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 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

TREE NOTE:

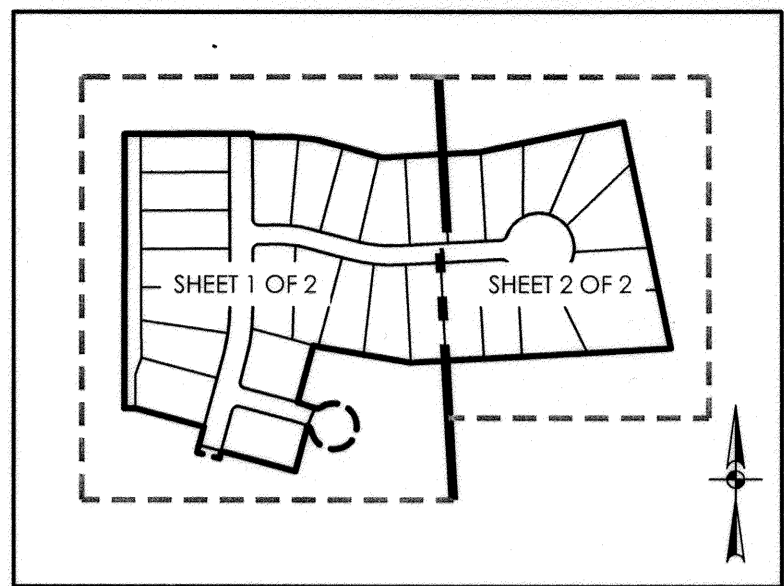
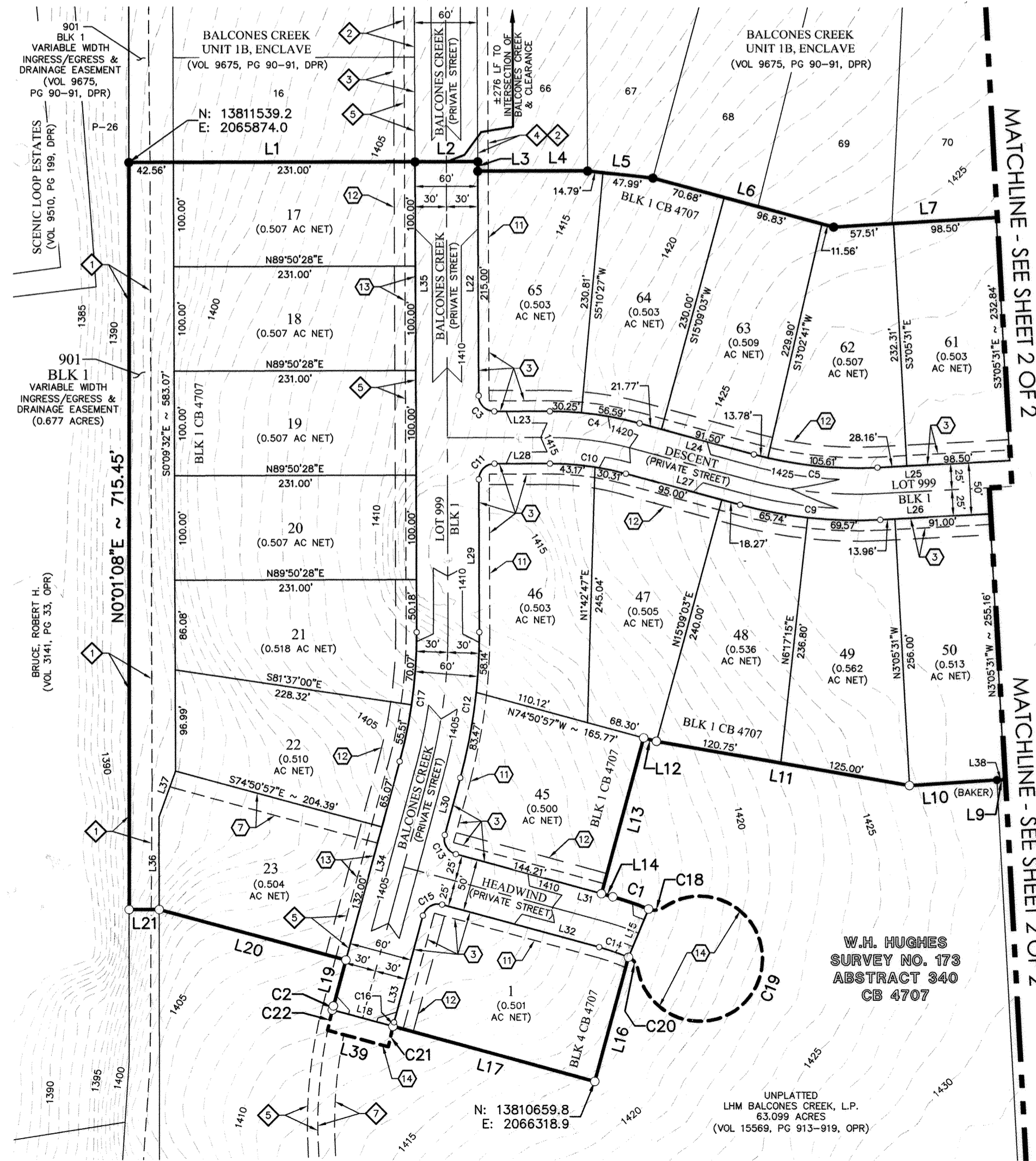
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1394358) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H).

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 1, CB 4707 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, AND PEDESTRIAN, EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

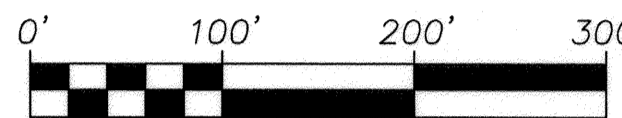
SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES



INDEX MAP

SCALE: 1"=500'

SCALE: 1"=100'



PLAT NUMBER 130381

SUBDIVISION PLAT  
ESTABLISHING  
BALCONES CREEK UNIT 2A,  
ENCLAVE

A 20.217 ACRE TRACT OF LAND OUT OF A 63.099 ACRE TRACT OF LAND DESCRIBED TO LHM BALCONES CREEK, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 913-919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 19, 2014

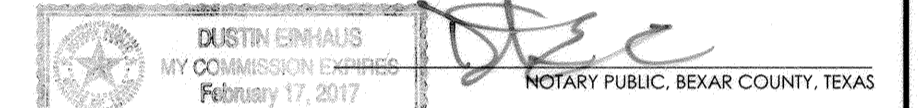
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY HANNA  
LHM BALCONES CREEK DEVELOPMENT, INC.  
1011 N. LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF November 20, A.D. 2014.



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

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

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

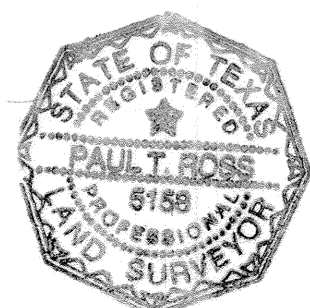
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

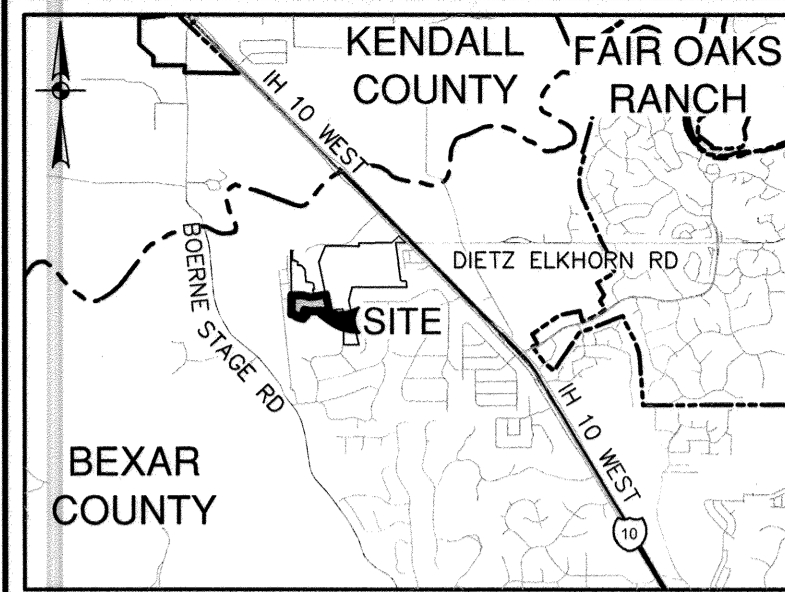
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR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

COUNTY CLERK, BEXAR COUNTY, TEXAS  
DEPUTY

SHEET 1 OF 2



BALCONES CREEK UNIT 2A, ENCLAVE Civil Job No. 7785-18; Survey Job No. 9100-13



LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BSL	BUILDING SETBACK LINE		
CATV	CABLE TELEVISION	VOL	VOLUME PAGE(S)
CB	COUNTY BLOCK	PG	RIGHT-OF-WAY
CV	CLEAR VISION		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
BCDR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW
ESMT	EASEMENT		(JONES & CARTER)
(BAKER)	(BAKER)	(JC)	DISTANCE AND BEARING TO STREET INTERSECTION

—	EXISTING CONTOURS	—	PROPOSED CONTOURS
①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	1.836 ACRE INGRESS/EGRESS (VOL 6049, PG 545 BCDR)
②	16' PRIVATE DRAINAGE EASEMENT	②	(VOL 6049, PG 286 BCDR)
③	10' BUILDING SETBACK	③	(VOL 3040, PG 179 BCDR)
④	20' BUILDING SETBACK	④	(VOL 11950, PG 1800 OPR)
⑤	10' TELEPHONE AND CABLE TV EASEMENT	⑤	(VOL 13047, PG 2344 OPR)
⑥	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, ACCESS, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (0.294 TOTAL ACRE "OFF-LOT")	⑥	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9675, PG 90-91, DPR)
		⑦	20' BUILDING SETBACK (VOL 9675, PG 90-91, DPR)
		⑧	10' BUILDING SETBACK (VOL 9675, PG 90-91, DPR)
		⑨	ELECTRIC AND GAS LINES RIGHT-OF-WAY (VOL 15704, PG 1935-1945 OPR)
		⑩	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-9 DPR)
		⑪	16' WATER EASEMENT (VOL 13938, PG 159-172 OPR)

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

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

**EDU 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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

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

*Shauna L. Weaver*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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

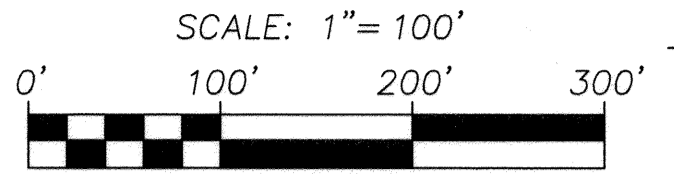
*Paul T. Ross*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

LINE #	BEARING	LENGTH
L1	N89°50'24"E	273.56'
L2	N89°50'28"E	60.00'
L3	S00°09'32"E	9.00'
L4	N89°50'28"E	105.00'
L5	S83°57'25"E	62.77'
L6	S74°50'57"E	179.07'
L7	N86°35'49"E	184.19'
L8	N86°50'04"E	66.46'
L9	S86°53'38"W	593.24'
L10	S86°20'20"W	83.76'
L11	N80°07'31"W	245.75'
L12	N74°50'57"W	12.65'
L13	S15°09'03"W	154.80'
L14	S74°50'57"E	11.32'
L15	S22°40'32"W	50.00'
L16	S15°09'03"W	123.06'
L17	N74°50'57"W	199.98'
L18	N74°50'57"W	60.00'
L19	N15°09'03"E	45.61'
L20	N74°50'57"W	184.84'
L21	N89°58'52"W	28.78'

LINE #	BEARING	LENGTH
L22	S00°09'32"E	224.00'
L23	N89°50'28"E	53.04'
L24	S74°50'57"E	113.27'
L25	N86°54'29"E	265.65'
L26	S86°54'29"W	265.64'
L27	N74°50'57"W	113.27'
L28	S89°50'28"W	53.04'
L29	S00°09'32"E	146.18'
L30	S15°09'03"W	56.67'
L31	S74°50'57"E	155.53'
L32	N74°50'57"W	155.53'
L33	S15°09'03"W	106.00'
L34	N15°09'03"E	242.67'
L35	N00°09'32"W	450.18'
L36	N00°09'32"W	88.52'
L37	N19°50'28"E	46.78'
L38	S86°53'38"W	7.24'
L39	N74°50'57"W	60.11'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	7°31'29"	S71°05'13"E	36.09'	36.12'
C2	430.00'	0°31'58"	N14°53'04"E	4.00'	4.00'
C3	15.00'	90°00'00"	S45°09'32"E	21.21'	23.56'
C4	325.00'	15°18'35"	S82°30'15"E	86.58'	86.84'
C5	375.00'	18°14'34"	S83°58'14"E	118.89'	119.40'
C6	15.00'	67°49'47"	N52°59'35"E	16.74'	17.76'
C7	91.00'	315°39'35"	S3°05'31"E	68.68'	501.35'
C8	15.00'	67°49'47"	N59°10'37"W	16.74'	17.76'
C9	425.00'	18°14'34"	N83°58'14"W	134.75'	135.32'
C10	275.00'	15°18'35"	N82°30'15"W	73.26'	73.48'
C11	15.00'	90°00'00"	S44°50'28"W	21.21'	23.56'
C12	530.00'	15°18'35"	S7°29'45"W	141.20'	141.62'
C13	15.00'	90°00'00"	S29°50'57"E	21.21'	23.56'
C14	225.00'	7°31'29"	N71°05'13"W	29.53'	29.55'
C15	15.00'	90°00'00"	S60°09'03"W	21.21'	23.56'
C16	370.00'	0°37'09"	S14°50'28"W	4.00'	4.00'
C17	470.00'	15°18'35"	N7°29'45"E	125.21'	125.59'
C18	15.00'	57°46'09"	N83°47'28"E	14.49'	15.12'
C19	60.00'	295°32'17"	S22°40'32"W	64.00'	309.49'
C20	15.00'	57°46'09"	N38°26'24"W	14.49'	15.12'
C21	370.00'	3°05'59"	S12°58'55"W	20.01'	20.02'
C22	430.00'	2°40'00"	N13°17'05"E	20.01'	20.01'

SEE SHEET 1 OF 2  
 FOR GENERAL NOTES



PLAT NUMBER 130381

SUBDIVISION PLAT  
 ESTABLISHING  
 BALCONES CREEK UNIT 2A,  
 ENCLAVE

A 20.217 ACRE TRACT OF LAND OUT OF A 63.099 ACRE TRACT OF LAND DESCRIBED TO LHM BALCONES CREEK, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 913-919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 19, 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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY HANNA  
 LHM BALCONES CREEK DEVELOPMENT, INC.  
 1011 N. LAMAR BLVD  
 AUSTIN, TEXAS 78703  
 (512) 477-2400

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF November 20, A.D. 2014.

DUSTIN EINHAUS  
 MY COMMISSION EXPIRES February 17, 2017  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

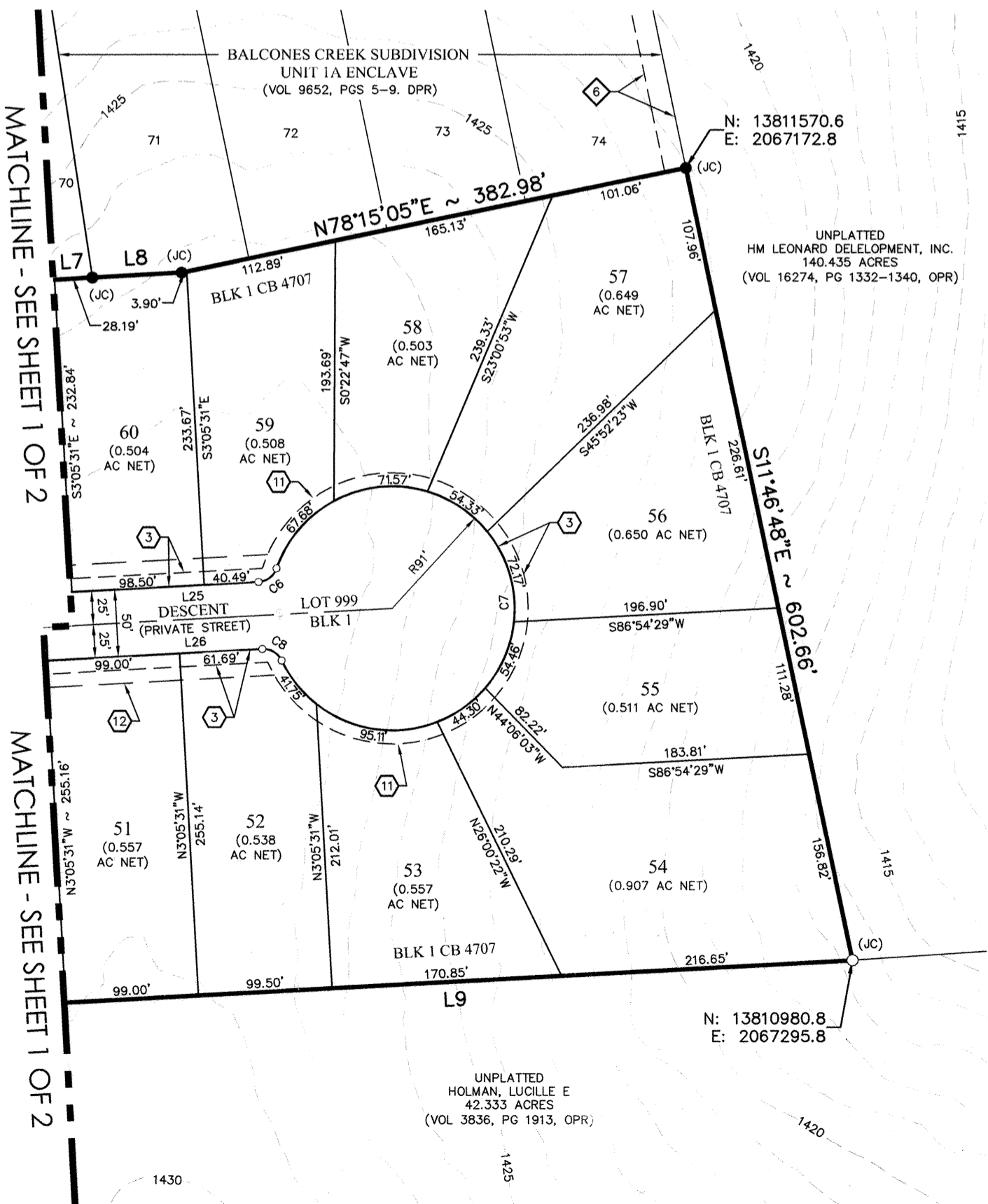
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

COUNTY CLERK, BEXAR COUNTY, TEXAS  
 DEPUTY



BALCONES CREEK UNIT 2A, ENCLAVE  
 Civil Job No. 7785-18; Survey Job No. 9100-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

130375

**Project Name:**

Balcones Creek Unit 2B Enclave

**Applicant:**

Jay Hanna

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Leslie Ostrander, P.E.

**Owner:**

LHM Balcones Creek Development,  
Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located at the extension  
of Balcones Creek and Headwind.

**Tract Size:**

24.428-acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting November  
26, 2014

**REQUEST**

Approval of a major plat to subdivide a 24.428-acre tract of land  
to establish **Balcones Creek Unit 2B, Enclave** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 21, 2014

**CASE HISTORY**

This plat is on hold for recordation on the plat tracking system  
until the Balcones Creek Unit 2A, Enclave Subdivision, Plat No.  
130381 which provides access to this development is recorded.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of thirty-four (34) single-family residential lots, two (2) non-single family lot, and two thousand three hundred thirty six (2,336) 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 on November 19, 2014.

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

### **E. Interdepartmental Review**

LOCs were issued on November 21, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

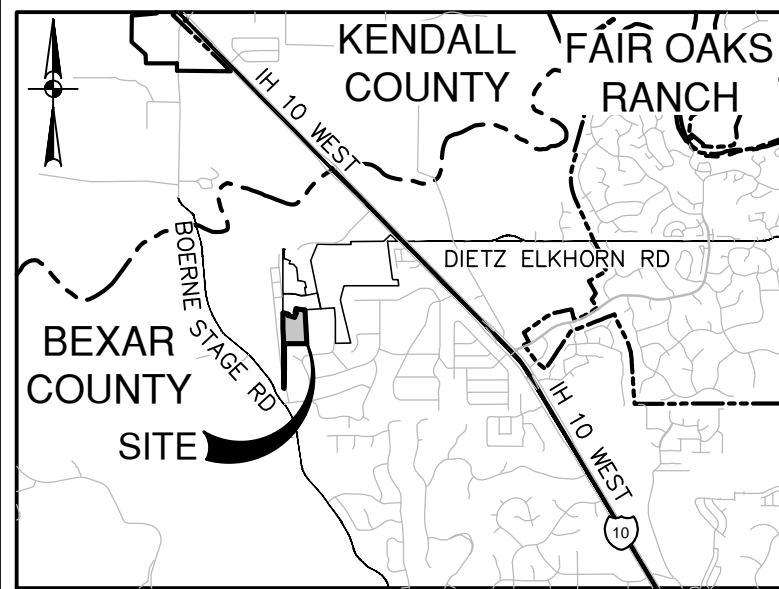
MDP 013A-07, Balcones Creek Enclave, accepted July 5, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Balcones Creek Ranch Unit 2B, Enclave** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat



LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	FOUND	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CB	COUNTY BLOCK	SET	SET 1/2" IRON ROD (PD)
CV	CLEAR VISION	(JC)	(JONES & CARTER)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	INT	DISTANCE AND BEARING TO STREET INTERSECTION
BCDR	DEED RECORDS OF BEXAR COUNTY, TEXAS		
ESMT	EASEMENT		

1140 EXISTING CONTOURS  
1140 PROPOSED CONTOURS

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
10' BUILDING SETBACK  
20' BUILDING SETBACK

1	1.836 ACRE INGRESS/EGRESS (VOL 6049, PG 545 BCDR) (VOL 6049, PG 286 BCDR) (VOL 13060, PG 179 BCDR) (VOL 11950, PG 1800 OPR) (VOL 13047, PG 2344 OPR)	5	GAS AND ELECTRIC EASEMENT (VOL 15704, PG 1935-1945 OPR)
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT# 130381)	6	16' WATER EASEMENT (VOL 13938, PG 159-172 OPR)
3	20' BUILDING SETBACK (PLAT# 130381)	7	PERMANENT WATER EASEMENT (SAWS P09-041B) (VOL 14205, PG 1742-1248 OPR)
4	10' BUILDING SETBACK (PLAT# 130381)	8	PERMANENT WATER EASEMENT (SAWS P09-041C) (VOL 14977, PG 711-716 OPR)
		9	PERMANENT DRAINAGE EASEMENT (VOL 9510, PG 199 OPR)

SURVEYOR'S NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. NOTES:

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

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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251.

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 AND 902, BLOCK 1, COUNTY BLOCK 4707 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE BALCONES CREEK HOMEOWNERS' ASSOCIATION.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK UNIT 2B, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 1 AND LOT 902, BLOCK 1.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1394358) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(1).

SAWS NOTE:

THE DEVELOPER DEDICATES THE 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.

FINISHED FLOOR NOTE:

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

FIRE FLOW NOTE:

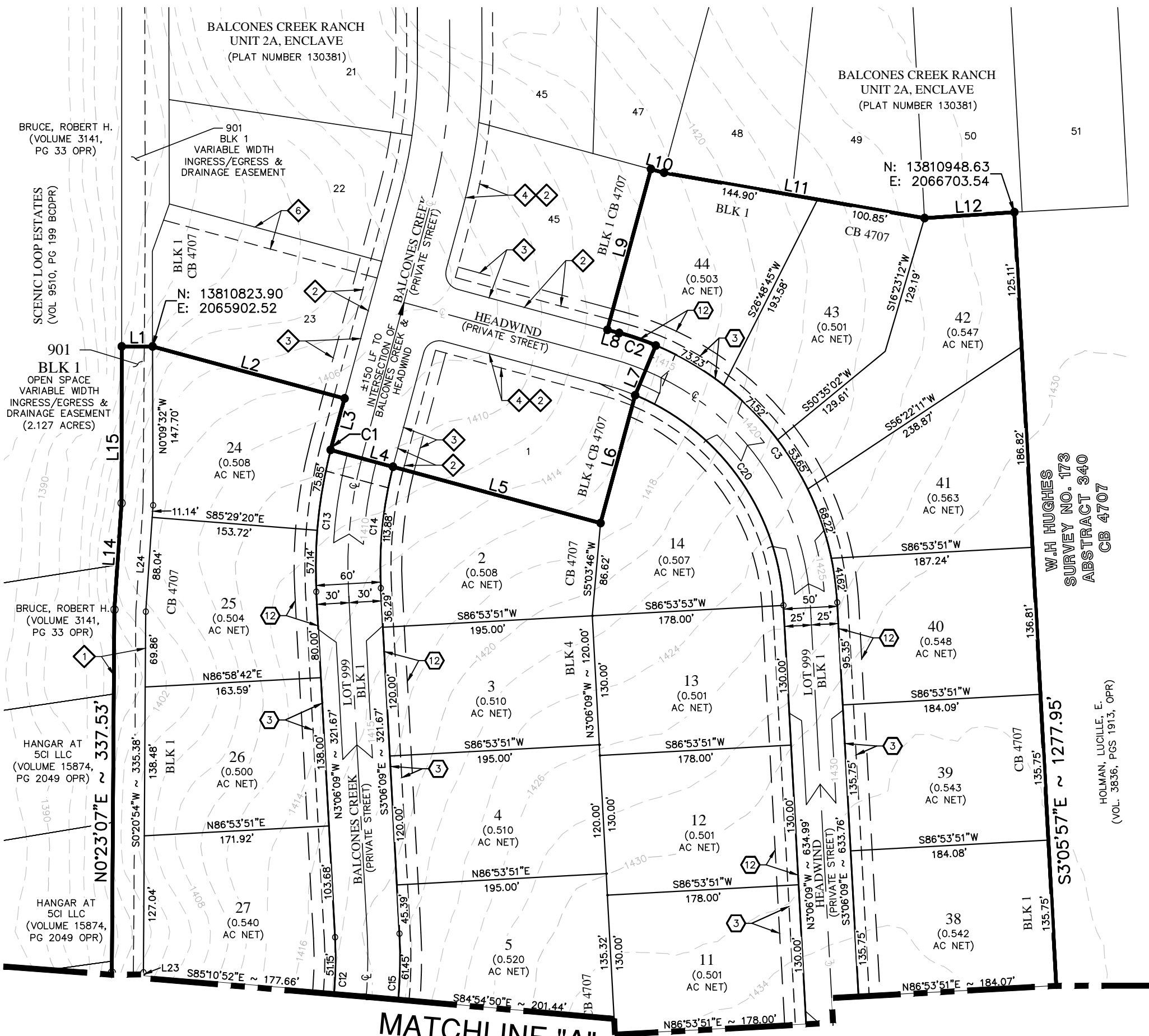
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED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

PRIVATE STREET DESIGNATION NOTE:

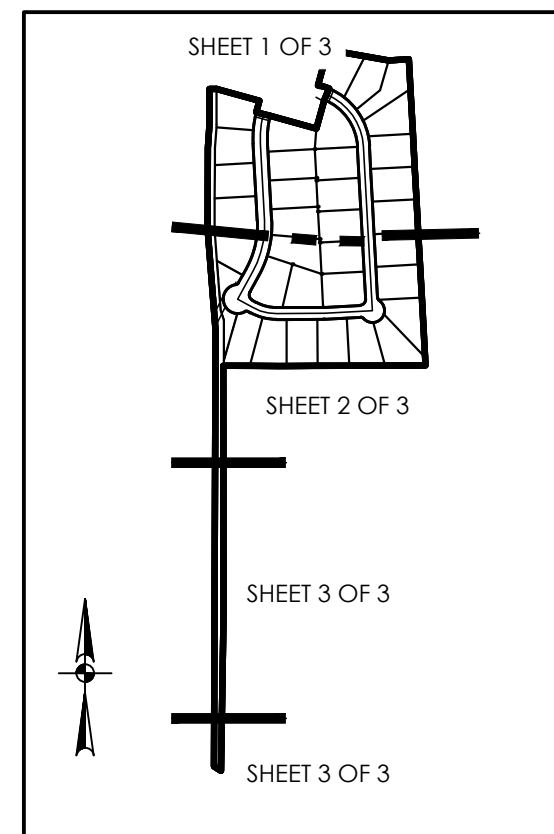
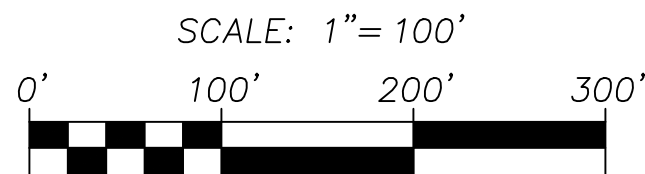
LOT 999, BLOCK 1, CB 4707 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, AND PEDESTRIAN, AND EASEMENT.

SEE SHEET 3 OF 3  
FOR LINE &  
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



MATCHLINE "A"  
SEE SHEET 2 OF 3



INDEX MAP  
SCALE: 1" = 800'

PLAT NUMBER 130375

SUBDIVISION PLAT  
ESTABLISHING  
BALCONES CREEK  
UNIT 2B, ENCLAVE

A 24.428 ACRE TRACT OF LAND OUT OF A 63.099 ACRE TRACT OF LAND CONVEYED TO LHM BALCONES CREEK, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 913-919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 12, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY HANNA  
LHM BALCONES CREEK DEVELOPMENT, INC.  
1011 N. LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

SHEET 1 OF 3

SUBDIVISION PLAT  
ESTABLISHING  
**BALCONES CREEK**  
UNIT 2B, ENCLAVE

A 24.428 ACRE TRACT OF LAND OUT OF A 63.099 ACRE TRACT OF LAND CONVEYED TO LHM BALCONES CREEK, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 913-919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 12, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY HANNA  
LHM BALCONES CREEK DEVELOPMENT, INC.  
1011 N. LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

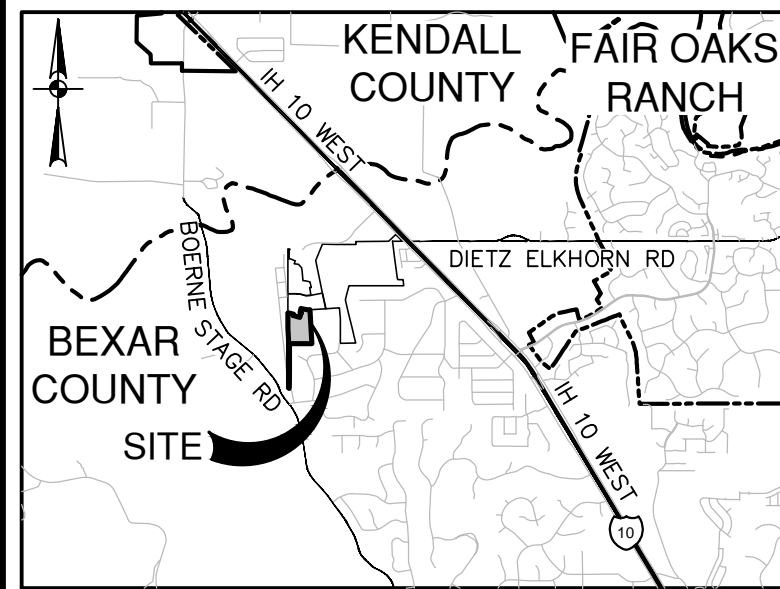
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
BLK	BLOCK	PG	PAGE(S)
BLSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	ROW	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CB	COUNTY BLOCK	○	SET 1/2" IRON ROD (PD)
CV	CLEAR VISION	(JC)	(JONES & CARTER)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	INT	DISTANCE AND BEARING TO STREET INTERSECTION
BCDR	DEED RECORDS OF BEXAR COUNTY, TEXAS		
ESMT	EASEMENT		

1140 EXISTING CONTOURS  
1140 PROPOSED CONTOURS

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

- ① 1.836 ACRE INGRESS/EGRESS (VOL 6049, PG 545 BCDR) (VOL 6049, PG 286 BCDR) (VOL 3060, PG 179 BCDR) (VOL 11950, PG 1800 OPR) (VOL 13047, PG 2344 OPR)
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT# 130381)
- ③ 20' BUILDING SETBACK (PLAT# 130381)
- ④ 10' BUILDING SETBACK (PLAT# 130381)
- ⑤ GAS AND ELECTRIC EASEMENT (VOL 15704, PG 1935-1945 OPR)
- ⑥ 16' WATER EASEMENT (VOL 13938, PG 159-172 OPR)
- ⑦ PERMANENT WATER EASEMENT (SAWS P09-041B) (VOL 14205, PG 1742-1248 OPR)
- ⑧ PERMANENT WATER EASEMENT (SAWS P09-041C) (VOL 14977, PG 711-716 OPR)
- ⑨ PERMANENT DRAINAGE EASEMENT (VOL 9510, PG 199 OPR)

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 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, 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 GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY 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 WHICH 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.

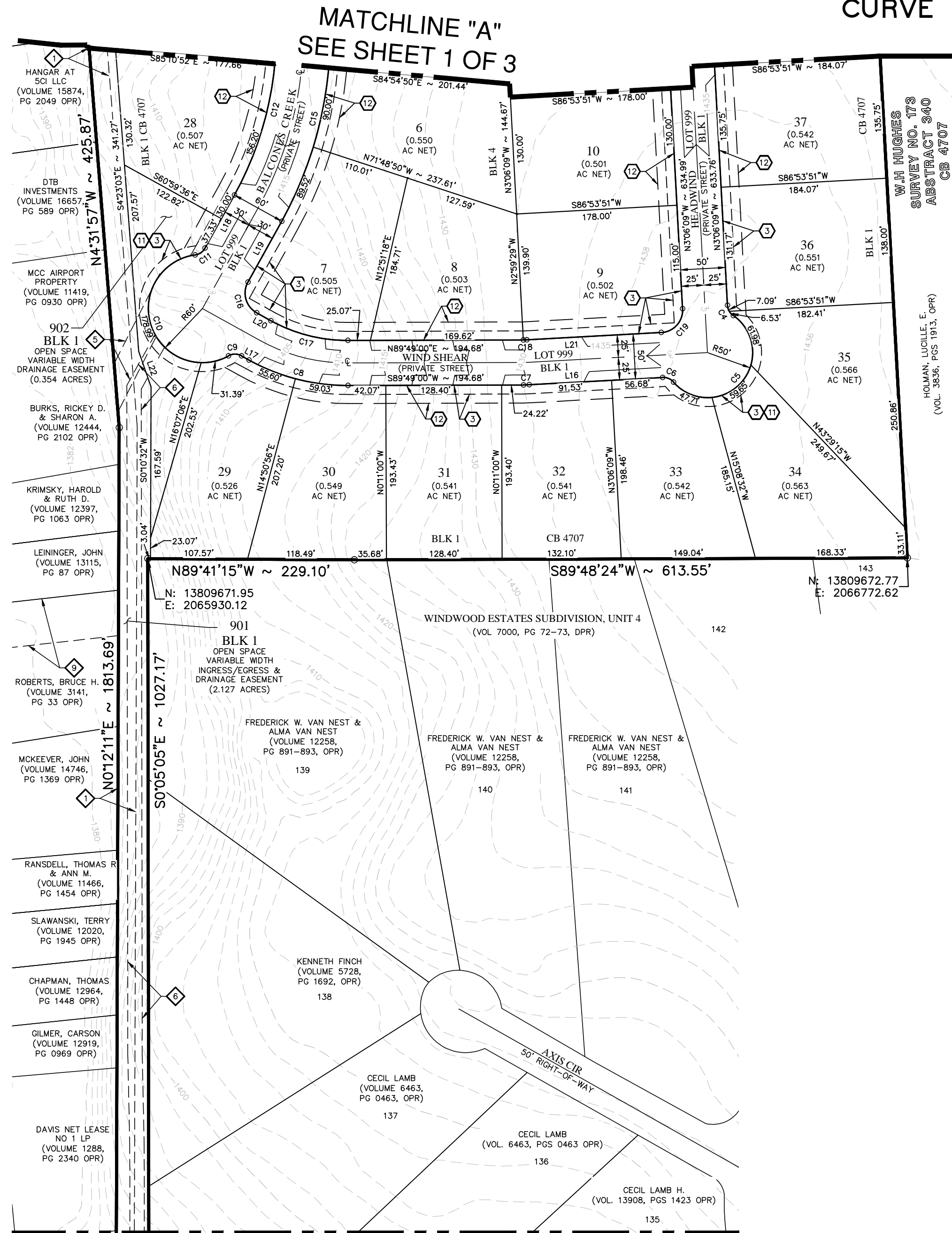
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

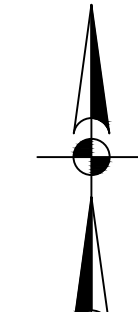
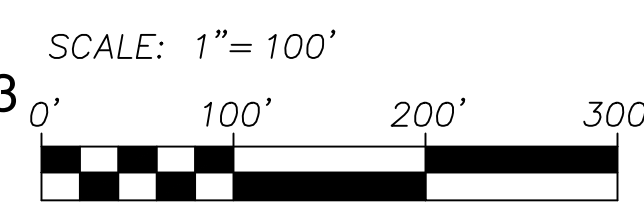
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251.

REGISTERED PROFESSIONAL LAND SURVEYOR

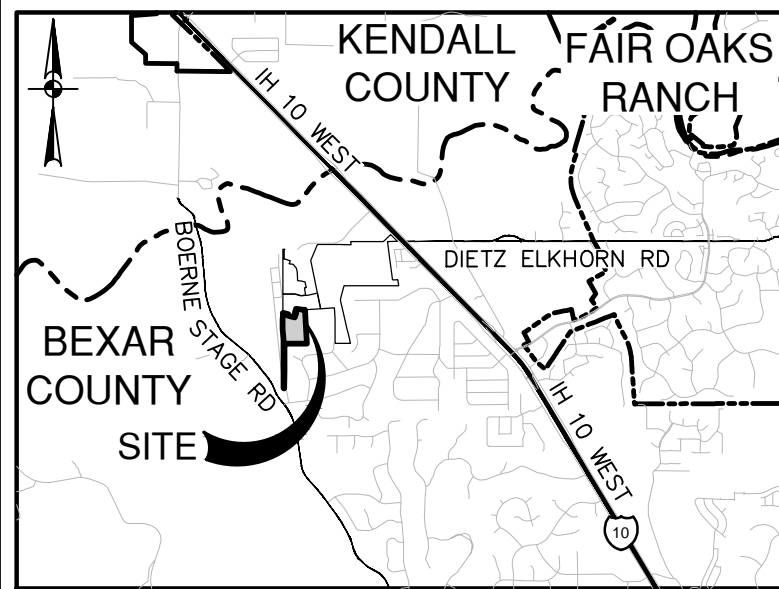


MATCHLINE "B"  
SEE SHEET 3 OF 3



Civil Job No. 7785-19; Survey Job No. 9100-13

Date: Nov 12, 2014, 3:38pm User: dckutoc  
File: P:\7785-19\Design\Civil\PLAT\PLAT130375.dwg



LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BLS	BUILDING SETBACK LINE	PG	PAGE(S)
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CV	CLEARANCE AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
DPR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(JC)	(JONES & CARTER)
BCDR	DEED RECORDS OF BEXAR COUNTY, TEXAS	INT	DISTANCE AND BEARING TO STREET INTERSECTION
ESMT	EASEMENT		

1140 EXISTING CONTOURS  
1140 PROPOSED CONTOURS

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

- |   |  |
|---|--|
| ① 1.836 ACRE INGRESS/EGRESS (VOL 6049, PG 545 BCDR) (VOL 6049, PG 286 BCDR) (VOL 3060, PG 179 BCDR) (VOL 11950, PG 1800 OPR) (VOL 13047, PG 2344 OPR) | ⑤ GAS AND ELECTRIC EASEMENT (VOL 15704, PG 1935-1945 OPR)                |
| ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT# 130381)   | ⑥ 16' WATER EASEMENT (VOL 13938, PG 159-172 OPR)                         |
| ③ 20' BUILDING SETBACK (PLAT# 130381)   | ⑦ PERMANENT WATER EASEMENT (SAWS P09-041B) (VOL 14205, PG 1742-1248 OPR) |
| ④ 10' BUILDING SETBACK (PLAT# 130381)   | ⑧ PERMANENT WATER EASEMENT (SAWS P09-041C) (VOL 14977, PG 711-716 OPR)   |
|   | ⑨ PERMANENT DRAINAGE EASEMENT (VOL 9510, PG 199 OPR)                     |

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

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

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.

