



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

September 19, 2016

5:00 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 19th DAY OF SEPTEMBER 2016 STARTING AT 5:00 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 SEPTEMBER 19, 2016 AND TO RECONVENE THE MEETING ON SEPTEMBER 19, 2016 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. Public Hearing

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

IV. Discuss and Act

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

V. 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 September 19, 2016.

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 ____ September, 2016.

____ Title: _____



WINDCREST
TEXAS

EAST GROUP/STRATFORD LAND

EISENHAUER POINT DEVELOPMENT AND INFRASTRUCTURE DESIGN

SUMMARY OF THE EISENHAUER POINT UNIT 3 PLAT

- THE CURRENT PLAT APPLICATION IS ONLY TO ACCOMMODATE DRAINAGE AND ROADWAY INFRASTRUCTURE IMPROVEMENTS TO SERVE THE 61 ACRE PROPERTY
- NO BUILDINGS OR BUILDING SITES ARE BEING PLATTED AT THIS TIME
- THE PURPOSE OF THE PLAT IS TO SHOW THE DRAINAGE IMPROVEMENTS AND ACCESS DRIVES IN ORDER TO ENABLE THE CONSTRUCTION OF THESE IMPROVEMENTS TO PREPARE THE SITE FOR DEVELOPMENT
- THE PROPERTY IS ZONED FOR BOTH B3 AND B3-CC USES

SUMMARY OF THE EISENHAUER POINT UNIT 3 PLAT

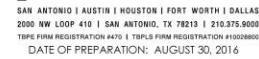
- THE DRAINAGE IMPROVEMENTS HAVE BEEN DESIGNED TO MITIGATE IMPACT OF THE PROPOSED DEVELOPMENT ON DOWN STREAM DRAINAGE FACILITIES. THE CURRENT TX DOT SYSTEM IS CONSTRAINED BY SIZE AND THEREFORE DETENTION VOLUME PROVIDED ON SITE TO CAPTURE AND HOLD THE STORM WATER ALLOWING THE FLOW OF WATER TO DISSIPATE GRADUALLY THROUGH THE TXDOT OUTFLOW STRUCTURES.
- THE ACCESS DRIVES ARE TO PROVIDE ACCESS NORTH AND SOUTH ACROSS THE SITE AS WELL AS AN EAST/WEST ACCESS FROM THE EAST GROUP SITE TO IH35N. OTHER INTERIOR DRIVES WILL BE INDICATED ON FUTURE PLATS AS DEVELOPMENT PROCEEDS ON THE SITE.
- ALL ENGINEERING APPROVALS HAVE BEEN OBTAINED FROM THE CITY ENGINEER.



1. TO DOT NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 5 ACCESS POINTS ALONG IH-35 BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1696.43'.

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.

ABLYING LOTS 51, 52, & 53, BEING OUT OF A 61.008 ACRE TRACT OF
AND RECORDED IN VOLUME 15296, PAGE 1379 OF THE OFFICIAL PUBLIC
CORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GERTRUDE RODRIGUEZ
VEY NUMBER 132, ABSTRACT 610, IN NEW CITY BLOCK 12190, IN THE CITY
WINDCREST, BEXAR COUNTY, TEXAS.



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 UNDIVIDED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE CANALS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND INTENTION OF THE CITY OF WINDCREST, TEXAS, AND ANY AND ALL RIGHTS OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HARRIS

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____.

STATE OF TEXAS
COUNTY OF DALLAS

STATE OF TEXAS
COUNTY OF DALLAS

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____,

THE CITY ENGINEER OF THE CITY OF WINDCREST, HEREBY CERTIFY THAT THIS

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

_____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE
 _____, BEGGINING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS

