



**AGENDA
CITY OF WINDCREST, TEXAS
PLANNING AND ZONING COMMISSION**

March 2, 2017

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE WINDCREST PLANNING AND ZONING COMMISSION WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 2nd DAY OF MARCH 2017 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE PLANNING AND ZONING COMMISSION RESERVES THE OPTION TO RECESS THE MEETING OF MARCH 2, 2017 AND TO RECONVENE THE MEETING ON MARCH 3, 2017 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

Ordinance No. 2016-618B(O) establishes certain protocols for City Council meetings. At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "Citizens to be Heard", citizens may address the City Council on topics not on the agenda for no more than three (3) minutes. In addition to the foregoing, citizens shall also have the opportunity to address the City Council during consideration of posted agenda items for no more than six (6) minutes. Each citizen shall therefore have the opportunity to address the City Council for a total of nine (9) minutes. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government Code, a city official may make a statement of specific factual information in response to an inquiry made by a member of the public or a recitation of existing city policy. Any deliberation of or decision

about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.
2. A member of the public will have six (6) minutes to discuss subsequent agenda items.
3. The Planning and Zoning Commission may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Swearing in of Commission Members

The re-appointed commission members will be sworn in. (01.23.17 RCCM
http://windcresttx.granicus.com/MediaPlayer.php?view_id=8&clip_id=1833)

IV. Public Hearing

The Windcrest Planning and Zoning Commission will conduct a public hearing to to consider the application of EastGroup Properties for approval of a final plat for Tract 2 on Eisenhower Rd.

V. Discuss and Act

The Windcrest Planning and Zoning Commission will review, discuss and may take action regarding the application of of EastGroup Properties for approval of a final plat for Tract 2 on Eisenhower Rd.

(Ref 09.19.16 P&Z / Public Hearing
http://windcresttx.granicus.com/MediaPlayer.php?view_id=&clip_id=1771&meta_id=39489
// 09.19.16 RCCM / Public Hearing
http://windcresttx.granicus.com/MediaPlayer.php?view_id=&clip_id=1772&meta_id=39572)
(Att. 1)

VI. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

VI. Adjournment

The Planning and Zoning Commission reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on March 2, 2017.

By: , City Secretary

In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending Planning & Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____ March, 2017.

____ Title: _____



WINDCREST TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|---|--|
| ☐ Land Use Amendment | ☐ Land Study | ☐ Replat |
| ☐ Thoroughfare Amendment | ☒ Final Plat | ☐ Amending Plat |
| ☐ Zoning Change (choose one) | ☐ Preliminary Plat | ☐ Minor Plat |
| ☐ Straight Zoning | ☐ Specific Use Permit | ☐ Vacating Plat |
| ☐ PUD (Planned Unit Development) | ☐ Conditional Use Permit | ☐ Site Plan |
| ☐ Variance | ☐ Exception | ☐ Tree Removal Permit |

Project Name: Eisenhower Point Unit 3

Total Acres: 61.003

Survey Name: G. Rodriguez Survey #132

Abstract No.: 610

Project Location (address): Eisenhower Rd at IH 35 Frontage Rd (Tract 2)

Current Zoning: B3

Current Use: Undeveloped

of Lots/Units: 3

For Commercial/Industrial:

Proposed Zoning: _____

Proposed Use: Warehouse

Please Circle One:

SF MF COMM IND OTHER

Total Proposed Sq. Ft.
707,680

Applicant Information:

Property Owner Name: EastGroup Properties, LP

Address: 4220 World Houston Pkwy, Suite 170

City: Houston

St/Zip: TX / 77032

Phone: _____ Fax: _____ E-Mail: _____

Applicant (if different than Owner): Brent Wood, EastGroup Properties, LP

Address: 4220 World Houston Pkwy, Suite 170

City: Houston

St/Zip: TX / 77032

Phone: (281) 987-7200 Fax: _____ E-Mail: brent.wood@eastgroup.net

Representative: Gary Smith, Pape-Dawson Engineers, Inc.

Address: 2000 NW Loop 410

City: San Antonio

St/Zip: TX / 78213

Phone: (210) 375-9000 Fax: _____ E-Mail: gsmith@pape-dawson.com

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

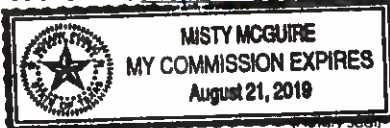
Owner's Signature

Typed/Printed Name

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this 15th day of

December, 20 16

Notary Public



City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____

City of San Antonio
Development Services
Subdivision Section

REQUEST FOR REVIEW

TO: AT&T-SA Engineering Rm. 740, 4119 Broadway SA TX DATE: 11-3-16

FROM: Pape-Dawson / Gary Smith

EMAIL: AWood@pape-dawson.com

PLAT NAME: Eisenhower Point Unit 3

FILE# na

RE: PLAT REVIEW

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By November 17, 2016

☒ Minor Plat - 10 days
☐ Plat deferral - 30 days

☐ Major Plat - 50 days
☐ Variance - 15 days

☐ Amending Plats
☐ Other - 15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____ the
engineer/subdivider /agent, of the corrections needed to remove this objection. Tel # _____