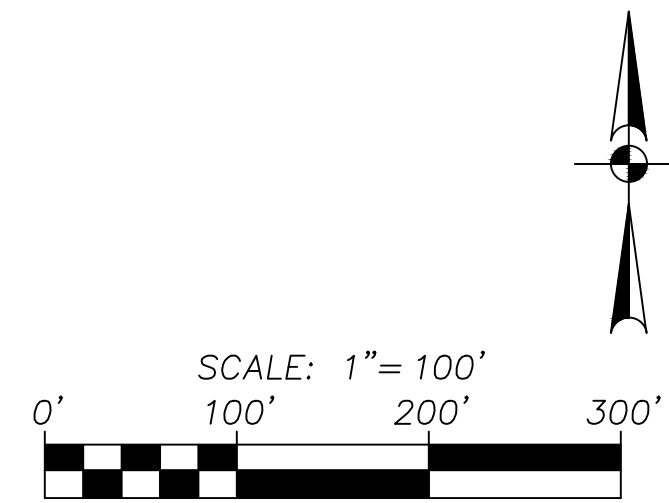
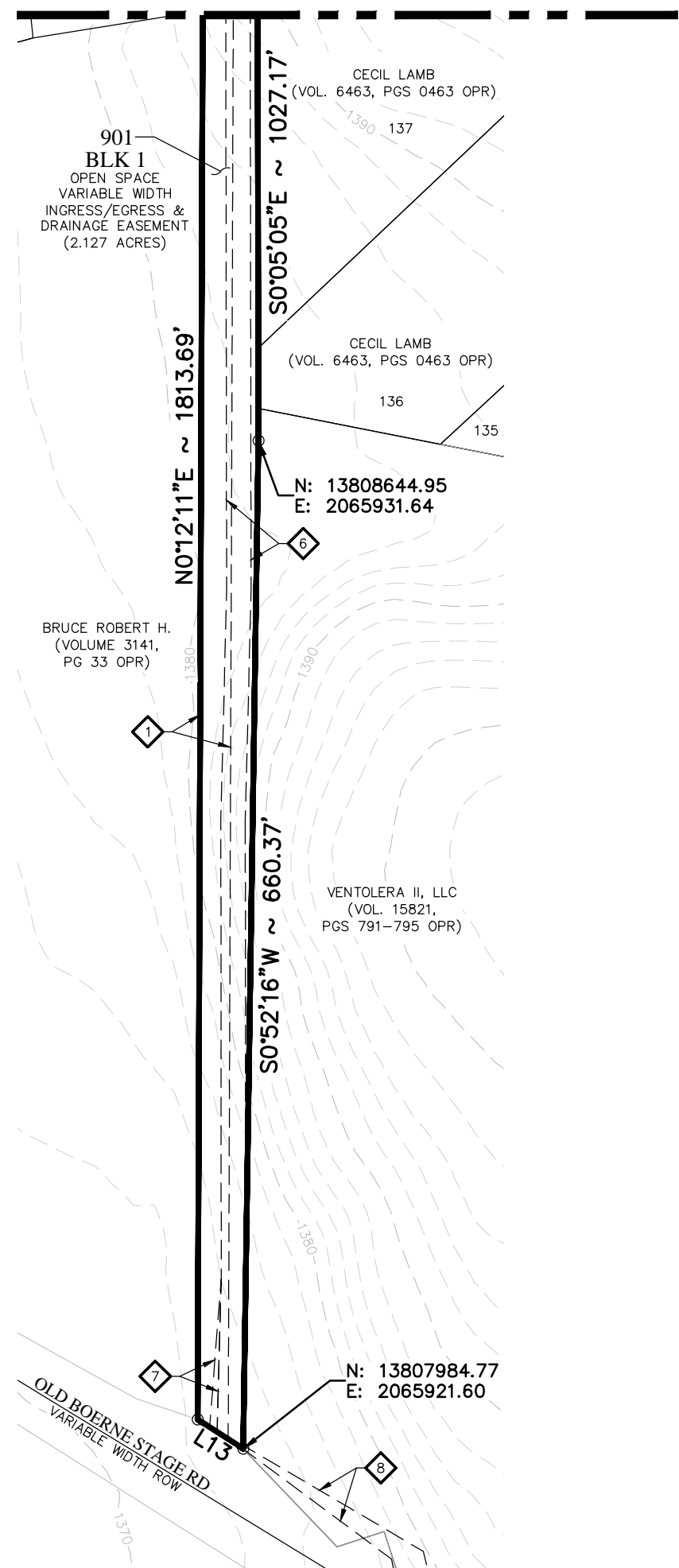
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251.**

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.00'	0°31'58"	S14°53'04"W	4.00'
C2	275.00'	7°31'29"	N71°05'13"W	36.12'
C3	275.00'	64°13'19"	S35°12'49"E	292.36'
C4	15.00'	52°01'12"	S29°06'45"E	13.16'
C5	50.00'	194°02'25"	S41°53'51"W	99.25'
C6	15.00'	52°01'12"	N67°05'33"W	13.16'
C7	125.00'	2°55'09"	S88°21'26"W	6.37'
C8	225.00'	29°11'24"	N75°35'18"W	113.39'
C9	15.00'	57°46'09"	N89°52'40"W	14.49'
C10	60.00'	200°53'57"	N18°18'46"W	118.01'
C11	15.00'	53°07'48"	N55°34'18"E	13.42'
C12	370.00'	32°06'33"	N12°57'08"E	204.65'
C13	430.00'	17°43'14"	N5°45'28"E	132.46'
C14	370.00'	17°38'03"	S5°42'53"W	113.43'
C15	430.00'	32°06'33"	S12°57'08"W	237.84'
C16	25.00'	90°00'00"	S15°59'36"E	35.36'
C17	175.00'	29°11'24"	S75°35'18"E	88.19'
C18	75.00'	2°55'09"	N88°21'26"E	3.82'
C19	25.00'	90°00'00"	N41°53'51"E	35.36'
C20	225.00'	64°13'19"	N35°12'49"W	239.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°58'52"E	28.78'
L2	S74°50'57"E	184.84'
L3	S15°09'03"W	45.61'
L4	S74°50'57"E	60.00'
L5	S74°50'57"E	199.98'
L6	N15°09'03"E	123.06'
L7	N22°40'32"E	50.00'
L8	N74°50'57"W	11.32'
L9	N15°09'03"E	154.80'
L10	S74°50'57"E	12.65'
L11	S80°07'31"E	245.75'
L12	N86°20'20"E	83.76'
L13	N57°08'25"W	35.32'
L14	N3°52'33"E	99.23'
L15	N0°01'08"E	145.72'
L16	S86°53'51"W	148.21'
L17	N60°59'36"W	9.48'
L18	N29°00'24"E	67.33'
L19	S29°00'24"W	77.33'
L20	S60°59'36"E	17.92'
L21	N86°53'51"E	149.45'
L22	S19°06'57"E	41.53'
L23	N4°23'03"W	3.38'
L24	S3°56'56"W	99.17'

MATCHLINE "B" SEE SHEET 2 OF 3



PLAT NUMBER 130375

SUBDIVISION PLAT  
 ESTABLISHING  
**BALCONES CREEK**  
 UNIT 2B, ENCLAVE

A 24.428 ACRE TRACT OF LAND OUT OF A 63.099 ACRE TRACT OF LAND CONVEYED TO LHM BALCONES CREEK, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 913-919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 12, 2014

STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY HANNA  
 LHM BALCONES CREEK DEVELOPMENT, INC.  
 1011 N. LAMAR BLVD  
 AUSTIN, TEXAS 78703  
 (512) 477-2400

STATE OF TEXAS  
 COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

December 3, 2014

**Application/Case Number:**

130424

**Project Name:**

Arcadia Ridge Collector Phase I

**Applicant:**

CTMGT Rancho Del Lago, LLC

**Representative:**

KFW Engineers  
Blaine Lopez

**Owner:**

Mehrdad Moayedi

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southeast of the  
intersection of Texas Research  
PKWY and Potranco Road

**Tract Size:**

15.13 -acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting November  
26, 2014

**REQUEST**

Approval of a major plat to subdivide a 15.13-acre tract of land to  
establish the **Arcadia Ridge Collector Phase I** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 18, 2014

## **I. ANALYSIS**

### **A. Proposed Use(s)**

The proposed plat will consist of approximately four thousand nine hundred and sixty five (4,965) linear feet of public street.

### **B. Zoning**

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

### **C. Surrounded Land Uses and Zoning**

### **D. Services Available**

SAWS Water and Sewer

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

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

### **F. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP #13-00009, Arcadia Ridge, accepted on January 1, 2014

## **III. RECOMMENDATION**

Approval of the proposed **Arcadia Ridge Collector Phase I** Subdivision Plat.

## **IV. ATTACHMENTS**

1. Proposed Plat

PLAT NUMBER 130424

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE COLLECTOR PHASE I

BEING A TOTAL OF 15.13 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 691.094 ACRE TRACT CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 - 1705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: CTMGT RANCHO DEL LAGO, LLC 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TX 75234 PHONE: 469-892-7200



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

LEGEND

- FLR = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED
KFW SURVEYING
S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED
KFW EASEMENT
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
C.V.E. = CLEAR VISION EASEMENT
E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT

STATE OF TEXAS COUNTY OF DALLAS

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

Signature of Laura K. Wayland, Notary Public

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mehrood Mouredi, 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 13 DAY OF Nov A.D. 2014 Laura K. Wayland Notary Public BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE COLLECTOR PHASE I, 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.

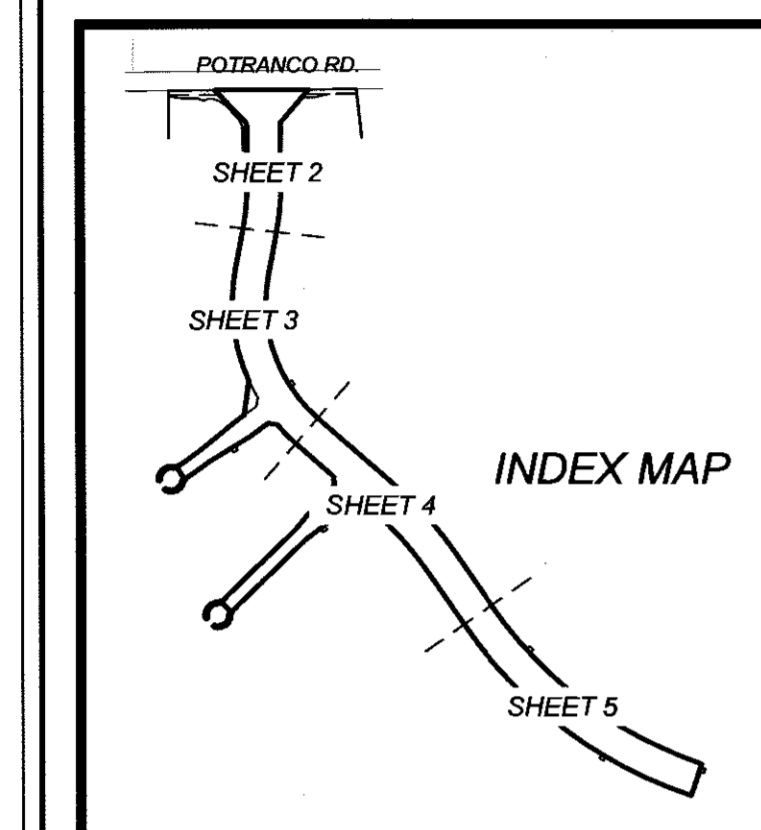
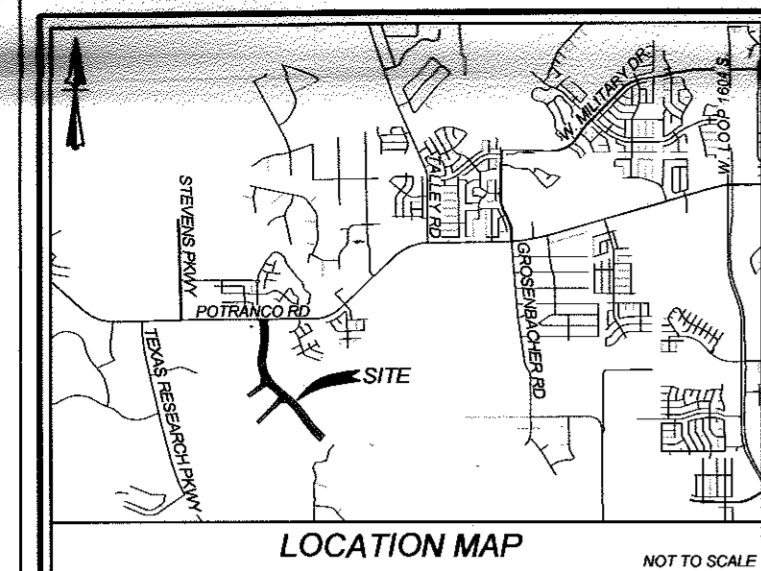
DATED THIS DAY OF A.D. 20

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



- 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.

Parcel Line Table with columns: Line #, Length, Direction. Contains two tables of parcel data.

Curve Table with columns: Curve #, Length, Radius, Tangent, Delta, Chord, Chord Bearing. Contains two tables of curve data.

Curve Table with columns: Curve #, Length, Radius, Tangent, Delta, Chord, Chord Bearing. Contains two tables of curve data.

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

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

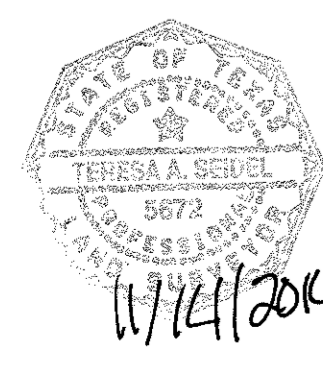
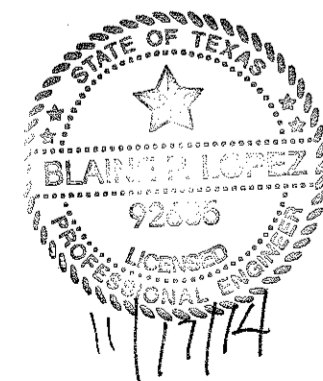
- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE 2. BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT 3. THE COORDINATES IS SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 346 OF 785, COMMUNITY PANEL NO. 48029C0345F, DATED SEPTEMBER 29, 2010 & FEMA FLOOD MAP 365 OF 785, COMMUNITY PANEL NO. 48029C0365F, DATED SEPTEMBER 29, 2010. 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

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

Signature of Blanca Lopez, P.E. LICENSED PROFESSIONAL ENGINEER

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

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



SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE COLLECTOR PHASE I

BEING A TOTAL OF 15.13 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 691.094 ACRE TRACT CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 - 1705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



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

ENGINEERS & SURVEYING  
ENGINEERING FIRM# 9513  
SURVEYING FIRM# 10122300

STATE OF TEXAS  
COUNTY OF DALLAS

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

*[Signature]*  
OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 13 DAY OF NOV A.D. 2014  
*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY TEXAS  
LAURA L. WAYLAND  
My Commission Expires July 14, 2016

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

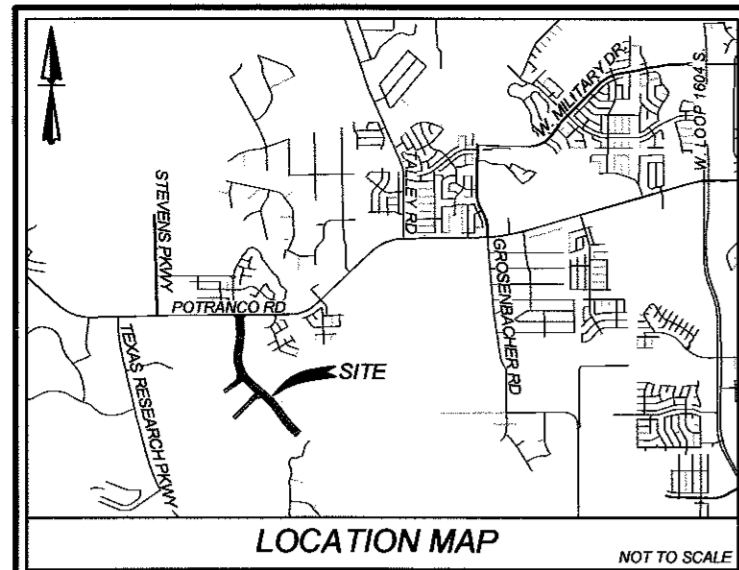
THIS PLAT OF ARCADIA RIDGE COLLECTOR PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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



- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 780.56'

OWNER/DEVELOPER:  
CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: 469-892-7200

**NOTE:**  
FOR LINE & CURVE DATA  
SEE SHEET 1 OF 6.

PERMEABLE/NON-PERMEABLE ACREAGE TABLE			
BLOCK	LOT	PERMEABLE	NON-PERMEABLE
34	901	0.37	0.09
39	906	0.12	0.17
53	901	0.23	
54	901	0.07	
55	901		0.10
56	901		0.03
57	901		0.05
58	901	0.64	
59	901	0.21	
60	901	0.87	
61	901	0.14	
64	901	0.14	
64	902	0.30	0.10
66	901	1.04	
67	901	0.12	
68	901	0.10	

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

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.  
*[Signature]*  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLD. 40  
SAN ANTONIO, TX 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

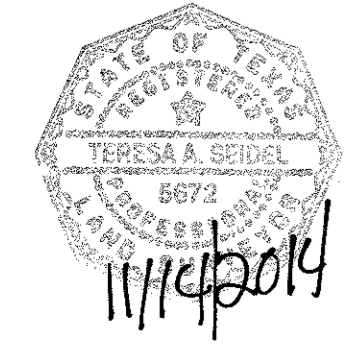
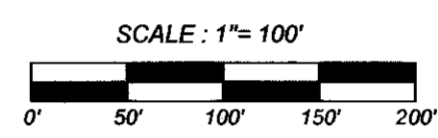
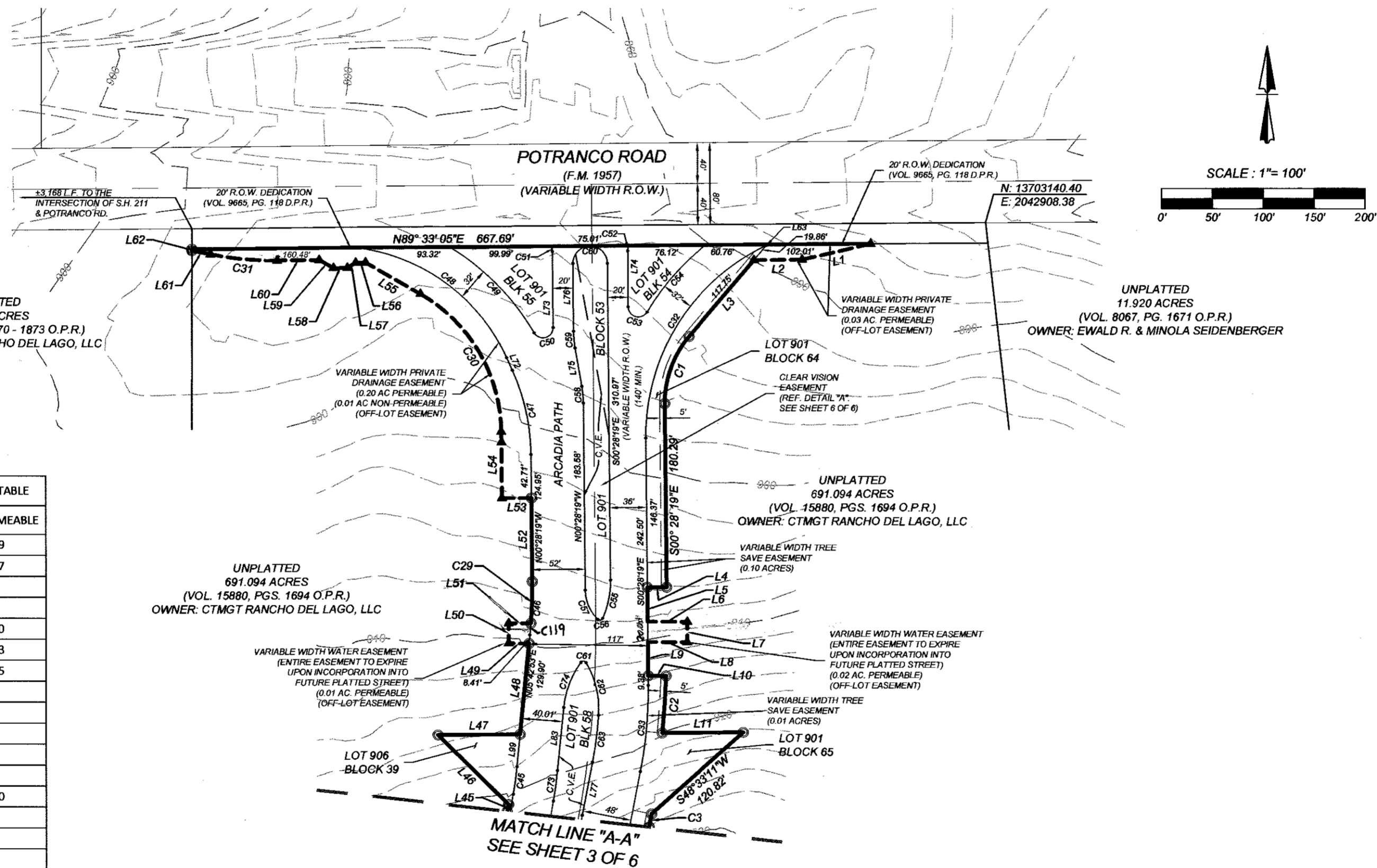
- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(2) (p 5-40)
  - WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 883. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT.
  - THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
  - CLEAR VISION AREA TO BE CLEAR OF TREES, STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INHIBIT VISIBILITY.
  - BLK 34 LOT 901, BLK 39 LOT 906, & BLK 64 LOT 901 ARE DESIGNATED AS A GRADING, LANDSCAPE, & ACCESS EASEMENT.
  - THE MAINTENANCE OF BLK 34 LOT 901, BLK 39 LOT 906, BLK 53 LOT 901, BLK 54 LOT 901, BLK 55 LOT 901, BLK 56 LOT 901, BLK 57 LOT 901, BLK 58 LOT 901, BLK 59 LOT 901, BLK 60 LOT 901, BLK 61 LOT 901, BLK 64 LOT 901, BLK 65 LOT 901, BLK 66 LOT 901, BLK 67 LOT 901, BLK 68 LOT 901, BLK 69 LOT 901, & BLK 70 LOT 901, AND DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES LOCATED WITHIN ARCADIA RIDGE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

- WASTES: WATER EDU NOTE**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING 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.
- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00077.
  - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48029C0345F, DATED SEPTEMBER 29, 2010 & FEMA FLOOD MAP 385 OF 785, COMMUNITY PANEL NO. 48029C0385F, DATED SEPTEMBER 29, 2010.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- C.V.E. = CLEAR VISION EASEMENT
- E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT



SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE COLLECTOR PHASE I

BEING A TOTAL OF 15.13 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 691.094 ACRE TRACT CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 - 1705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



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

OWNER/DEVELOPER:  
CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: 469-892-7200

STATE OF TEXAS  
COUNTY OF DALLAS

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

*[Signature]*  
OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 13 DAY OF Nov A.D. 2014  
*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE COLLECTOR PHASE I 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\_\_\_\_

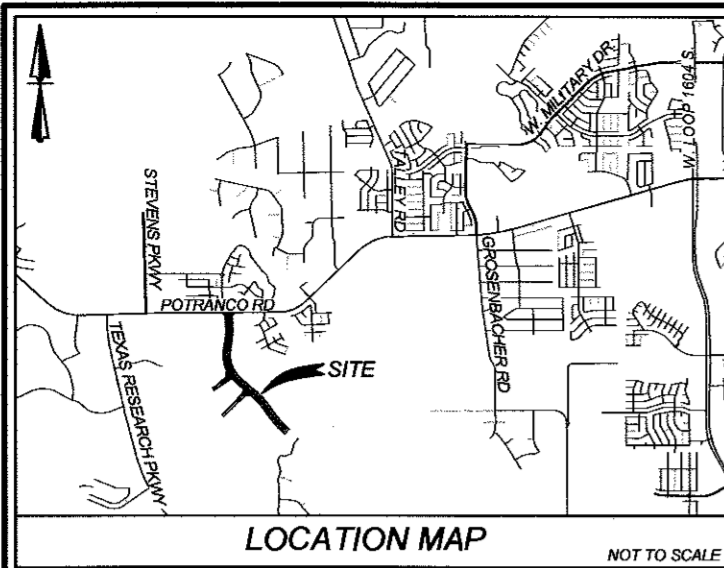
BY: \_\_\_\_\_  
CHAIRMAN

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



TxDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 780.56'.

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.
- 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40)
- 3. WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 593. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT.
- 4. 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.
- 5. CLEAR VISION AREA TO BE CLEAR OF TREES, STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INHIBIT VISIBILITY.
- 6. BLK 34 LOT 901, BLK 39 LOT 906, & BLK 64 LOT 901 ARE DESIGNATED AS A GRADING, LANDSCAPE, & ACCESS EASEMENT.
- 7. THE MAINTENANCE OF BLK 34 LOT 901, BLK 39 LOT 906, BLK 53 LOT 901, BLK 54 LOT 901, BLK 55 LOT 901, BLK 56 LOT 901, BLK 57 LOT 901, BLK 58 LOT 901, BLK 59 LOT 901, BLK 60 LOT 901, BLK 61 LOT 901, BLK 64 LOT 901, BLK 65 LOT 901, BLK 66 LOT 901, BLK 67 LOT 901, BLK 68 LOT 901, BLK 69 LOT 901, & BLK 70 LOT 901, AND DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES LOCATED WITHIN ARCADIA RIDGE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

C.P.S. NOTES:

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

WASTE, WATER, EDUCATION

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 ENGINEERING SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

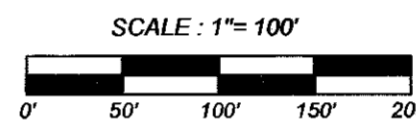
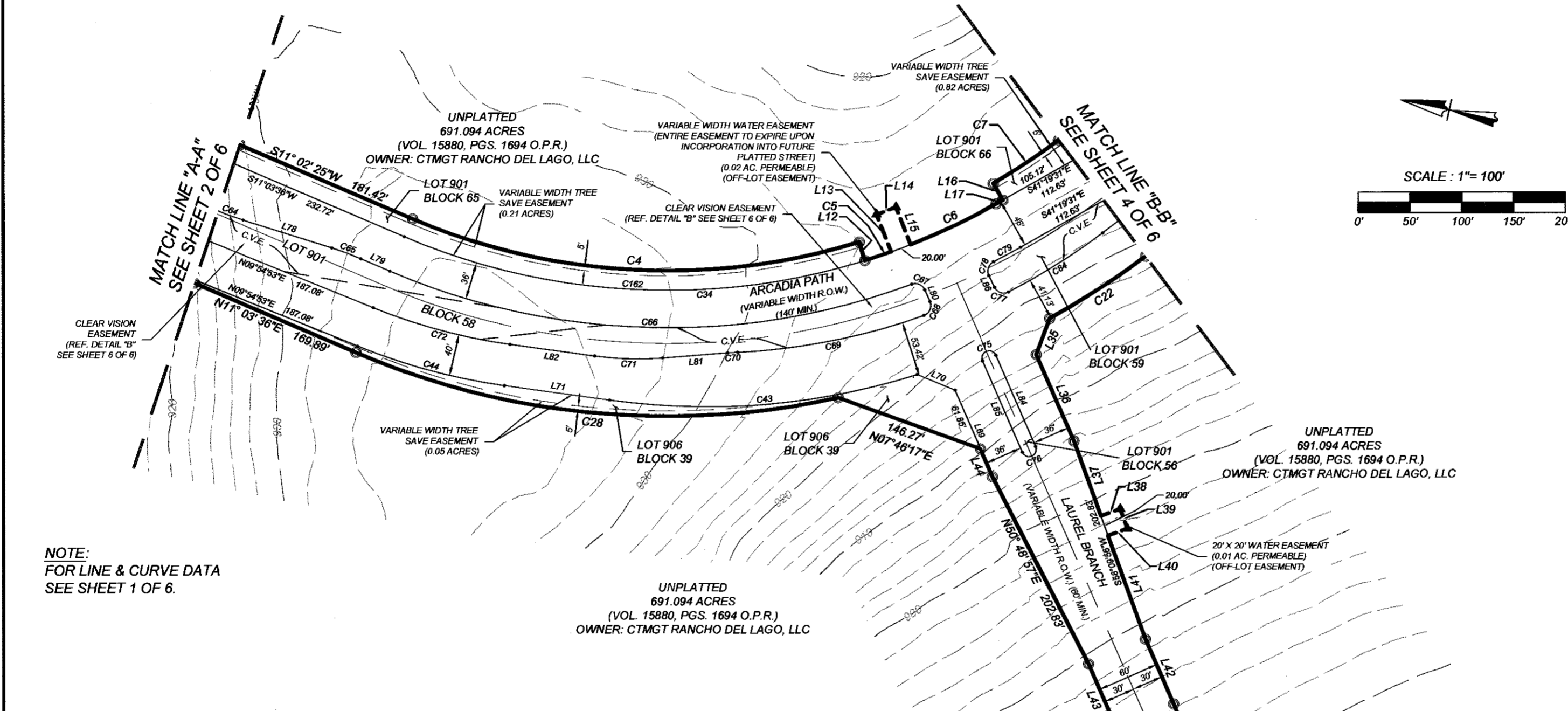
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SURVEYOR NOTES:

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2. BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
- 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
- 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48029C0345F, DATED SEPTEMBER 29, 2010 & FEMA FLOOD MAP 385 OF 785, COMMUNITY PANEL NO. 48029C0365F, DATED SEPTEMBER 29, 2010.
- 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD89 (GEOID09).

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- C.V.E. = CLEAR VISION EASEMENT
- E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT



NOTE:  
FOR LINE & CURVE DATA  
SEE SHEET 1 OF 6.

PERMEABLE/NON-PERMEABLE ACREAGE TABLE

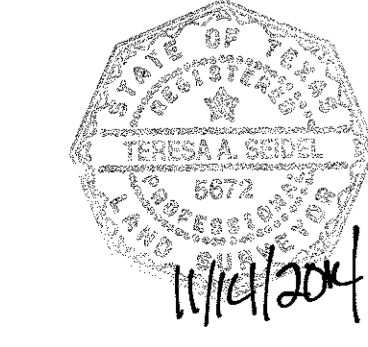
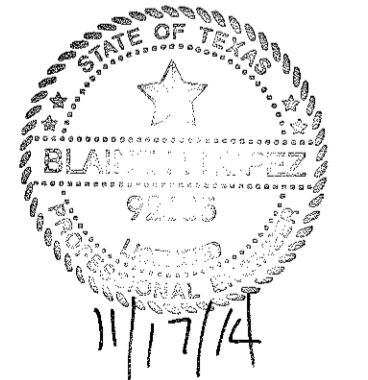
BLOCK	LOT	PERMEABLE	NON-PERMEABLE
34	901	0.37	0.09
39	906	0.12	0.17
53	901	0.23	
54	901	0.07	
55	901		0.10
56	901		0.03
57	901		0.05
58	901	0.64	
59	901	0.21	
60	901	0.87	
61	901	0.14	
64	901	0.14	
64	902	0.30	0.10
66	901	1.04	
67	901	0.12	
68	901	0.10	

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

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER

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

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



SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE COLLECTOR PHASE I

BEING A TOTAL OF 15.13 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 691.094 ACRE TRACT CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 - 1705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



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

OWNER/DEVELOPER:  
CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: 469-892-7200

STATE OF TEXAS  
COUNTY OF DALLAS

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

*Mehrdad Moayeri*  
OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mehrdad Moayeri*, 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 13 DAY OF Nov A.D. 2014  
*Laura L. Wayland*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE COLLECTOR PHASE I 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.

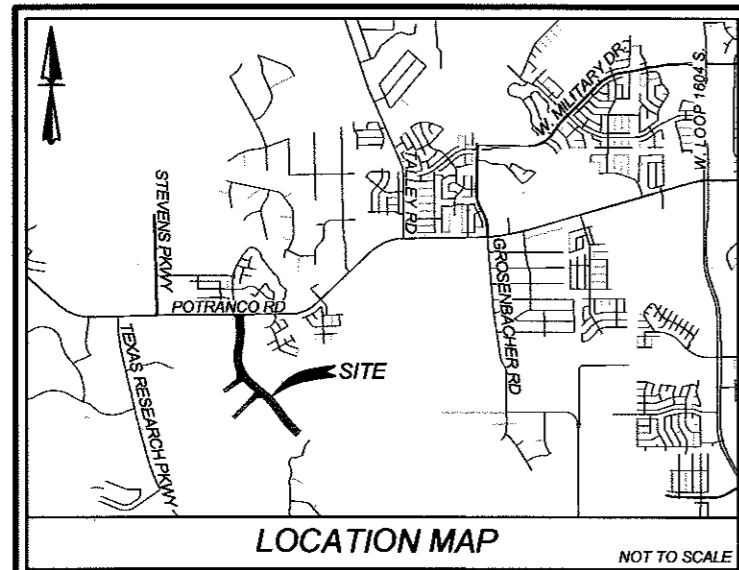
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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



- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504E)(2) (p 5-40)
  - WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 593. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT.
  - THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
  - CLEAR VISION AREA TO BE CLEAR OF TREES, STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INHIBIT VISIBILITY.
  - BLK 34 LOT 901, BLK 39 LOT 906, & BLK 64 LOT 901 ARE DESIGNATED AS A GRADING, LANDSCAPE, & ACCESS EASEMENT.
  - THE MAINTENANCE OF BLK 34 LOT 901, BLK 39 LOT 906, BLK 53 LOT 901, BLK 54 LOT 901, BLK 55 LOT 901, BLK 56 LOT 901, BLK 57 LOT 901, BLK 58 LOT 901, BLK 59 LOT 901, BLK 60 LOT 901, BLK 61 LOT 901, BLK 64 LOT 901, BLK 65 LOT 901, BLK 66 LOT 901, BLK 67 LOT 901, BLK 68 LOT 901, BLK 69 LOT 901, & BLK 70 LOT 901, AND DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES LOCATED WITHIN ARCADIA RIDGE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



**NOTE:**  
FOR LINE & CURVE DATA  
SEE SHEET 1 OF 6.

PERMEABLE/NON-PERMEABLE ACREAGE TABLE			
BLOCK	LOT	PERMEABLE	NON-PERMEABLE
34	901	0.37	0.09
39	906	0.12	0.17
53	901	0.23	
54	901	0.07	
55	901		0.10
56	901		0.03
57	901		0.05
58	901	0.64	
59	901	0.21	
60	901	0.87	
61	901	0.14	
64	901	0.14	
64	902	0.30	0.10
66	901	1.04	
67	901	0.12	
68	901	0.10	

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Blaine Perry, PE.*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

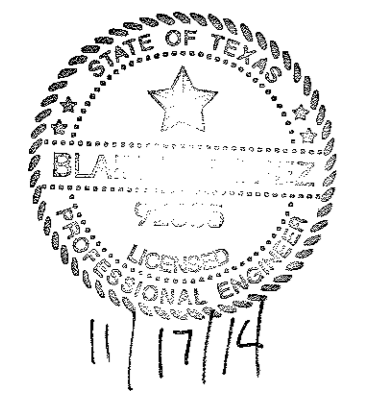
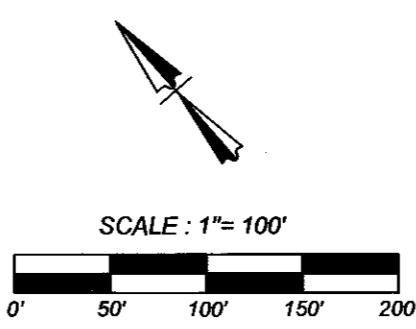
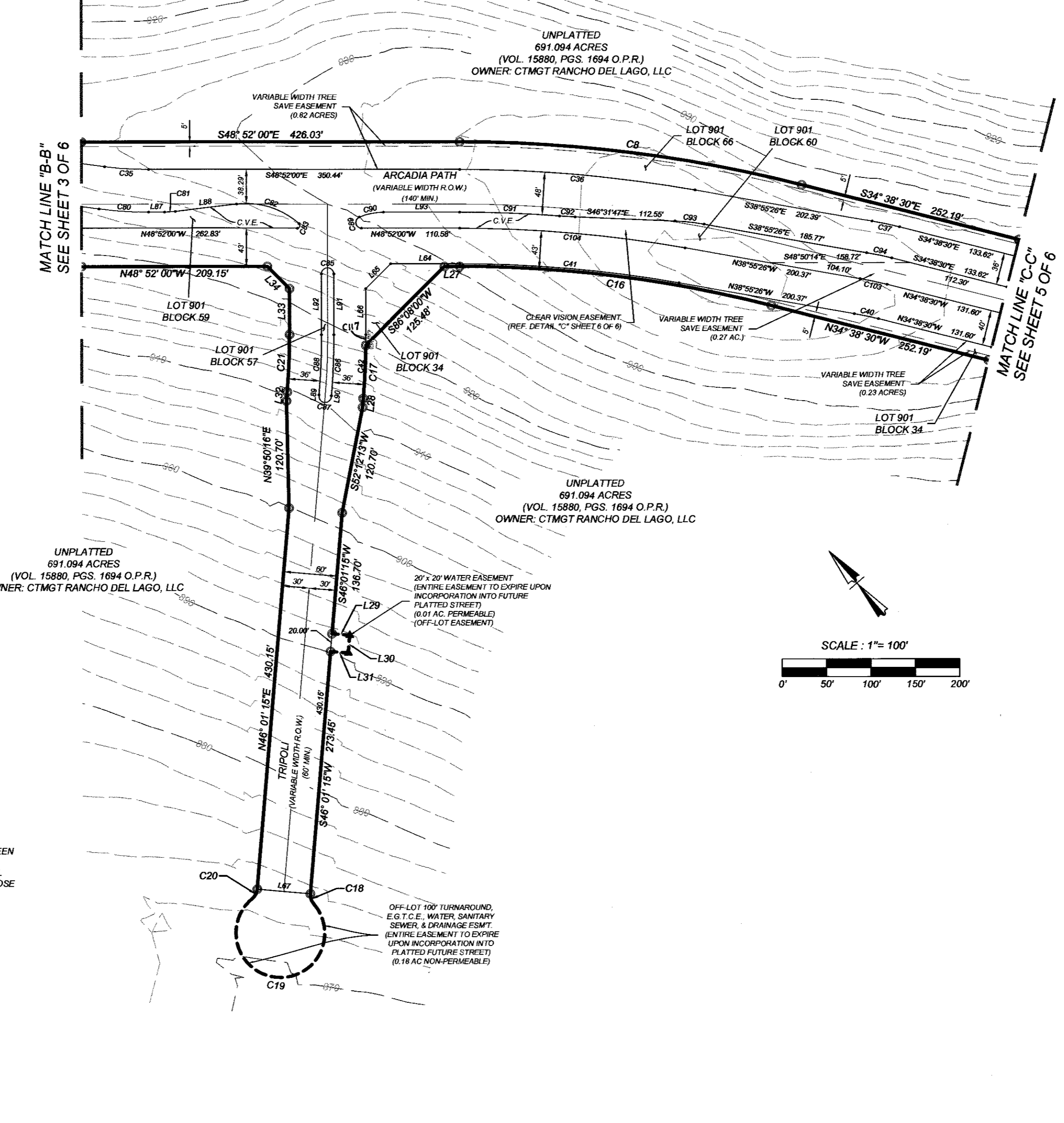
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

*Teresa A. Seidel*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14803 HUEBNER RD., BLD. 40  
SAN ANTONIO, TX 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

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

- WASTEWATER EASEMENT NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING 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.
- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0007.
  - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 345 OF 785 COMMUNITY PANEL NO. 48029C0345F, DATED SEPTEMBER 29, 2010 & FEMA FLOOD MAP 365 OF 785, COMMUNITY PANEL NO. 48029C0365F, DATED SEPTEMBER 29, 2010.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID06).

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
C.V.E. = CLEAR VISION EASEMENT  
E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT



SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE COLLECTOR PHASE I

BEING A TOTAL OF 15.13 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 691.094 ACRE TRACT CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 - 1705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



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

STATE OF TEXAS  
COUNTY OF DALLAS

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

*[Signature]*  
OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 13 DAY OF Nov A.D. 2014  
*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

LAURA L. WAYLAND  
My Commission Expires July 14, 2016

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE COLLECTOR PHASE I 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.

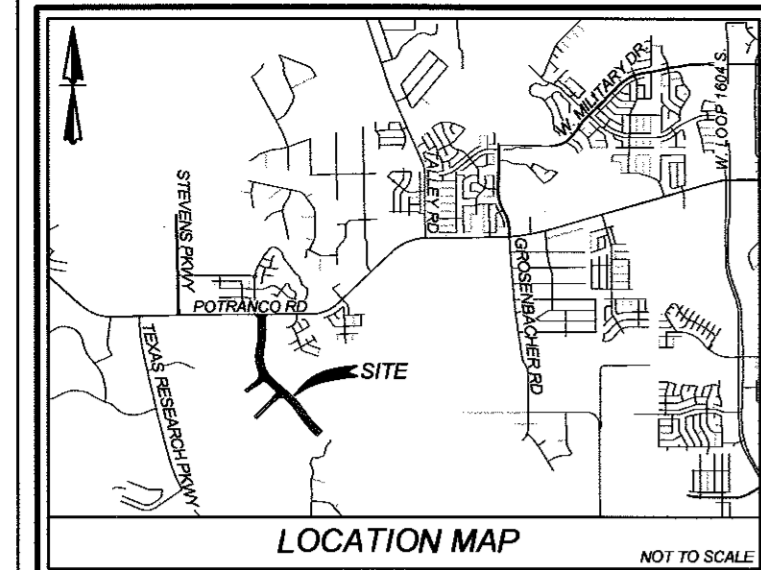
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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



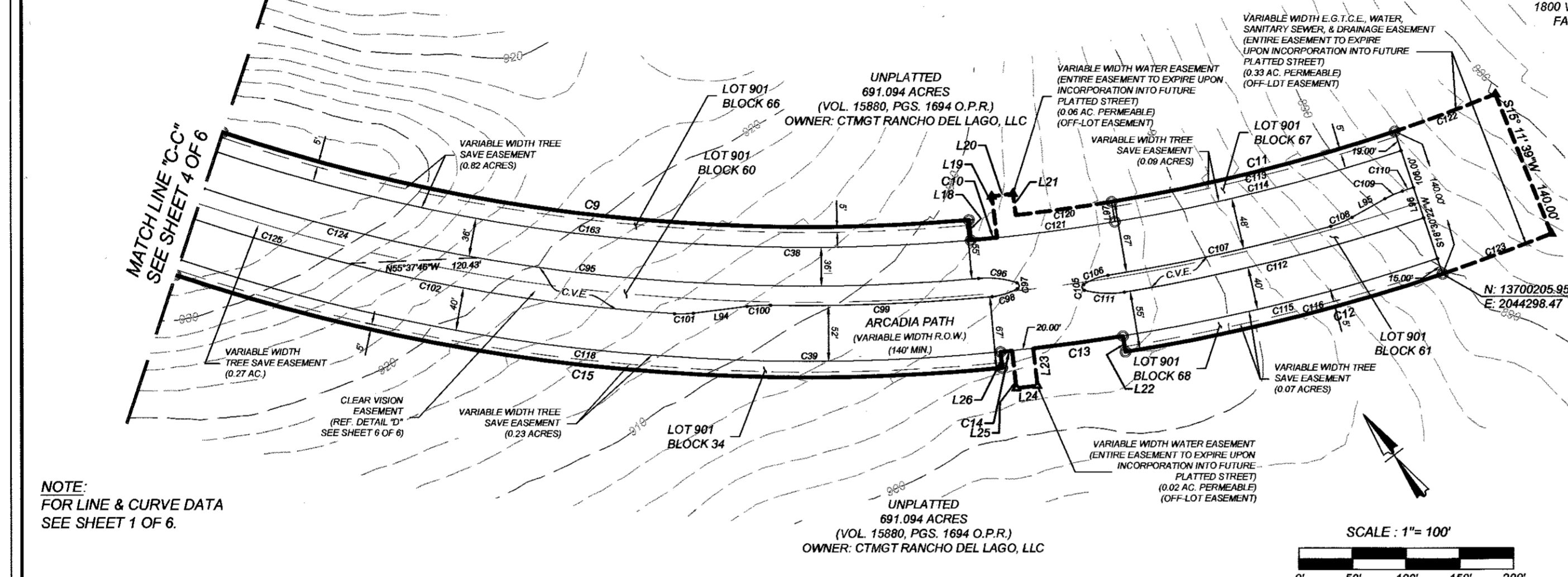
NOT TO SCALE  
TxDOT NOTES:  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 760.56'

- NOTES:
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504E)(2) (p. 5-40)
  - WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 903. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT.
  - THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
  - CLEAR VISION AREA TO BE CLEAR OF TREES, STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INHIBIT VISIBILITY.
  - BLK 34 LOT 901, BLK 39 LOT 906, & BLK 64 LOT 901 ARE DESIGNATED AS A GRADING, LANDSCAPE, & ACCESS EASEMENT.
  - THE MAINTENANCE OF BLK 34 LOT 901, BLK 39 LOT 906, BLK 53 LOT 901, BLK 54 LOT 901, BLK 55 LOT 901, BLK 56 LOT 901, BLK 57 LOT 901, BLK 58 LOT 901, BLK 59 LOT 901, BLK 60 LOT 901, BLK 61 LOT 901, BLK 62 LOT 901, BLK 63 LOT 901, BLK 64 LOT 901, BLK 65 LOT 901, BLK 66 LOT 901, BLK 67 LOT 901, BLK 68 LOT 901, BLK 69 LOT 901, & BLK 70 LOT 901, AND DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES LOCATED WITHIN ARCADIA RIDGE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

- C.P.S. NOTES:
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 AREA.
  - ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- WASTE: WATER EDU NOTE  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING 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.
- SURVEYOR NOTES:
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
  - BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
  - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48029C0345F, DATED SEPTEMBER 29, 2010 & FEMA FLOOD MAP 365 OF 785, COMMUNITY PANEL NO. 48029C0365F, DATED SEPTEMBER 29, 2010.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

OWNER/DEVELOPER:  
CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: 469-892-7200



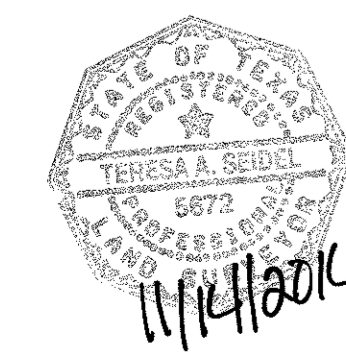
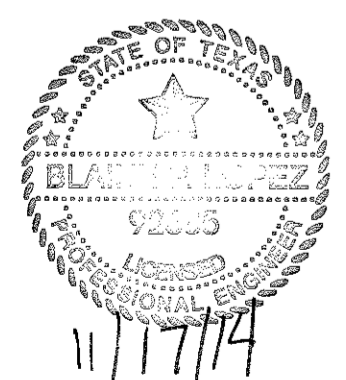
NOTE:  
FOR LINE & CURVE DATA  
SEE SHEET 1 OF 6.