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

TARRANT COUNTY, TEXAS

DEPUTY

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COUNTY OF BEXAR

REGISTERED PUBLIC SURVEYOR

A.D. _____

15 SEWER EASEMENT (VOL. 6697, PG. 2051 OPR) 87 DRAINAGE FLOW EASEMENT (VOL. 17840, PG. 1187 OPR) 35 ACCESS EASEMENT 2 VOL. 17840, PG. 1187 OPR GETTERION POND 14 EASEMENT (VOL. 17840, PG. 1187 OPR) 50' X 100' DRAINAGE EASEMENT (TxDOT) (VOL. 17840, PG. 1187 OPR) 14' GAS, ELECTRIC, TELEPHONE, CABLE 1 1/4" SANITARY SEWER EASEMENT (VOL. 9537, PG. 203 DPM) 25 BUILDING SETBACK LINE (VOL. 9537, PG. 203 DPM) 25 BUILDING SETBACK LINE (VOL. 9525, PG. 170 DPM) 15' GAS, ELECTRIC, TELEPHONE, CABLE 1 1/4" SANITARY SEWER EASEMENT (VOL. 9525, PG. 170 DPM) 14' GAS, ELECTRIC, TELEPHONE, CABLE TV, EASEMENT (VOL. 9525, PG. 170 DPM) 10' NO-BUILD EASEMENT (VOL. 9525, PG. 170 DPM) VARIABLE WIDTH ACCESS EASEMENT 3 (VOL. 17840, PG. 1187 OPR) 15' NO-BUILD EASEMENT (VOL. 9525, PG. 170 DPM) 10' MAINTENANCE EASEMENT (VOL. 7262, PG. 202 OPR) 40' DRAINAGE EASEMENT (VOL. 5288, PG. 1330 OPR) 10' MAINTENANCE EASEMENT (VOL. 7262, PG. 202 OPR)	(R.O.V. VARED) 40' DRAINAGE EASEMENT (VOL. 5288, PG. 1330 OPR) STORM DRAIN EASEMENT (VOL. 17840, PG. 1187 OPR) 5' & 14" UTILITY & DRAIN (VOL. 5141, PG. 44 DRI) 5 & 14" UTILITY EASEMENT (VOL. 5300, PG. 22 OPR) 14' GAS, ELECTRIC, TEL TV, EASEMENT
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1

0' 200' 400' 600'

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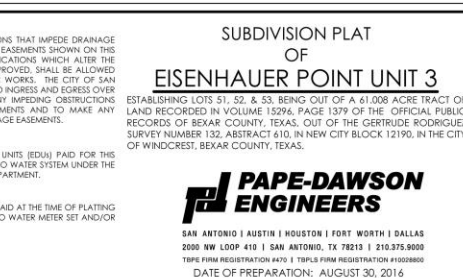
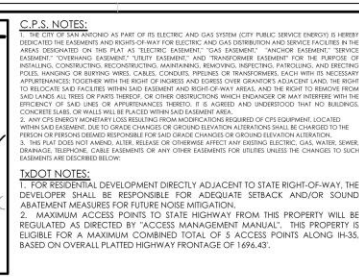
C2	6523.39'	001°33'18"	S87°51'49"W	177.04'	177.05'
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LINE #	BEARING	LENGTH
L1	S00°41'28"E	77.11'
L2	S89°30'17"E	75.03'
L3	S00°26'40"E	366.08'
L4	N89°33'00"E	75.12'
L5	S00°33'28"W	19.81'
L6	N89°33'00"W	75.12'
L7	N89°29'28"E	194.92'
L8	N88°41'13"W	230.59'
L9	N84°17'14"W	51.23'
L10	N01°20'07"E	7.15'
L11	N89°26'24"W	224.06'
L12	N42°00'23"E	153.33'
L13	N80°43'45"E	215.44'
L14	N104°26'42"E	4.33'
L15	N80°03'33"W	200.20'
L16	N09°20'54"E	19.82'
L17	N89°33'53"E	239.57'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	26.25'	088°02'32"	S43°02'14"W	36.94'	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'

Civil Job No. 8683-03; Survey Job No. 9036-16



36

10/6.81'

FD. TXDOT (TYPE)

NT
ENT
[PR]
NT
[PPR]

RIDGE EASEMENT

NT
N)

TELEPHONE CABLE

SCALE: 1" = 200'