Comments: PLEASE INCLUDE AT&T IN ANY ELECTRIC EASEMENTS GRANTED. IF ANY EXISTING AT&T FACILITIES NEED TO BE MOVED, REMOVED, REPLACED OR RELOCATED CWOTS (CUSTOM WORK ORDER/CONSTRUCTION) CHARGES WILL APPLY.

Signature

MGR.-ENGR. DESIGN

Title

11/3/16
Date



**SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING DEPARTMENT**
2800 U.S. Hwy 281 North • P.O. Box 2449 • San Antonio, TX 78298-2449

LETTER OF CERTIFICATION FOR SUBDIVISION PLATS AND PLANS

Approval DATE: 1/6/2017

Expire Date: 10/6/2017

SUBDIVISION NAME: Eisenhower Point Unit 3

PLAT NO: WC0005

TO: Pape-Dawson Engineers
2000 NW LOOP 410

C.O.S.A. Major Plat:

SAWS Major Plat:

The required data for the above subdivision, as required by Appendix A of the City of San Antonio Unified Development Codes, has been received by this department

Deferred Impact Fee Payment: Yes

SEWER SAWS Job Number(s):

Sewer Impact Fee Required?

Lift Station Fee:

Sewer Fee/EDU:

Sewer EDUs: 244.00

Total Sewer Impact Fee:

Total Planned Sewer Improvements - Cost Estimate: 0

Main Extension Required: No

Sewer service is available through SAWS Counter Service Permit: Yes

Plat is subject to 30TAC 213.5 (b) and 213.5 (c) (Located over EARZ): No

WATER SAWS Job Number(s):

Water Impact Fee Required?

Water Fee/EDU:

Water EDUs:

Total Water Impact Fee:

Total Planned Water Improvements - Cost Estimate:

Main Extension Required: No

Water service is available through SAWS Counter Service Permit: Yes

Remarks:

Total Improvements:

Total Impact Fees:

**cc: COSA Development Services
Consultant/Engineer**


Development Engineering Services

RELEASE FOR RECORDATION



11/21/2016

Pape-Dawson Engineers

Attn: Gary Smith

2000 NW Loop 410

San Antonio, TX 78213

Re: Letter of Certification Recommending Approval

Plat No: Eisenhower Point Unit 3

Plat Date: 11/17/2016

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee

Gregory Lee

Customer Service Supervisor

Customer Engineering Department



City of San Antonio
Development Services
Subdivision Section

REQUEST FOR REVIEW

TO: Pape-Dawson Engineers, Inc./Attn: Allison Wood Date: November 07, 2016

FROM: Time Warner Cable

PHONE NUMBER: (972)537-5323 FILE# N/A - City of Windcrest

RE: Plat Approval for Eisenhower Point Unit 3

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **ENGINEER OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: ASAP, 2016

- | | | |
|--|---|---|
| ☒ Minor Plat-10 days | ☐ Major Plat-50 days | ☐ Amending Plats – 10 days |
| ☐ Plat deferral-30 days | ☐ Variance-15 days | ☐ Other-15 days |

☒ I recommend approval

☐ I do not recommend approval

On November 07, 2016, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Lisa N. Law
Signature

Data Operation Mgr
Title

Date



P.O. Box 29928 | SAN ANTONIO, TEXAS 78229-0928 | (210) 615-1110 | WWW.TXDOT.GOV

January 10, 2017

TXDOT REFERENCE NO. 5772
HIGHWAY: I-35

Attn: Allison Wood

Pape-Dawson Engineers, Inc.
2000 N.W. Loop 410
San Antonio, TX 78213

SUBDIVISION PLAT: Eisenhower Point Unit 3
LOCATION: I-35 (at the NE corner of Eisenhower Rd)
DATE RECEIVED: 11/10/2016

PLAT NO. NA

PLAT REVIEWED FOR:

EXISTING R.O.W. DATA
PLANNED R.O.W. NEEDS
STREET, ALLEY & DRIVEWAY ACCESS
OTHER
TXDOT NOTES

NO OBJECTION

OBJECTION

✓
✓
✓
✓
✓

THE FOLLOWING TXDOT NOTES WILL BE REQUIRED TO BE ANNOTATED ON YOUR PLAT:

- (1) For residential development directly adjacent to state right of way, the developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Maximum access points to State highway from this property will be regulated as directed by "Access Management Manual". This property is eligible for a maximum combined total of four(4) access point along I-35 based on the overall platted highway frontage of 1696.43'.