PERMEABLE/NON-PERMEABLE ACREAGE TABLE

BLOCK	LOT	PERMEABLE	NON-PERMEABLE
34	901	0.37	0.09
39	906	0.12	0.17
53	901	0.23	
54	901	0.07	
55	901		0.10
56	901		0.03
57	901		0.05
58	901	0.64	
59	901	0.21	
60	901	0.87	
61	901	0.14	
64	901	0.14	
64	902	0.30	0.10
66	901	1.04	
67	901	0.12	
68	901	0.10	

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

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.  
*[Signature]*  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5872  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLD 40  
SAN ANTONIO, TX 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441



SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE COLLECTOR PHASE I

BEING A TOTAL OF 15.13 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 691.094 ACRE TRACT CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 - 1705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- C.V.E. = CLEAR VISION EASEMENT
- E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT

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

SURVEYOR NOTES:

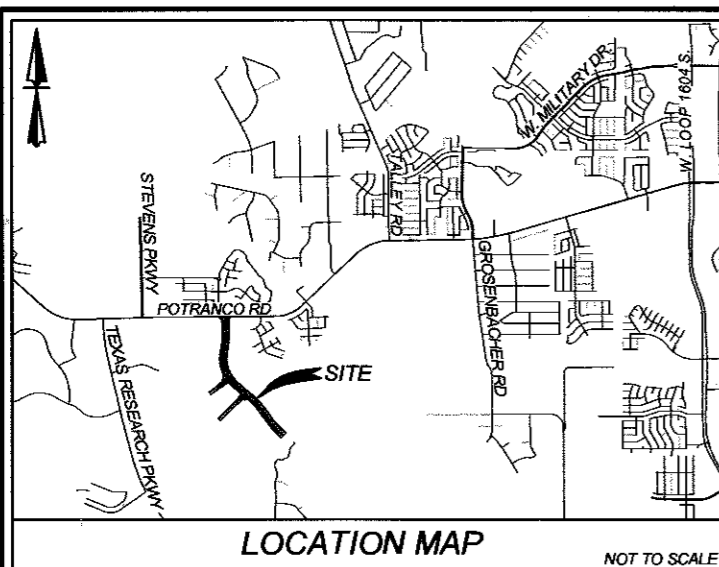
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 600-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48029C0348, DATED SEPTEMBER 29, 2010 & FEMA FLOOD MAP 365 OF 785, COMMUNITY PANEL NO. 48029C0365F, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

C.P.S. NOTES:

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

NOTES:

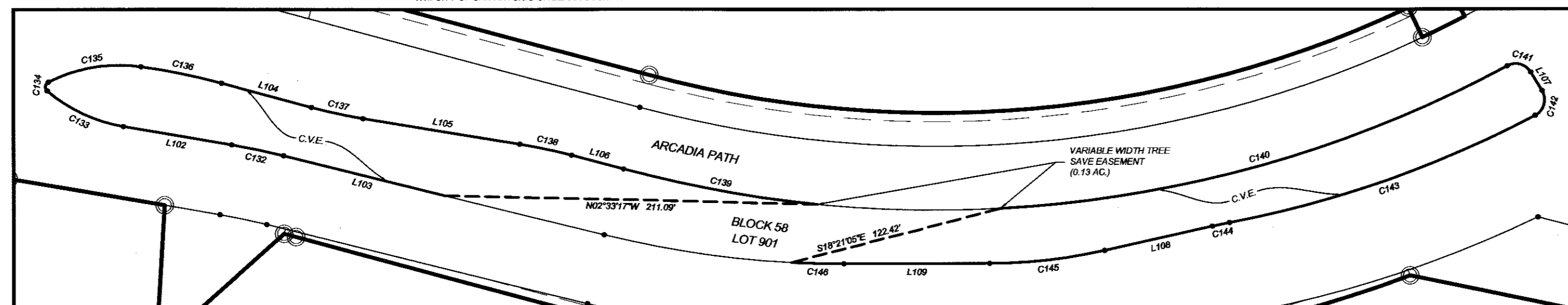
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE 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.
2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40))
3. WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 583. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT.
4. 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.
5. CLEAR VISION AREA TO BE CLEAR OF TREES, STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INHIBIT VISIBILITY.
6. BLK 34 LOT 901, BLK 39 LOT 906, & BLK 64 LOT 901 ARE DESIGNATED AS A GRADING, LANDSCAPE, & ACCESS EASEMENT.
7. THE MAINTENANCE OF BLK 34 LOT 901, BLK 39 LOT 906, BLK 53 LOT 901, BLK 54 LOT 901, BLK 55 LOT 901, BLK 56 LOT 901, BLK 57 LOT 901, BLK 58 LOT 901, BLK 59 LOT 901, BLK 60 LOT 901, BLK 61 LOT 901, BLK 64 LOT 901, BLK 65 LOT 901, BLK 66 LOT 901, BLK 67 LOT 901, BLK 68 LOT 901, BLK 69 LOT 901, & BLK 70 LOT 901, AND DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES LOCATED WITHIN ARCADIA RIDGE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



TXDOT NOTES:

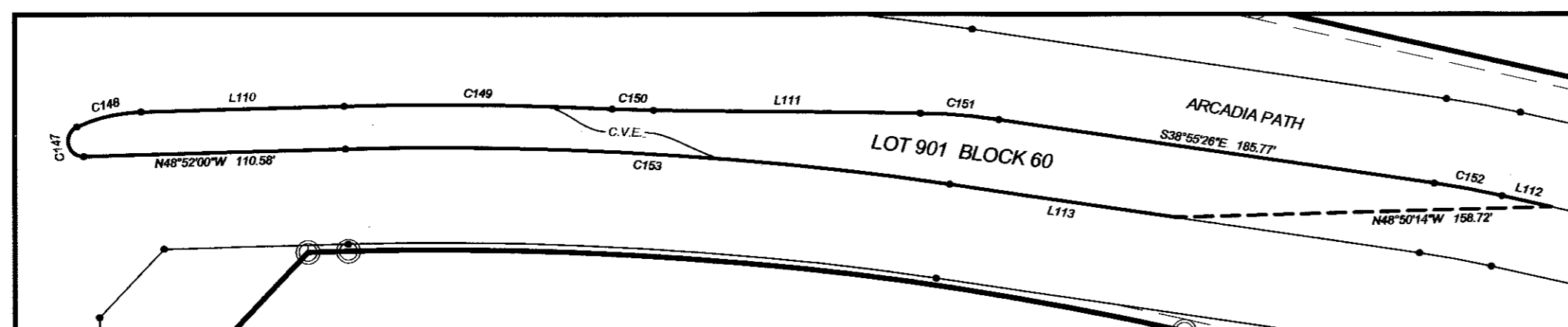
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 780.56'.

OWNER/DEVELOPER:  
CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: 469-892-7200

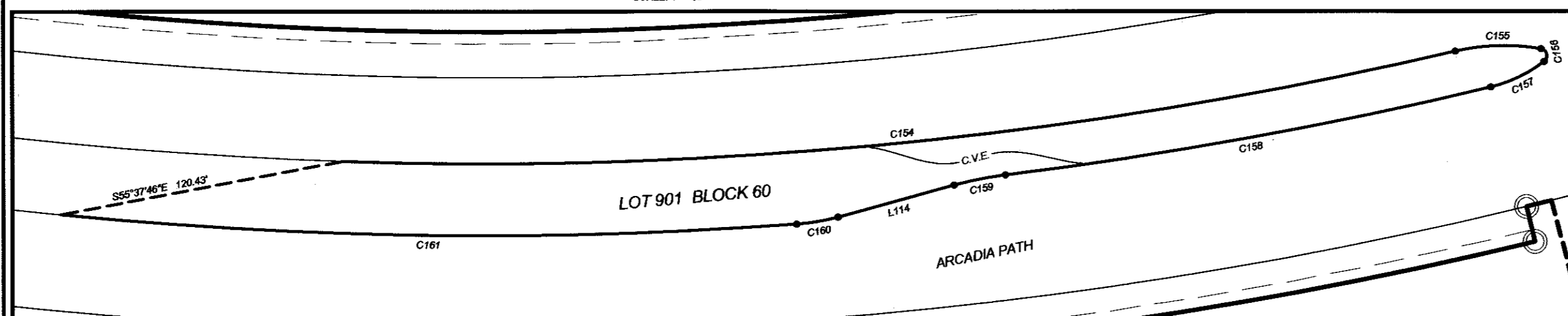


DETAIL "B"  
SCALE: 1" = 60'

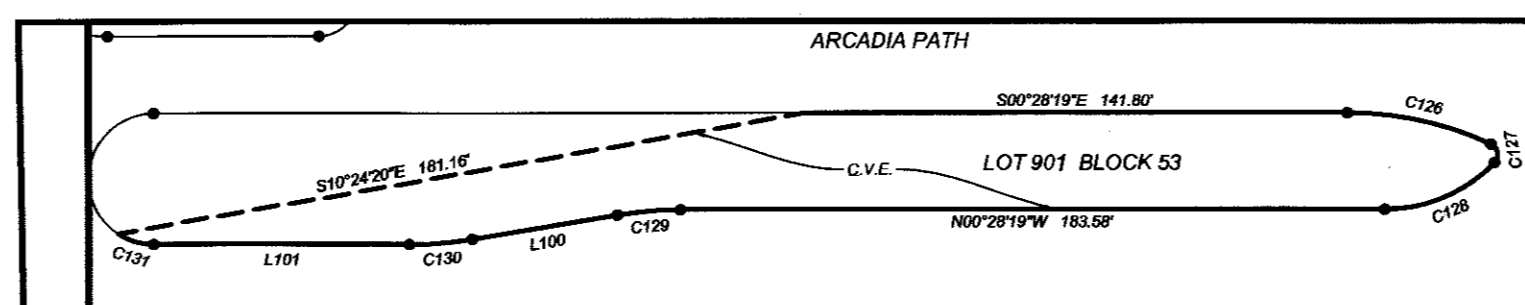
NOTE:  
FOR LINE & CURVE DATA  
SEE SHEET 1 OF 6.



DETAIL "C"  
SCALE: 1" = 50'



DETAIL "D"  
SCALE: 1" = 50'



DETAIL "A"  
SCALE: 1" = 50'

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Blaine Lopez P.E.*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF DALLAS

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

*Mehrad Mearedi*  
OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mehrad Mearedi* 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 13 DAY OF Nov A.D. 2014  
*Laura L. Wayland*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LAURA L. WAYLAND  
My Commission Expires  
July 14, 2016

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE COLLECTOR PHASE I 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

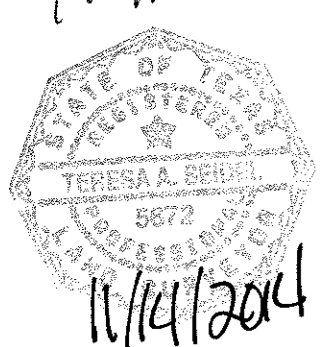
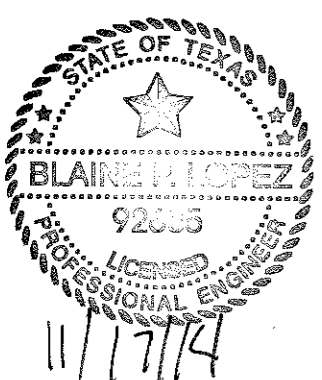
BY: \_\_\_\_\_  
SECRETARY

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO.10

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

140110

**Project Name:**

Anaqua Springs Ranch Unit VI C-1,  
PUD

**Applicant:**

Thomas E. Dreiss, President

**Representative:**

Matkin-Hoover Engineering &  
Surveying,  
c/o Kenneth B. Kolachy, P.E.

**Owner:**

Anaqua Springs Ranch, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southwest of the  
intersection of Creekside Cove and  
Anaqua Springs

**Tract Size:**

26.608 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting November  
26, 2014

**REQUEST**

Approval of a major plat to subdivide a 26.608-acre tract of land to establish the **Anaqua Springs Ranch VI C-1, PUD** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 18, 2014

## **I. ANALYSIS**

### **A. Proposed Uses**

The proposed plat will consist of seven (7) single-family residential lots, and approximately one thousand nine hundred thirty-four (1934) 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 On Site Sewer Facility

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

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

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

The applicant has/must provide appropriate documentation of a recent endangered species survey (not older than three (3) years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 797-D, Anaqua Springs Ranch, accepted on September 22, 2014

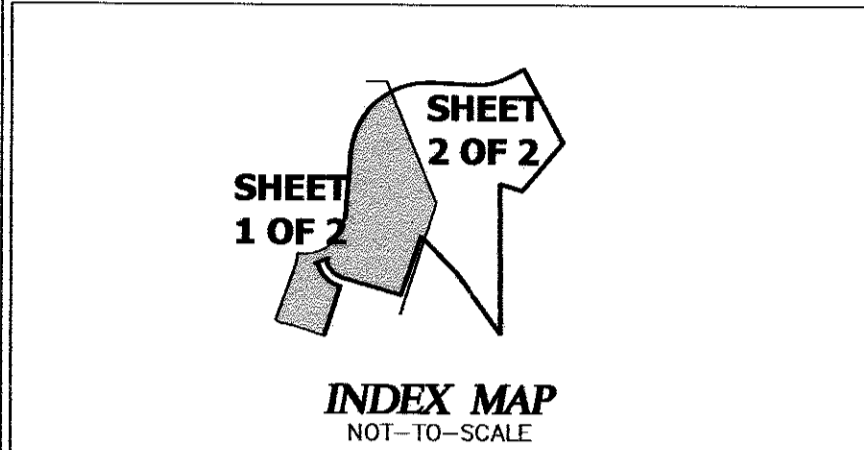
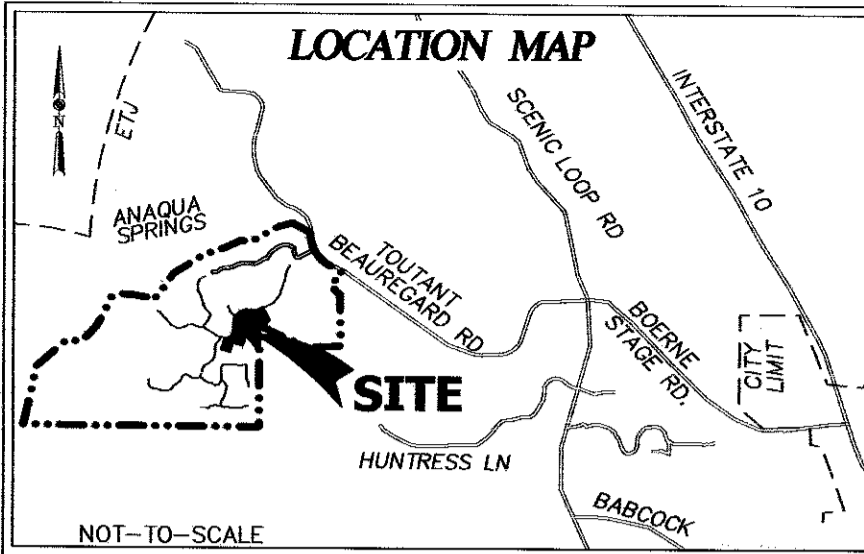
PUD 14-00001, Anaqua Springs Ranch VI, PUD, approved on October 22, 2014

## **III. RECOMMENDATION**

Approval of the proposed **Anaqua Springs Ranch Unit VI C-1. PUD** Subdivision Plat.

## **IV. ATTACHMENT**

1. Proposed Subdivision Plat



- LEGEND**
- ① FOUND COTTON SPINDLE
  - ② FOUND 1/2" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP
  - ③ FOUND 1/2" IRON ROD WITH A RED "BROWN ENG" PLASTIC CAP
  - ④ SET 1/2" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP
  - ⑤ FOUND 1/2" IRON ROD
  - ⑥ FOUND MAG NAIL
  - ⑦ CALCULATED POINT
  - R1 RECORD PER VOLUME 9617, PAGE 170 DEED & PLAT RECORDS
  - R2 RECORD PER VOLUME 9609, PAGES 29-30 DEED & PLAT RECORDS

**B.C.O.P.R. BEAR COUNTY OFFICIAL PUBLIC RECORDS**  
**B.C.D.P.R. BEAR COUNTY DEED & PLAT RECORDS**

**SURVEYOR NOTES:**

1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD83.
2. DIMENSIONS SHOWN ARE GRID AND THE SURFACE ADJUSTMENT FACTOR IS 0.99830.
3. ALL PROPERTY CORNERS ARE SET WITH A 1/2" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP UNLESS OTHERWISE NOTED.
4. WHERE LOT LINES ADJOIN THOSE PLATTED, SAID LINES WHERE FIELD MEASURED AND FOUND TO MATCH THOSE RECORD IN SAID DOCUMENT.

**WASTEWATER EDD 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.

**S.A.S. IMPACT FEE NOTE:**  
 WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

**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" 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 BUILDING, CONCRETE SLABS OR WALL WILL BE PLACED WITHIN SAID AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS 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.

**FINISHED FLOOR NOTE:**  
 THE 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 FOR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**DRAINAGE EASEMENT NOTE:**  
 THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-0080F DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

STATE OF TEXAS  
 COUNTY OF BEAR

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

*Shari W. Marcell*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TRAVIS L. QUICKSALL R.P.L.S. # 0447

STATE OF TEXAS  
 COUNTY OF BEAR

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

*Kenneth B. Kolaczny*  
 LICENSED PROFESSIONAL ENGINEER # 86300  
 MATKIN HOOVER ENGINEERING & SURVEYING

**OWNER/DEVELOPER:**  
 ANAQUA SPRINGS RANCH, INC  
 325 SONTERRA BLVD E. SUITE 210  
 SAN ANTONIO, TX 78238  
 (210) 493-1444 PHONE

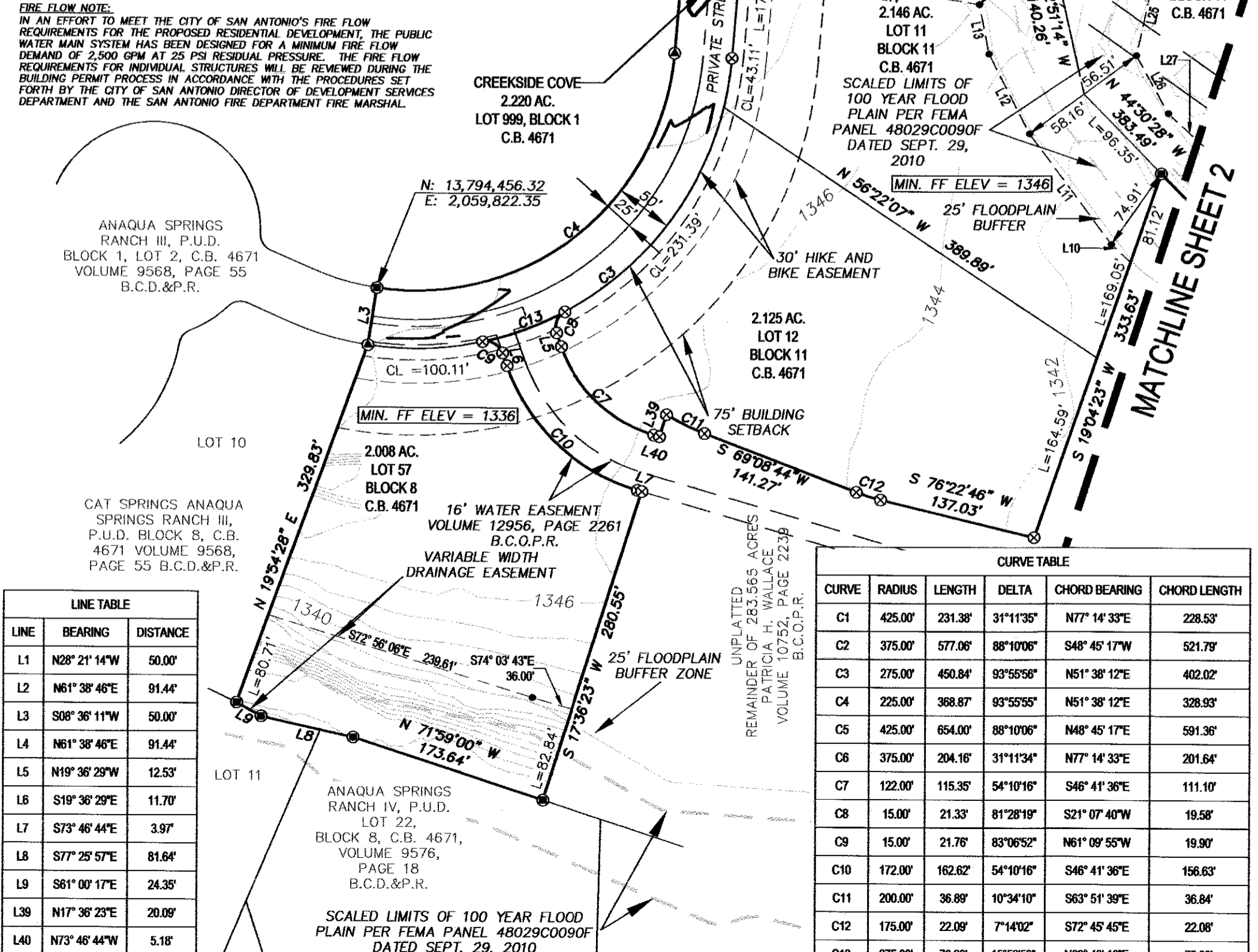
**SETBACK NOTE:**  
 THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**FINISHED FLOOR NOTE:**  
 FINISH FLOOR ELEVATIONS ON RESIDENTIAL LOTS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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

**FLOODPLAIN BUFFER EASEMENT LINE TABLE**

LINE #	LENGTH	BEARING
L10	22.68'	N47° 08' 13.35"W
L11	119.31'	N36° 43' 49.71"W
L12	77.61'	N27° 15' 02.14"W
L13	43.65'	N11° 06' 51.35"W
L14	154.24'	N80° 45' 44.18"W
L15	100.74'	N58° 44' 39.28"W
L16	67.49'	N01° 29' 54.97"W
L17	64.69'	N28° 57' 39.92"E
L18	53.23'	S65° 24' 06.50"E
L19	89.88'	S70° 51' 28.99"E
L20	151.84'	S79° 15' 19.89"E
L21	77.20'	S48° 22' 53.92"E
L22	46.47'	S26° 42' 51.72"E
L25	73.96'	S12° 29' 56.92"W
L26	57.45'	S29° 06' 36.24"E
L27	68.53'	S47° 25' 42.98"E
L28	91.76'	S80° 50' 16.46"E
L29	51.01'	S65° 06' 38.07"E
L30	50.10'	S36° 47' 01.15"E
L31	47.13'	S10° 47' 26.98"E
L32	21.22'	N86° 25' 32.53"E
L33	56.24'	S64° 27' 08.77"E
L34	88.29'	S38° 27' 21.64"E
L35	52.67'	S11° 35' 52.87"E
L36	115.06'	S35° 39' 17.99"E
L37	41.64'	S11° 12' 59.30"E



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N28° 21' 14"W	50.00'
L2	N61° 38' 46"E	91.44'
L3	S08° 36' 11"W	50.00'
L4	N61° 38' 46"E	91.44'
L5	N19° 36' 29"W	12.53'
L6	S19° 36' 29"E	11.70'
L7	S73° 46' 44"E	3.97'
L8	S77° 25' 57"E	81.64'
L9	S61° 07' 17"E	24.35'
L39	N17° 36' 23"E	20.09'
L40	N73° 46' 44"W	5.18'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	425.00'	231.38'	31°11'35"	N77° 14' 33"E	228.53'
C2	375.00'	577.06'	88°10'06"	S48° 45' 17"W	521.78'
C3	275.00'	450.84'	93°55'58"	N51° 38' 12"E	402.02'
C4	225.00'	368.87'	93°55'55"	N51° 38' 12"E	328.93'
C5	425.00'	654.00'	88°10'06"	N48° 45' 17"E	591.36'
C6	375.00'	204.16'	31°11'34"	N77° 14' 33"E	201.64'
C7	122.00'	115.35'	54°10'16"	S46° 41' 36"E	111.10'
C8	15.00'	21.33'	81°28'19"	S21° 07' 40"W	19.58'
C9	15.00'	21.76'	83°06'52"	N61° 09' 55"W	19.90'
C10	172.00'	162.62'	54°10'16"	S46° 41' 36"E	156.63'
C11	200.00'	36.89'	10°34'10"	S63° 51' 39"E	36.84'
C12	175.00'	22.09'	7°14'02"	S72° 45' 45"E	22.08'
C13	275.00'	76.23'	15°52'53"	N69° 48' 16"E	75.98'

PLAT. NO. 140110

SUBDIVISION PLAT ESTABLISHING  
 ANAQUA SPRINGS RANCH VI C-1, P.U.D.

BEING A TOTAL OF 26.608 ACRES, ESTABLISHING LOTS 7, 8, 9, 10, 11, AND 12 BLOCK 11, LOT 57, BLOCK 8, AND LOT 999 BLOCK 1, C.B. 4671 AND BEING LOCATED IN THE W.F. WATSON SURVEY NO. 571, ABSTRACT NO. 1034, COUNTY BLOCK 4671, THE J. CASSILAS SURVEY NO. 411, ABSTRACT NO. 156, AND THE J.C. SMITH SURVEY NO. 355, ABSTRACT NO. 697, BEAR COUNTY, TEXAS, SAID 26.608 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 26.803 ACRE TRACT OF LAND RECORDED IN VOLUME 16420, PAGES 1214-1232, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'

DATE: 12/03/2013  
 JOB NO.: 2309.20

**MATKINHOOVER**  
 ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100  
 BOERNE, TEXAS 78006  
 OFFICE: 832.249.0060 FAX: 832.249.0099  
 TEXAS REGISTERED ENGINEERING FIRM #004512  
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
 CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS  
 COUNTY OF BEAR

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.

*Thomas Dress*  
 AUTHORIZED AGENT  
 ANAQUA SPRINGS RANCH, INC.  
 THOMAS E. DRESS, PRESIDENT

STATE OF TEXAS  
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Thomas Dress**, 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 13th DAY OF November A.D. 2013.

*Shari W. Marcell*  
 NOTARY PUBLIC BEAR COUNTY, TEXAS

SHARI W. MARCELL  
 MY COMMISSION EXPIRES  
 January 18, 2016

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEAR

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

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

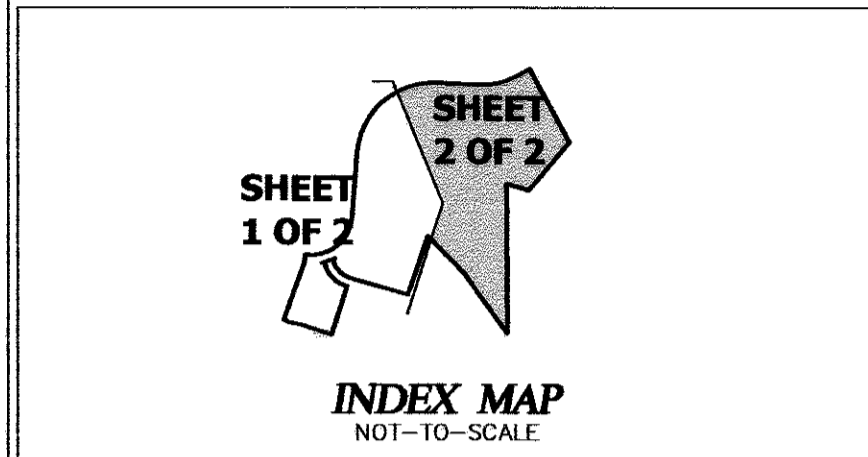
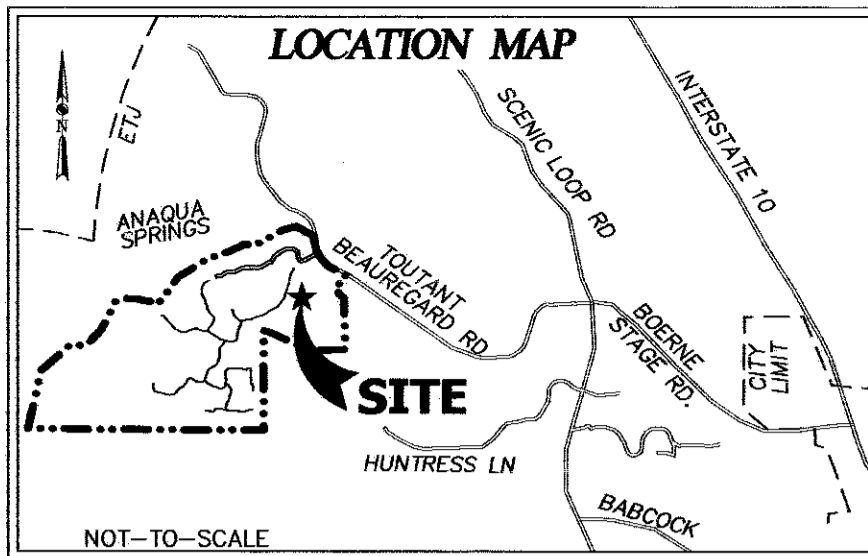
BY: \_\_\_\_\_ CHAIRMAN BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
 COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF BEAR 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 BEAR 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, BEAR COUNTY, TEXAS

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



- LEGEND**
- FOUND COTTON SPINDLE
  - ⊙ SET 1/2" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP
  - ⊙ FOUND 1/2" IRON ROD
  - ⊙ FOUND MAG NAIL
  - CALCULATED POINT
  - R1 RECORD PER VOLUME 9617, PAGE 170 DEED & PLAT RECORDS
  - R2 RECORD PER VOLUME 9609, PAGES 29-30 DEED & PLAT RECORDS
  - B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS

- SURVEYOR NOTES:**
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD83
  2. DIMENSIONS SHOWN ARE GRID AND THE SURFACE ADJUSTMENT FACTOR IS 0.99830.
  3. ALL PROPERTY CORNERS ARE SET WITH A 3/8" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP UNLESS OTHERWISE NOTED.
  4. WHERE LOT LINES ADJOIN THOSE PLATTED, SAID LINES WHERE FIELD MEASURED AND FOUND TO MATCH THOSE RECORD IN SAID DOCUMENT.
- WASTEWATER EDDI 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.
- SAWS IMPACT FEE NOTE:**  
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

- 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" 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 BUILDING, CONCRETE SLABS OR WALL WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION 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.

**FINISHED FLOOR NOTE:**  
THE 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 REGULATOR FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED FOR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**DRAINAGE EASEMENT NOTE:**  
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C-0808 DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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.

*Thomas Dreiss*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TRAVIS L. QUICKSALL R.P.L.S. # 6447

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.

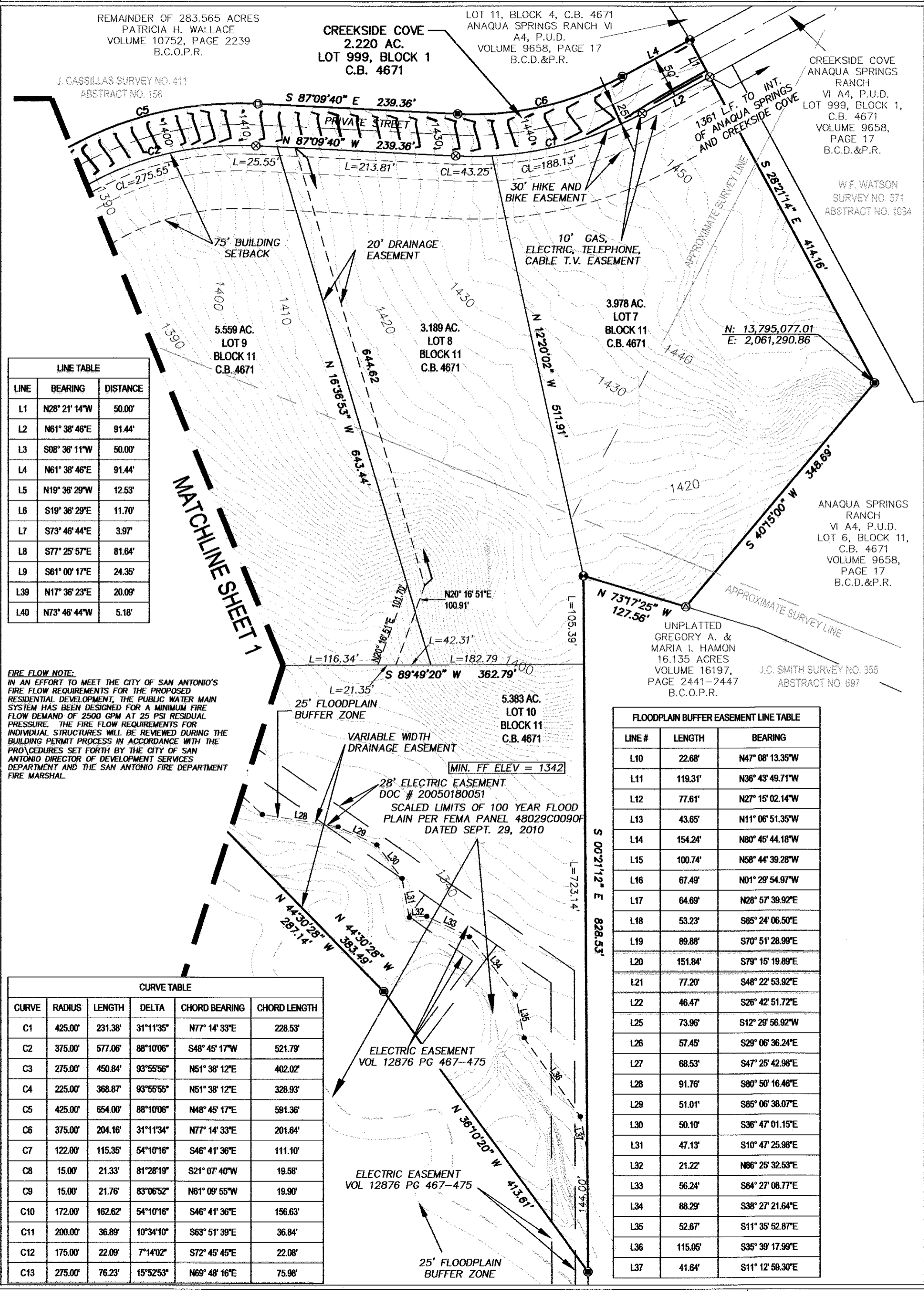
*Kenneth B. Kolacny*  
KENNETH B. KOLACNY, P.E.  
LICENSED PROFESSIONAL ENGINEER # 86300  
MATKIN HOOVER ENGINEERING & SURVEYING

**OWNER/DEVELOPER:**  
ANAQUA SPRINGS RANCH, INC  
325 SONTERRA BLVD E SUITE 210  
SAN ANTONIO, TX 78238  
(210) 493-1444 PHONE

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

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

**FINISHED FLOOR NOTE:**  
FINISH FLOOR ELEVATIONS ON RESIDENTIAL LOTS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N28° 21' 14" W	50.00'
L2	N61° 38' 48" E	91.44'
L3	S08° 36' 11" W	50.00'
L4	N61° 38' 48" E	91.44'
L5	N19° 36' 29" W	12.53'
L6	S19° 36' 29" E	11.70'
L7	S73° 46' 44" E	3.97'
L8	S77° 25' 57" E	81.64'
L9	S61° 00' 17" E	24.35'
L39	N17° 36' 23" E	20.09'
L40	N73° 46' 44" W	5.18'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	425.00'	231.38'	31°11'35"	N77° 14' 33"E	228.53'
C2	375.00'	577.06'	88°10'06"	S48° 45' 17"W	521.79'
C3	275.00'	450.84'	93°55'56"	N51° 38' 12"E	402.02'
C4	225.00'	368.87'	93°55'55"	N51° 38' 12"E	328.93'
C5	425.00'	654.00'	88°10'06"	N48° 45' 17"E	591.36'
C6	375.00'	204.16'	31°11'34"	N77° 14' 33"E	201.64'
C7	122.00'	115.35'	54°10'16"	S46° 41' 36"E	111.10'
C8	15.00'	21.33'	81°28'19"	S21° 07' 40"W	19.58'
C9	15.00'	21.76'	83°06'52"	N61° 09' 55"W	19.90'
C10	172.00'	162.62'	54°10'16"	S46° 41' 36"E	156.63'
C11	200.00'	36.89'	10°34'10"	S63° 51' 39"E	36.84'
C12	175.00'	22.09'	7°14'02"	S72° 45' 45"E	22.08'
C13	275.00'	76.23'	15°52'53"	N69° 48' 16"E	75.98'

**FLOODPLAIN BUFFER EASEMENT LINE TABLE**

LINE #	LENGTH	BEARING
L10	22.68'	N47° 08' 13.35"W
L11	119.31'	N36° 43' 49.71"W
L12	77.61'	N27° 15' 02.14"W
L13	43.65'	N11° 06' 51.35"W
L14	154.24'	N80° 45' 44.18"W
L15	100.74'	N58° 44' 39.28"W
L16	67.49'	N01° 29' 54.97"W
L17	64.69'	N28° 57' 39.92"E
L18	53.23'	S85° 24' 06.50"E
L19	89.88'	S70° 51' 28.99"E
L20	151.84'	S79° 15' 19.89"E
L21	77.20'	S48° 22' 53.92"E
L22	46.47'	S26° 42' 51.72"E
L25	73.96'	S12° 29' 56.92"W
L26	57.45'	S29° 06' 36.24"E
L27	68.53'	S47° 25' 42.98"E
L28	91.76'	S80° 50' 16.46"E
L29	51.01'	S65° 06' 38.07"E
L30	50.10'	S36° 47' 01.15"E
L31	47.13'	S10° 47' 25.98"E
L32	21.22'	N86° 25' 32.53"E
L33	56.24'	S38° 27' 08.77"E
L34	88.29'	S38° 27' 21.64"E
L35	52.67'	S11° 35' 52.87"E
L36	115.05'	S35° 39' 17.98"E
L37	41.64'	S11° 12' 58.30"E

PLAT. NO. 140110  
SUBDIVISION PLAT ESTABLISHING  
ANAQUA SPRINGS RANCH VI C-1, P.U.D.

BEING A TOTAL OF 26.608 ACRES, ESTABLISHING LOTS 7, 8, 9, 10, 11, AND 12 BLOCK 11, LOT 57 BLOCK 8, AND LOT 999 BLOCK 1, C.B. 4671 AND BEING LOCATED IN THE W. F. WATSON SURVEY NO. 571, ABSTRACT NO. 1034, COUNTY BLOCK 4671, THE J. CASSILLAS SURVEY NO. 411, ABSTRACT NO. 156, AND THE J.C. SMITH SURVEY NO. 355, ABSTRACT NO. 897, BEXAR COUNTY, TEXAS. SAID 26.608 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 26.803 ACRE TRACT OF LAND RECORDED IN VOLUME 16420, PAGES 1214-1232, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

DATE: 12/03/2013  
JOB NO.: 2309.20

**MATKIN HOOVER**  
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 817.291.8000 FAX: 817.291.8099  
TEXAS REGISTERED ENGINEERING FIRM #04512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

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.

*Thomas Dreiss*  
AUTHORIZED AGENT  
ANAQUA SPRINGS RANCH, INC.  
THOMAS E. DREISS, PRESIDENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas Dreiss 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 11th DAY OF November A.D. 20 13.

*Shari W. Marcell*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

**SHARI W. MARCELL**  
MY COMMISSION EXPIRES  
January 18, 2016

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_ 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

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

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

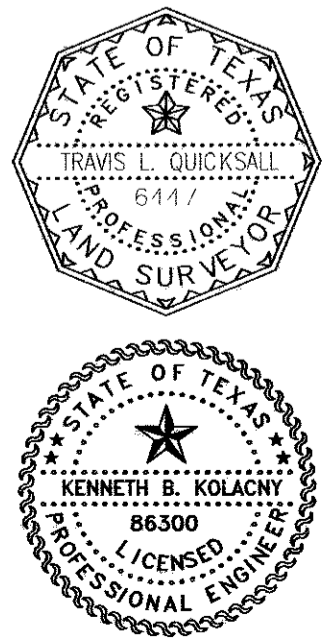
BY: \_\_\_\_\_ CHAIRMAN BY: \_\_\_\_\_ SECRETARY

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

140299

**Project Name:**

Luckey Ranch Unit 23

**Applicant:**

Jack Lipar

**Representative:**

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

**Owner:**

LGI Homes – Luckey Ranch Partners,  
LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southeast of the  
intersection of WT Montgomery and  
Luckey River

**Tract Size:**

22.22-acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting November  
26, 2014

**REQUEST**

Approval of a major plat to subdivide a 22.22-acre tract of land to  
establish **Luckey Ranch Unit 23**

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 19, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one hundred six (**106**) single-family residential lots and two (**2**) non-single family lots, and three thousand five hundred ninety (**3,590**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

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

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

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

### **B. Access Note**

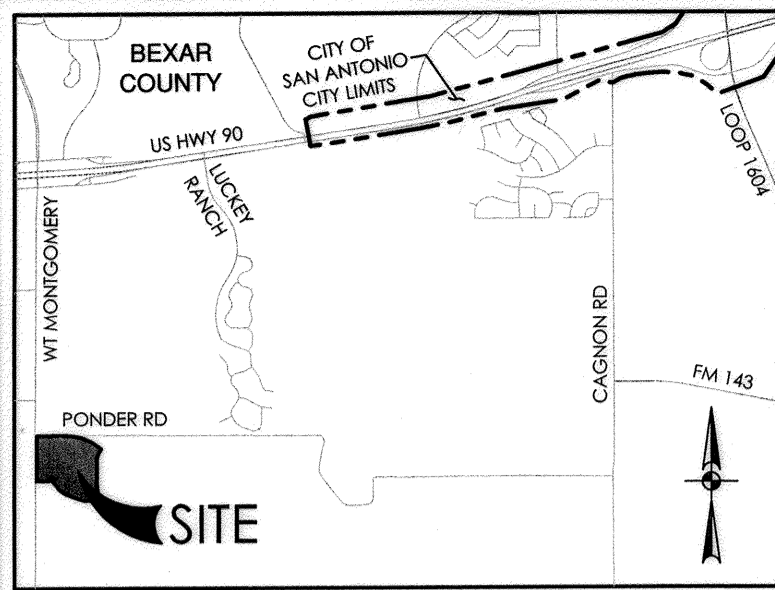
Plat 140300, Luckey Ranch Unit 24, provides access to this plat. Therefore, this proposed Plat 140299 shall not be recorded until Plat 140300 is recorded with Bexar County. Further, a hold from recordation note has been placed on the plat tracking system.

## **III. RECOMMENDATION**

Approval of the proposed **Luckey Ranch Unit 23** Plat

## **IV. ATTACHMENT**

1. Proposed plat



LOCATION MAP  
NOT-TO-SCALE

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

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

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY MAYWALD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 12th November, A.D. 2014.