0' 200' 400' 600'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	26.25'	089°13'28"	S43°02'14"W	36.54'	49.42'
C2	6503.39'	007°33'18"	S87°51'49"W	177.04'	177.05'
C3	600.00'	91°30'43"	N03°29'13"E	136.63'	136.93'
C4	150.00'	97°38'00"	N49°43'10"E	162.10'	206.48'

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 PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS PROVIDED, 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 ON THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

SUBDIVISION PLAT
 OF
EISENHAUER POINT UNIT 3
 ESTABLISHING LOTS 51, 52, & 53, BEING OUT OF A 61,008 ACER TRACT OF
 LAND RECORDED IN VOLUME 15276, PAGE 1379 OF THE OFFICIAL PUBLIC
 RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GERTRUDE RODRIGUEZ
 SURVEY NUMBER 132, ABSTRACT 610, IN NEW CITY BLOCK 121190, IN THE CITY
 OF WINDCREST, BEXAR COUNTY, TEXAS.


**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 20500 HW LOOP 410 | SAN ANTONIO, TX 78215 | 210.375.9000
 TEXAS FIRM REGISTRATION #A70 | TULSA FIRM REGISTRATION #A908800
 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 OF 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
ASTORGROUP PROPERTIES, LP
4220 WEST HOUSTON PWAY, 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 _____ DAY OF _____

NOTARY PUBLIC, TEXAS 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 OF 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: SLEIF U. EISENHAEUER POINT, L.P.
5949 SHERY LANE, SUITE 1750
DALLAS, TEXAS 75225

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SLEIF U. EISENHAEUER POINT, L.P., 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 _____ DAY OF _____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF WINDCREST, HEREBY CERTIFY THAT THE SURVEYAL 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 EISENHAEUER POINT L.P. 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: _____



TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPER SHARE ABATEMENT MEASURES
2. MAXIMUM ACR REGULATED AS D
ELIGIBLE FOR A M
BASED ON OVERA

ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS MAXIMUM COMBINED TOTAL OF 3 ACCESS POINTS ALONG IH-35. ALL PLATTED HIGHWAY FRONTAGE OF 1,696.43'.

CONTRACTOR TO
ELEVATION OF 7
AT ALL SUCH L
DEVELOPER OR
THE METER, AN
PLUMBING COD
ANY LOT(S) IF
CONNECTIONS 5

TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND
45 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI
LOCATIONS WHERE THE GROUND LEVEL IS BELOW 745 FEET, THE
BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE C
APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE
OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR
*PRV IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE
SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN

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.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: AUGUST 30, 2016

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 OF PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENN 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.

STATE OF TEXAS
COUNTY OF DALLAS

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STATE OF TEXAS
COUNTY OF DALLAS

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

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

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

BY: _____ MAYOR

BY: _____

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 _____

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

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PUBLIC SURVEYOR

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

1	30 DRAINAGE [VOL 17846]
2	35 ACCESS [VOL 17846]
3	DETENTION [VOL 17846]
4	50 NO-BUILD [VOL 7447]
5	DRAINAGE [VOL 17846]
6	14 GAS, EL T.V. & SAN [VOL 9537]
7	25 BUILDING [VOL 9537]
8	25 BUILDING [VOL 9525]
9	14 GAS, EL T.V. & SAN [VOL 9525]
10	14 GAS, EL T.V. & SAN [VOL 9525]
11	10 NO-BUILD [VOL 9525]
12	VARIABLE [VOL 17846]
13	15 NO-BUILD [VOL 9525]
14	10 MAINTEN [VOL 7262]
15	40 DRAINAGE [VOL 5288]
16	10 MAINTEN [VOL 7262]

SHEET 1 OF 1

BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS AND IS HEREBY APPROVED
BY SUCH CITY COUNCIL:

BY: _____ MAYO

COUNTY OF BEXAR

_____, AT _____M., AND DULY RECORDED THE _____ DAY OF _____
_____, A.D. _____, AT _____M., IN THE RECORDS OF DEEDS AND

_____ DAY OF _____, A.D. _____

DATE: 8/30/2018 11:15 AM USCM 07 000V88
FILE: P:\66\63\03\Design\Civil\Plot\PL666303.dwg

DATE: 6/30/2016 11:13 AM USER: J01 680WIB
FILE: P:\85\83\03\Design\Civil\Plat\PL858303.dwg





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 Interstate 35 Frontage Road (Tract 2)

Current Zoning: B2

Current Use: Undeveloped

of Lots/Units: 1

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 3 day of June, 20 16.