Permit applications along with construction plans for streets, driveways, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right of way. This letter of approval is valid until the property is redeveloped or land use changes. At that time it may be subject to the current access regulations. Subdivision of a larger tract of land will not entitle additional access locations to be granted.

CC: COSA Development Services
Bexar County Planning


Richard L. De La Cruz, P.E.
Transportation Engineer

Reference material: <http://onlinemanuals.txdot.gov/txdotmanuals/acm/index.htm>

SUBDIVISION PLAT
OF
EISENHAUER POINT UNIT 3

ESTABLISHING LOTS 51, 52, & 53, BEING A TOTAL OF 61.003 ACRE TRACT OF LAND, COMPRISED OF A 33.355 ACRE TRACT RECORDED IN VOLUME 17840, PAGE 1177 AND THE REMAINING PORTION OF A 61.008 ACRE TRACT OF LAND RECORDED IN VOLUME 15296, PAGE 1379 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GERTRUDE RODRIGUEZ SURVEY NUMBER 132, ABSTRACT 610, IN NEW CITY BLOCK 12190, IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028900
DATE OF PREPARATION: AUGUST 30, 2016

STATE OF TEXAS
COUNTY OF HARRIS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF WINDCREST, TEXAS, FOR 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: BRENT WOOD
LOT 51, 52: EASTGROUP PROPERTIES, LP
4220 WORLD HOUSTON PKWY, SUITE 170
HOUSTON, TEXAS 77032

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENT WOOD, 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF December 2016



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 CITY OF WINDCREST, TEXAS, FOR 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: SLF IV - EISENHAUER POINT, L.P.
LOT 53: 5949 SHERRY LANE, SUITE 1750
DALLAS, TEXAS 75225

BY: SLF IV EISENHAUER POINT
GP, L.L.C., A TEXAS LIMITED
LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: STRATFORD LAND FUND IV, L.P.,
A DELAWARE LIMITED PARTNERSHIP,
ITS CO-MANAGING MEMBER

BY: STRATFORD FUND IV GP, L.L.C.,
A TEXAS LIMITED LIABILITY
COMPANY, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUSAN C. EVANS, 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF December 2016.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF WINDCREST, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER OF THE CITY OF WINDCREST

THIS PLAT OF EISENHAUER POINT UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS DAY OF A.D. 20

BY: MAYOR

BY: SECRETARY

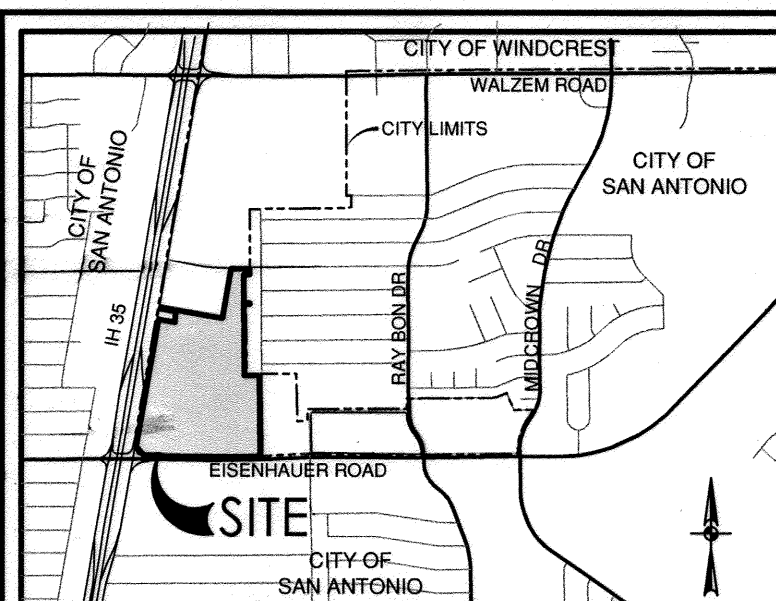
STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M., AND DULY RECORDED THE DAY OF A.D. AT M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME ON PAGE

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

COUNTY CLERK,
BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP

NOT-TO-SCALE

CAMELOT SUBDIVISION
UNIT 5A
VOL. 6500, PG. 16 DPR

(DOUCET)

CITY OF SAN ANTONIO

CITY OF WINDCREST

LOT 52, NCB 12190
7.67 AC.

LOT 51
NCB 12190
25.69 AC.

LOT 53
NCB 12190
27.65 AC.