*Blanca Vallejo Velez*  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

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

**OPEN SPACE NOTE:**  
LOT 901, BLOCK 41, CB 4319 IS DESIGNATED AS A WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT. LOT 903, BLOCK 41, CB 4319 IS DESIGNATED AS A GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT. LOT 904, BLOCK 41 CB 4319 IS DESIGNATED AS A LANDSCAPE EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

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

**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.

**LEGEND**

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CB	COUNTY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
INT	INTERSECTION	○	SET 1/2" IRON ROD (PD)-ROW
NCB	NEW CITY BLOCK		
ROW	RIGHT-OF-WAY		
---	1140 EXISTING CONTOURS		
---	1140 PROPOSED CONTOURS		
---	--- ORIGINAL SURVEY		
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	◇	VARIABLE WIDTH DRAINAGE EASEMENT (PLAT NO. 130331, LUCKEY RANCH UNIT 24)
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	◇	10' SANITARY SEWER EASEMENT (PLAT NO. 130331, LUCKEY RANCH UNIT 24)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	◇	VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT NO. 140300, LUCKEY RANCH UNIT 24)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	◇	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 140300, LUCKEY RANCH UNIT 24)
		◇	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO SCALE) (PLAT NO. 140300, LUCKEY RANCH UNIT 24)

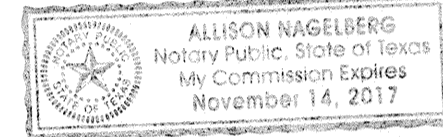
**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1969474) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H).

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N51°51'19"W	32.91'
L2	S38°08'41"W	14.35'
L3	N36°56'17"W	48.41'
L4	S50°04'38"W	40.35'
L5	S39°55'22"E	50.00'
L6	S50°04'38"W	50.00'
L7	S39°55'22"E	2.26'
L8	N89°55'39"W	20.00'
L9	N45°04'21"E	89.44'
L10	S39°55'22"E	38.39'
L11	N49°15'40"W	62.40'
L12	S82°45'47"W	76.15'
L13	N01°31'16"E	81.02'
L14	N31°32'54"E	16.97'
L15	N89°46'44"W	78.57'
L16	N89°46'44"W	78.57'
L17	S52°11'50"E	99.83'
L18	N39°55'22"W	77.43'
L19	S84°23'20"W	90.67'
L20	S84°23'20"W	90.67'
L21	N39°55'22"W	77.43'
L22	S50°04'38"W	62.83'
L23	S31°03'35"E	70.93'
L24	N49°15'40"W	62.40'
L25	S39°55'22"E	38.39'
L26	S82°45'47"W	76.15'
L27	N01°31'16"E	81.02'
L28	N31°32'54"E	19.64'
L29	S52°11'50"E	71.54'
L30	S31°03'35"E	71.22'
L31	N51°51'19"W	48.11'
L32	S76°06'24"E	29.92'
L33	N46°00'00"W	30.12'
L34	N50°00'00"E	39.07'
L35	S75°11'44"E	74.03'
L36	S24°48'11"E	55.02'
L37	N65°37'09"W	70.78'
L38	N9°05'10"E	105.39'
L39	N7°39'42"E	142.44'
L40	N75°57'08"E	73.53'
L41	N14°45'22"W	76.71'
L42	S74°46'43"E	108.52'
L43	N57°27'08"E	194.62'
L44	S85°42'06"E	166.39'
L45	N50°04'38"E	18.83'
L46	S40°44'20"W	18.84'
L47	N90°00'00"W	105.37'
L48	N90°00'00"W	106.58'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	915.00'	38°17'29"	N71°00'04"W	600.19'	611.51'
C2	235.00'	37°55'25"	S19°10'58"W	152.72'	155.54'
C3	1035.00'	14°27'47"	S7°00'38"E	260.57'	261.26'
C4	20.00'	90°00'00"	S84°55'22"E	28.28'	31.42'
C5	20.00'	81°47'06"	N0°58'11"E	26.19'	28.55'
C6	200.00'	0°47'04"	S41°28'12"W	2.74'	2.74'
C7	20.00'	90°00'00"	N6°51'19"W	28.28'	31.42'
C8	225.00'	39°57'41"	S19°56'31"E	153.77'	156.93'
C9	185.00'	130°42'00"	S65°23'20"W	336.28'	422.01'
C10	20.00'	76°39'27"	S87°35'24"E	24.81'	26.76'
C11	175.00'	28°40'55"	S68°25'20"W	86.69'	87.60'
C12	225.00'	97°27'29"	N48°30'29"W	338.22'	382.72'
C13	175.00'	31°19'38"	N15°53'05"E	94.50'	95.68'
C14	20.00'	106°52'38"	S21°53'25"E	32.13'	37.31'
C15	175.00'	14°27'00"	S82°33'14"E	44.02'	44.14'
C16	20.00'	89°59'59"	N45°13'17"E	28.28'	31.42'
C17	20.00'	90°00'00"	N44°46'44"W	28.28'	31.42'
C18	225.00'	37°34'54"	S70°59'17"E	144.95'	147.58'
C19	150.00'	77°43'33"	S88°56'24"W	188.24'	203.49'
C20	20.00'	90°00'00"	S5°04'38"W	28.28'	31.42'
C21	175.00'	18°21'31"	S49°06'08"E	55.83'	56.07'
C22	475.00'	37°19'46"	S76°56'46"E	304.03'	309.47'
C23	20.00'	87°33'19"	N40°36'41"E	27.67'	30.56'
C24	20.00'	87°33'19"	N51°50'00"W	27.67'	30.56'
C25	525.00'	37°19'46"	S76°56'47"E	336.03'	342.05'
C26	225.00'	18°21'31"	S49°06'08"E	71.79'	72.09'
C27	20.00'	90°00'00"	N84°55'22"W	28.28'	31.42'
C28	20.00'	81°08'13"	N9°30'31"E	26.01'	28.32'
C29	175.00'	58°27'23"	S1°49'54"E	170.90'	178.55'
C30	20.00'	76°39'27"	N10°55'56"W	24.81'	26.76'
C31	135.00'	130°42'00"	S65°23'20"W	245.40'	307.95'
C32	175.00'	39°57'41"	S19°56'31"E	119.60'	122.06'
C33	175.00'	97°27'28"	N48°30'28"W	263.06'	297.67'
C34	125.00'	31°19'39"	N15°53'05"E	67.50'	68.35'
C35	20.00'	96°15'16"	N79°40'32"E	29.79'	33.60'
C36	200.00'	57°03'35"	N80°43'38"W	191.05'	199.18'
C37	20.00'	78°11'50"	S70°09'30"E	25.23'	27.30'
C38	125.00'	113°49'22"	S25°51'06"W	209.46'	248.32'
C39	908.00'	38°17'29"	N71°00'04"W	595.80'	606.83'
C40	166.41'	16°56'57"	S16°19'43"E	49.05'	49.23'
C41	119.92'	105°17'40"	S61°44'01"W	190.65'	220.38'
C42	166.41'	111°42'35"	S48°11'36"E	275.45'	324.45'
C43	107.80'	88°40'00"	N29°34'37"E	150.67'	166.82'



**PLAT NUMBER 140299**  
**SUBDIVISION PLAT**  
**OF**  
**LUCKEY RANCH UNIT 23**

A 22.22 ACRE TRACT OF LAND OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERTE SURVEY NUMBER 12, ABSTRACT 21, COUNTY BLOCK 4320, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: November 5, 2014

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

OWNER/DEVELOPER: LGI HOMES - LUCKEY RANCH PARTNERS, LLC  
COUNTY OF BEXAR

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blanca Vallejo Velez 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 05th DAY OF November, A.D. 2014.

*Allison Nagelberg*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT 23 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

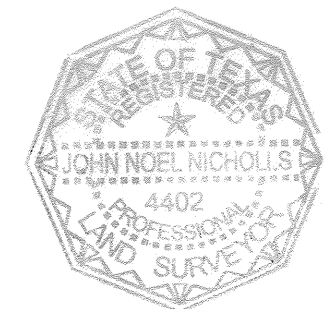
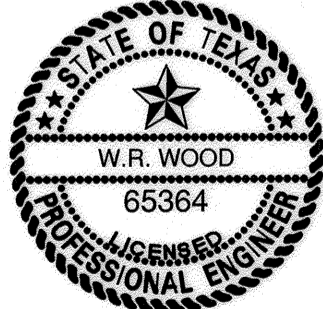
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

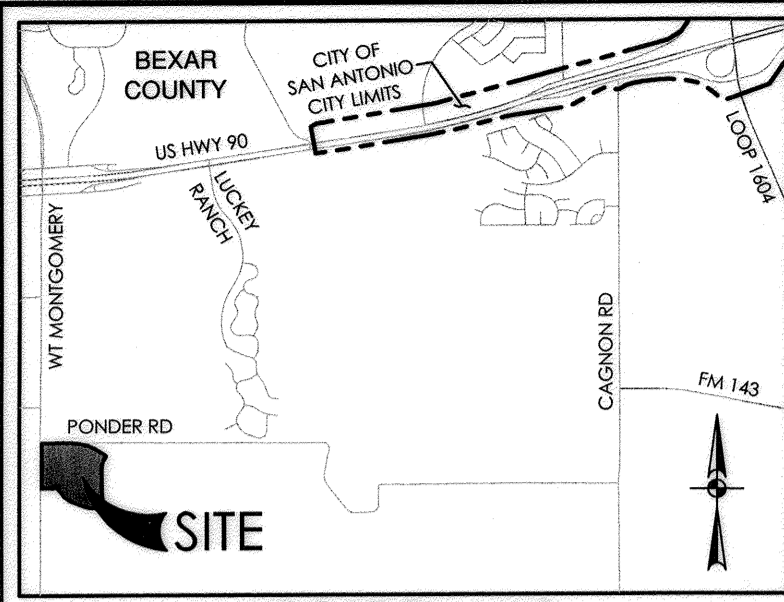


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

OWNER/DEVELOPER:  
LGI HOMES - LUCKEY RANCH PARTNERS, LLC  
1450 LAKE ROBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

SHEET 1 OF 3

LUCKEY RANCH UNIT 23  
Civil Job No. 7896-65; Survey Job No. 9242-12



LOCATION MAP  
NOT-TO-SCALE

**C.P.S. NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 AREA.  
 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV 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.

**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.

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

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

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

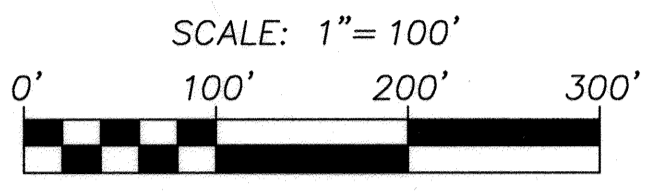
NOTE:  
 SEE SHEET 3 OF 3  
 FOR DETAILS.

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

NOTE:  
 SEE SHEET 1 OF 3 FOR  
 ENGINEER, SURVEYOR  
 AND EXTRA NOTES.

**PLAT NUMBER 140299**  
**SUBDIVISION PLAT**  
**OF**  
**LUCKEY RANCH UNIT 23**

A 22.22 ACRE TRACT OF LAND OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERITE SURVEY NUMBER 12, ABSTRACT 21, COUNTY BLOCK 4320, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
 TPE, FIRM REGISTRATION # 470  
 2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
 FAX: 210.375.9010

STATE OF TEXAS  
 COUNTY OF MONTGOMERY  
 DATE OF PRINT: November 5, 2014

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

OWNER/DEVELOPER: LGI HOMES - LUCKEY RANCH PARTNERS, LLC

STATE OF TEXAS  
 COUNTY OF BEXAR

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

Alison Nagelberg  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT 23 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

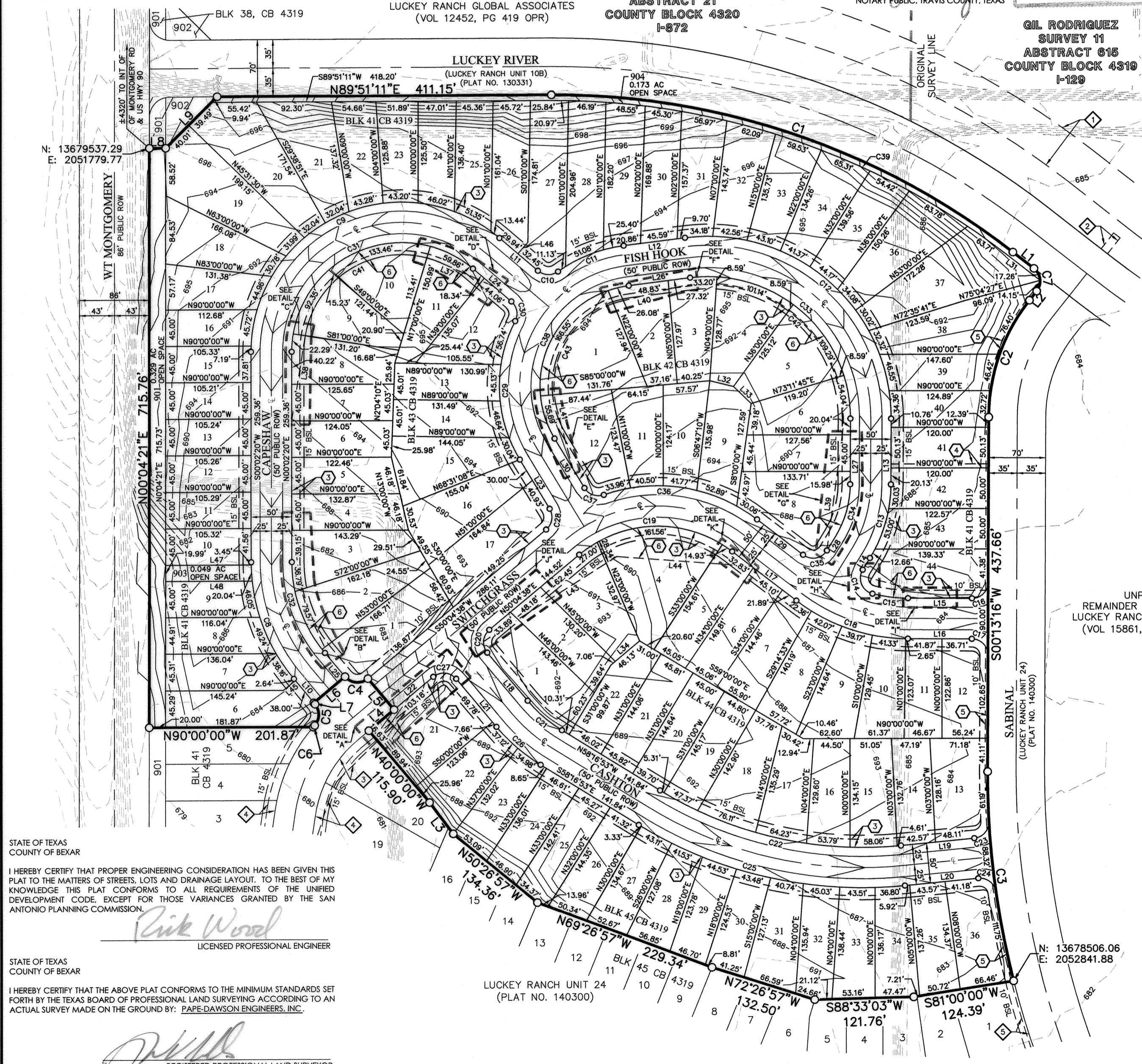
BY: \_\_\_\_\_ SECRETARY

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



BLANCA VALLEJO VELEZ  
 NOTARY PUBLIC  
 STATE OF TEXAS  
 MY COMM. EXPIR. 10/29/15

GIL RODRIGUEZ  
 SURVEY 11  
 ABSTRACT 615  
 COUNTY BLOCK 4319  
 I-129

OWNER/DEVELOPER:  
 LGI HOMES - LUCKEY RANCH PARTNERS, LLC  
 1450 LAKE ROBINS DRIVE, SUITE 430  
 THE WOODLANDS, TX 77380  
 (281) 362-8998

ALLISON NAGELBERG  
 Notary Public, State of Texas  
 My Commission Expires  
 November 14, 2017

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

Rick Wood  
 LICENSED PROFESSIONAL ENGINEER

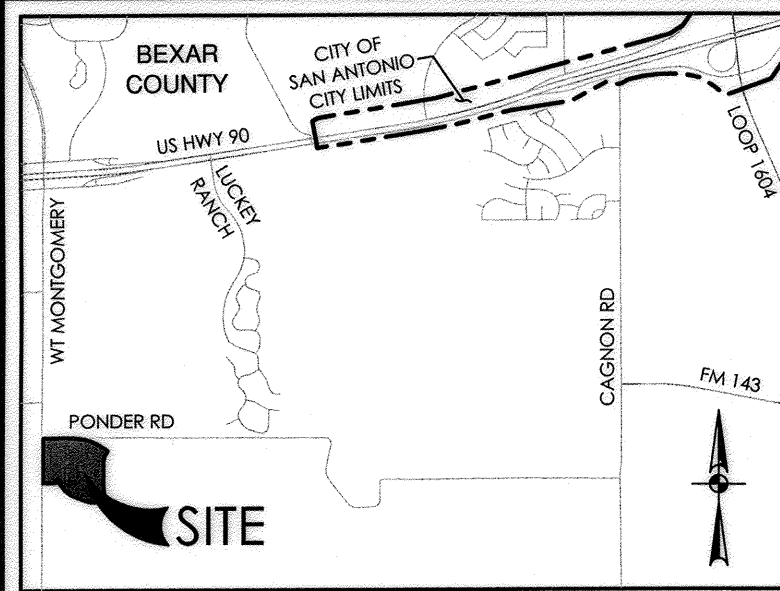
STATE OF TEXAS  
 COUNTY OF BEXAR

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

John Noe Nicholls  
 REGISTERED PROFESSIONAL LAND SURVEYOR



LUCKEY RANCH UNIT 23  
 Civil Job No. 7396-65; Survey Job No. 9242-12



LOCATION MAP  
NOT-TO-SCALE

STATE OF TEXAS  
COUNTY OF TRAVIS

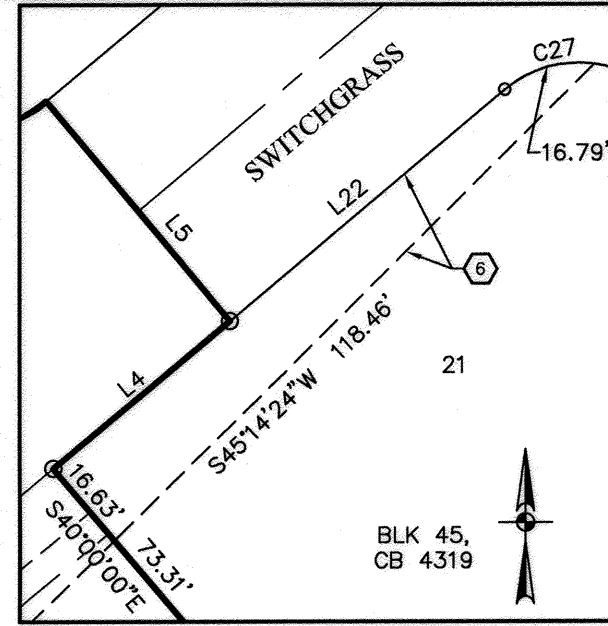
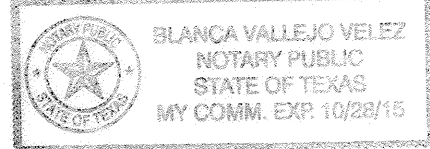
THE LIEN HOLDER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

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

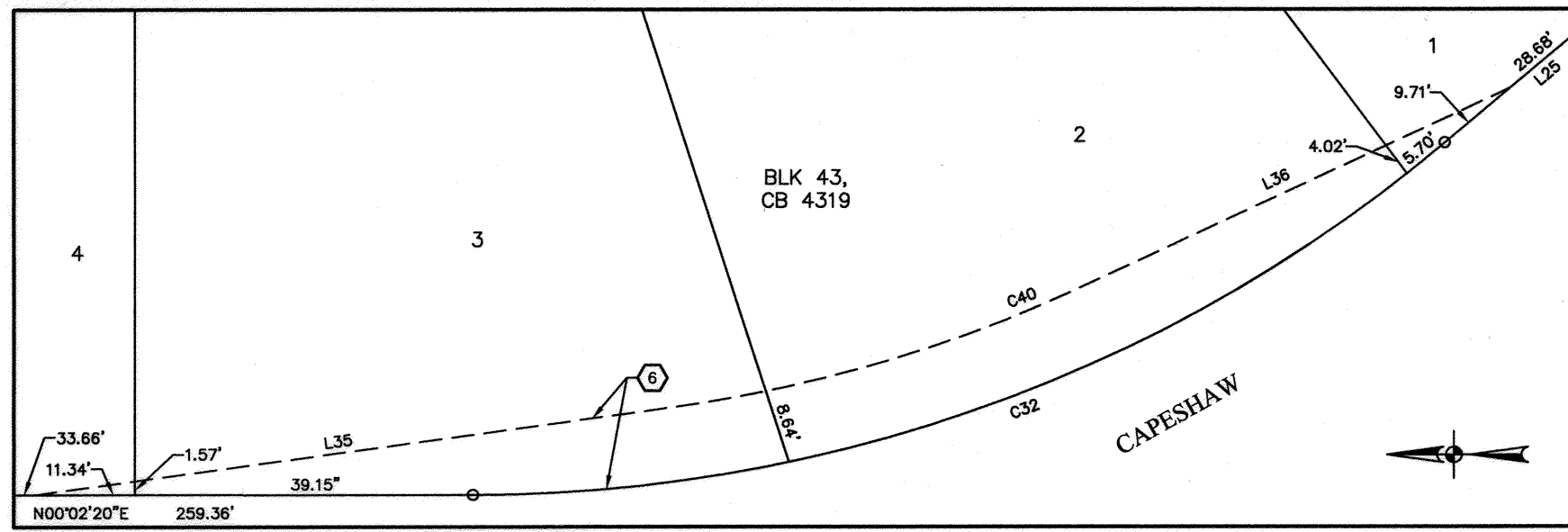
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY MAYWALD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF November 14, 2017, A.D. 2017.

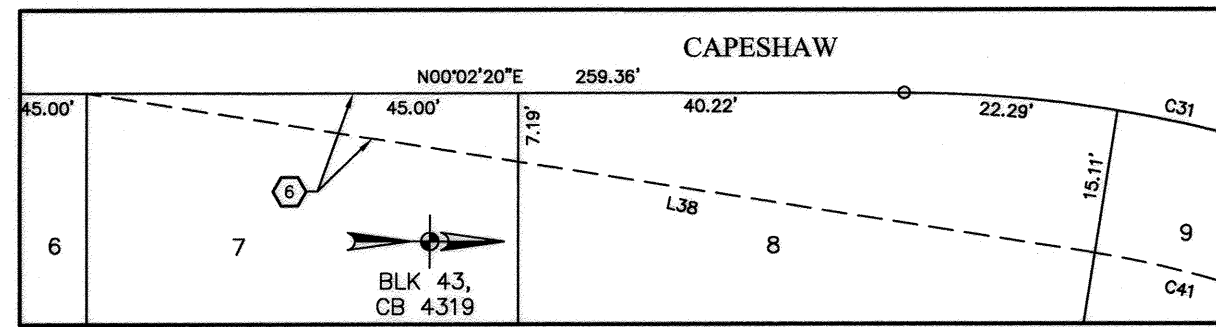
*Blanca Vallejo Velazquez*  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



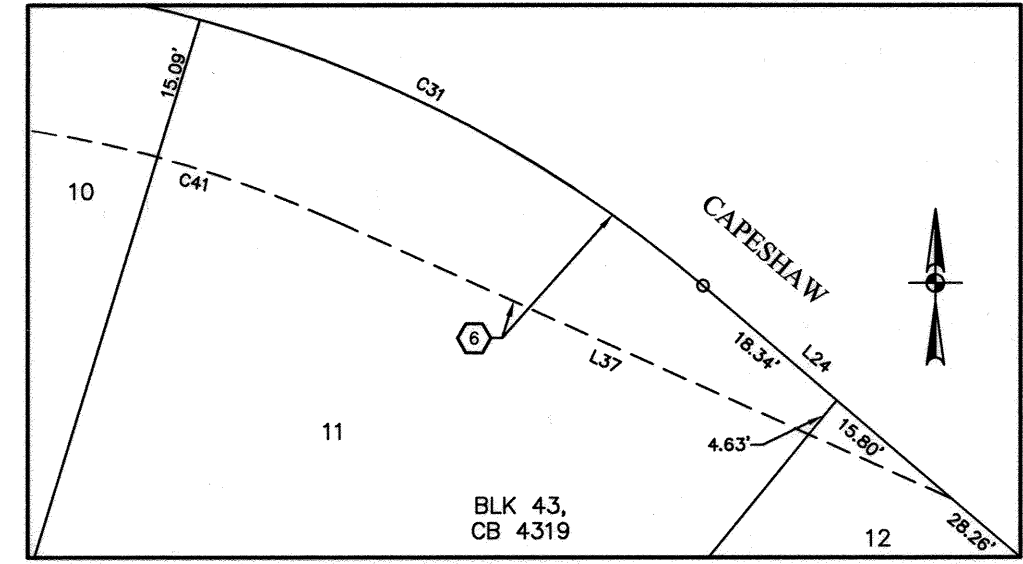
DETAIL "A"  
NOT-TO-SCALE



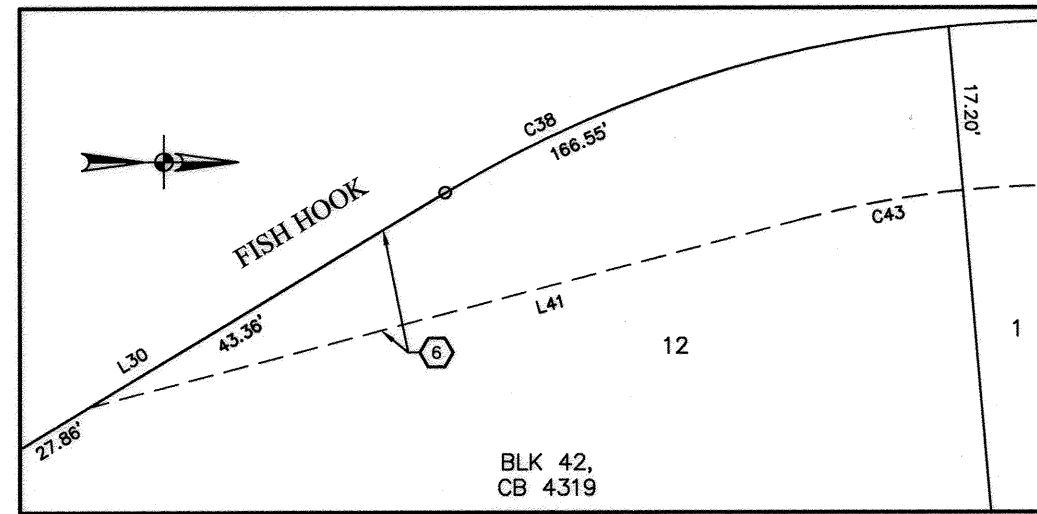
DETAIL "B"  
NOT-TO-SCALE



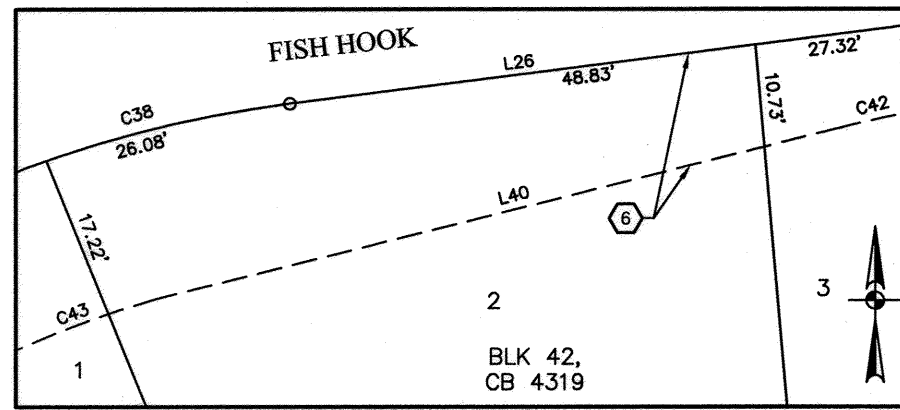
DETAIL "C"  
NOT-TO-SCALE



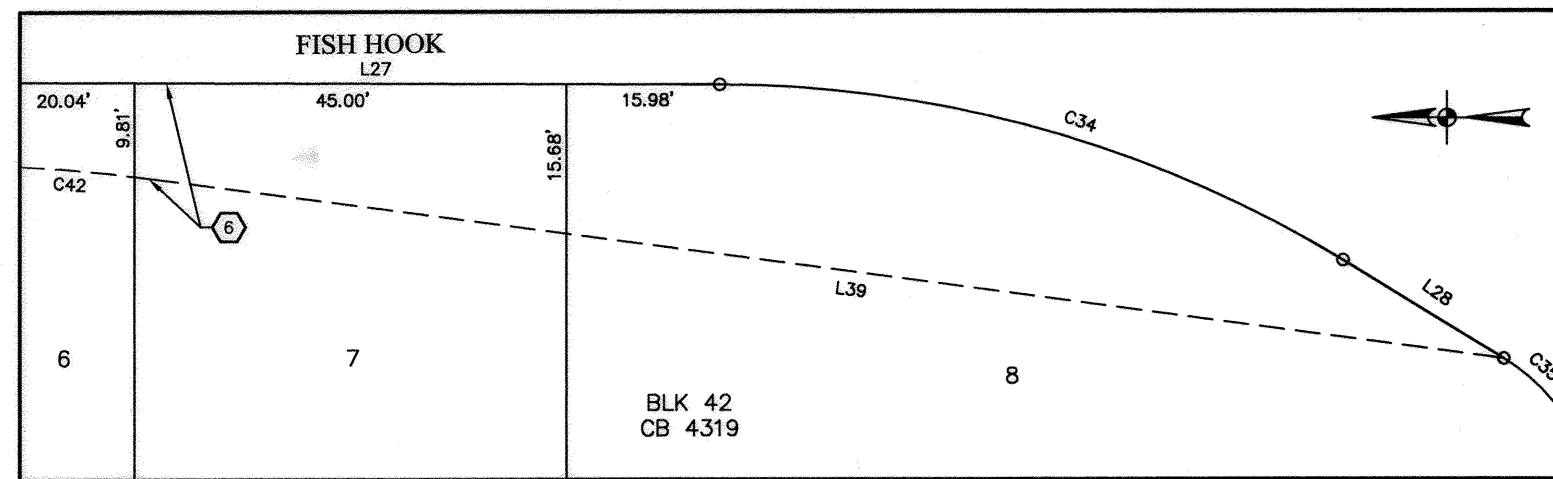
DETAIL "D"  
NOT-TO-SCALE



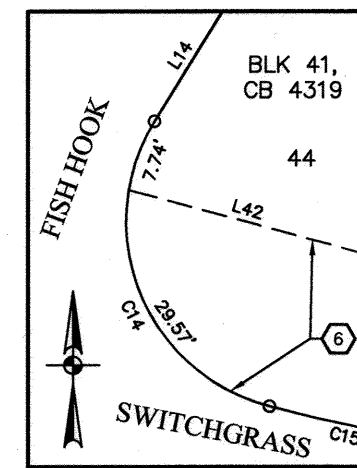
DETAIL "E"  
NOT-TO-SCALE



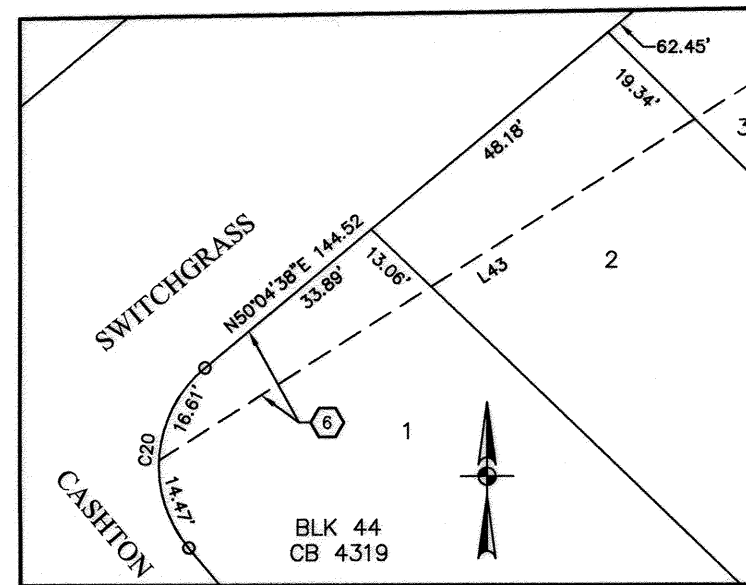
DETAIL "F"  
NOT-TO-SCALE



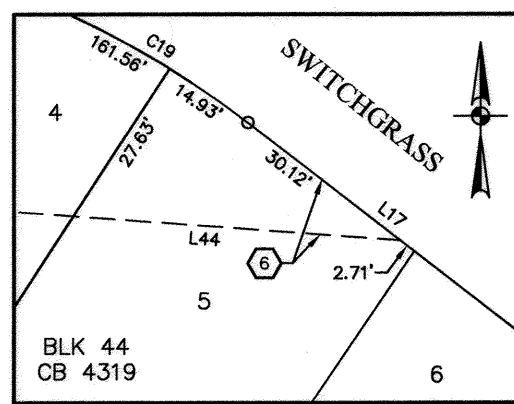
DETAIL "G"  
NOT-TO-SCALE



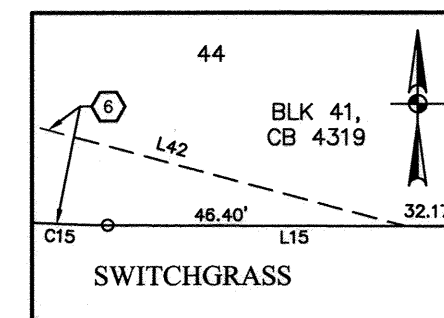
DETAIL "H"  
NOT-TO-SCALE



DETAIL "J"  
NOT-TO-SCALE



DETAIL "K"  
NOT-TO-SCALE



DETAIL "I"  
NOT-TO-SCALE

OWNER/DEVELOPER:  
LGI HOMES - LUCKEY RANCH PARTNERS, LLC  
1450 LAKE ROBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

PLAT NUMBER 140299

SUBDIVISION PLAT  
OF  
LUCKEY RANCH UNIT 23

A 22.22 ACRE TRACT OF LAND OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERITE SURVEY NUMBER 12, ABSTRACT 21, COUNTY BLOCK 4320, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.



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

STATE OF TEXAS DATE OF PRINT: November 5, 2014  
COUNTY OF MONTGOMERY

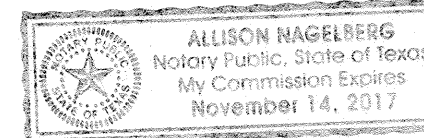
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LGI HOMES - LUCKEY RANCH PARTNERS, LLC

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Allison Nagelberg*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT 23 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



STATE OF TEXAS  
COUNTY OF BEXAR

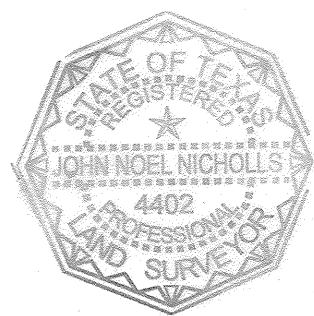
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*W.R. Wood*  
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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

140320

**Project Name:**

District 2 Library

**Applicant:**

City of San Antonio

**Representative:**

Moy Tarin Ramirez, LLC, c/o  
Raymond Tarin, Jr., P.E.

**Owner:**

Alt Development, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located west of U.S.  
Highway 87 East, south of Foster  
Meadows.

**Tract Size:**

5.729 acres

**Council District(s):**

2

**Notification:**

Published in Daily Commercial  
Recorder November 14, 2014

Internet Agenda posting  
November 26, 2014

**REQUEST**

Approval of a major plat to replat and subdivide a 5.729-acre tract of land to establish **District 2 Library** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 10, 2014

**CASE HISTORY**

Area being replatted was previously platted as a portion of Lot 2, Block 54, NCB 18274, out of the Foster Meadows subdivision plat, recorded in Volume 9550, Pages 124-125, of the deed and plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“C-2” Commercial District

**C. Major Thoroughfare**

U.S. Highway 87 East, Primary Arterial Type A 120' minimum right of way

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

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

**F. Interdepartmental Review**

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

**II. RECOMMENDATION**

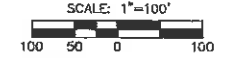
Approval of the proposed **District 2 Library** Subdivision.

**III. ATTACHMENT**

1. Proposed Plat

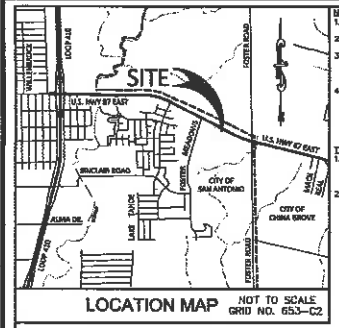
REPLAT AND SUBDIVISION PLAT ESTABLISHING DISTRICT 2 LIBRARY

ESTABLISHING LOT 3, BLOCK 52, N.C.B. 18274, A 5.729 ACRE TRACT OF LAND OUT OF THE REFORMACION MONTOYA SURVEY NO. 21, ABSTRACT NO. 469, BEING A PORTION OF LOT 2, BLOCK 54, N.C.B. 18274, FOSTER MEADOWS/COMMERCIAL SUBDIVISION RECORDED IN VOLUME 9590, PAGES 124-125, PLAT RECORDS OF BEAR COUNTY, TEXAS SAID PORTION OF LOT 2 ALSO BEING DESCRIBED AS COSA PARCEL #18921 IN INSTRUMENT RECORDED IN VOLUME 16293, PAGE 2252, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 4.76 ACRE TRACT DESCRIBED AS COSA PARCEL #18920 IN INSTRUMENT RECORDED IN VOLUME 16293, PAGE 687, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

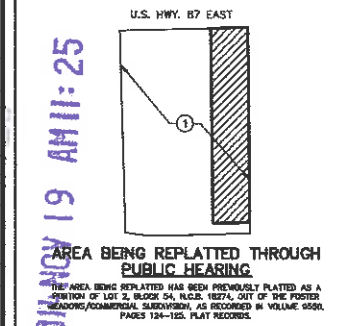


MIR logo and contact information for Moy Tarin Ramirez Engineers, LLC, including address, phone, and fax numbers.

LEGEND table with symbols for curve number, line number, lot, new city block, existing property line, existing ground contour, proposed easement, existing easement, and street centerline.

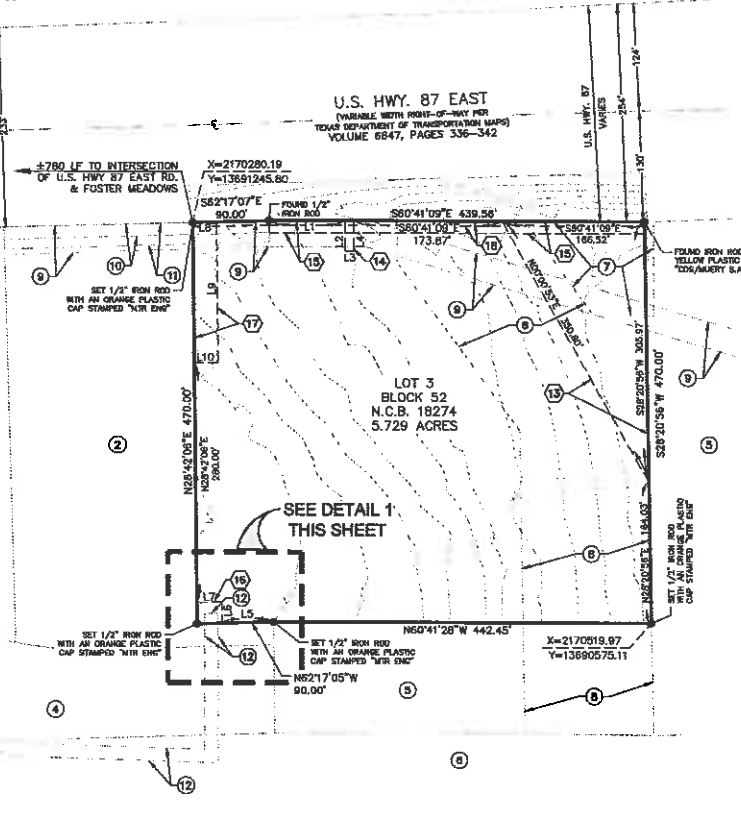
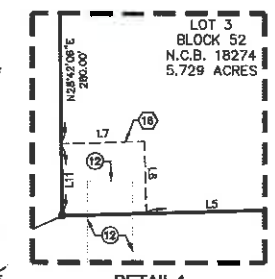


- NOTES: 1. 1/2" IRON PINS WITH ORANGE PLASTIC CAP STAMPED "MIR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. 2. THE COORDINATED X,Y OR BEARING ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83. 3. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOORPLAN OR ADJUSTMENT TO THE FLOORPLAN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOR ELEVATION (BFE) OF THE REGULATORY FLOORPLAN. 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 5. ANY EXISTING MONUMENTARY LOSS RESULTING FROM MODIFICATIONS OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR MODIFICATIONS OF GPS EQUIPMENT, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR MODIFICATIONS. 6. 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 INDICATED HEREON. 7. THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDUs) PAID FOR BY THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER SHOWN ON THE DEVELOPMENT SERVICES DEPARTMENT. 8. OWNER/DEVELOPER: THE CITY OF SAN ANTONIO TEXAS DEPARTMENT OF TRANSPORTATION MAPS 1001 SOUTH ALAMO SAN ANTONIO, TEXAS 78204



THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS A PORTION OF LOT 2, BLOCK 54, N.C.B. 18274, OUT OF THE FOSTER MEADOWS/COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME 9590, PAGES 124-125, PLAT RECORDS.

LINE TABLE with columns for LINE, BEARING, and DISTANCE. Includes lines L1 through L11 with bearings and distances.



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

OWNERS DULY AUTHORIZED AGENT: ROBERTA A. SPARKS, NOTARY PUBLIC, STATE OF TEXAS, My Comm. Expires 11-17-2015. Date: 11-17-2015.

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

Moy Tarin Ramirez Engineers, LLC. Registered Professional Land Surveyor No. 5850. State of Texas. My Comm. Expires 11-17-2015.

- LEGEND: 1) FARMWOOD TRUST VOLUME 7261, PAGES 628-638 OFFICIAL PUBLIC RECORDS. 2) REMAINING PORTION OF FARMWOOD TRUST VOLUME 7640, PAGES 648-658 OFFICIAL PUBLIC RECORDS. 3) UNPLATTED REMAINING PORTION OF LOT 2, BLOCK 54, N.C.B. 18274. 4) UNPLATTED REMAINING PORTION OF THE WANCY JAMES SCHAEFER NOW-SOT COUNTY TRUST OFFICIAL PUBLIC RECORDS. 5) UNPLATTED REMAINING PORTION OF LOT 2, BLOCK 54, N.C.B. 18274. 6) SAN ANTONIO WATER SYSTEM PERMANENT EASEMENT VOLUME 1472, PAGES 664-677 OFFICIAL PUBLIC RECORDS. 7) DRAINAGE EASEMENT TO THE STATE OF TEXAS VOLUME 6647, PAGES 343-349 DEED RECORDS. 8) UNPLATTED FARMWOOD TRUST VOLUME 7261, PAGES 628-638 OFFICIAL PUBLIC RECORDS. 9) UNPLATTED REMAINING PORTION OF THE WANCY JAMES SCHAEFER NOW-SOT COUNTY TRUST OFFICIAL PUBLIC RECORDS. 10) 14" GAS, TELEPHONE, ELECTRIC, & CABLE TELEVISION EASEMENT VOLUME 8530, PAGES 244-249 PLAT RECORDS. 11) 20" S.S.L. FROM GAS LINE VOLUME 8530, PAGES 244-249 DEED AND PLAT RECORDS. 12) 10" WIDE PERMANENT SANITARY SEWER EASEMENT VOLUME 16293, PAGES 687-695 OFFICIAL PUBLIC RECORDS. 13) PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT 26,471.42 S.F. (0.605 ACRES). 14) 10" WIDE WATER EASEMENT 385.42 SQ. FT. (0.008 ACRES). 15) 14" GAS, TELEPHONE, ELECTRIC, & CABLE TELEVISION EASEMENT 6,154.20 S.F. (0.141 ACRES). 16) SANITARY SEWER WITH AROUND EASEMENT 737.18 S.F. (0.017 ACRES). 17) 20" ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT 4,827.82 S.F. (0.110 ACRES). 18) 6" PEDESTRIAN EASEMENT 2,674.81 S.F. (0.061 ACRES).