Notary Public



MISTY MCGUIRE
MY COMMISSION EXPIRES
August 21, 2019

(Notary Seal)

City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____

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

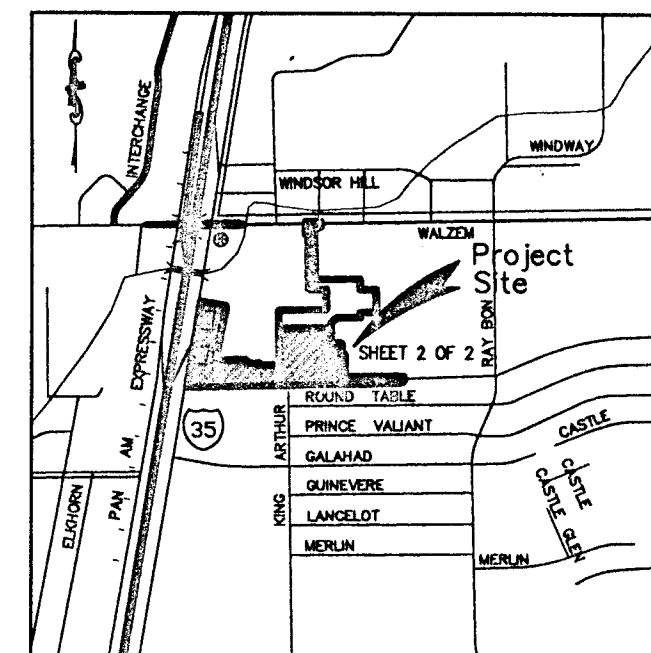
ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, 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.