LOT 41
NCB 12190
WINDSOR PARK SOUTH
SUBDIVISION UNIT 1
VOL. 9525, PG. 170 DPR

LOT 40
NCB 12190
WINDSOR PARK SOUTH
SUBDIVISION UNIT 1A
VOL. 9525, PG. 170 DPR

FD. MAG NAIL & WASHER
(CASTELLA)

FD. TXDOT (TYPE III)

FD. TXDOT (TYPE III)

FD. TXDOT (TYPE III)

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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 RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR 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, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 4 ACCESS POINTS ALONG IH-35, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1696.43'.

SURVEYOR'S NOTES:

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

(PRV'S REQUIRED)

SAWS HIGH PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 745 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL, AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV IS/ARE REQUIRED FOR SUCH LOT(S)". ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF WINDCREST 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.

WASTEWATER EDU NOTE:

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

IMPACT FEE 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.

KING ARTHUR DRIVE

(PUBLIC R.O.W. VARIES)

N: 13728631.40
E: 2161018.29

S0°28'50"E ~ 1022.01'

FD. 1" I.R.

(ILLEGIBLE)

S0°29'55"E ~ 928.71'

LOT 52, NCB 12190
7.67 AC.

LOT 51
NCB 12190
25.69 AC.

LOT 53
NCB 12190
27.65 AC.

LOT 41
NCB 12190
WINDSOR PARK SOUTH
SUBDIVISION UNIT 1
VOL. 9525, PG. 170 DPR

LOT 40
NCB 12190
WINDSOR PARK SOUTH
SUBDIVISION UNIT 1A
VOL. 9525, PG. 170 DPR

FD. MAG NAIL & WASHER
(CASTELLA)

FD. TXDOT (TYPE III)

FD. TXDOT (TYPE III)

FD. TXDOT (TYPE III)

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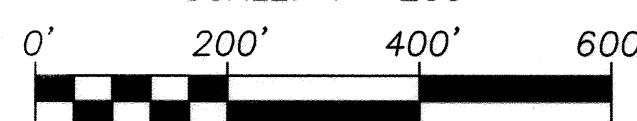
FD. TXDOT (TYPE III)

LEGEND

- 1 15' SEWER EASEMENT (VOL. 6697, PG. 2051 OPR)
- 2 30' DRAINAGE FLOW EASEMENT (VOL. 17840, PG. 1187 OPR)
- 3 35' ACCESS EASEMENT 2 (VOL. 17840, PG. 1187 OPR)
- 4 DETENTION POND 1A EASEMENT (VOL. 17840, PG. 1187 OPR)
- 5 50' X 100' DRAINAGE EASEMENT (TXDOT) (VOL. 7447, PG. 343 OPR)
- 6 DRAINAGE CHANNEL EASEMENT (VOL. 17840, PG. 1187 OPR)
- 7 14' GAS, ELECTRIC, TELEPHONE, CABLE T.V. & SANITARY SEWER EASEMENT (VOL. 9537, PG. 203 DPR)
- 8 25' BUILDING SETBACK LINE (VOL. 9537, PG. 203 DPR)
- 9 25' BUILDING SETBACK LINE (VOL. 9525, PG. 170 DPR)
- 10 15' GAS, ELECTRIC, TELEPHONE, CABLE T.V. & SANITARY SEWER EASEMENT (VOL. 9525, PG. 170 DPR)
- 11 14' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT (VOL. 9525, PG. 170 DPR)
- 12 10' NO-BUILD EASEMENT (VOL. 9525, PG. 170 DPR)
- 13 VARIABLE WIDTH ACCESS EASEMENT 3 (VOL. 17840, PG. 1187 OPR)
- 14 15' NO-BUILD EASEMENT (VOL. 9525, PG. 170 DPR)
- 15 10' MAINTENANCE EASEMENT (VOL. 7262, PG. 202 OPR)
- 16 40' DRAINAGE EASEMENT (VOL. 5288, PG. 1330 OPR)
- 17 10' MAINTENANCE EASEMENT (VOL. 7262, PG. 202 OPR)
- 18 15' STORM DRAIN EASEMENT (VOL. 17840, PG. 1187 OPR)
- 19 5' & 16' UTILITY & DRAINAGE EASEMENT (VOL. 5141, PG. 44 DPR)
- 20 5' & 16' UTILITY EASEMENT (VOL. 5300, PG. 22 OPR)
- 21 DRAINAGE ROW (VOL. 9520, PG. 94 DPR)
- 22 14' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- 23 25' BUILDING SETBACK LINE

INTERSTATE HIGHWAY 35
(R.O.W. VARIES)

SCALE: 1" = 200'



CURVE TABLE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	26.25'	088°13'28"	S43°02'14"W	36.54'	40.42'
C2	6523.39'	001°33'18"	S87°51'49"W	177.04'	177.05'
C3	600.00'	013°04'33"	N03°29'13"E	136.63'	136.93'
C4	150.00'	079°38'00"	N49°43'19"E	192.10'	208.48'