COUNTY 19 AM 11:25

ROBERTA A. SPARKS, NOTARY PUBLIC, STATE OF TEXAS, My Comm. Expires 11-17-2015.

STATE OF TEXAS COUNTY OF BEAR) DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 2014, AT 9:40 AND DULY RECORDED THE DAY OF A.D. 2014, IN THE RECORDS OF AND NO. AND COUNTY IN BOOK VOLUME IN PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 2014.

STATE OF TEXAS COUNTY OF BEAR) COUNTY CLERK OF BEAR COUNTY, TEXAS. DEPUTY.

SHEET 1 OF 1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

140378

**Project Name:**

Stillwater Ranch Unit 18

**Applicant:**

Shannon Livingston

**Representative:**

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

**Owner:**

WS-SAS Development , LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located east of Silver  
Pointe, north of Stone Chase.

**Tract Size:**

22.23 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda posting  
November 26, 2014

**REQUEST**

Approval of a major plat to subdivide a 22.23-acre tract of land to establish **Stillwater Ranch Unit 18** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 17, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one hundred one (**101**) single-family residential lots and two (**2**) non-single family lots, and four thousand two hundred seven (**4,207**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on October 27, 2014.

### **E. Interdepartmental Review**

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

## **II. RECOMMENDATION**

Approval of the proposed **Stillwater Ranch Unit 18** Subdivision.

## **III. ATTACHMENT**

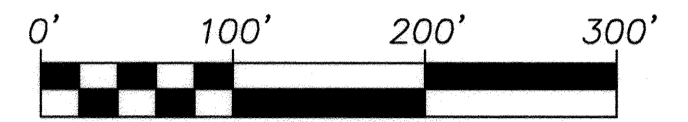
1. Proposed Plat



SUBDIVISION PLAT OF STILLWATER RANCH UNIT 18

BEING A 22.23 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: November 5, 2014

STATE OF TEXAS COUNTY OF BEXAR

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

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

STATE OF TEXAS COUNTY OF BEXAR

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

Notary Public signature and name: Allison Hoyleberg, NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 18 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

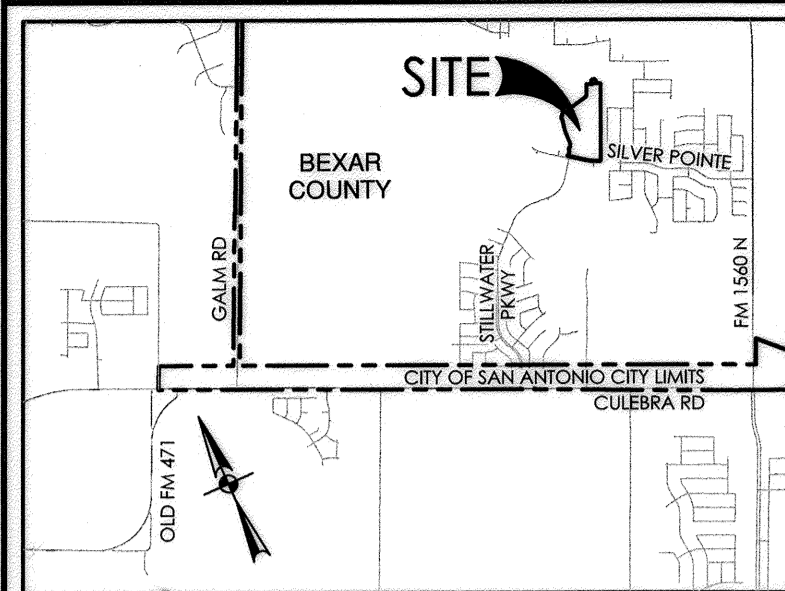
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

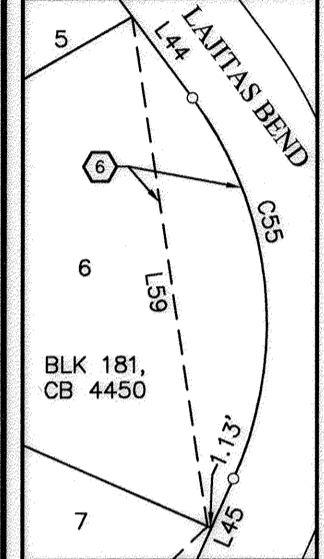
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ AT \_\_\_ M. AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ AT \_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_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

COUNTY CLERK, BEXAR COUNTY, TEXAS

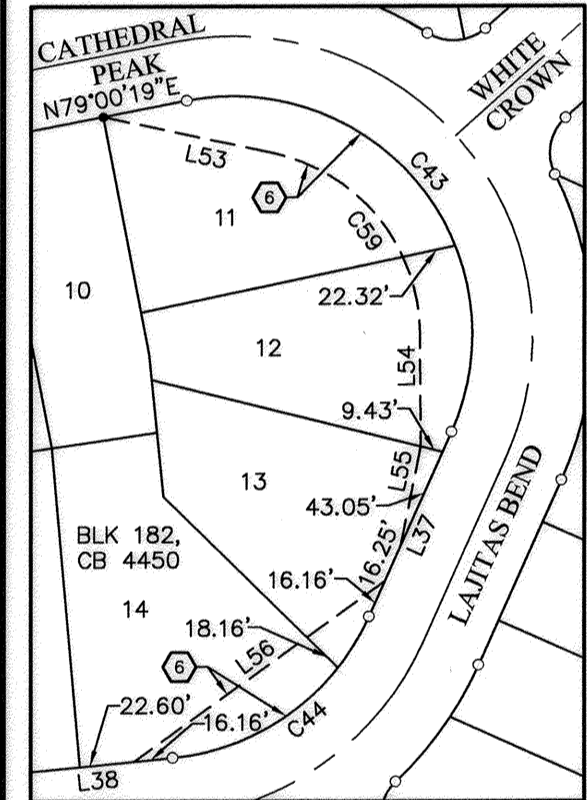
BY: \_\_\_\_\_ DEPUTY



LOCATION MAP NOT-TO-SCALE



DETAIL 'B' NOT-TO-SCALE



DETAIL 'D' NOT-TO-SCALE

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

STATE OF TEXAS COUNTY OF BEXAR

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

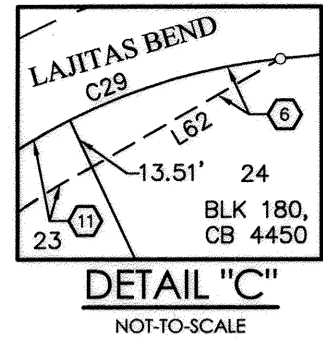
STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

NOTE: SEE SHEET 1 OF 3 FOR ENGINEER, SURVEYOR AND EXTRA NOTES.



DETAIL 'C' NOT-TO-SCALE

60' DRAINAGE, SEWER, & WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW 0.115 AC (OFF-LOT)

UNPLATTED REMAINING PORTION OF 553.6 ACRE TRACT WS SAS DEVELOPMENT, LLC (VOL 14942, PGS 1221-1245, OPR)

10' SEWER & WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW 0.011 AC (OFF-LOT)

M. M. MUSQUIZ SURVEY NO. 80 ABSTRACT 467 CB 4450

UNPLATTED REMAINING PORTION OF 553.6 ACRE TRACT WS SAS DEVELOPMENT, LLC (VOL 14942, PGS 1221-1245, OPR)

VARIABLE WIDTH DRAINAGE EASEMENT 0.125 AC (OFF-LOT)

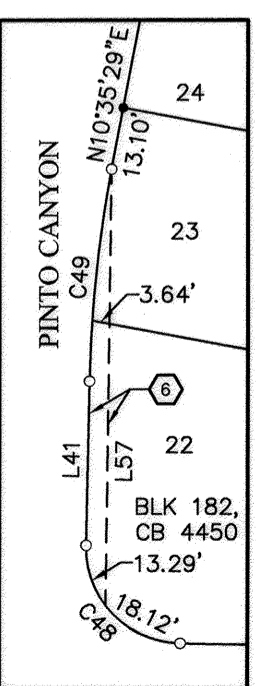
50' TURNAROUND, SEWER, & WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET 0.175 AC (OFF-LOT)

SILVER OAKS SUBDIVISION UNIT 9 (VOL 9582, PGS 177-179, DPR)

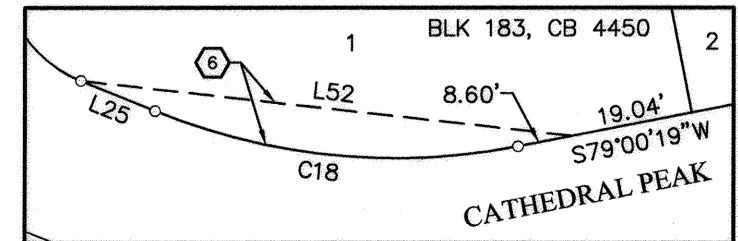
51 BLK 86 CB 4450

SILVER OAKS SUBDIVISION UNIT 9 (VOL 9582, PGS 177-179, DPR)

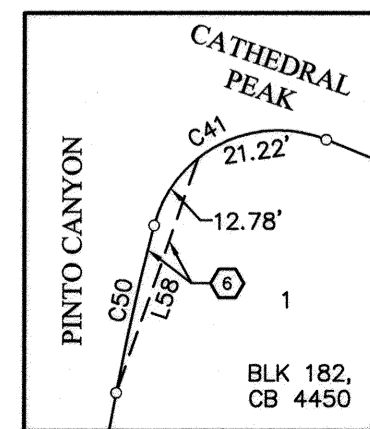
SILVER OAKS SUBDIVISION UNIT 8, PHASE B (VOL 9572, PGS 45-46, DPR)



DETAIL 'E' NOT-TO-SCALE



DETAIL 'F' NOT-TO-SCALE

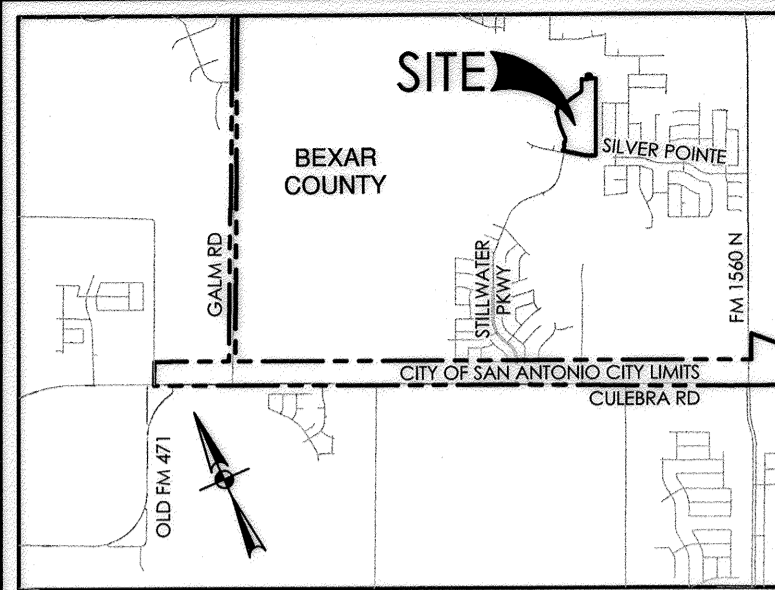


DETAIL 'G' NOT-TO-SCALE

MATCHLINE A- SEE SHEET 2 OF 3

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

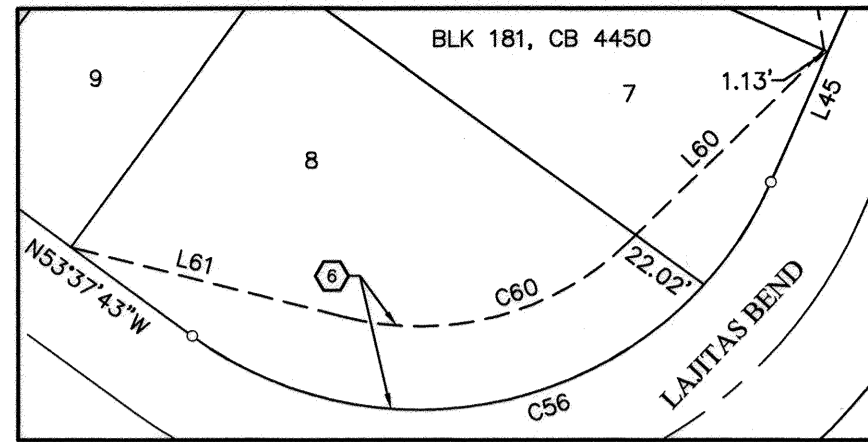




LOCATION MAP  
NOT-TO-SCALE

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

NOTE:  
SEE SHEET 1 OF 3 FOR  
ENGINEER, SURVEYOR  
AND EXTRA NOTES.



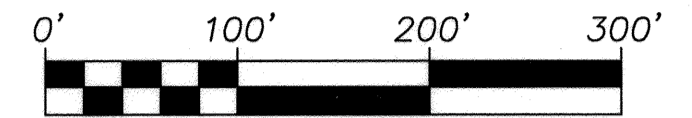
DETAIL "A"  
NOT-TO-SCALE

PLAT NUMBER 140378

SUBDIVISION PLAT  
OF  
STILLWATER RANCH UNIT 18

BEING A 22.23 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

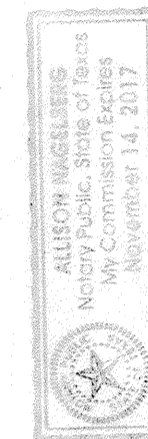
DATE OF PRINT: November 5, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: SHANNON LIVINGSTON  
WS-SAS DEVELOPMENT, LLC  
STATE OF TEXAS  
COUNTY OF BEXAR

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



*Allison Nagelhera*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 18 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

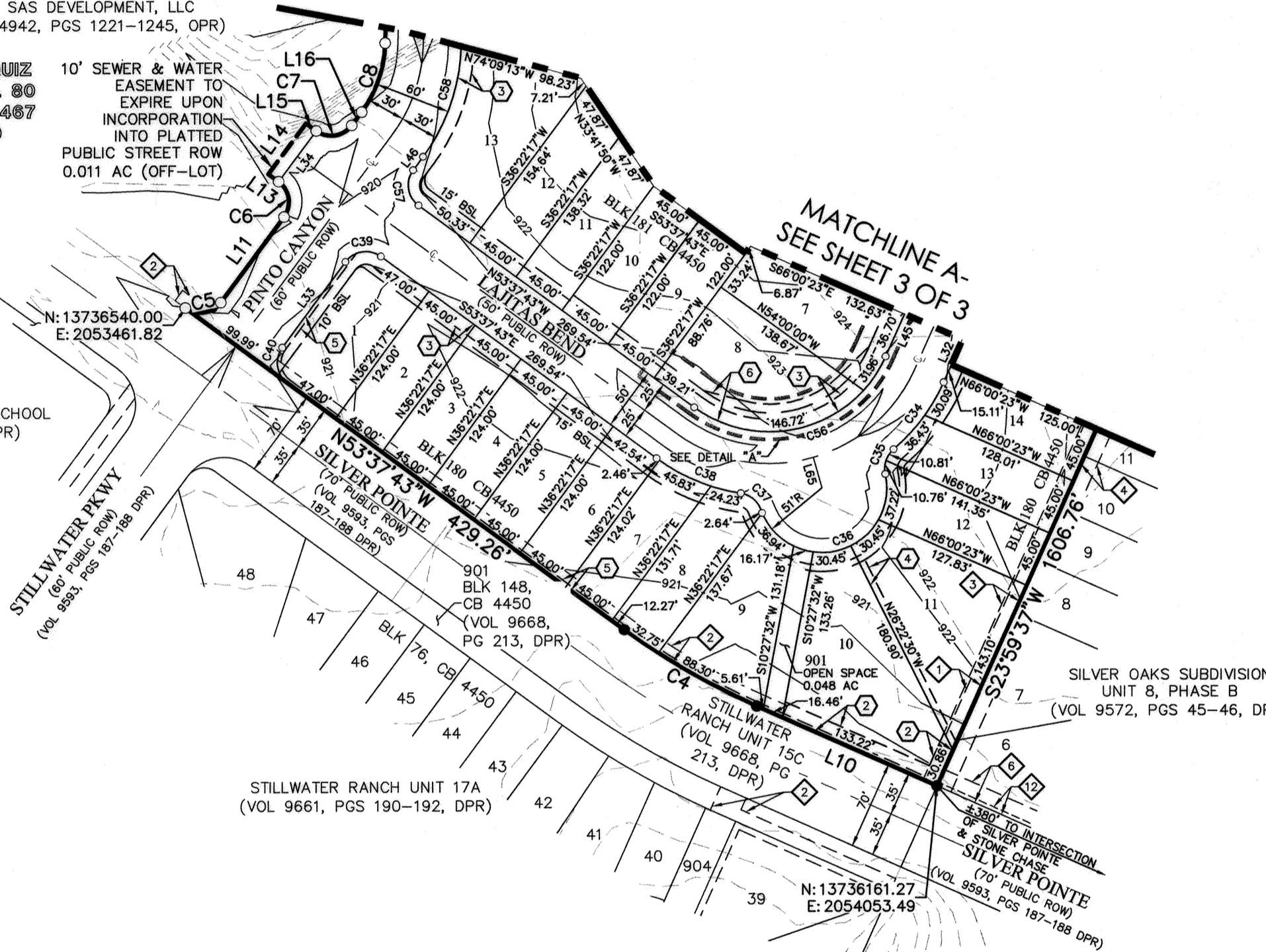
UNPLATTED  
REMAINING PORTION OF 553.6 ACRE TRACT  
WS SAS DEVELOPMENT, LLC  
(VOL 14942, PGS 1221-1245, OPR)

M. M. MUSQUIZ  
SURVEY NO. 80  
ABSTRACT 467  
CB 4450

10' SEWER & WATER  
EASEMENT TO  
EXPIRE UPON  
INCORPORATION  
INTO PLATTED  
PUBLIC STREET ROW  
0.011 AC (OFF-LOT)

901  
BLK 141,  
CB 4450  
(VOL 9593, PGS  
187-188, DPR)

LOT 1  
BLK 141, CB 4450  
FM 471 #1 ELEMENTARY SCHOOL  
(VOL 9594, PG 55, DPR)



STILLWATER RANCH UNIT 17A  
(VOL 9661, PGS 190-192, DPR)

SILVER OAKS SUBDIVISION  
UNIT 8, PHASE B  
(VOL 9572, PGS 45-46, DPR)

C.P.S. NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*W.R. Wood*  
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

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

140398

**Project Name:**

Castle Hills Unit 1, Enclave

**Applicant:**

Jeremy Flach

**Representative:**

M.W. Cude Engineers  
c/o Christopher R. Dice, P.E.

**Owner:**

Meritage Homes of Texas, L.L.C

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Amhurst Drive and  
Silver Oaks Drive

**Tract Size:**

11.079-acres

**Council District:**

9

**Notification:**

Published in Daily Commercial  
Recorder November 14, 2014  
Notices Mailed November 17, 2014

- Thirty five (35) notices were sent  
to property owners within 200  
feet

Internet Agenda posting  
November 26, 2014

**REQUEST**

Approval of a major plat to replat a 11.079-acre tract of land to  
establish **Castle Hills Unit 1, Enclave** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 11, 2014

**CASE HISTORY**

The area being replatted is a portion of lots 3, 10, remaining  
portion of lots 5, 7, all of lots 4, 9, Block 13 NCB 11729, a  
portion of lots 3, 4, 6, 9, all of lots 5, 7, 8, Block 16 NCB 11732,  
all of lots 4, 5, 6, Block 17, NCB 11733; out of Lockhill Estates  
Unit No.2 plat, recorded in Volume 2805, Page 118 and all of lots  
13 – 16 Block 13, NCB 11729; out of Replat of Lockhill Estates  
Unit No. 2, recorded in Volume 4400, Page 183, of the deed and  
plat records of Bexar County, Texas..

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of forty two (42) single-family residential lots, three (3) non single family lots, and one thousand seven hundred seventeen (1,717) linear feet of private streets.

### **B. Zoning**

“R-4” Residential Single Family District  
“R-5” Residential Single Family District  
“RM-4” Residential Mixed District  
“MF-33” Multi-Family District

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on November 7, 2014.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 11, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 13-00033, Castle Hills Subdivision, accepted May 20, 2014

### **B. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Castle Hills Unit 1, Enclave** Subdivision Plat

## **IV. ATTACHMENT**

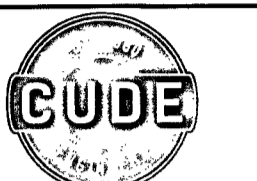
1. Proposed plat

PLAT NUMBER: 140398

REPLAT

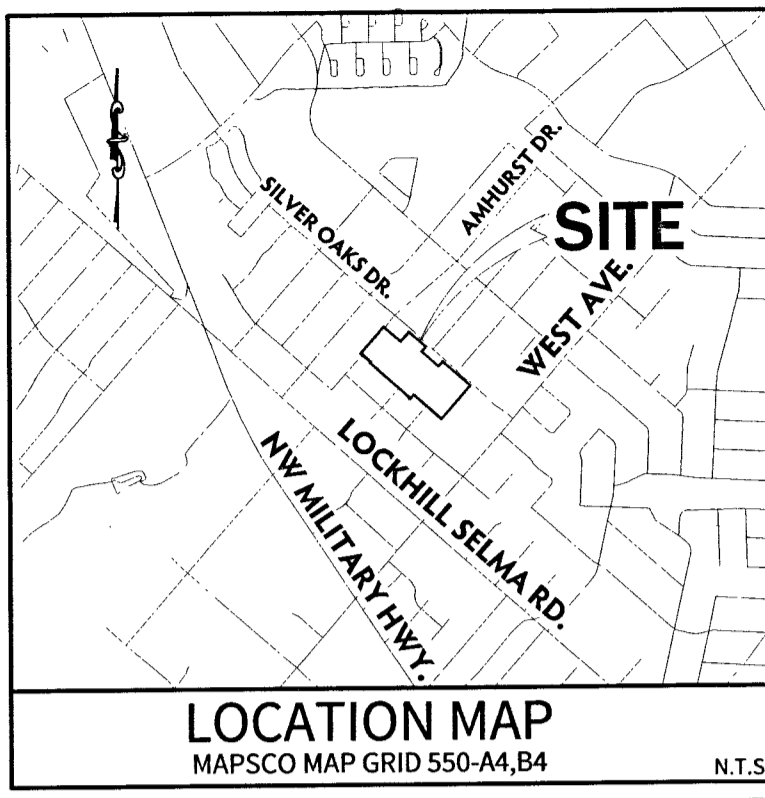
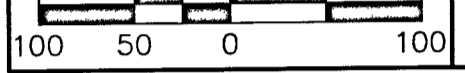
CASTLE HILLS UNIT 1, ENCLAVE

A 11.079 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF A 14.355 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 16741, PAGES 1393-1400, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF 0.4638 ACRE TRACT, OUT OF A 1.264 ACRE TRACT AND OUT OF A 0.6025 ACRE TRACT, ALL BEING DESCRIBED BY DEED RECORDED IN VOLUME 16741, PAGES 1401-1411, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. • 5-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPE FIRM #455 [MWC: CHRISTOPHER R. DICE] PRJ. NO.: 02879.020

SCALE: 1"=100'



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

S.A.W.S. NOTES: 1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. 2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION. 3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT. 4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. 5. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 928 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

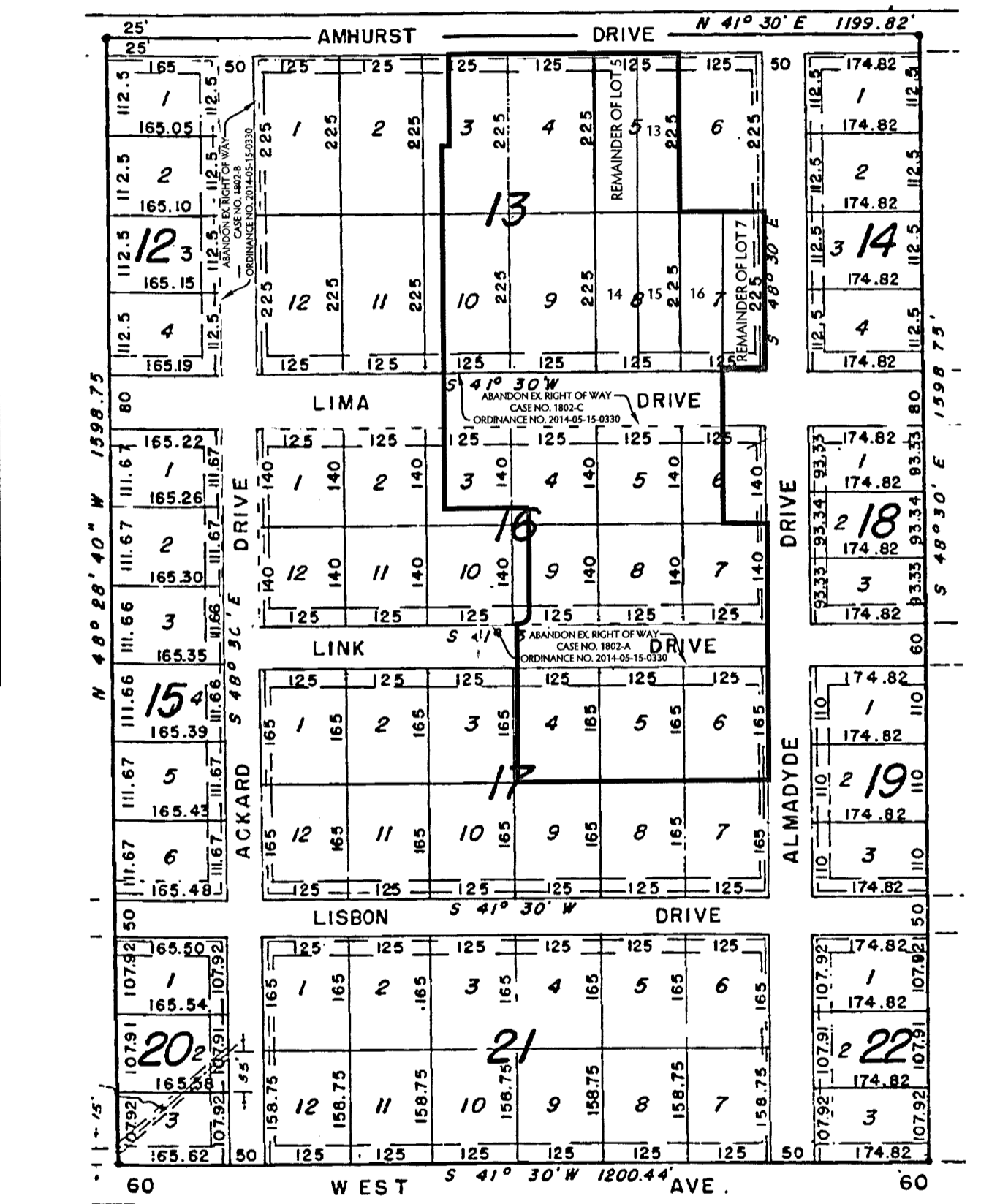
DRAINAGE NOTE: 1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY. MISCELLANEOUS NOTES: 1. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. 2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, & EASEMENTS OF ANY NATURE WITHIN CASTLE HILLS UNIT 1, ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 3. ALL PRIVATE STREETS (LOT 999, BLOCK 13; N.C.B. 11729; ALYS WAY, AYLETH AVENUE, TYBALT TRAIL & YSAMY WAY) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS. DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF LOCKHILL ESTATES UNIT NO. 2 WHICH IS RECORDED IN VOLUME 2805, PAGE 118, BEXAR COUNTY OFFICIAL PUBLIC RECORDS. THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF REPLAT OF LOCKHILL ESTATES UNIT NO. 2, WHICH IS RECORDED IN VOLUME 4400, PAGE 183, BEXAR COUNTY OFFICIAL PUBLIC RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. [Signature] DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS THE 13 DAY OF November, 2014. [Signature] CHRISTINA MICHELLE MCKER Notary Public, State of Texas My Commission Expires February 25, 2017 MY COMMISSION EXPIRES: Feb 25, 2017

Table with 6 columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING. Contains 24 rows of curve data.

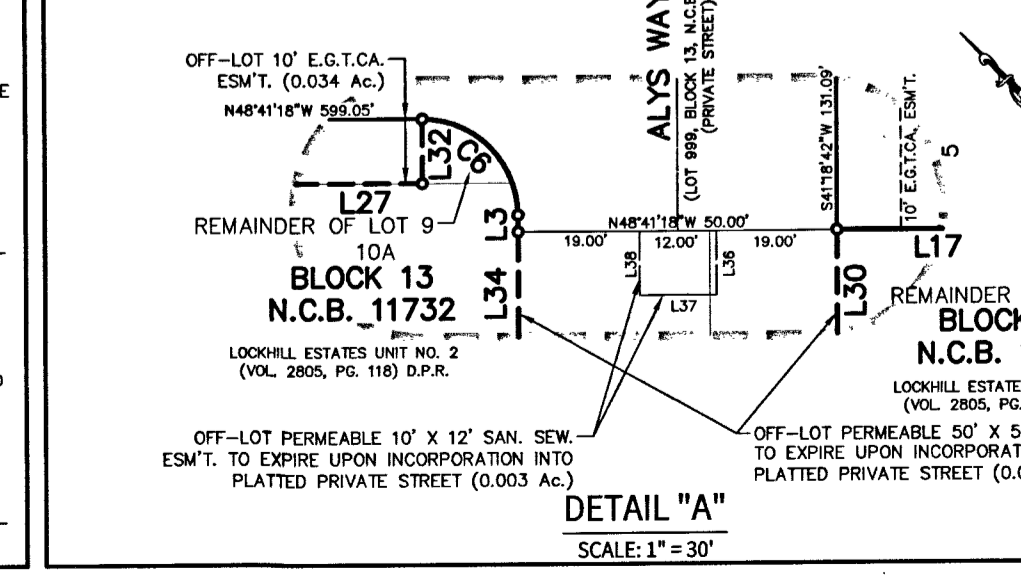
LEGEND: AC. = ACRES, AVE. = AVENUE, B.S.L. = BUILDING SETBACK LINE, CI = CURVE NUMBER, CPS = CITY PUBLIC SERVICE, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DR. = DRIVE, DRN. = DRAINAGE, E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESM'T. = EASEMENT, EX. = EXISTING, F.I.P. = FOUND 1/2" IRON PIPE, G.P.M. = GALLONS PER MINUTE, HWY. = HIGHWAY, LI = LINE NUMBER, MIN. = MINIMUM, NAD = NORTH AMERICAN DATUM, N.C.B. = NEW CITY BLOCK, NO. = NUMBER, N.T.S. = NOT TO SCALE, PG. = PAGE, PGS. = PAGES, P.S.I. = POUNDS PER SQUARE INCH, D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, RD. = ROAD, R.O.W. = RIGHT-OF-WAY, SAN. SEW. = SANITARY SEWER, VAR. = VARIABLE, VOL. = VOLUME, WAT. = WATER, WID. = WIDTH, (ELEV.) = PROPOSED CONTOUR, -ELEV.- = STREET CENTERLINE, -ELEV.- = EXISTING GROUND MAJOR CONTOUR, -ELEV.- = EXISTING GROUND MINOR CONTOUR, -ELEV.- = EXISTING PROPERTY LINE, -ELEV.- = RIGHT OF WAY ABANDONMENT, -ELEV.- = BUILDING SETBACK LINE, -ELEV.- = EASEMENT

Table with 3 columns: LINE, LENGTH, BEARING. Contains two tables of line data, one for lines L1-L24 and one for lines L22-L42.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS 1.303 ACRES OF ABANDONED RIGHT OF WAY AND 8.244 ACRES OF LAND BEING A PORTION OF LOT 3, 10, REMAINING PORTION OF LOT 5, 7, ALL OF LOT 4, 9, BLOCK 13, NEW CITY BLOCK 11729, A PORTION OF LOT 3, 4, 6, 9, ALL OF LOT 5, 7, 8, BLOCK 16, NEW CITY BLOCK 11732, ALL OF LOT 4, 5, 6, BLOCK 17, NEW CITY BLOCK 11733, PER PLAT OF LOCKHILL ESTATES UNIT NO. 2 RECORDED IN VOLUME 2805, PAGE 118, AND BEING ALL OF LOTS 13, 14, 15, 16, BLOCK 13, NEW CITY BLOCK 11729, PER REPLAT OF LOCKHILL ESTATES UNIT NO. 2 RECORDED IN VOLUME 4400, PAGE 183, DEED AND PLAT RECORDS OF 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. M.W. CUDE ENGINEERS L.L.C. CHRISTOPHER R. DICE, P.E. LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS L.L.C. M.W. CUDE ENGINEERS L.L.C. WAYNE A. SEEWALD, R.P.L.S. 3695 LICENSED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. [Signature] DULY AUTHORIZED AGENT OWNER/DEVELOPER HERITAGE HOMES OF TEXAS, L.L.C. 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TEXAS 78231 PHONE: (210) 402-6045 FAX: (210) 402-7397 CONTACT PERSON: JEREMY FLACH STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] JEREMY FLACH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF November, A.D. 2014. [Signature] CHRISTINA MICHELLE MCKER Notary Public, State of Texas My Commission Expires February 25, 2017

THIS PLAT OF CASTLE HILLS UNIT 1, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS \_\_\_ DAY OF \_\_\_ A.D. BY: \_\_\_ CHAIRMAN BY: \_\_\_ SECRETARY STATE OF TEXAS COUNTY OF BEXAR I, \_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_ A.D. AT \_\_\_ M. AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_ A.D. AT \_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME \_\_\_ ON PAGE \_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_ A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS BY: \_\_\_ DEPUTY NOVEMBER 2014 SHEET 1 OF 2

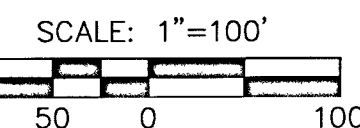
PLAT NUMBER: 140398

REPLAT ESTABLISHING CASTLE HILLS UNIT 1, ENCLAVE

A 11.079 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF A 14.355 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 16741, PAGES 1393-1400, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 0.4638 ACRE TRACT, OUT OF A 1.264 ACRE TRACT AND OUT OF A 0.6025 ACRE TRACT, ALL BEING DESCRIBED BY DEED RECORDED IN VOLUME 16741, PAGES 1401-1411, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 T-210.681.2951 • F-210.523.7112 WWW.CUDEENGINEERS.COM TBP# FIRM #455 [MWC: CHRISTOPHER R. DICE] PRJ. NO.: 02879.020



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

Signature of Jeremy Flach, OWNER

DULY AUTHORIZED AGENT

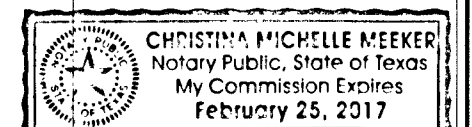
OWNER/DEVELOPER MERITAGE HOMES OF TEXAS, L.L.C. 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TEXAS 78231 PHONE: (210) 402-6045 FAX: (210) 402-7397 CONTACT PERSON: JEREMY FLACH

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF November A.D. 2014.

Signature of Christina Michelle Wecker, AND FOR THE STATE OF TEXAS



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

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

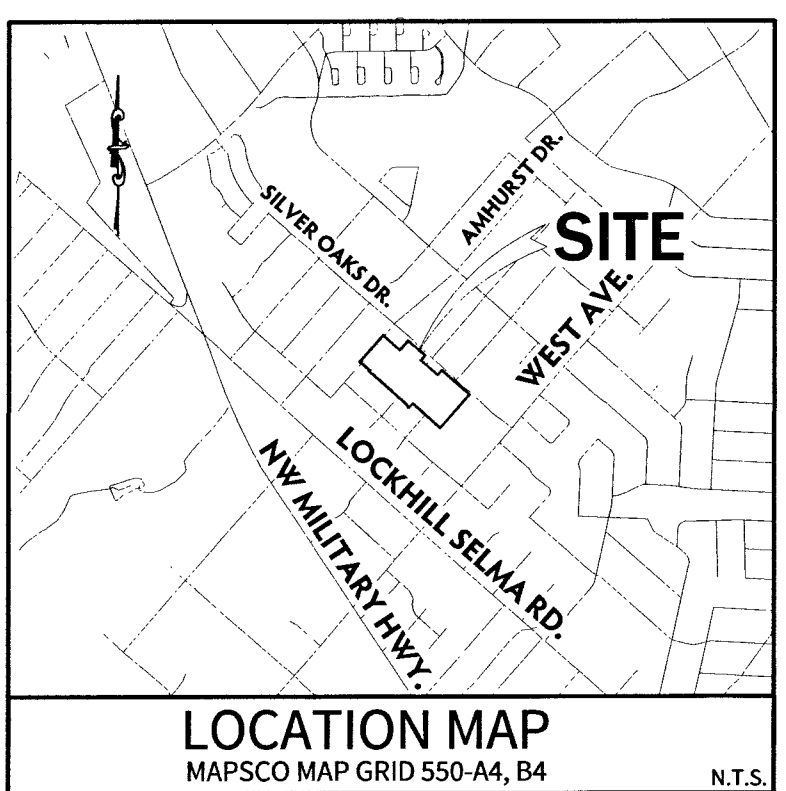
BY: CHAIRMAN

BY: SECRETARY

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

BY: DEPUTY

NOVEMBER 2014 SHEET 2 OF 2

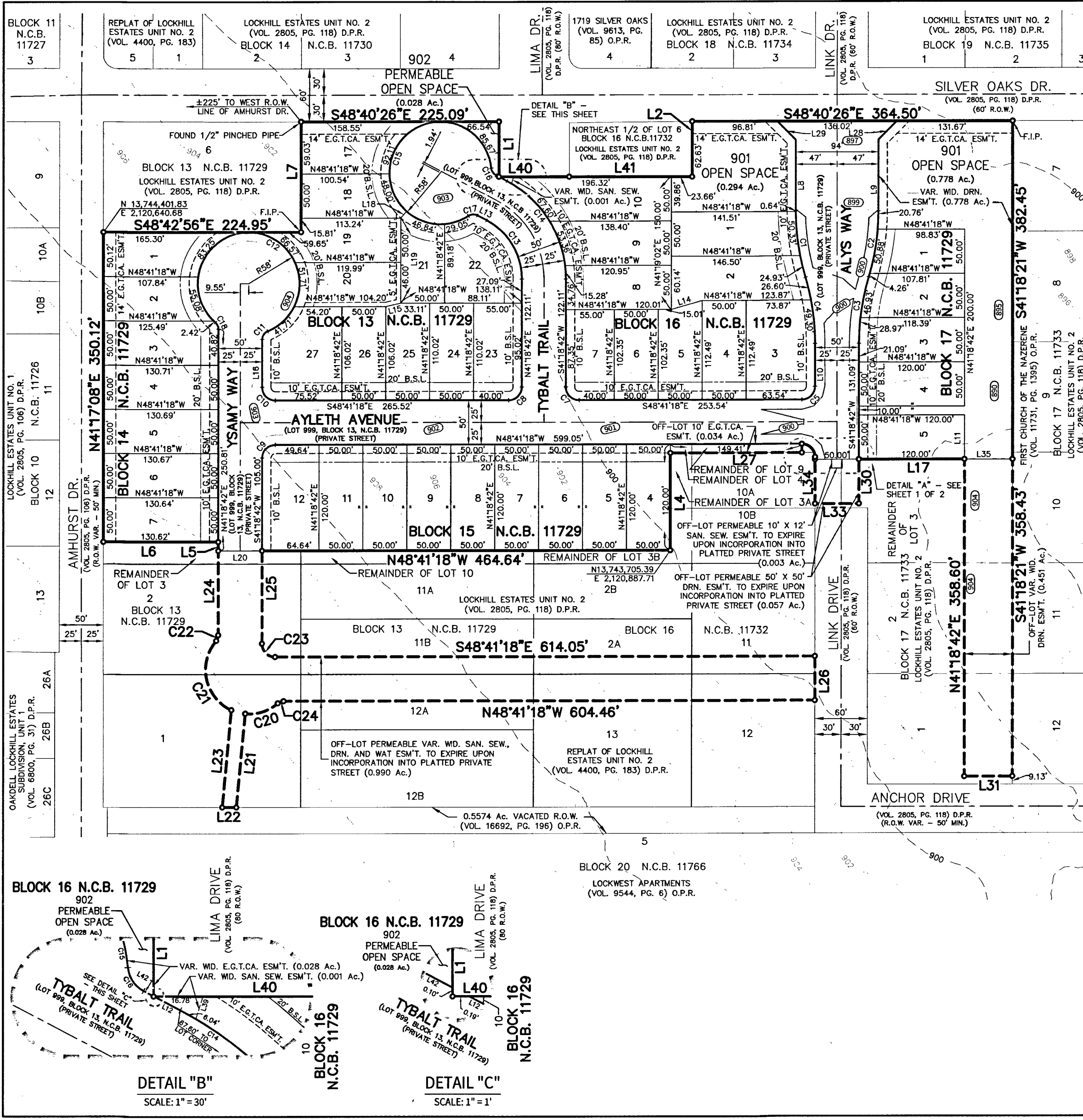
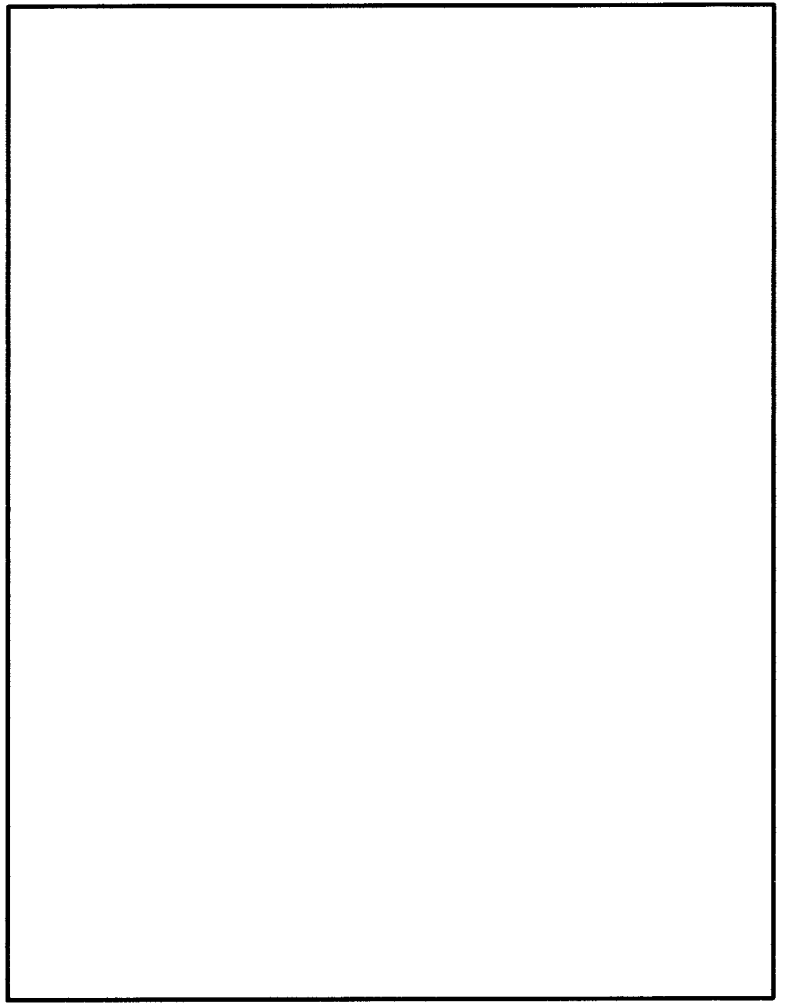


LOCATION MAP MAPSCO MAP GRID 550-A4, B4 N.T.S.

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

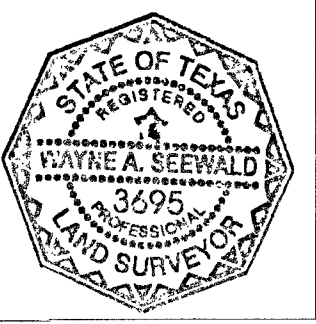
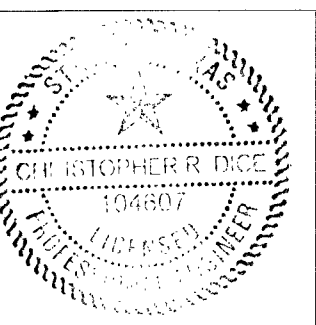
S.A.W.S. NOTES: 1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. 2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION. 3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT. 4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. 5. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1986418) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(1). SURVEYOR'S NOTES: 1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93). 2. BEARINGS ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93). 3. 1/2" IRON RODS WITH RED CAP STAMPED M.W. CUDE SET AT ALL SUBDIVISION BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

DRAINAGE NOTE: 1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY. MISCELLANEOUS NOTES: 1. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. 2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, & EASEMENTS OF ANY NATURE WITHIN CASTLE HILLS UNIT 1, ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 3. ALL PRIVATE STREETS (LOT 999, BLOCK 13; N.C.B. 11729; ALYS WAY, AYLETH AVENUE, TYBALT TRAIL & YSAMY WAY) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS. DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.



STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. M.W. CUDE ENGINEERS L.L.C. CHRISTOPHER R. DICE, P.E. LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS L.L.C. WAYNE A. SEEWALD, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. M.W. CUDE ENGINEERS L.L.C. CHRISTOPHER R. DICE, P.E. LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS L.L.C. WAYNE A. SEEWALD, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

140411

**Project Name:**

Foster Meadows Unit 13D/E

**Applicant:**

Jack Lipar

**Representative:**

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

**Owner:**

LGI Homes – Texas, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the  
intersection of Vista Lake and Lake  
Victoria

**Tract Size:**

9.681 acres

**Council District(s):**

2

**Notification:**

Published in Daily Commercial  
Recorder November 13, 2014  
Notices mailed – November 13, 2014

- 13 to property owners within  
200 feet
- No registered neighborhood  
association within 200 feet

Internet Agenda Posting November  
26, 2014

**REQUEST**

Approval of a major plat to replat and subdivide a 9.681-acre tract of land to establish the **Foster Meadows Unit 13D/E** Subdivision

**APPLICATION TYPE**

Replat and Subdivide

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 14, 2014

**CASE HISTORY**

Area being replatted is a 0.784 of an acre previously platted as a 21' x 180' drainage easement (0.087 acres) of the lakeside subdivision Unit 19 plat recorded in Volume 8900, Page 106 and a 50' drainage easement (0.697 acres) of the Foster Meadows Subdivision Unit 2 plat recorded in Volume 9516, page 38, both out of the deed and plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty-three (**63**) single-family residential lots, one (**1**) non-single family residential lots, and approximately one thousand five hundred fifty (**1,550**) linear feet of public streets.

### **B. Zoning**

“R4” Residential Single-Family District

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on November 5, 2014.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 31, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

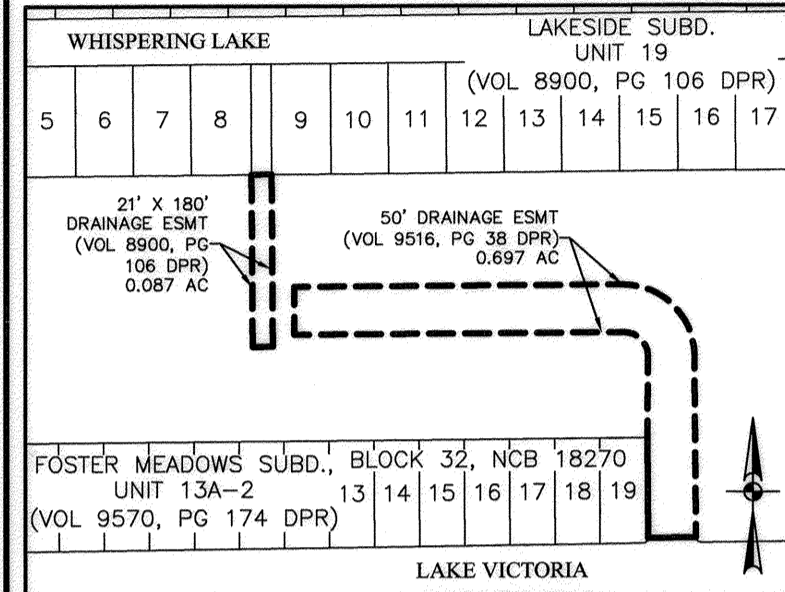
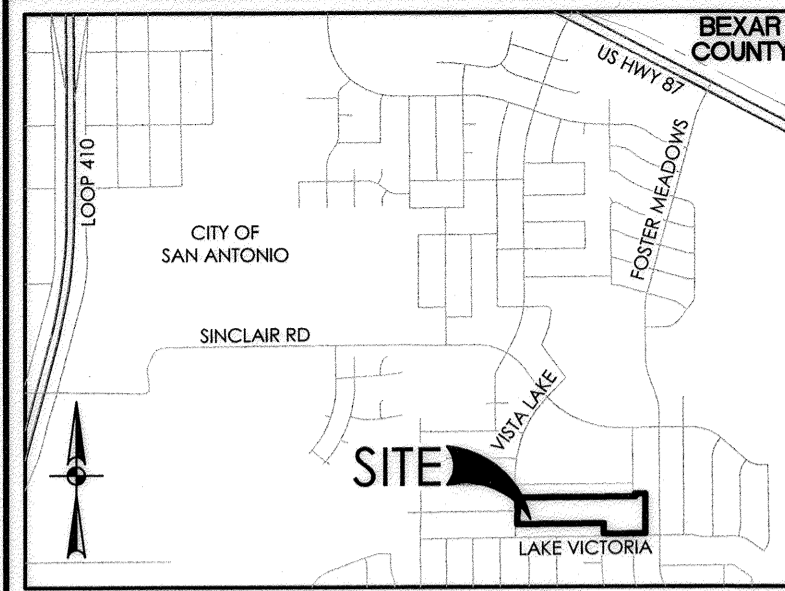
POADP 172C, Foster Meadows, accepted on November 3, 2000.

## **III. RECOMMENDATION**

Approval of the proposed **Foster Meadows Unit 13 D/E** Subdivision.

## **IV. ATTACHMENT**

1. Proposed Plat



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

THE 0.784 OF AN ACRE BEING REPLATED WAS PREVIOUSLY PLATTED AS A 21' X 180' DRAINAGE EASEMENT (0.087 AC) OF THE LAKESIDE SUBDIVISION UNIT 19 PLAT RECORDED IN VOLUME 8900, PAGE 106 AND A 50' DRAINAGE EASEMENT (0.697 AC) OF THE FOSTER MEADOWS SUBDIVISION UNIT 2 PLAT RECORDED IN VOLUME 9516, PAGE 38 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON LAKESIDE SUBDIVISION UNIT 19 WHICH IS RECORDED IN VOLUME 8900, PAGE 106 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ON FOSTER MEADOWS SUBDIVISION UNIT 2 RECORDED IN VOLUME 9516, PAGE 38 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF DECEMBER 3, 2014 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING 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: LGI HOME - TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

STATE OF TEXAS  
COUNTY OF MONTGOMERY

SWORN AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF October  
A.D. 2014

*Sandra Lee Byer*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

*Clint 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.

*Paul J. Ross*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

**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.

**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 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.

**OPEN SPACE NOTE:**  
LOTS 901, BLOCK 30, NCB 18270 IS DESIGNATED AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
INT	INTERSECTION	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW

- |     |      |  |
|-----|------|--|
| --- | 1140 | EXISTING CONTOURS  |
| --- | 1140 | PROPOSED CONTOURS  |
| ③   | 10'  | BUILDING SETBACK LINE AND CABLE TV EASEMENT (VOL 8600, PG 117, DPR)    |
| ①   | 12'  | ELECTRIC, GAS, & TELEPHONE EASEMENT (VOL 8900, PG 106, DPR)            |
| ②   | 12'  | GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PG 209, DPR) |
| ③   | 12'  | GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9570, PG 174, DPR) |
| ④   | 21'  | DRAINAGE RIGHT-OF-WAY (VOL 8900, PG 106, DPR)                          |
| ⑤   | 12'  | ELECTRIC, GAS, & TELEPHONE EASEMENT (VOL 8600, PG 117, DPR)            |
| ⑥   | 10'  | BUILDING SETBACK LINE (VOL 8600, PG 117, DPR)                          |
| ⑦   | 20'  | BUILDING SETBACK LINE (VOL 8600, PG 117, DPR)                          |
| ⑧   | 20'  | BUILDING SETBACK LINE (VOL 8900, PG 106, DPR)                          |
| ⑨   | 5'   | ELECTRIC EASEMENT (VOL 8900, PG 106, DPR)                              |
| ⑩   | 10'  | BUILDING SETBACK LINE (VOL 8900, PG 106, DPR)                          |
| ⑪   | 5'   | GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PG 209, DPR) |

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

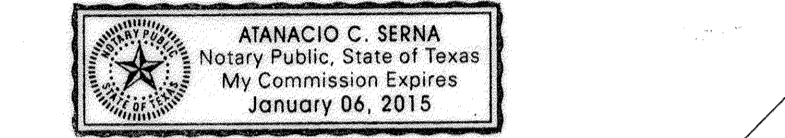
OWNER/DEVELOPER:  
LGI HOME - TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

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

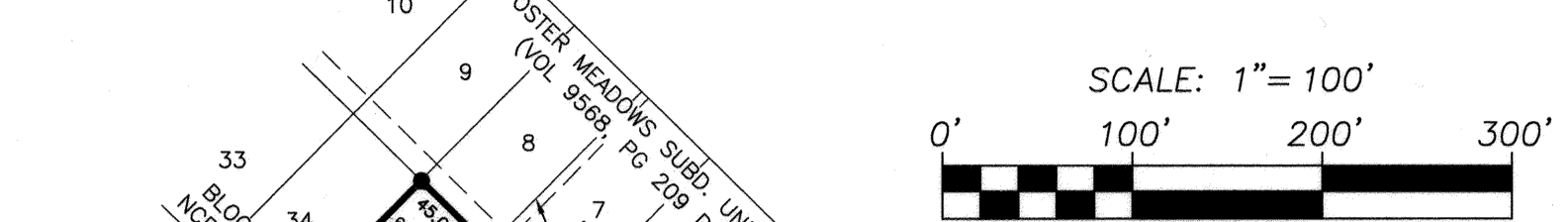
STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *LARRY MAYWALD* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF October 21, A.D. 2014.

*Atanacio C. Serna*  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

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



**PLAT NUMBER 140411**  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**FOSTER MEADOWS UNIT 13D/E**  
A 9.681 ACRE TRACT OF LAND OUT OF A 16.442 ACRE TRACT OF LAND RECORDED IN VOLUME 8892, PAGE 1025 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE NEPOMACINO MONTOYA SURVEY NUMBER 21, ABSTRACT 469, COUNTY BLOCK 469, IN NEW CITY BLOCK 18270, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
TYPE, FIRM REGISTRATION # 470  
TPS, FIRM REGISTRATION # 10028800  
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: October 22, 2014

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N2°06'01"W	28.65'
L2	N89°48'52"E	105.05'
L3	S89°31'42"W	49.80'
L4	N0°24'56"W	104.79'
L5	N0°24'42"W	109.06'
L6	N0°19'54"W	50.09'
L7	N0°30'23"W	109.77'
L8	S89°14'18"W	46.33'
L9	S0°12'33"E	45.75'
L10	S89°09'22"W	49.30'
L11	S2°31'14"W	16.66'
L12	S0°22'29"E	114.59'
L13	S0°22'29"E	114.60'



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

OWNER/DEVELOPER: LGI HOME - TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

*Sandra Lee Byer*  
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

THIS PLAT OF FOSTER MEADOWS UNIT 13D/E 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\_\_\_\_.

STATE OF TEXAS  
COUNTY OF BEXAR

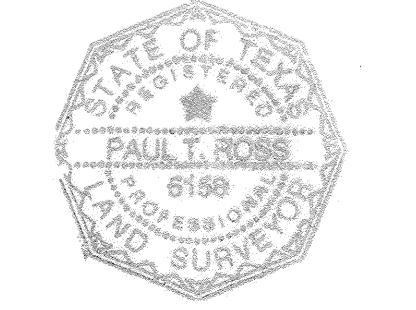
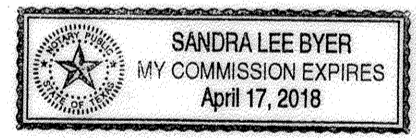
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR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

STATE OF TEXAS  
COUNTY OF BEXAR

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5.00'	91°30'23"	S45°37'20"E	7.16'	7.99'
C2	5.00'	89°20'15"	S43°50'50"W	7.03'	7.80'
C3	5.00'	87°11'26"	S43°53'01"E	6.90'	7.61'
C4	15.00'	39°58'08"	N69°39'27"E	10.24'	10.46'
C5	51.00'	169°52'16"	N45°22'29"W	101.60'	151.21'
C6	15.00'	39°58'08"	S19°35'35"W	10.24'	10.46'
C7	15.00'	90°00'00"	N45°22'29"W	21.21'	23.56'
C8	15.00'	90°26'56"	S45°33'44"E	21.30'	23.68'
C9	15.00'	89°33'01"	N44°26'15"E	21.13'	23.44'

SHEET 1 OF 1 BY: \_\_\_\_\_ DEPUTY



Civil Job No. 8408-13; Survey Job No. 9414-14



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

S15-001

**Project Name:**

“Alta Vista St” (Jaime P Martinez Pl)

**Applicant:**

City Council District 5

**Representative:**

Councilwoman Shirley Gonzales

**Owner:**

City of San Antonio

**Staff Coordinator:**

Donna Camacho, Senior Planner  
(210) 207-5016  
[donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov)

**Property Address/Location:**

Between S. Navidad and S. Trinity  
Streets

**Street Segment Size:**

Approximately 1,450 Linear feet

**Council District:**

5

**Notification:**

- Notices mailed November 19, 2014, to 49 property owners abutting the segment of the street proposed for a name change.
- Notice was sent to Collins Garden Neighborhood Association
- Development Services Department Website Posting November 19, 2014
- Internet Agenda Posting November 26, 2014

**REQUEST**

A resolution recommending approval of a street name change from “Alta Vista St” (an alley) to “Jaime P Martinez Pl” between S. Navidad and S. Trinity Streets in City Council District 5.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

1. Approval of the request as presented; or
2. Denial.

## **I. ANALYSIS**

A Council Consideration Request was received by Councilwoman Gonzales' office on November 12, 2014 to change the street name of Alta Vista Street. The segment of the street consists of approximately one thousand four hundred fifty (1,450) linear feet. (**Attachment 1**) A total of forty-nine (49) residential properties abut this segment.

### **A. Inter-jurisdictional Review**

In accordance with Section 6-675 of the City Code, the following agencies reviewed the proposed street name change request:

- Alamo Regional Mobility Authority.
- Bexar County;
- Bexar Metro 9-1-1 Network;
- City Public Service ("CPS") Energy;
- San Antonio Independent School District;
- San Antonio Water System ("SAWS");
- TXDOT;
- United States Postal Service ("USPS"); and
- VIA Metropolitan Transit.

The City of San Antonio did not receive any objections or concerns to the proposed street name change from these agencies. The USPS approved the proposed street name on February 8, 2013, in accordance with Sections 6-675 of the City Code and 35-506(h)(1) of the Unified Development Code ("UDC") (**ATTACHMENT 2**).

The fees associated with the request total \$2,426.14, which the applicant has paid. The fees apply to \$1000.00 application fee, \$220.50 notification fee, and an estimated cost of \$1,205.64 for signage manufacturing and installation for three (3) signs. Public notice was sent out to the 49 affected property owners; however, no properties will require a change of address they all front Jean, Angela and Cibolo Streets.

### **B. Interdepartmental Review**

All City Departments reviewed the proposed request in accordance with Section 6-675 of the City Code. There were no objections or concerns to the proposed change or new street name from other City Departments.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Evaluation Criteria**

In accordance with Section 6-672(d)(7) of the City Code, change of a street's existing name should be done for a significant reason and requested by an owner of property abutting the street. A significant reason includes, but is not limited to, to honor a person, place institution, group, entity, or event. To recognize Jaime P. Martinez as founder and President of the Cesar E. Chavez LULAC Council No. 4626 in San Antonio, Texas and founder of the Cesar E. Chavez March for Justice that raises money for scholarships for migrant children to continue their education in college. Additionally, Mr. Martinez has defended the rights of workers and marches for civil rights, and worked with community leaders such as Reverend Abernathy and Rosa Parks.

### **B. Notices**

To the present, staff has received no written response from the adjacent property owners.

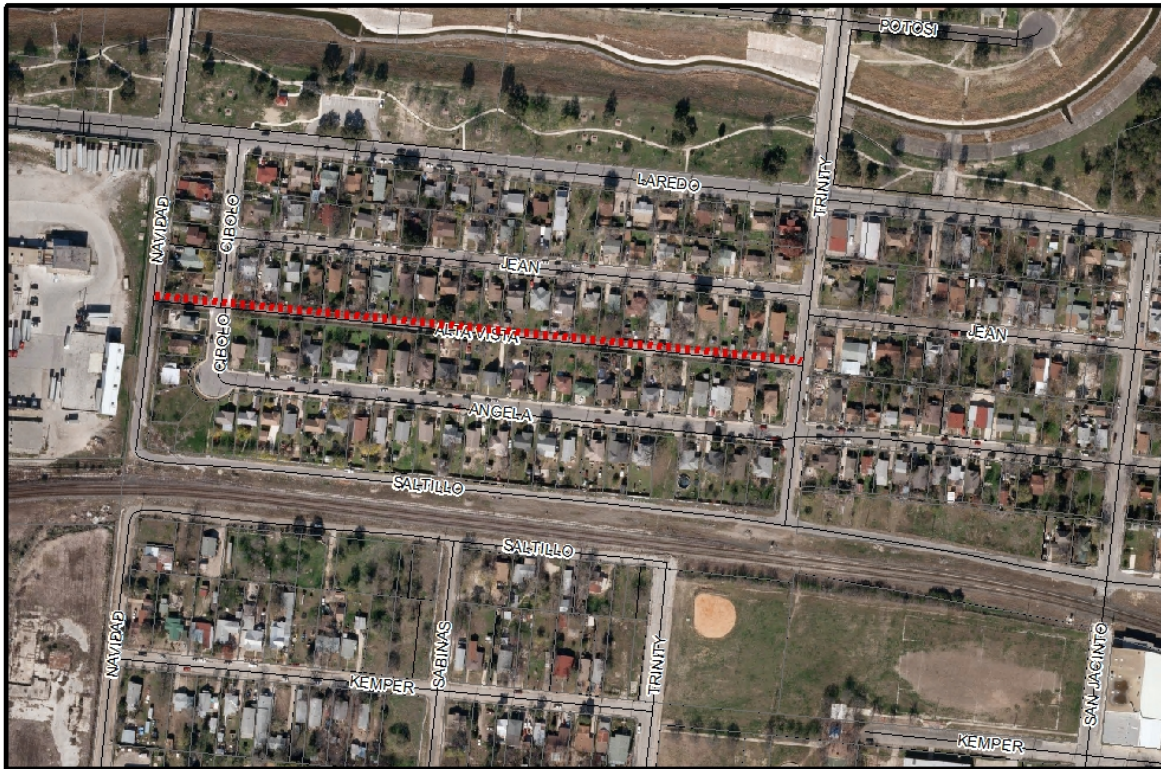
### **III. RECOMMENDATION**

As the proposed street name change complies with the criteria of Section 6-672(d) of the City Code, staff recommends approval of the request to change the name of “Alta Vista St.” (an alley) to “Jaime P Martinez Pl” between S. Navidad and S. Trinity Streets in City Council District 5.


### **IV. ATTACHMENTS**

1. Location Aerial Map
2. USPS Updated Approval Letter dated November 14, 2014

**Attachment 1  
Location Aerial Map**



City of San Antonio  
Development Services Department  
Land Entitlements Section  
1901 S. Alamo, San Antonio, Texas 78204  
P.O. Box 839966, San Antonio, Texas 78283  
<http://www.sanantonio.gov/dsd>

Street Segment: 

**Street Name Change S15-001**

Between S. Trinity and S. Navidad  
Existing Name: Alta Vista  
Proposed Name: Jaime P Martinez Pl  
City Council District 5



Attachment 2  
USPS Approval Letter



November 14, 2014

Donna Camacho  
City of San Antonio Development Services Department  
PO Box 839966  
San Antonio TX 78283-3966

Re: Additional street names to rename Alta Vista St

Dear Ms. Camacho,

With reference to your street name request dated November 13, 2014 to rename Alta Vista St, located between S Navidad St and S Trinity St in San Antonio, TX 78207 ZIP Code, please see the enclosed document for the list of additional approved and disapproved street names.

The following suffixes are not considered distinguishably different and cannot be duplicated within a county:

AVE BLVD CT DR LN RD ST TRL

Names must appear on plat exactly as approved above. All requests for subdivision name changes or transfers of approved street names from one project to another must have approval in writing from this office. Any street name approved prior to January 1, 2006 requires recertification from the United States Postal Service.

**IF IN SAN ANTONIO (782): For Postal approval of plat, to establish the mode of delivery for this area and prior to beginning construction, please contact the Manager, Growth Management, 10410 Perrin Beitel Rd Rm 1058, San Antonio TX 78284-9607 or call 368-8417.**

Sincerely,



Cynthia Guerrero  
Product Information Quality Analyst  
Rio Grande District  
U.S. Postal Service

Enclosure

cc: Bexar Metro 9-1-1 Network District  
CPS Energy  
City of San Antonio  
Delivery Growth Coordinator  
SA Police Information Systems

1 POST OFFICE DR  
SAN ANTONIO TX 78284-9321  
(210) 368-5515  
FAX: (210) 368-5526



STREET NAME APPROVALS / DISAPPROVALS

Effective Date: November 14, 2014

Requestor: City of San Antonio Development Services Department

Re: Renaming Alta Vista St

ZIP Code: 78207

County: Bexar

The street names below were reviewed with the following action taken:

<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Jaime P Martinez Place	Approved	*Exception to 14 character limit
Jaime P Martinez Avenue	Disapproved	Jaime P Martinez St already in reserve

The street names below were previously approved on February 8, 2013:

Jaime Martinez Mem Dr	Approved
Jaime Martinez St	Approved
Jaime P Martinez St	Approved

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION RECOMMENDING APPROVAL OF A STREET NAME CHANGE REQUEST TO CHANGE “ALTA VISTA ST” (AN ALLEY) TO “JAIME P MARTINEZ PL” BETWEEN S. NAVIDAD AND S. TRINITY STREETS IN CITY COUNCIL DISTRICT 5, SAN ANTONIO, TEXAS.**

**WHEREAS**, the City Council District 5 has initiated an application to change the street name of “Alta Vista St.” (an alley) to Jaime P. Martinez Pl, between S. Navidad and S. Trinity Streets; and

**WHEREAS**, To recognize Jaime P. Martinez as founder and President of the Cesar E. Chavez LULAC Council No. 4626 in San Antonio, Texas and founder of the Cesar E. Chavez March for Justice.; and

**WHEREAS**, Chapter 6 of the City Code of San Antonio, Texas, requires street name change requests to be considered by the Planning Commission of the City of San Antonio and its recommendation forwarded to the City Council; and

**WHEREAS**, the City of San Antonio Development Services Department in accordance with Chapter 6 of the City Code of San Antonio, Texas, notified all of the forty-nine (49) abutting property owners of real property along the segment of the street proposed for the name change; however, no properties will require a change of address they all front Jean, Angela and Cibolo Streets; and

**WHEREAS**, the Planning Commission of the City of San Antonio held a public hearing on December 3, 2014, where they reviewed evidence and received public testimony regarding the proposed street name change;

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

**SECTION 1:** The Planning Commission of the City of San Antonio recommends **APPROVAL** of the proposed street name change from “Alta Vista St.” (an alley) to “Jaime P Martinez Pl”, between S. Navidad and S. Trinity Streets in City Council District 5 (**Exhibit “A”**).

SIGNED this 3<sup>rd</sup> day of December, 2014.

Attest:

Approved:

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

\_\_\_\_\_  
Marcello Diego Martinez, Chair  
City of San Antonio Planning Commission





# CITY OF SAN ANTONIO

TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI)

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
December 3, 2014

**Application/Case Number:**

FPV 15-001

**Applicant:**

Clara Sanchez

**Representative:**

Clara Sanchez

**Owner:**

Clara Sanchez

**Staff Coordinator:**

Lee Muniz, CFM  
Senior Engineering Associate  
(210)207-0096  
[Lee.Muniz@sanantonio.gov](mailto:Lee.Muniz@sanantonio.gov)

**Property Address/Location:**

922 NW 36<sup>th</sup> St.

**Tract Size:**

Tract is approximately .14 acres

**Council District(s):**

5

**Notification:**

Internet Agenda Posting November  
26, 2014

**REQUEST**

1) A request for approval of a floodplain variance **FPV 15-001** to Section 35-F125 (a) (2) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **Building permit at 922 NW 36<sup>th</sup> ST. AP# 1981728**, a residential lot within the Zarzamora Creek watershed.

**APPLICATION TYPE:**

Floodplain Variance

**RECOMMENDED ACTION**

**Denial** of the proposed variance to Appendix F, Section 35-F125 (a) (2)

**ALTERNATIVE ACTIONS**

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

**DATE FILED**

October 20, 2014

**I. SYNOPSIS OF ANALYSIS**

The applicant has submitted a building permit for the construction of a residential structure at 922 NW 36<sup>th</sup> street. A house was previously occupied at the address, but a fire damaged the structure to the extent that a new structure would be required to be built. Initially the home owners attempted to apply for a floodplain development permit to repair foundation piers for the existing structure (AP# 1943470). It was determined, however, by Development Services that the existing structure had severe structural damage and would require a completely new residential structure. The building permit for a new residential structure (AP# 1981728) requires a variance to the City of San Antonio's floodplain ordinance so that construction can be completed.

**III. RECOMMENDATION**

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

- Allowing the proposed residential development would endanger the lives of any residents living in the habitual structure.
- In the event of an emergency during a flood event, the lives of the first responders would be endangered due to flooding within area and/or structure.
- Allowing the proposed residential structure to be built within the 1% Flood Hazard Area would be in conflict with the City of San Antonio's Floodplain Ordinance, approved and accepted by the Federal Emergency Management Agency (FEMA), and may jeopardize the City's National Flood Insurance Policy.

The Director of Development Services recommendation for the **residential building permit AP# 1981728** is **Pending** the approval or denial of this variance request.

#### **IV. ATTACHMENTS**

1. Variance Request
2. Variance Response/Letter to applicant
3. Variance recommendation
4. Floodplain exhibit

***FROM THE DESK OF  
CLARA SANCHEZ***

***1603 ARBOR  
SAN ANTONIO, TEXAS 78207  
Phone (210) 415-4502  
E-Mail: Clara.Sanchez@Parllon.Com***

October 14, 2014

City of San Antonio  
Development Services Department  
Land Entitlements Section

**RE: House Project (Ap-1943470,1981728)  
922 N 36<sup>th</sup> San Antonio Bexar County Texas  
Owners/Contractors Martin & Clara Sanchez**

Dear Sirs,

Please be advised my Husband and I are referenced above as the Owners and Contractors of the above referenced project. Also we are Bona fide purchasers for value of this property. We purchased the property with preexisting fire damage. Our intent is to refurbish and rehabilitate the property to code and make it habitable for our homestead.

Moreover prior to the start of the project our first priority was to apply for all the necessary building permits. We submitted all our applications however unbeknownst to us at the time the property had two vital issues which prevented us from obtaining the permits. The first is a City of San Antonio's Building Standard Board's ("BSB") demolition order issued on March 29, 2012 and the second is the fact is that the property is located within an identified flood plain of the city of San Antonio or E.T.J.

The first impediment (i.e., demolition order) is abated since we entered into a compliance agreement with the City which was consummated on November 4, 2013. This predicament can easily be solved in fact we were well on our way in performing our part of the agreement. The second complication (i.e., Flood Plain) is what has created a major gridlock in the project and high anxiety in our lives. As I explained above when we applied for the initial permits we were apprised of the fact that the land is in a Flood Zone however this obstacle we were assured by the could be remedied by applying for a Flood Plain Permit accompanied by submitted Engineered Reports, building plans and specifications. We diligently followed there instructions and were issued a Flood Plain Development Permit which states the following :

**THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SANTONIO, TEXAS.**

**YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION.**

We began the project which was running smoothly and with a high probability of completion within the FPDP's allotted time however on or about 4-11-14 a code enforcement officer issued a STOP WORK ORDER. Our subsequent investigation led us to E-Mail correspondence with the Sr. Engineer, Floodplain Manager **Daniel Aguilar, PE,CFM**. Mr. Aguilar contends that we are in violation of the City of San Antonio's Unified Development Code Section 35-F125 in Appendix F, Habitable Structures. Furthermore he instructed that to remedy the issue we now must file a **VARIANCE/TIME EXTENSION APPLICATION**. Thus, this is the purpose of this letter which evidently is required as part of the variance application.

The application has a section titled **VARIANCE APPROVAL CRITERIA** and states that the letter must address the following criteria in a numerical order. My reply is as follows:

1. The UDC states that new construction is not allowed in a flood plain however allows for a remedy pursuant to a Variance. But if we are forced to comply with the strict provision of the regulation then the land would be rendered useless. Its original intended purpose sanctioned by the city is construction of a single family dwelling therefore we could make reasonable use of our property. Moreover the BACD appraised value and market value is drastically diminished thus reducing the tax base for the City and the County. This affects the budget for the City, County, and the School District
2. The hardship relates to the applicant's land, rather than personal circumstances, since the land sustained extreme fire damages, also that it lies within a vague and obsolete Flood Plain Zone. The infrastructure in the zone is redesigned and reconstructed (i.e., Bridges & a modern drain system) evidently since the early 1970.s. According to the neighbors there have been torrential rains but no flooding has occurred in this zone. However this places a hardship on the land to forever remain undeveloped and a waste. It will always remain less than the Mkt. Value of the surrounding properties.
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; since this property is subject to an accidental casualty, the fire destruction, and
4. The hardship is not the result of the applicant's own actions because the fire casualty occurred prior to the applicant's purchase and furthermore the property

is in a dilemma in that the City of San Antonio FPDP conflicts with the Compliance Agreement laundry list of Repairs.

5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations. The granting of the variance will only improve the subdivision and improvements and the building will not in case of flooding create down flow to any property increasing flood damage and no material of any kind will be allowed to be deposited or stock piled over night within the floodplain or drainage right-of-way.

Your prompt attention to this matter would be greatly appreciated since we have invested thousands of Dollars and since Code Compliance stop the project the expense building materials our wasting away at a great loss to us.

Awaiting your reply

  
Clara Sanchez



# CITY OF SAN ANTONIO

P.O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

November 6, 2014

Clara Sanchez  
1603 Arbor Trail  
San Antonio TX 78207

**Re: Floodplain Variance**  
**AP# 1981728 922 NW 36<sup>th</sup> ST**  
**FPV# 15-001**

To Whom It May Concern;

The Transportation & Capital Improvements (TCI) Storm Water Division has been in review of the Building Permit associated with the residential construction at 922 NW 36<sup>th</sup> Street. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:
  - Appendix F, Subdivision C, Section 35-F125 (a) The Following development will not be allowed in the regulatory floodplain: (2) Habitable Structures
2. A variance to the above UDC requirements will be required prior to TCI Storm Water Division approval of the residential building permit and floodplain development permit.
3. TCI Storm Water Division will not support a variance to the above UDC requirements due the following conditions:
  - Allowing the proposed residential development would endanger the lives of any residents living in the habitual structure.
  - In the event of an emergency during a flood event, the lives of the first responders would be endangered due to flooding within area and/or structure.
  - Allowing the proposed residential structure to be built within the 1% Flood Hazard Area would be in conflict with the city of San Antonio's Floodplain Ordinance, approved and accepted by the Federal Emergency Management Agency (FEMA), and may jeopardize the City's National Flood Insurance Policy.

If the Variance is approved by the Planning Commission, TCI Storm Water Division will issue the residential building permit and approve the floodplain development permit. If you have further questions or require any further assistance and/or information, please contact Lee Muniz at (210) 207-0096 or via email ([lee.muniz@sanantonio.gov](mailto:lee.muniz@sanantonio.gov)) or Sabrina Santiago at (210) 207-0182.

Sincerely,



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

Attn(s): Exhibit 1-Vicinity Map

cc: Clara Sanchez  
City of San Antonio, Planning Commission

**CITY OF SAN ANTONIO**  
**Transportation & Capital Improvements (TCI)**  
**Interdepartmental Correspondence**

**TO:** Marcello Diego Martinez, Chair  
City of San Antonio Planning Commission

**FROM:** Arthur E. Reinhardt IV, PE, CFM, Assistant Director of Transportation & Capital Improvements (TCI), Storm Water Division AER 11/13/14

**COPIES TO:** Clara Sanchez

**SUBJECT:** Residential Building Permit for 922 NW 36 St. AP# 1981728.

**DATE:** November 5, 2014

---

The Department of Transportation & Capital Improvements (TCI) Storm Water Division has reviewed residential building permit at 922 NW 36 ST AP# 1981728.

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

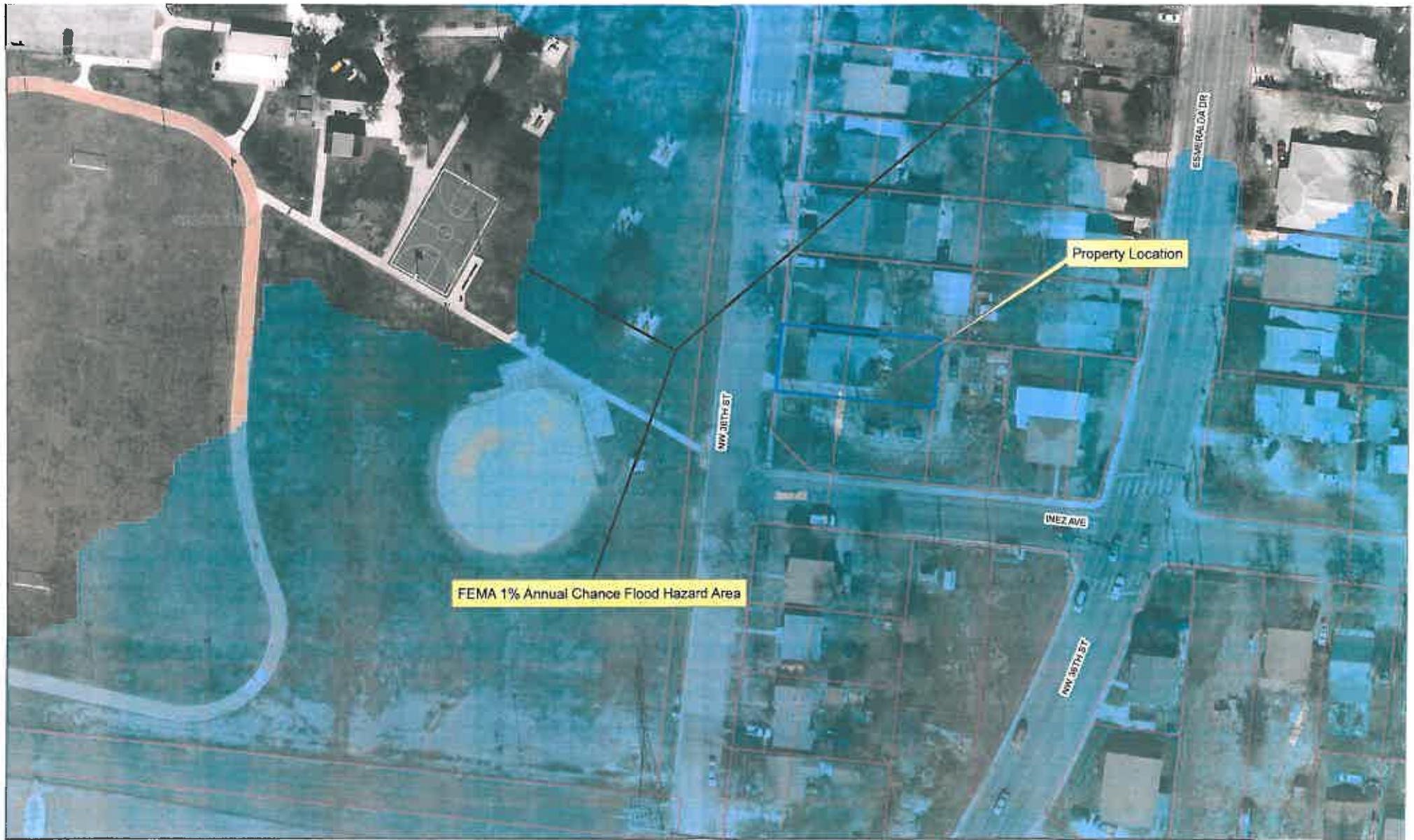
- Appendix F, Subdivision C, Section 35-F125 (a) The Following development will not be allowed in the regulatory floodplain: (2) Habitable Structures

TCI Storm Water Division will not support a variance to the above UDC requirement due to the following conditions:

- Allowing the proposed residential development would endanger the lives of any residents living in the habitual structure.
- In the event of an emergency during a flood event, the lives of the first responders would be endangered due to flooding within area and/or structure.
- Allowing the proposed residential structure to be built within the 1% Flood Hazard Area may jeopardize the City of San Antonio's FEMA National Flood Insurance Policy.

If the Variance is approved by the Planning Commission, TCI Storm Water Division will approve the floodplain development permit.

Attm(s) #: Exhibit 1-Vicinity Map



Map data © OpenStreetMap contributors, Imagery © Mapbox





# CITY OF SAN ANTONIO

TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI)

REAL ESTATE/ACQUISITION

STAFF REPORT

AGENDA ITEM NO. 18

**Public Hearing:**

Planning Commission  
December 3, 2014

**Parcel Number:**

19058

**Applicant:**

Transportation and Capital  
Improvement Department (TCI)

**Staff Coordinator:**

Hector Reynoso, Senior Real Estate  
Specialist  
(210) 207-8688  
[Hector.reynoso@sanantonio.gov](mailto:Hector.reynoso@sanantonio.gov)

**Property Address/Location:**

City Parcel, NCB 11379  
SAWS Parcel, NCB 15329

**Tract Size:**

City Parcel, approx. 48.66 Acres  
SAWS Parcel, approx. 12.31 Acres

**Council District:**

6

**REQUEST**

A request by the Transportation and Capital Improvement Department for a resolution supporting the approval of a property exchange between the City of San Antonio (COSA) and the San Antonio Water System (SAWS) of a COSA-owned 48.66 acre parcel located in NCB 11379, at the intersection of State Hwy. 151 and Old US Hwy. 90 within the Southwest Business and Technology Park (SWBTP), in exchange for a SAWS-owned 12.31 acre parcel located in NCB 15329, at the intersection of Richland Hills Drive and Ingram Road for the Northwest Area Recreational Facility.

**RECOMMENDED ACTION**

**Approval** for this item.

**ALTERNATIVE ACTIONS**

Planning Commission could choose not to authorize the property exchange needed for this project; however, this action would result in project delay and could result in increased acquisition costs.

## **I. BACKGROUND INFORMATION**

On June 5, 2012, the San Antonio Water System approved a resolution declaring as surplus a 12.31 acre SAWS-owned parcel located at the intersection of Richland Hills Drive and Ingram Road. On August 13, 2013 the SAWS submitted a request to the COSA to declare the 12.31 acre parcel as surplus. The request was canvassed and reviewed by City departments and utility agencies. The COSA identified a need for the 12.31 acre parcel as the potential site of the Northwest Area Recreational Facility.

This site will be used to develop a recreational facility to service the northwest area of the City in Council District 6.

On September 12, 2012, the COSA Planning Commission approved a resolution declaring as surplus a 48.66 acre COSA-owned parcel located at the intersection of State Hwy. 151 and Old US Hwy. 90 within the SWBTP. On October 11, 2012, the COSA City Council approved an ordinance declaring the 48.66 acre parcel as surplus.

The COSA and the SAWS negotiated a proposed property exchange whereby the City will convey their 48.66 acre parcel located at the intersection of State Hwy. 151 and Old US Hwy. 90 within the Southwest Business and Technology Park to SAWS in exchange for their 12.31 acre parcel located at the intersection of Richland Hills Drive and Ingram Road.

## **II. RECOMMENDATION**

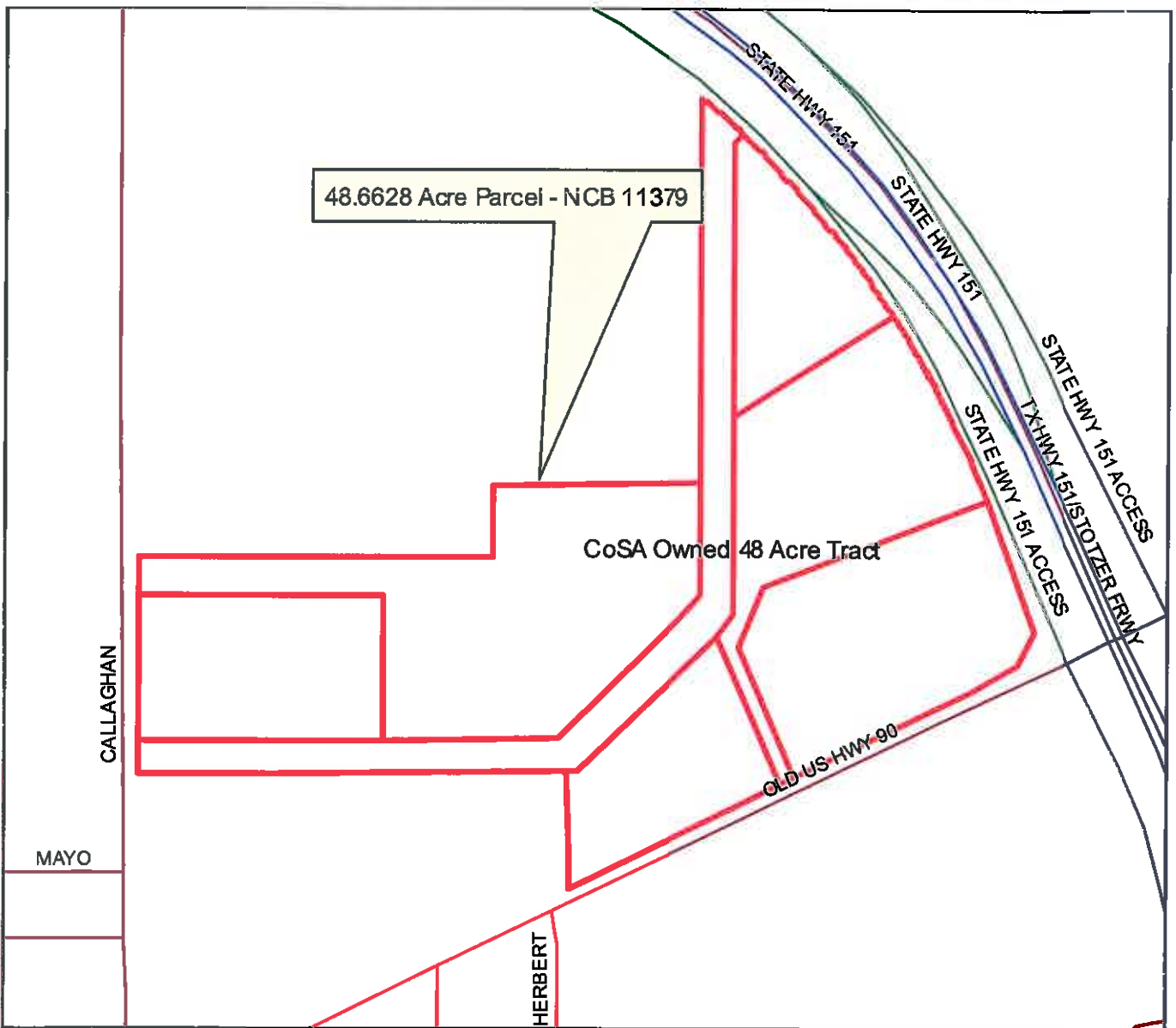
Staff recommends approval for this item.

## **III. ATTACHMENTS**

1. Resolution
2. Exhibit A – Map View of City Parcel
3. Exhibit B – Aerial View of City Parcel
4. Exhibit A- Map View of SAWS Parcel
5. Exhibit B – Aerial View of SAWS Parcel
6. SAWS Board Resolution

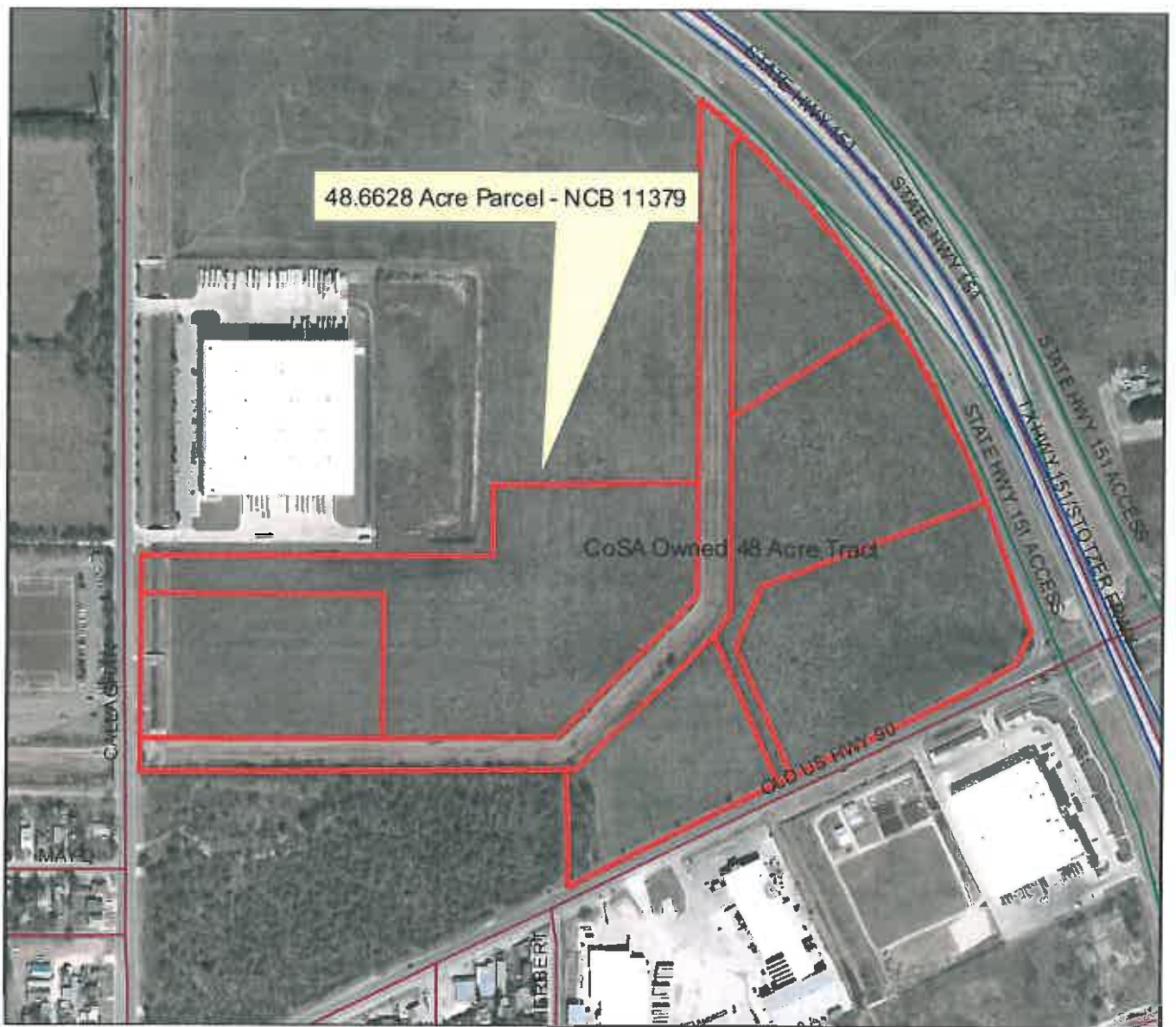
# Exhibit A – Map View – City Parcel

## 1 Parcel located in NCB 11379



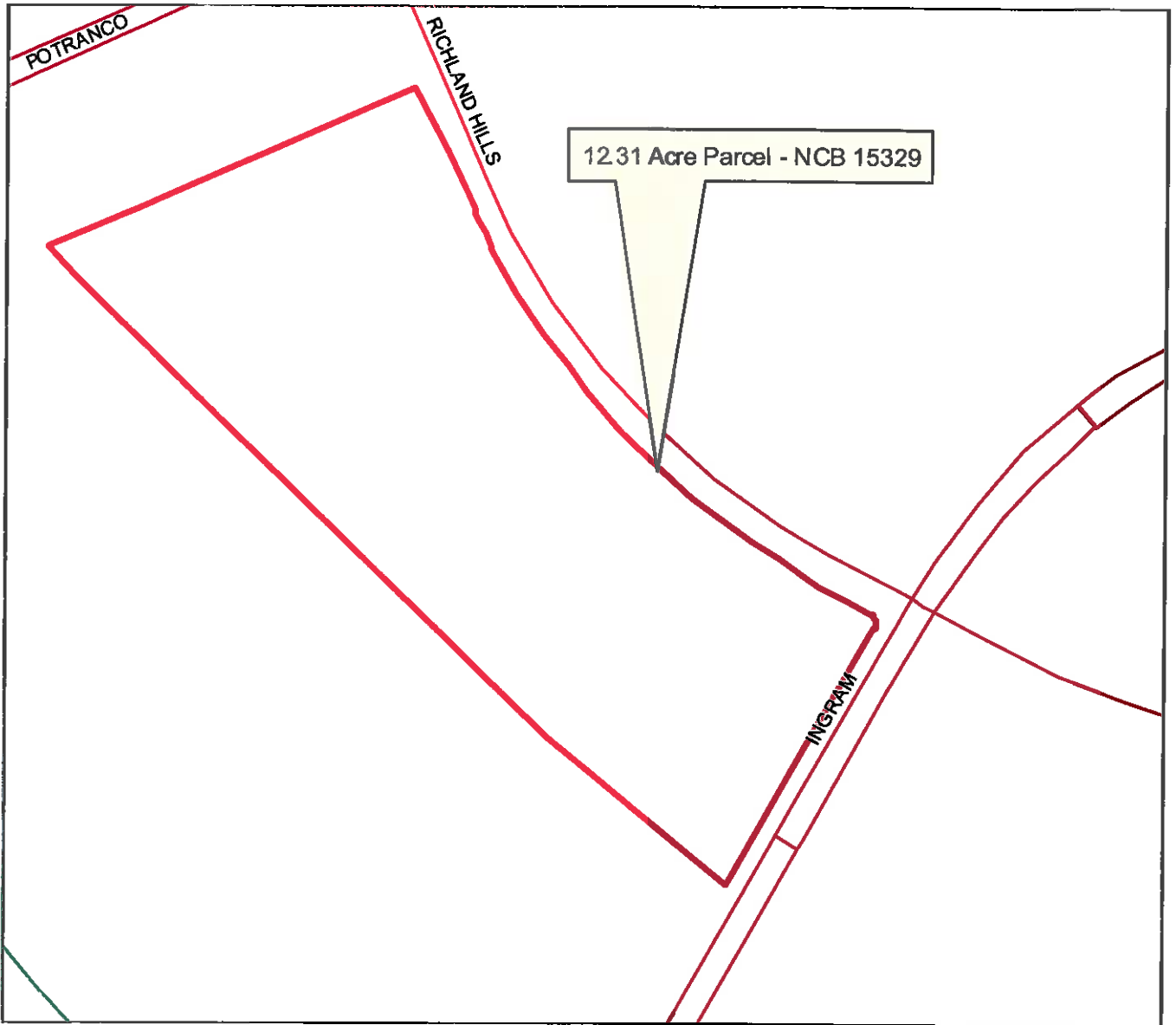
# Exhibit B – Aerial View – City Property

1 Parcel located in NCB 11379



# Exhibit A – Map View – SAWS Parcel

1 Parcel located in NCB 15329



# Exhibit B – Aerial View – SAWS Property

1 Parcel located in NCB 15329



## RESOLUTION NO. 12-304

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES DECLARING CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 18.27 ACRES DESCRIBED AS FOLLOWS: A 12.31 ACRE TRACT OF LAND (536,033 SQ FT) OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF AND PART OF THE J.W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, NCB 15329 AND BEING 3.08 ACRES OUT OF A 6.00 ACRE TRACT, ACCORDING TO DEED RECORDED IN VOLUME 6761, PAGE 544 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND 9.23 ACRES OUT OF THE REMAINDER OF A 427.388 ACRE TRACT, ACCORDING TO DEED RECORDED IN VOLUME 2911, PAGES 1420-1426 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS FOR A TOTAL OF 12.31 ACRES; A 5.96 ACRE TRACT OF LAND (259,456 SQ FT) SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF AND PART OF THE J. W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, COUNTY BLOCK 4329 AND OUT OF LOT 2, BLOCK 2, NEW CITY BLOCK, 15329, ALBERTSON'S - POTRANCO ROAD SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9535, PAGE 16 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS (THE "PROPERTIES"), AS SURPLUS TO THE SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; RECOMMENDING THAT THE SAN ANTONIO PLANNING COMMISSION AND CITY COUNCIL CONSENT TO SUCH DECLARATION AS REQUIRED BY CITY ORDINANCE NO. 75686; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DESIGNATED REPRESENTATIVE TO DISPOSE OF SAID PROPERTIES PURSUANT TO CHAPTER 272 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE CITY OF SAN ANTONIO AND SYSTEM POLICIES AND PROCEDURES; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, City Ordinance No. 75686 requires all System assets be declared as surplus to the needs of the System prior to their disposition; and

WHEREAS, on March 28, 2003 the System acquired the Properties and an extensive evaluation was performed by staff which determined this site not suitable for the efficient operation of a service center; and

WHEREAS, upon the sale of said Properties, the proceeds from said sale shall be utilized as the service center project; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to declare the Properties as herein described surplus to the needs of the System as required by City Ordinance No. 75686, (ii) to recommend that the Planning Commission and City Council consent to the declaration as required by City Ordinance No. 75686, and (iii) to authorize the President/Chief Executive Officer or his designated representative to dispose of said Properties pursuant to Chapter 272 of the Local Texas Government Code and all applicable City of San Antonio policies and procedures; now therefore:


**BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:**

1. That the Properties containing 18.27 acres located in Bexar County, Texas, are hereby declared surplus to the needs of the System. Such real property is more thoroughly described in Attachment I, attached hereto and incorporated herein for all purposes.
2. That a recommendation is hereby made to the Planning Commission and City Council to consent to the declaration as required by City Ordinance No. 75686.
3. That the President/Chief Executive Officer or his designated representative is hereby authorized to dispose of said Property pursuant to Chapter 272 of the Texas Local Government Code and all applicable System and City of San Antonio policies and procedures.
4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.
5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.
6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 5<sup>th</sup> day of June, 2012.

  
 \_\_\_\_\_  
 Berto Guerra, Jr., Chairman

ATTEST:

  
 \_\_\_\_\_  
 Roberto Anguiano, Secretary

Attachments:

- I. Legal Descriptions of Properties

COUNTY OF BEXAR

FIELD NOTES  
FOR  
12.31 ACRES  
(536,033 SQUARE FEET)

FIELD NOTES describing a 12.31 acre tract of land (536,033 sq. ft.) of land situated in the City of San Antonio, Bexar County, Texas, out of and part of the J.W. McCamley Survey No. 70, Abstract No. 470, County Block 4329 and 3.08 acres out of a 6.00 acre tract, according to deed recorded in Volume 6761, Page 544 of the deed records of Bexar County, Texas and 9.23 acres out of the remainder of a 427.388 acre tract, according to deed recorded in Volume 2911, Pages 1420-1426 of the Deed Records of Bexar County, Texas, for a total of 12.31 acres. Said 12.31 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING:** At a found 1/2" steel pin at the west right-of-way line of Richland Hills Drive and the east line of said 6.00 acre tract, for the northeast corner of this herein described tract and the arc of a curve to the left;

**THENCE:** Along the west right of way line of Richland Hills Drive the following calls:

Along the arc of a curve to the left, having a radius of 701.75 feet, a central angle of 5° 43' 30", an arc length of 70.12 feet, a chord bearing of S 26° 39' 34" E and a chord distance of 70.09 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the right;

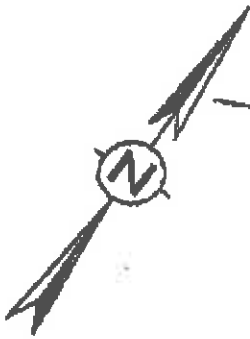
Along the arc of a curve to the right, having a radius of 701.75 feet, a central angle of 5° 43' 30", an arc length of 70.12 feet, a chord bearing of S 26° 29' 34" E and a chord distance of 70.09 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the right;

S 23° 37' 49" E, a distance of 34.47 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for an angle point of this herein described tract and the arc of a curve to the left;

Along the arc of a curve to the left, having a radius of 1131.28 feet, a central angle of 26° 38' 33", an arc length of 526.04 feet, a chord bearing of S 36° 57' 07" E and a chord distance of 521.32 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the right;

Along the arc of a curve to the right, having a radius of 567.05 feet, a central angle of 3° 40' 53", an arc length of 36.43 feet, a chord bearing of S 48° 25' 57" E and a chord distance of 36.43 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the left;

Along the arc of a curve to the left, having a radius of 567.05 feet, a central angle of 11° 00' 18", an arc length of 108.92 feet, a chord bearing of S 52° 05' 39" E and a chord distance of 108.75 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the right;



**POTRANCO ROAD**  
(120' RIGHT-OF-WAY)  
N 65°22'11" E  
809.47

2.92 ACRES  
OUT OF 6.00 ACRE  
VOL. 8781, PG. 544

43' PERMANENT  
DRIVE EASEMENT  
VOL. 8761, PG. 880

VARIABLE WIDTH INGRESS  
AND EGRESS EASEMENT  
VOL. 8781, PG. 848

3.08 ACRES  
REMAINDER OF  
6.00 ACRE TRACT  
VOL. 8761, PG. 544

6.23 ACRES  
REMAINDER OF  
127.388 ACRE TRACT  
VOL. 2911, PG.'s 1420-1426

**12.31 Acres**  
536,033 sq.ft.

J.W. McCAMLEY  
SURVEY No. 70  
ABSTRACT No. 470  
COUNTY BLOCK 4329

**RICHLAND HILLS DRIVE**  
(RIGHT-OF-WAY VARIES)

ALBERTSON'S - POTRANCO  
ROAD SUBDIVISION  
5.88 Acres  
209,456 sq.ft.

CITY OF SAN ANTONIO  
DRAINAGE RIGHT-OF-WAY  
PARK 410 WEST, UNIT 1  
VOL. 9519, PG. 32

25' ELECTRIC, GAS, TELEPHONE, CABLE &  
SANITARY SEWER  
EXISTING 10' SANITARY SEWER EASEMENT  
VOL. 9519, PG. 32  
N 45°34'10" W

POB  
THE 1st  
588.15

S 23°37'48" E  
34.47'

CURVE TABLE

LABEL	RADIUS	ANGLE	CHORD	CHRD BEARING	TANGENT	ARC LENGTH
AA	602.75	021 58°20'	229.39	S 34°38'00" E	116.83	230.80
BA	25.00	080 00°34'	35.36	S 88°37'48" E	25.01	38.28
CA	701.75	005 43°30'	70.09	S 20°36'34" E	35.09	78.12
DA	701.75	005 43°30'	70.09	S 20°28'34" E	35.09	78.12
EA	1131.28	028 39°33'	821.32	S 58°57'07" E	367.87	825.04
FA	867.05	003 40°53'	38.43	S 48°28'07" E	18.32	38.43
GA	867.05	011 00°18'	108.75	S 28°05'39" E	54.53	108.82
HA	1138.28	004 01°41'	80.01	S 88°34'58" E	40.03	80.02
IA	15.00	081 30°45"	21.81	S 15°46'00" E	15.43	23.86
JA	1548.90	012 38°24'	341.81	N 50°59'34" E	171.55	341.70
KA	397.25	021 85°21'	151.18	N 3°35'58" E	77.00	152.11
LA	701.75	002 27°18"	30.07	S 27°33'48" E	15.04	30.07

NOTED OTHERWISE.

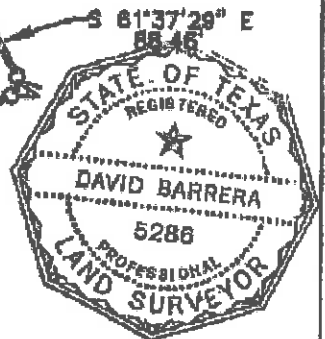
- SET 1/2" STEEL PIN AT ALL CORNERS UNLESS
- HELD N38°16'18" W, ALONG STATE HIGHWAY 181, ACCORDING TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY
- THIS TRACT IS SUBJECT TO A BLANKET EASEMENT ACCORDING TO DEED RECORDED IN VOLUME 3486, PAGE 1748 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

This is to certify that the plot shown is true and correct according to an actual survey made on the ground

2/12/03

*David Barrera*

Registered Professional Land Surveyor No. 5286



JOB NO. 02-0708

**SURVEY OF  
12.91 ACRE TRACT**

**GENERAL NOTES**

DATE 02/12/03	BY DAVID BARRERA	CHECKED BY DAVID BARRERA	DATE 02/12/03
SCALE AS SHOWN	PROJECT NEW NWSC	SYSTEMS ENGINEERING	BLANKET 1/03

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

**A RESOLUTION SUPPORTING THE APPROVAL OF A PROPERTY EXCHANGE BETWEEN THE CITY OF SAN ANTONIO (COSA) AND THE SAN ANTONIO WATER SYSTEM (SAWS), OF A COSA-OWNED 48.66 ACRE PARCEL LOCATED IN NCB 11379 AT THE INTERSECTION OF STATE HWY. 151 AND OLD US HWY. 90 FOR A SAWS-OWNED 12.31 ACRE PARCEL LOCATED IN NCB 15329 AT THE INTERSECTION OF RICHLAND HILLS DRIVE AND INGRAM ROAD FOR THE NORTHWEST AREA RECREATIONAL FACILITY SITE.**

\* \* \* \* \*

**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**, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Planning Commission recommends City Council approve the acquisition of the abovementioned property.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of December, 2014.

\_\_\_\_\_  
Marcello Diego Martinez, Chair  
San Antonio Planning Commission

**ATTEST:**

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 19**

**Public Hearing:**

Planning Commission  
December 3, 2014

**Case Number:**

PA 15001

**Applicant:**

The Tobin Endowment (by Bruce Bugg, Jr.)

**Representative:**

Golden Steves Cohen & Gordon, LP  
(Trey Jacobson)

**Owner:**

The Tobin Endowment (by Bruce Bugg, Jr.)

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 3316 Oakwell Court

**Legal Description:**

45.642 acres out of NCB 12164

**Tract Size:**

45.642 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial Recorder 11/13/2014

Notices Mailed 11/20/2014

- 132 to property owners within 200 feet
- 1 registered neighborhood association within 200 feet
- No planning team members

Internet Agenda Posting 11/26/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification from Low Density Residential, Neighborhood Commercial and Parks/Open Space to Mixed Use.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the San Antonio International Airport Vicinity Land Use Plan to change the future land use classification of the subject property from Low Density Residential to Mixed Use.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment to Mixed Use will provide consistency with the adjacent Mixed Use, Community Commercial, and High Density Residential land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. The proposed density will have minimal impact on adjacent properties.

**Transportation:**

Harry Wurzbach is on the Major Thoroughfare identified as a Secondary Arterial Type A roadway with several VIA bus stops located nearby the subject property.

**CASE HISTORY**

This is the first public hearing of this case.

## I. ANALYSIS

<b>Comprehensive Plan Analysis</b>		
<b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan		
<b>Plan Adoption Date:</b> May 20, 2010		<b>Update History:</b>
<b>Goal I, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards</b>		
<b>Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours</b>		
<b>Comprehensive Land Use Categories</b>		<b>Example Zoning Districts</b>
<b>Low Density Residential:</b> Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.		R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, and RP
<b>Neighborhood Commercial:</b> Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.		NC, C-1, O-1
<b>Parks/Open Space:</b> Public and private lands available for active use or passive enjoyment. May include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic field trails, greenbelts, plazas, and courtyards.		RP, All residential districts, G
<b>Mixed Use:</b> Mix of low intensity residential and commercial uses Should have mix of uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts. Inclusive of community commercial uses and low and medium density residential uses. Examples are professional/personal services, shop front retail with restaurants, cafes and gift shops		MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Office
North	High Density Residential; Community Commercial; Park/Open Space	Office/Apartments/Commercial
East	Low Density Residential/Medium Density Residential	Single-Family Homes
South	Medium Density Residential	Single-Family Homes
West	Neighborhood Commercial/Medium Density Mixed Use	Vacant / Multi family

**Land Use:** The subject property is located at the southeast corner of Harry Wurzbach and Oakwell Court intersection within the San Antonio International Airport Vicinity Land Use Plan. The applicant requests this plan amendment and associated zoning change in order to establish a single family residential and office development on the subject property. The proposed development will provide approximately 480 homes and an office center on 26.86 of the 45.642 acre tract, with the remaining acreage providing a transitional buffer from residential subdivisions to the south and east. The subject's property location at the intersection of a major thoroughfare and collector roadway and the close proximity to existing Commercial, High Density uses to the north and west make it appropriate for the Mixed Use classification. The Mixed Use land use classification meets the location criteria outlined in the San Antonio International Airport Vicinity Land Use.

The proposed development with the amendment of the land use classification to Mixed Use will produce density that is comparable to a Low Density Residential Land Use classification. A Mixed Use classification would provide less intense commercial uses, allowed by right with the current zoning designations

**Transportation:** Harry Wurzbach is on the Major Thoroughfare identified as a Secondary Arterial Type A roadway. Several VIA bus stops are located nearby the subject property on Harry Wurzbach served by route 509. The subject property will be accessible from Harry Wurzbach and Oakwell Court.

**Community Facilities:** The subject property abuts an open space and neighborhood walking trail. It is also in close proximity to several schools, public and private. Sunset Memorial Park is to the south of the subject property.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** "C-2 PUD MC-3 AHOD" Commercial Planned Unit Development Austin Highway/Harry Wurzbach (Taps Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District, "R-6 PUD MC-3 AHOD" Single Family Residential Planned Unit Development Austin Highway/Harry Wurzbach (Taps Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District, "RM-4 PUD MC-3 AHOD" Residential Mixed Planned Unit Development Austin Highway/Harry Wurzbach (Taps Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District, "C-2 PUD AHOD" Commercial Planned Unit Development Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "R-6 PUD AHOD" Residential Single-Family Planned Unit Development Airport Hazard Overlay District

**Proposed Zoning:** "IDZ MC-3 AHOD" Infill Development Zone Austin Highway/Harry Wurzbach (Taps Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "O-1" Office District and Single-Family Residential uses not to exceed 11 units per acre

**Corresponding Zoning Case:** Z2015002

**Zoning Commission Public Hearing Date:** December 2, 2014

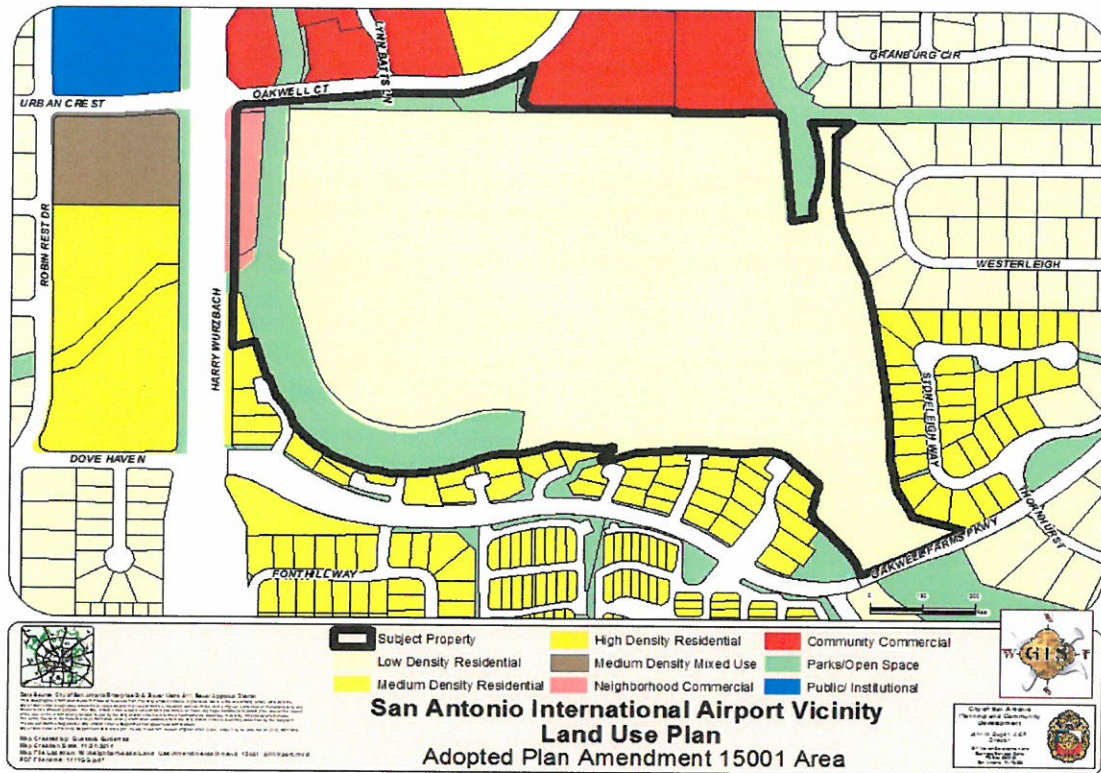
## III. RECOMMENDATION

Staff recommends approval. The subject property is located along a major roadway and has existing commercial uses abutting it to the north and multi-family and commercial uses to the west. Additionally, the general surrounding conditions which include ample buffering to the residential area to the east and its close proximity to the varied community scale uses along Loop 1604 make it appropriate for the Community Commercial land use classification. The proposed amendment to Mixed Use land use classification will provide consistency with the abutting Neighborhood Commercial land use and Medium Density Residential classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses.

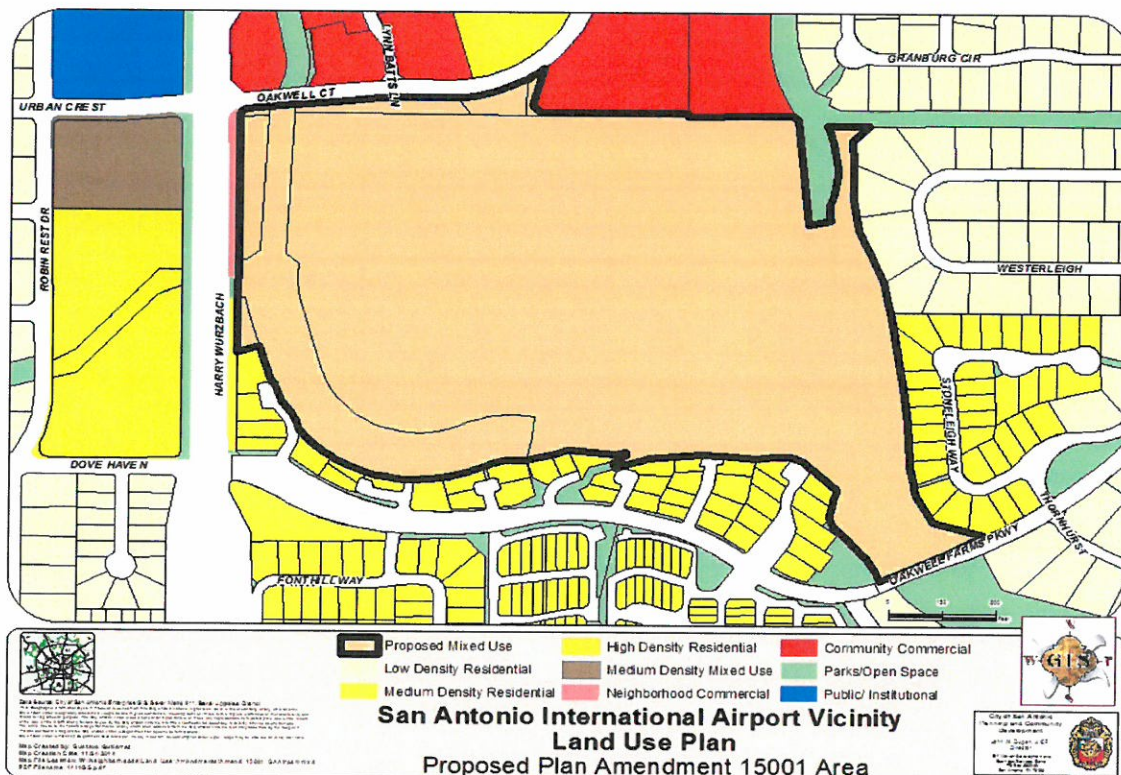
**IV. ATTACHMENTS**

- 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, Emergency GIS & Sewer, Memo 411, Sewer Appraisal District  
 This map is provided as a reference only. It is not intended to be used as a legal document. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or representatives, in any state or federal court, arising out of or in connection with the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or representatives, in any state or federal court, arising out of or in connection with the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or representatives, in any state or federal court, arising out of or in connection with the use of this map.

Map Created by: Gustavo Gutierrez  
 Map Creation Date: 11/2/2014  
 Map File Location: W:\Work\Northwood\Land Use\Amendments\15001\_SAA\15001.mxd  
 PDF Filename: 14112\_G.pdf

## San Antonio International Airport Vicinity Land Use Plan Proposed Plan Amendment 15001 Area

City of San Antonio  
 Planning and Community  
 Development  
 John M. Dugan, JOP  
 Director  
 211 North Commerce Street  
 San Antonio, Texas 78202  
 San Antonio, TX 78202



**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, AND PARKS/OPEN SPACE TO MIXED USE FOR APPROXIMATELY 45.642 ACRES LOCATED 3316 OAKWELL COURT.**

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

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

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the 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 December 3, 2014 and recommended **Approval** of the proposed amendment on December 3, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 3<sup>rd</sup> DAY OF December, 2014.

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Marcello Diego Martinez, 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  
December 3, 2014

**Case Number:**

PA 15006

**Applicant:**

Antonio Pedraza, Jr. and Katherine  
McColley

**Representative:**

Antonio Pedraza, Jr. and Katherine  
McColley

**Owner:**

Cbolo Homes, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

943 Culebra

**Legal Description:**

Lot 11, Block 2, NCB 2074

**Tract Size:**

0.0 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 11/13/2014  
Notices Mailed 11/20/2014

- 24 to property owners within 200 feet
- 1 registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 11/26/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Near Northwest Community Plan future land use classification for the property from Urban Low Density Residential to Neighborhood Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Near Northwest Community Plan to change the future land use classification of the subject property from Urban Low Density Residential to Neighborhood Commercial.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Neighborhood Commercial classification supports the Near Northwest Community Plan objectives that encourage development along its business corridors to include arterials at major intersections or in established commercial areas. The proposed use should have minimal impact, if any, on adjacent properties.

**Transportation:**

Culebra Road is identified by the Major Thoroughfare as a Primary Arterial Type A.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Near Northwest Community Plan	
<b>Plan Adoption Date:</b> February 14, 2002	<b>Update History:</b> September 24, 2008
<b>Goal 2 - Economic Development:</b> Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night	
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Urban Low-Density Residential:</b> Mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. 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.</p> <p>The community also recognizes the varying densities found in their Urban Low-Density Residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in an Urban Low-Density Residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods’ highest preference is for the house to return to a single-family use with or without an accessory dwelling. If returning the structure to a single-family use with or without an accessory dwelling is infeasible, the neighborhoods would support a reduction in density</p>	R3, R4, R5, R6
<p><b>Neighborhood Commercial:</b> provides for offices, professional services, and shop front retail uses that are pedestrian oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses.</p> <p>Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, as well as a limited number of apartments are permitted.</p>	NC, C1

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Urban Low Density Residential	Single-Family Homes
North	Urban Low Density Residential	Single-Family Homes
East	Urban Low Density Residential	Single-Family Homes
South	No land use designation	Multi-Family Apartment
West	Urban Low Density Residential	Single-Family Homes

**Land Use:** The applicant requests this plan amendment and associated zoning change in order to develop an office on this site. It has frontage on a major arterial and is located in between two major arterials. Its location, which includes the general surrounding conditions of a mix of commercial uses along Culebra Road, make it appropriate for Neighborhood Commercial. The Neighborhood Commercial classification supports the Near Northwest Community Plan objectives that encourage development along its business corridors to include arterials at major intersections or in established commercial areas. The proposed use should have minimal impact, if any, on adjacent properties.

**Transportation:** Culebra Road is identified by the Major Thoroughfare as a Primary Arterial Type A. Several VIA bus stops are located nearby on Culebra Road. Culebra Road is served by VIA routes 82, 88, 282, and 288.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Proposed Zoning:** "C-1 AHOD" Light Commercial District Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2015030

**Zoning Commission Public Hearing Date:** December 16, 2014

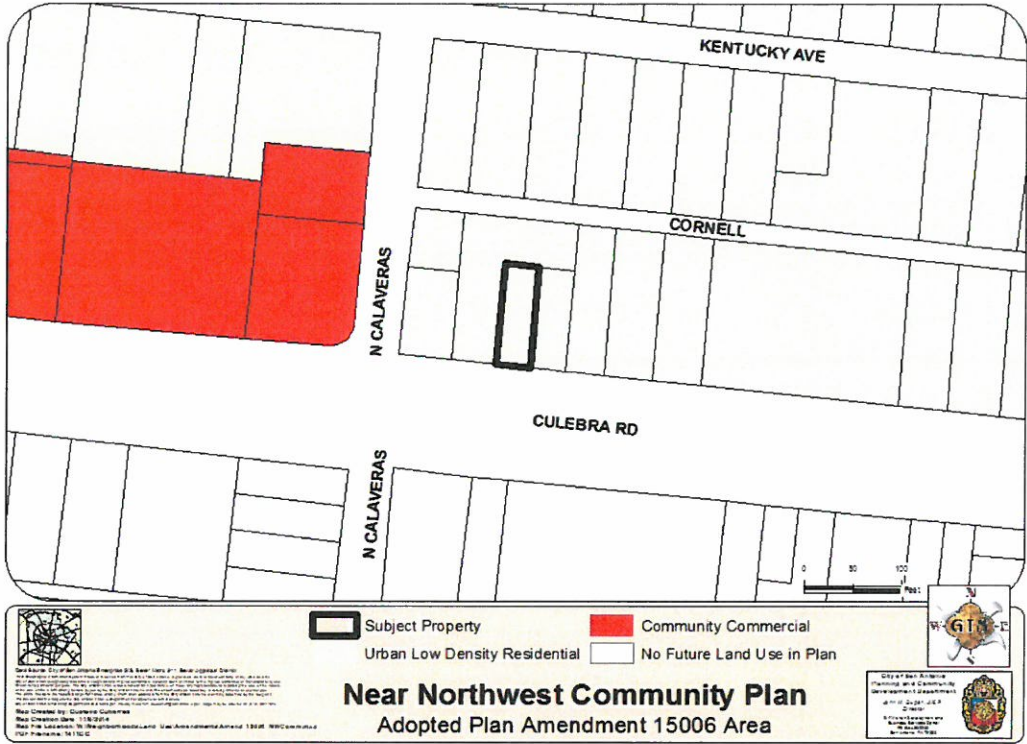
## **III. RECOMMENDATION**

Staff recommends approval. The subject property fronts on Culebra Street identified by the Major Thoroughfare as a Primary Arterial Type A. The Major Thoroughfare Plan discourages residential development fronting thoroughfares. The plan encourages development along business corridors.

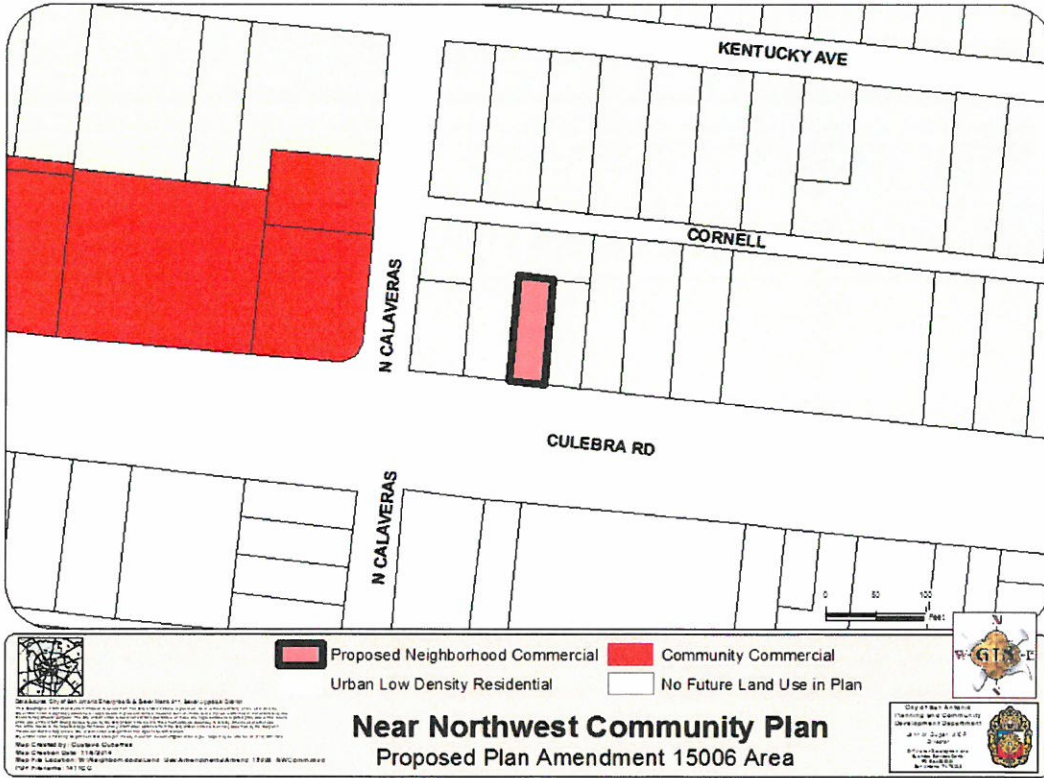
## **IV. ATTACHMENTS**

- 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, Sevier Metro 611, Sevier Appraisal District  
 This map depicts a form of information that is not intended to be used as a substitute for professional advice or services. It is not intended to be used for any purpose other than that for which it was prepared. The user of this map assumes all liability for any use of the map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against it or any of its officers, employees, or agents, in connection with this map. The City of San Antonio is not responsible for any claims or lawsuits filed against it or any of its officers, employees, or agents, in connection with this map. The City of San Antonio is not responsible for any claims or lawsuits filed against it or any of its officers, employees, or agents, in connection with this map.

Map Created by: Cuervo Gutierrez  
 Map Creation Date: 11/6/2014  
 Map File Location: W:\Neighborhoods\Land Use\Amendment\Amend 15006\_NWCommunity  
 TDP Filename: 141102

# Near Northwest Community Plan

## Proposed Plan Amendment 15006 Area

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan, JDCP  
 Director  
 Office: 550 West Loop West, Suite 5000  
 San Antonio, TX 78205

## RESOLUTION NO.

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM URBAN LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR APPROXIMATELY 0.0852 ACRE LOCATED 943 CULEBRA ROAD.**

**WHEREAS**, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002 and updated on September 24, 2008; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 3, 2014 and recommended **Approval** of the proposed amendment on December 3, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 3<sup>rd</sup> DAY OF December, 2014.

Attest:

Approved:

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

\_\_\_\_\_  
Marcello Diego Martinez, Chair  
San Antonio Planning Commission



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

**STAFF REPORT**

**AGENDA ITEM NO. 21**

**Public Hearing:**

Planning Commission  
December 3, 2014

**Case Number:**

PA 15007

**Applicant:**

Brown & Ortiz, P. C.

**Representative:**

Brown & Ortiz, P. C.

**Owner:**

Heatley Cresta Bella, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 21.6924 acres of land in NCB 34760, and NCB 18333 located along the 19000 block of Cresta Bella Street.

**Legal Description:**

21.6924 acres of land out of NCB 34760 and NCB 18333

**Tract Size:**

21.6924 acres

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial Recorder 11/14/2014  
Notices Mailed 11/20/2014

- 16 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 38 to planning team members

Internet Agenda Posting 11/26/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Rural Estate Tier to Suburban 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 Rural Estate Tier to Suburban 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 existing Rural Estate Tier land use classification for this area is not appropriate and does not reflect existing conditions on the ground. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning classification and the existing uses to the north, west, south and east of the subject property would allow for development that is compatible with the proposed Suburban Tier. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area.

**Transportation:**

The City's Major Thoroughfare Plan identified IH-10 as a freeway and Camp Bullis Road as a Secondary Arterial Type A. Cresta Bella is a collector street and Cresta Bulivar and Bella Loma are local streets.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>		
<b>Comprehensive Plan Component:</b> North Sector Plan		
<b>Plan Adoption Date:</b> August 5, 2014		<b>Update History:</b> None
<p><b>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.</b></p> <p><b>HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways and non-residential (i.e. office, retail, commercial uses) and lower density residential housing.</b></p>		
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>	
<p>Rural Estate Tier: The Rural Estate Tier includes both residential and non-residential uses.</p> <p><b>RESIDENTIAL: Low Density Residential Estate</b> Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than ½ acre.</p> <p><b>NON-RESIDENTIAL: Neighborhood Commercial</b> Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.</p> <p><b>LOCATION:</b> Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby roads should be friendly to bicycles and pedestrians.</p>	<p>RP, RE, R-20, NC, C-1, RD</p>	
<p>Suburban Tier: The Suburban Tier includes both residential and non-residential uses.</p> <p><b>Residential</b> density within the Suburban Tier classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes, as well as, multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums.</p> <p><b>Non-residential</b> uses within the Suburban Tier range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores.</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>	
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Rural Estate Tier	Vacant Land
North	General Urban Tier	Multi-Family Homes
East	Rural Estate Tier	Vacant land and Commercial Uses
South	Rural Estate Tier	Vacant land and Single-Family Homes
West	Rural Estate Tier	Vacant land and Single-Family Homes

**Land Use:**

**Sector Plan Criteria for review:**

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

The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources and enhancement of the housing stock within the planning area. The entire IH-10 corridor north of Loop 1604 has experienced strong and rapid growth. This area of IH-10 is being rapidly developed for commercial, mixed use and higher density residential uses. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The subject property and the areas to the south, east and west are classified as Rural Estate Tier. The area to the north is classified as General Urban Tier. The Rural Estate Tier land use classification generally includes large tract single family residential uses and small scale commercial uses. The subject property and existing surrounding uses, as well as, zoning districts includes a significant mix of higher density residential and community scale commercial uses to the north, west, south and east. The existing Rural Estate Tier land use classification for this area is not appropriate and does not reflect existing conditions on the ground. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and the existing uses adjacent and surrounding the subject property would allow for development that is compatible with the proposed Suburban Tier.

**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 Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and existing uses allows for development that is compatible with the proposed Suburban Tier. The proposed amendment would provide additional housing and employment opportunities for individuals living in the immediate area or in close proximity to the IH-10 and Loop 1604 corridor. The area surrounding the subject property is transitioning away from previous rural uses to more intense urban development because of its location and its close proximity to IH-10 to the east and Loop 1604 to the south.

**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 purpose of this plan amendment and associated zoning request is to accommodate for a moderately higher intense residential use than what is currently permitted under the Rural Estate Tier, but is compatible with already-existing surrounding area. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning classification and the existing uses to the north, west, south and east of the subject property would allow for development that is compatible with the proposed Suburban Tier. Additionally, the subject property is within the boundaries of the Camp Bullis Influence Area, 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 identified IH-10 as a freeway and Camp Bullis Road as a Secondary Arterial Type A. Cresta Bella is a collector street and Cresta Bulivar and Bella Loma are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and

from adjacent residential and commercial areas. There is no mass transit in the immediate area. The requested land use change could generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

**Community Facilities:** Lutheran High School Association of San Antonio, Friedrich Wilderness Park, and Bonnie Ellison Elementary School, are in close proximity.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "C-2 MSAO-1 MLOD-1" Commercial Military Sound Attenuation Overlay Military Lighting Overlay District & "C-3 MSAO-1 MLOD-1" General Commercial Military Sound Attenuation Overlay Military Lighting Overlay District

**Proposed Zoning:** "MF-18 MSAO-1 MLOD-1" Multi-Family Military Sound Attenuation Overlay Military Lighting Overlay District

**Corresponding Zoning Case:** Z2015048

**Zoning Commission Public Hearing Date:** December 16, 2014

## **III. RECOMMENDATION**

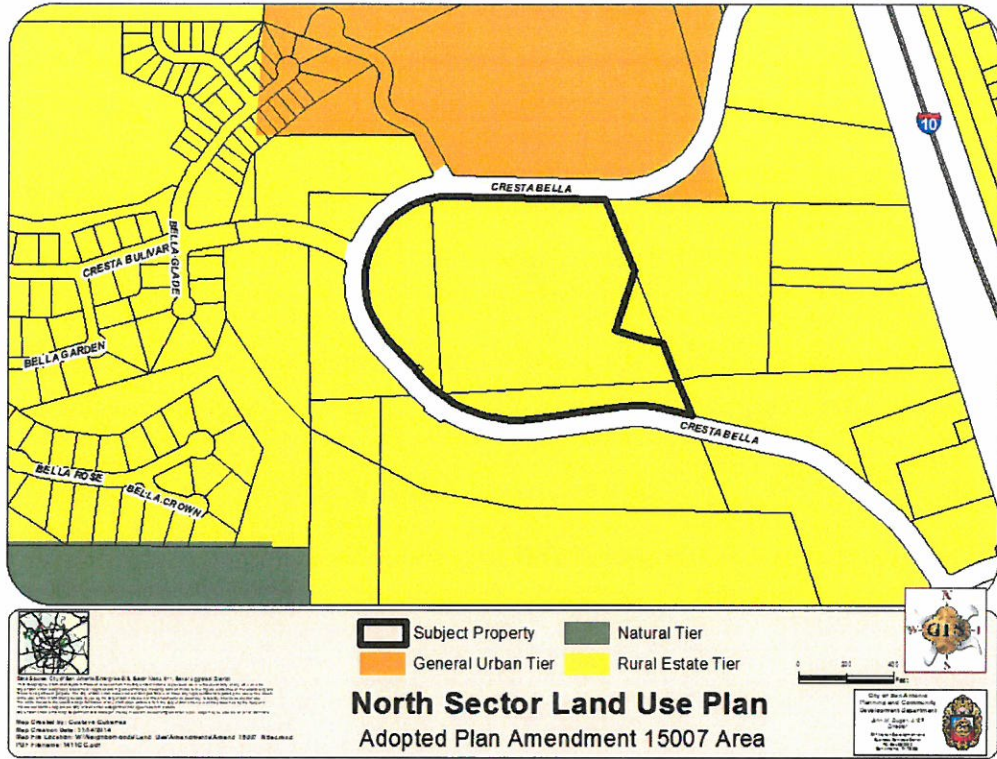
Staff recommends approval. The existing Rural Estate Tier land use classification for this area is not appropriate and does not reflect existing conditions on the ground. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning classification and the existing uses to the north, west, south and east of the subject property would allow for development that is compatible with the proposed Suburban Tier.

## **IV. ATTACHMENTS**

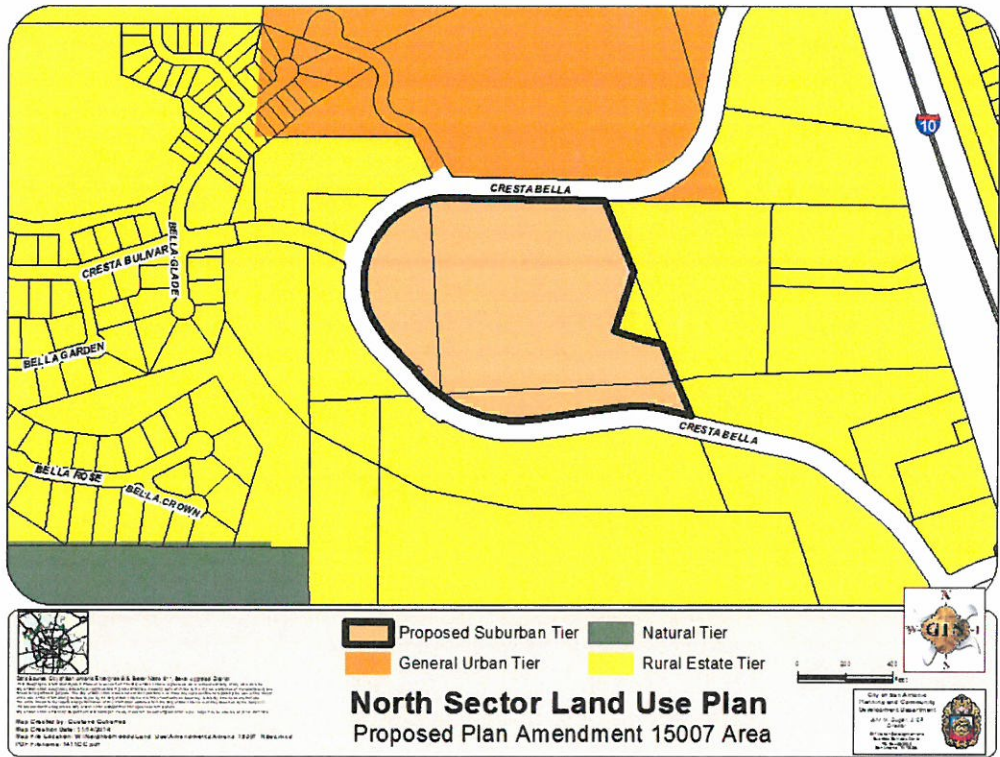
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:




## Proposed Amendment:



Attachment 2



2013 Aerial

 Subject Property



Data Source: City of San Antonio Enterprise GIS & Geospatial Center  
 City of San Antonio Enterprise GIS & Geospatial Center  
 Map Creation Date: 1/11/4/2014  
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 15007\_Nbc\mxd  
 PDF Filename: 141102.G.pdf

# North Sector Land Use Plan

## Proposed Plan Amendment 15007 Area

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan, JDCP  
 Director  
 Office of Development  
 Bureau, Service Center  
 75 West Alamo  
 San Antonio, TX 78202



## 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 RURAL ESTATE TIER LAND USE TO SUBURBAN TIER LAND USE FOR AN AREA OF APPROXIMATELY 21.6924 ACRES OF LAND OUT OF NCB 34760 AND NCB 18333 LOCATED ALONG THE 19000 BLOCK OF CRESTA BELLA STREET.**

**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 December 3, 2014 and **APPROVED** the amendment on December 3, 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 3<sup>rd</sup> DAY OF DECEMBER 2014.

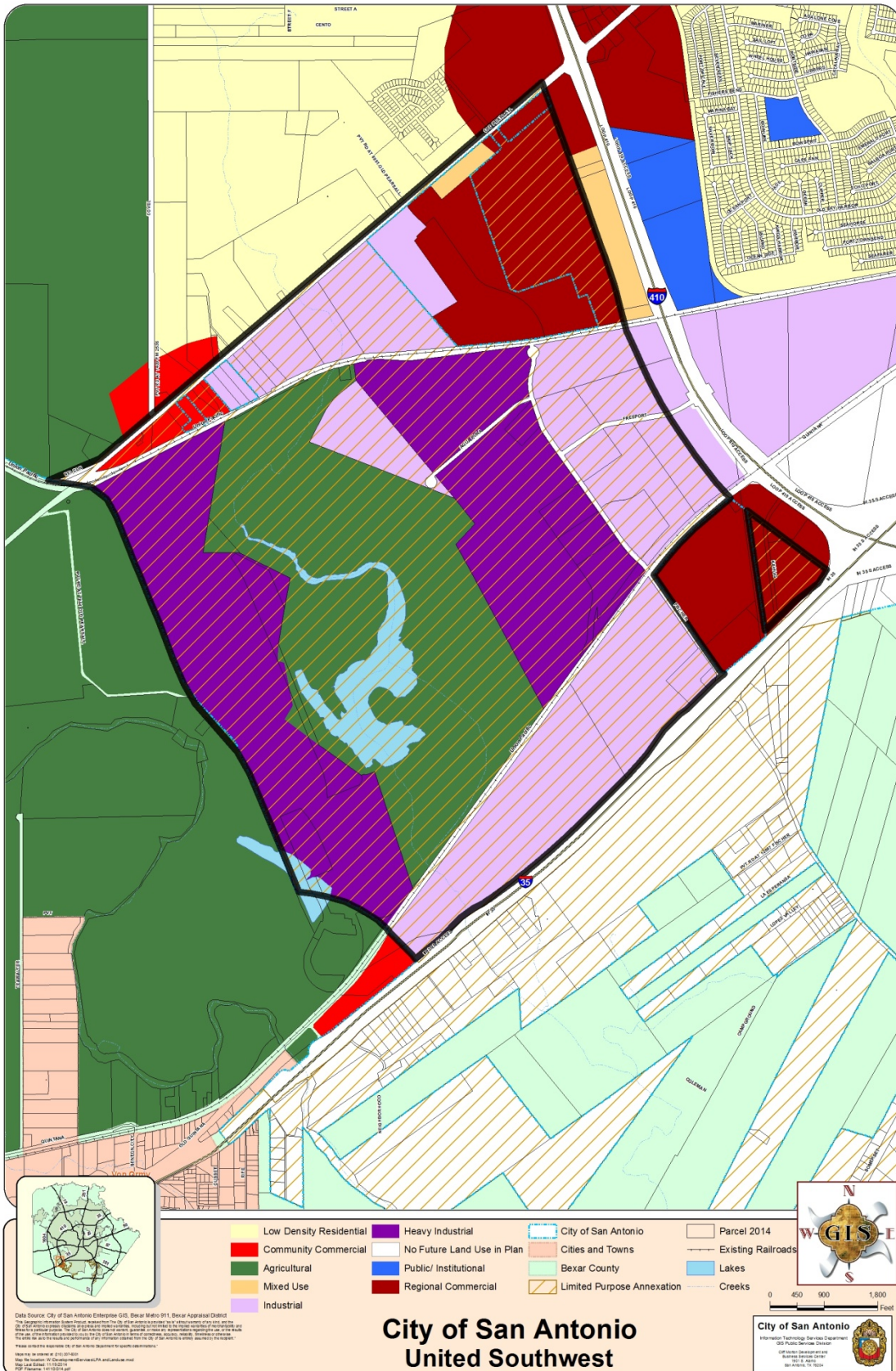
Attest:

Approved:

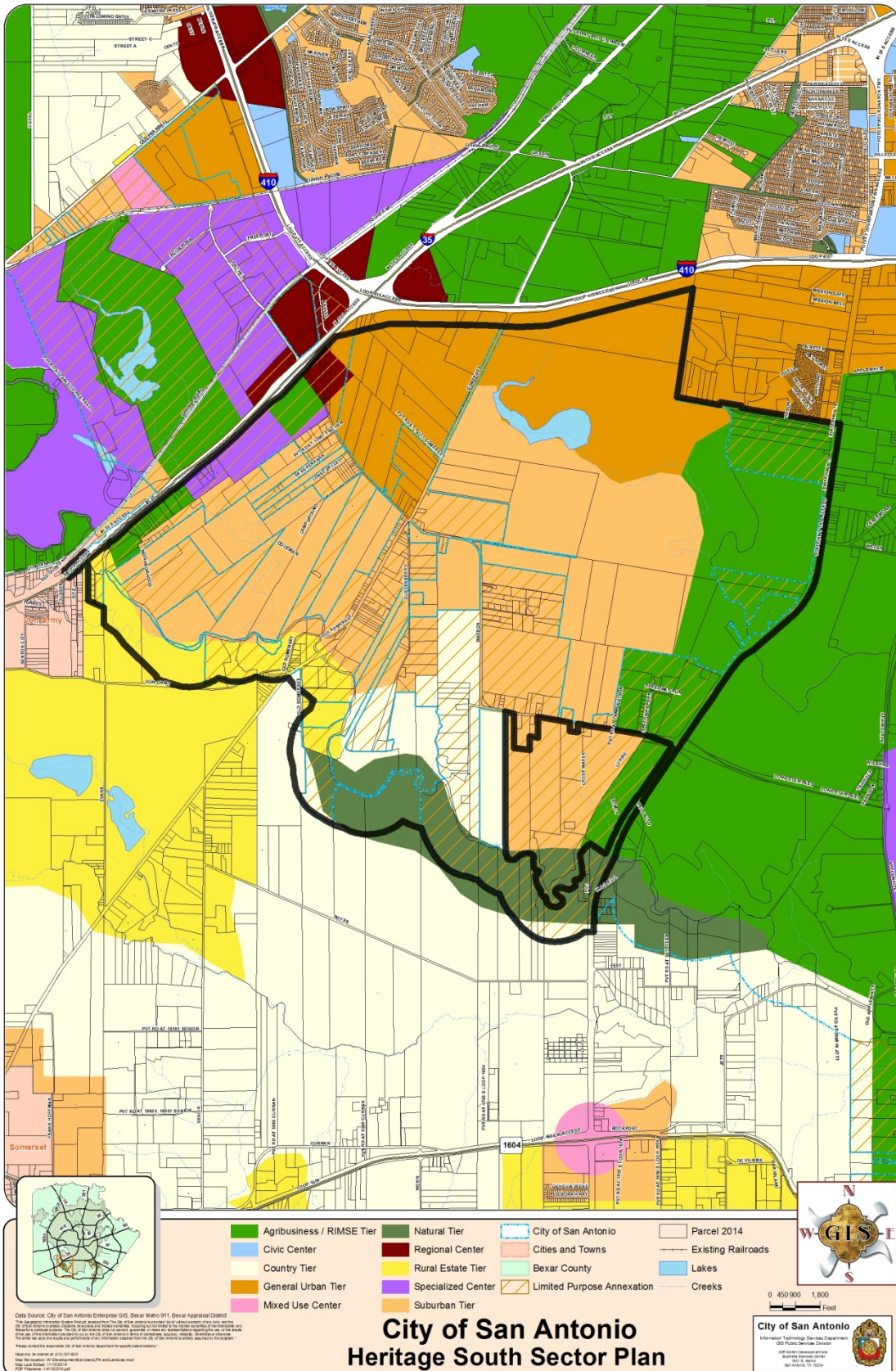
\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Marcello Diego Martinez, Chair  
San Antonio Planning Commission

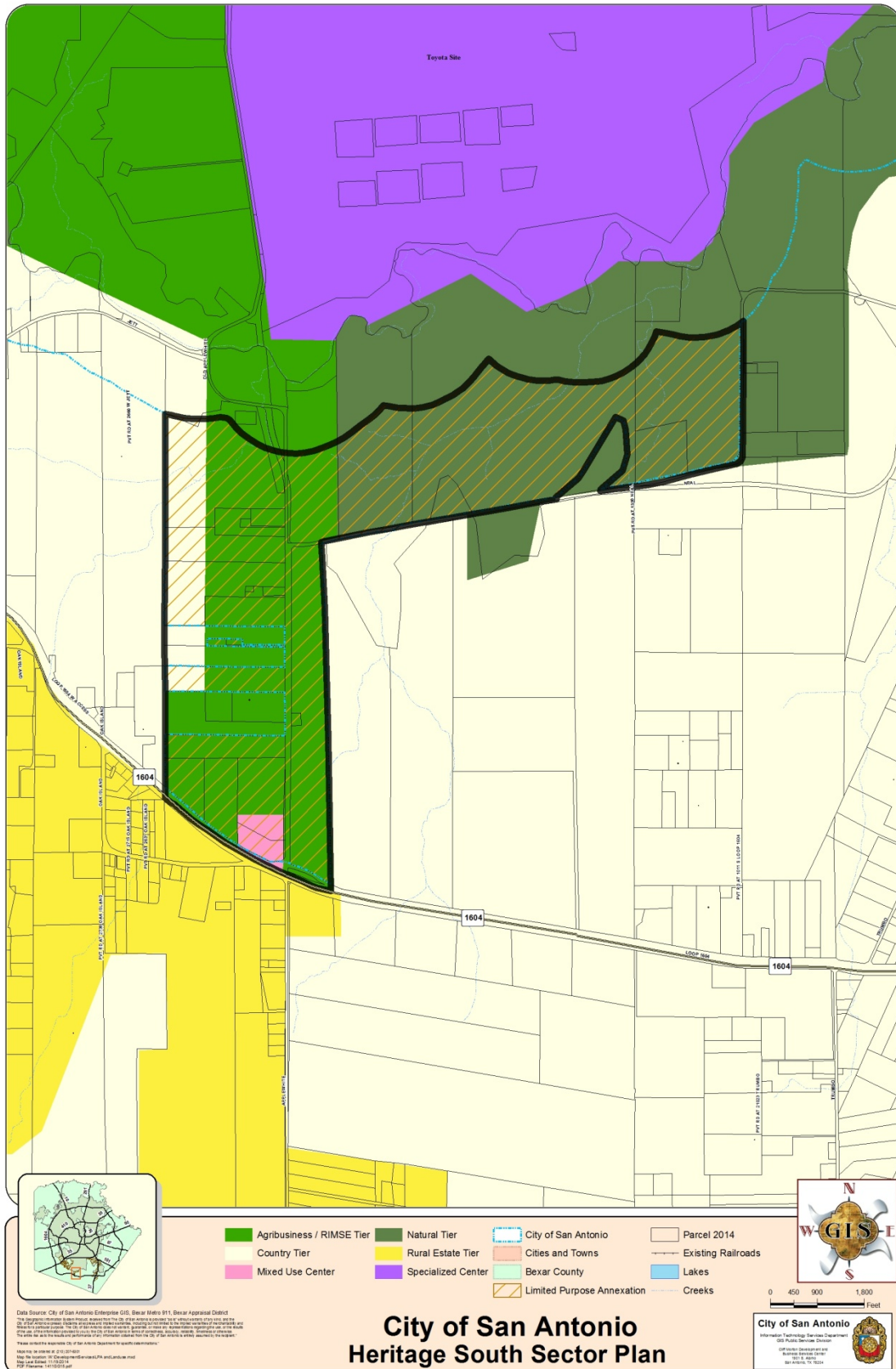
**ITEM # 22**  
**Area of the South San Antonio Limited Purpose Annexation located within the**  
**United Southwest Community Plan:**



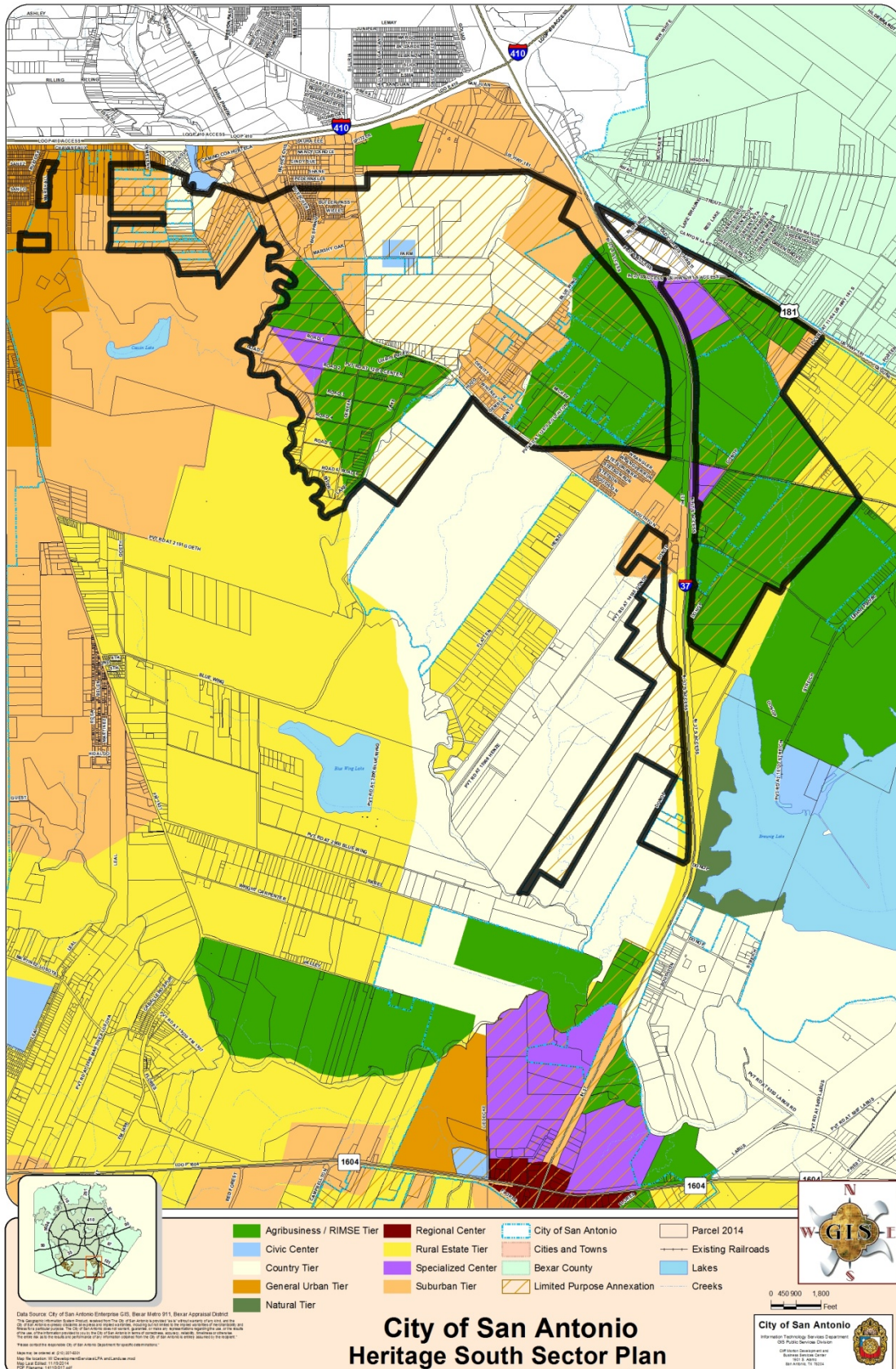
## Areas of the South San Antonio Limited Purpose Annexation located within the Heritage South Sector Plan (Map 1 of 4):



## Areas of the South San Antonio Limited Purpose Annexation located within the Heritage South Sector Plan (Map 2 of 4):



## Areas of the South San Antonio Limited Purpose Annexation located within the Heritage South Sector Plan (Map 3 of 4):





**CITY OF SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO.**

**RECOMMENDING APPROVAL OF THE DESIGNATION OF THE HERITAGE SOUTH SECTOR PLAN AND THE UNITED SOUTHWEST COMMUNITY PLAN AS THE LAND USE AND INTENSITY PLANS FOR THE AREAS INCLUDED IN THE SOUTH SAN ANTONIO LIMITED PURPOSE ANNEXATION AND FOR THE AREAS INCLUDED IN “AGREEMENTS FOR SERVICES IN LIEU OF ANNEXATION” APPROVED BY CITY COUNCIL ON JANUARY 9, 2014, COMPLYING WITH TEXAS LOCAL GOVERNMENT CODE CHAPTER 43.127.**

**WHEREAS**, City Council approved the South San Antonio Limited Purpose Annexation on January 9, 2014; and

**WHEREAS**, Chapter 43.127 of the Texas Local Government Code requires municipalities develop a land use and intensity plan as a basis for services and capital improvements project planning within one year following approval of Limited Purpose Annexation; and

**WHEREAS**, a portion of the Limited Purpose Annexation area is located within the boundaries of the United Southwest Community Plan, which was adopted by City Council as an addendum to the Comprehensive Master Plan on August 18, 2005 and updated on June 16, 2011; and

**WHEREAS**, the remaining portions of the Limited Purpose Annexation area are located within the boundaries of the Heritage South Sector Plan, which was adopted by City Council as an addendum to the Comprehensive Master Plan on September 16, 2010; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 3, 2014 and recommends **APPROVAL** of the designations;

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

**SECTION 1:** The designation of the Heritage South Sector Plan and the United Southwest Community Plan as the land use and intensity plans for the areas included in the South San Antonio Limited Purpose Annexation and for the areas included in “Agreements for Services in lieu of Annexation” approved by City Council on January 9, 2014, and in compliance with Texas Local Government Code Chapter 43.127, is recommended to the City Council with this Commission’s recommendation for **APPROVAL**.

PASSED AND APPROVED ON THIS 3<sup>rd</sup> day of December 2014.

Attest:

Approved:

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

\_\_\_\_\_  
Marcello Diego Martinez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 23

**Public Hearing:**

Planning Commission  
December 3, 2014

**Applicant:**

York Duncan, of T3DC, representing  
Texas Research and Technology  
Foundation

**Owners:**

Texas Research and Technology  
Foundation

**Property Address/Location:**

The area west of SH 211 and south  
of Potranco Road (FM 1957) in  
Bexar County and Medina County,  
Texas

**Tract Size:**

930.95 acres

**Council District(s):**

Not applicable, ETJ

**Staff Coordinator:**

Nina Nixon-Mendez  
Planning Manager  
(210) 207-2744  
[nina.nixon-mendez@sanantonio.gov](mailto:nina.nixon-mendez@sanantonio.gov)

Sidra Maldonado  
Sr. Planner  
(210) 207-8187  
[Sidra.maldonado@sanantoniogov](mailto:Sidra.maldonado@sanantoniogov)

**Attachments:**

Resolution with Attachments I and II

**REQUEST**

An amendment to the Industrial District Non-Annexation Agreement and Basic Fire Services Agreement with the Texas Research and Technology Foundation, to amend the property boundary by reducing the acreage from a 930.95 acre tract, more or less, to a 501.34 acre tract, more or less in Bexar County, Texas and Medina County, Texas, as depicted and described in Attachments I and II

**RECOMMENDED ACTION**

Staff recommends approval.

**ALTERNATIVE ACTIONS**

1. One alternative is to not to recommend approval of the amendment to the agreements, which could potentially prohibit development of the property due to the current agreement's condition that allows targeted industry uses.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

The applicant requests an amendment to the Industrial District Non-Annexation Agreement and Basic Fire Services Agreement with the Texas Research and Technology Foundation, to amend the property boundary by reducing the acreage from a 930.95 acre tract, more or less, to a 501.34 acre tract, more or less in Bexar County, Texas and Medina County, Texas, as depicted and described in Attachments I and II

**Proposed Land Use:** The planned uses for the property are industrial, research and development uses. The amendment will remove approximately 429.6 acres from the district that are planned for residential development. This is necessary to meet the terms of the contract that stipulates targeted industry uses for the industrial district.

**Background:** The Texas Research Park Foundation promotes regional economic development through advanced technology, basic and applied biomedical research, capital formation and commercialization of innovative products. The Texas Research & Technology Foundation (TRTF) is a public charitable 501(c) (3) non-profit organization, and a champion for driving economic development in the

biosciences and technology. TRTF funds and develops innovative ventures, and owns and operates the 1,200-acre Texas Research Park.

TRTF was first envisioned in the early 1980's by community leaders when they began to realize the potential economic growth in the biosciences and healthcare sectors in San Antonio. TRTF was incorporated in 1983. In December of 1986, Tom and Nancy Pawel donated the land for the Texas Research Park. In June of 1991, after almost 4 years of engineering, utility extensions, roadway construction, and a large investment from the City of San Antonio, the Park was open for business.

TRTF has benefited from public/private partnerships, new highway construction, the Pawel land gift, and significant public, private, and corporate gifts to become an important economic development organization for the community. Its planned campus setting is designed to ensure that, as development occurs, its natural beauty will be preserved. Protective covenants mandate that roadway and property setbacks are wide to maintain the openness of the grounds. An impervious coverage ratio of 50% limits pavement and building footprints. As a result, facilities are visible through wide areas of native landscape or atop distant hillsides. Award-winning architecture and native building materials accent the natural terrain and enhance the park's appeal.

On January 6, 2011, the City of San Antonio and Texas Research Technology Foundation entered into an Industrial District non-annexation agreement for a term expiring December 31, 2015, with a provision of automatic renewal on an annual basis at the discretion for the City for a period not to exceed five (5) years.

**Contract Considerations:** TRPF agrees to retain the exiting contract considerations:

- Exclusive use of qualified targeted industry
- All land use and construction in the Industrial Distract shall comply with all applicable City Codes and regulations including TCEQ regulations
- Plans shall be certified by all engineers that construction complies with all applicable provisions of City Codes and ordinances
- Pay processing and inspection fee for any new construction to City equal to the City Building permit fee
- Encourage prime contractors and subcontractors to utilize qualified local labor and business including small, minority-, and women-owned business enterprises where feasible
- Fire agreement
- Agreement expires December 31, 2015, with annual renewal option for up to 5 years
- Petition for annexation

**Additional Considerations:** TRPF proposes to:

- Reduce the boundaries from a 930.95 acre tract to a 501.35 acre tract
- Prohibit heavy industrial uses 1000 feet from any planned or current residential use, except for biomedical manufacturing

## **CASE HISTORY**

This is the first public hearing of this case.

### **I. ANALYSIS**

The proposed agreement is consistent with the City's Annexation Policy, which states that in considering Special Districts the City should:

- Ensure that Special Districts in the ETJ do not create regulations that would not be in the best interest of the City;
- Include a statement that the property owner consents to future voluntary annexation and a negotiated annexation schedule;
- Consider revenue sharing option;
- Consider services in lieu of annexation to extend the city's regulations and requirements in anticipation of annexation at some point in the future;
- Shall be placed in the City's annexation program for future consideration;
- Be reviewed by the Director of Planning and Community Development for adherence to these policies.

## **II. SUPPLEMENTAL INFORMATION**

None.

## **III. RECOMMENDATION**

The proposed amendment is consistent with the City's Annexation Policy. Staff recommends approval.

**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO A FIVE-YEAR INDUSTRIAL DISTRICT NON-ANNEXATION AGREEMENT AND BASIC FIRE SERVICES AGREEMENT WITH THE TEXAS RESEARCH AND TECHNOLOGY FOUNDATION.**

\* \* \* \* \*

**WHEREAS**, on January 6, 2011, the City and the Texas Research and Technology Foundation ("TRTF") entered into a renewal of Industrial District Non-Annexation and Basic Fire Services Agreements (the "Agreements") for TRTF's property located in a designated Industrial District pursuant to §42.044 of the Texas Local Government Code; and

**WHEREAS**, by the terms of the Agreements, the City agreed to refrain from annexing the real property where TRTF is located for a period of five years, ending on December 31, 2015, and to provide fire protection services to TRTF for an annual fee during that time period; and

**WHEREAS**, the TRTF desires to amend the boundary of the Industrial District reducing the acreage from a 930.95 acre tract, more or less, to a 501.34 acre tract, more or less in Bexar County, Texas and Medina County, Texas, as depicted and described in Attachments I and II; and

**WHEREAS**, the real property where TRTF is located has not been included in the City's proposed annexation plans and the City has no plans to do so within the term of the agreement; and

**WHEREAS**, the City of San Antonio has found this request to be consistent with the City of San Antonio Annexation Policy adopted on February 14, 2013; NOW

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

SECTION 1. The City of San Antonio Planning Commission recommends to City Council an amendment to the Industrial District Non-Annexation Agreement and Basic Fire Services Agreement with the Texas Research and Technology Foundation, to amend the property boundary by reducing the acreage from a 930.95 acre tract, more or less, to a 501.34 acre tract, more or less in Bexar County, Texas and Medina County, Texas, as depicted and described in Attachments I and II.

**PASSED AND APPROVED this 3rd day of December, 2014.**

---

Marcello Diego Martinez, Chair  
San Antonio Planning Commission

Attest:

---

Executive Secretary  
San Antonio Planning Commission





---

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
Texas Research Park Industrial Tract

A 501.34 acre, more or less, out of a 1514.000 acre tract in Bexar County, Texas, and Medina County, Texas, recorded in Volume 3891, Pages 425-437 of the Official Public Records of Real Property of Bexar County, Texas, out of the Elizabeth Davis Survey No. 6, Abstract 1001, County Block 4348, the Precilla Tarkington Survey No. 5, Abstract 1029, County Block 4347, and the Johann Peiffer Survey No. 7, Abstract 1018, County Block 4349, in Bexar County, Texas. Said 501.34 acre tract being more fully described as follows:

**BEGINNING:** At a point in the west right-of-way line of State Highway 211, a variable width right-of-way, recorded in Volume 4450, Pages 868-880 of the Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of an 80.79 acre tract, recorded in Volume 8818, Pages 1638-1644 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** Along and with the west right-of-way line of State Highway 211, the following bearings and distances:

S 13°41'58" E, a distance of 320.28 feet to a point, for the north corner of the northwest cutback line at the intersection of Lambada Drive, an 110-foot right-of-way, recorded in Volume 9521, Pages 153-162 of the Deed and Plat Records of Bexar County, Texas, and said State Highway 211,

S 36°41'17" W, at a distance of 164.71 feet to a point, for the south corner of said northwest cutback line and the northeast corner of said Lambada Drive, and continuing for a total distance of 186.69

S 36°41'17" W, continuing along and with the west right-of-way line of State Highway 211, a distance of 21.98 feet to a point,

S 22°40'20" E, a distance of 98.32 feet to a point, for the southeast corner of said Lambada Drive;

**THENCE:** Departing the west right-of-way line of State Highway 211, along and with the south right-of-way line of said Lambada Drive, the following bearings and distances:

S 67°14'15" W, a distance of 234.39 feet to a point,

Along a non-tangent curve to the right, said curve having a radial bearing of N 22°44'20" W, a radius of 1255.00 feet, a central angle of 41°31'11", a chord bearing and distance of S 88°01'16" W, 889.67 feet, for an arc length of 909.44 feet to a point,

Along a compound curve to the right, said curve having a radius of 755.00 feet, a central angle of 30°15'02", a chord bearing and distance of N 56°05'38" W, 394.00 feet, for an arc length of 398.62 feet to a point,

Along a reverse curve to the left, said curve having a radius of 645.00 feet, a central angle of 35°29'46", a chord bearing and distance of N 58°43'00" W, 393.23 feet, for an arc length of 399.59 feet to a point,

N 76°04'44" W, a distance of 16.90 feet to a point,

Along a non-tangent curve to the left, said curve having a radial bearing of S 14°18'24" W, a radius of 25.00 feet, a central angle of 94°34'56", a chord bearing and distance of S 57°00'56" W, 36.74 feet, for an arc length of 41.27 feet to a point,

N 80°16'32" W, a distance of 86.00 feet to a point,

Along a non-tangent curve to the right, said curve having a radial bearing of S 80°16'32" E, a radius of 743.00 feet, a central angle of 02°16'01", a chord bearing and distance of N 10°51'29" E, 29.40 feet, for an arc length of 29.40 feet to a point,

Along a reverse curve to the left, said curve having a radius of 25.00 feet, a central angle of 81°27'52", a chord bearing and distance of N 28°44'26" W, 32.63 feet, for an arc length of 35.55 feet to a point,

Along a reverse curve to the right, said curve having a radius of 1243.00 feet, a central angle of 09°59'39", a chord bearing and distance of N 64°28'33" W, 216.54 feet, for an arc length of 216.82 feet to a point,

N 59°28'43" W, a distance of 301.98 feet to a point,

Along a tangent curve to the left, said curve having a radius of 1157.00 feet, a central angle of 60°52'20", a chord bearing and distance of N 89°54'53" W, 1172.22 feet, for an arc length of 1229.22 feet to a point,

S 59°38'58" W, a distance of 159.38 feet to a point,

Along a tangent curve to the right, said curve having a radius of 743.00 feet, a central angle of 69°24'52", a chord bearing and distance of N 85°38'37" W, 846.10 feet, for an arc length of 900.15 feet to a point,

Along a non-tangent curve to the left, said curve having a radial bearing of S 39°25'35" W, a radius of 657.34 feet, a central angle of 22°49'21", a chord bearing and distance of N 61°59'05" W, 260.11 feet, for an arc length of 261.84 feet to a point,

Along a non-tangent curve to the left, said curve having a radial bearing of S 16°36'04" W, a radius of 657.00 feet, a central angle of 35°14'23", a chord bearing and distance of S 88°58'52" W, 397.75 feet, for an arc length of 404.09 feet to a point,

Along a reverse curve to the right, said curve having a radius of 743.00 feet, a central angle of 38°37'52", a chord bearing and distance of N 89°19'24" W, 491.52 feet, for an arc length of 500.96 feet to a point, for the northwest corner of a 12.63 acre tract, recorded in Volume 11584, Page 2037 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 30°39'46" W, along and with the west line of said 12.6 acre tract, and the west line of a 202.0 acre tract recorded in Volume 11584, Page 2037 of the Official Public Records of Real Property of Bexar County, Texas, a distance of 1361.10 feet to a point;

THENCE: N 59°20'14" W, over and across said 1514.00 acre tract, a distance of 1512.34 feet to a point on the County Line between Medina and Bexar County;

THENCE: N 00°16'06" W, over and across said 1514.00 acre tract, along said County Line, a distance of 4278.71 feet to a point on the north line of said 1514.00 acre tract;

THENCE: S 89°57'15" E, departing said County Line, along and with the north line of said 1514.00 acre tract, a distance of 877.55 feet to a point;

THENCE: S 89°07'10" E, continuing along and with the north line of said 1514.00 acre tract, a distance of 854.39 feet to a point in the west line of a 128.98 acre tract recorded in Volume 10957, Pages 1411-1417 of the Official Public Records of Real Property of Bexar County, Texas

THENCE: S 00°15'41" W, along and with the west line of said 128.98 acre tract, and the west line of a 5.198 acre tract, recorded in Volume 12254, Pages 1049-1052 of the Official Public Records of Real Property of Bexar County, Texas, a distance of 993.33 feet to a point;

THENCE: S 89°42'16" E, along and with the south line of said 5.198 acre tract, and the south line of a 74.869 acre tract, recorded in Volume 13279, Page 291 of the Official Public Records of Real Property of Bexar County, Texas, a distance of 1282.78 feet to a point, for the northwest corner of Lot 1, Block 1, County Block 4349, of the TRTF-DSA-I subdivision recorded in Volume 9523, Page 86 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the west, south and east lines of said Lot 1, the following bearings and distances:

S 00°44'15" E, a distance of 34.90 feet to a point,

S 44°42'17" E, a distance of 48.94 feet to a point,

Along a non-tangent curve to the right, said curve having a radial bearing of N 82°07'42" W, a radius of 276.50 feet, a central angle of 31°44'20", a chord bearing and distance of S 23°44'29" W, 151.22 feet, for an arc length of 153.17 feet to a point,

S 39°22'11" W, a distance of 236.97 feet to a point,

S 03°54'42" E, a distance of 95.78 feet to a point,

S 70°13'28" E, a distance of 216.94 feet to a point,

S 50°56'56" W, a distance of 74.80 feet to a point,

S 10°40'25" W, a distance of 77.94 feet to a point,

S 79°19'35" E, a distance of 20.50 feet to a point,

S 10°40'25" W, a distance of 4.50 feet to a point,

S 79°19'35" E, a distance of 237.92 feet to a point,

S 40°52'51" E, a distance of 32.02 feet to a point,

N 57°02'41" E, a distance of 454.29 feet to a point,

N 53°46'36" E, a distance of 228.04 feet to a point,

Along a non-tangent curve to the right, said curve having a radial bearing of S 32°57'19" E, a radius of 793.29 feet, a central angle of 10°12'49", a chord bearing and distance of N 62°09'06" E, 141.22 feet, for an arc length of 141.41 feet to a point,

N 41°09'29" W, a distance of 344.15 feet to a point,

S 89°42'17" E, a distance of 152.00 feet to a point,

N 00°17'43" E, a distance of 49.90 feet to a point, for the northeast corner of said Lot 1, and the south line of a 128.98 acre tract, recorded in Volume 10957, Pages 1411-1416 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along and with the south line of said 128.98 acre tract, the following bearings and distances:

S 89°42'16" E, a distance of 564.13 feet to a point,

N 88°38'22" E, a distance of 1634.37 feet to a point, for the northwest corner of an 80.79 acre tract recorded in Volume 8818, Pages 1638-1644 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along and with the west line of said 80.79 acre tract, the following bearings and distances:

S 06°49'32" W, a distance of 862.51 feet to a point,

Along a tangent curve to the left, said curve having a radius of 700.00 feet, a central angle of 33°59'20", a chord bearing and distance of S 10°10'08" E, 409.19 feet, for an arc length of 415.25 feet to a point,

S 27°09'49" E, a distance of 259.72 feet to a point, for the north corner of said 80.79 acre tract;

THENCE: Along and with the west and south lines of said 80.79 acre tract, the following bearings and distances:

S 62°50'09" W, a distance of 42.98 feet to a point,

S 27°09'51" E, a distance of 163.55 feet to a point,

S 25°32'07" E, a distance of 691.82 feet to a point,

S 09°22'20" E, a distance of 938.54 feet to a point,

S 76°57'13" E, a distance of 359.85 feet to a point,

N 70°55'49" E, a distance of 703.55 feet to the POINT OF BEGINNING, and containing 501.34 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 6280-00 by Pape-Dawson Engineers, Inc.

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

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: September 19, 2014  
JOB NO. 6280-00  
DOC. ID. N:\CIVIL\6280-00\WORD\6280-00 FN-501.34 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