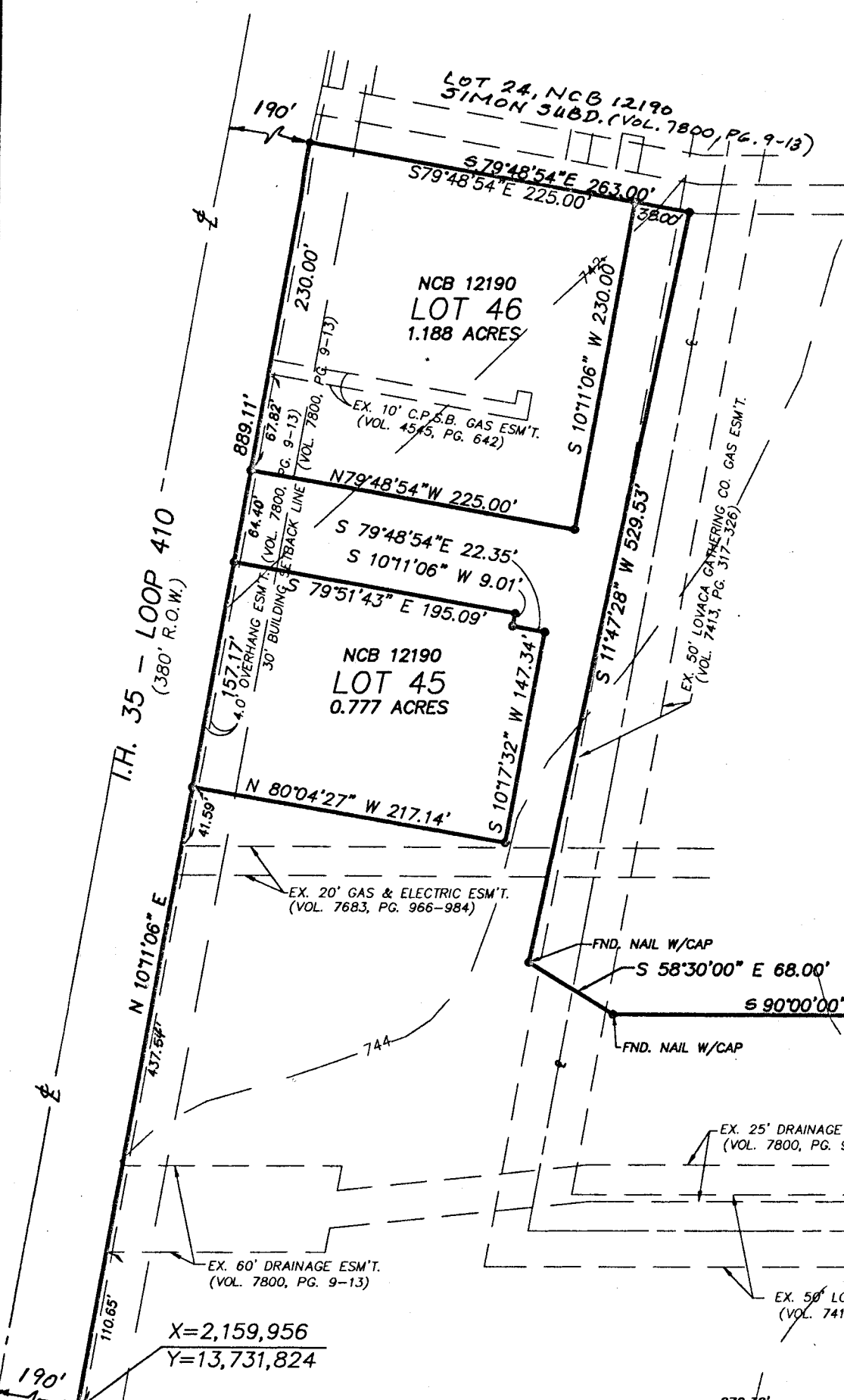
PLAT NO. 010202



LOCATION AND INDEX MAP
NOT TO SCALE

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. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 3 ACCESS POINTS ALONG I-35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 889.11' AND A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS ALONG FM1976, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 158.74'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

SCALE: 1" = 100'



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 PLANNING DEPARTMENT.

LEGEND	
○	IRON PIN FOUND
●	IRON PIN SET
G,E,T,CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
---	EXISTING CONTOURS

STATE OF INDIANA
COUNTY OF MARION
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David Simon, 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 1st DAY OF JUNE, A.D. 2001.

DARLENE E. GARVEY
Notary Public
Res. of Johnson Co.
Comm. Exp. 1-18-2008

SIMON PROPERTY GROUP (TEXAS), L.P.,
a Texas Limited Partnership
By: GOLDENRING MALL COMPANY LIMITED PARTNERSHIP,
an Indiana Limited Partnership, General Partner
By: SIMON PROPERTY GROUP (DELAWARE), INC.,
a Delaware corporation, General Partner
By: David Simon, Chief Executive Officer

OWNER - LOT 44

DULY AUTHORIZED AGENT - LOT 44

STATE OF CALIFORNIA
COUNTY OF ORANGE
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID A. CASE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF JUNE, A.D. 2001.

DEVON DENISE COX
Notary Public
Comm. #1237555
My Comm. Exp. Oct. 2008

MAC NO. 2, a California limited partnership
By: GVD INVESTMENTS, INC.,
a California corporation, its General Partner
By: David A. Case,
its: GPO

OWNER - LOT 45

DEVON DENISE COX
Comm. #1237555
Notary Public - California
Orange County
My Comm. Exp. Oct. 10, 2008

STATE OF CALIFORNIA
COUNTY OF ORANGE
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID A. CASE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF JUNE, A.D. 2001.

DEVON DENISE COX
Notary Public
Orange County, CA.

DICKER-WARMINGTON PROPERTIES, a California general partnership
By: GVD, INC., a California corporation,
its Managing General Partner
By: David A. Case,
its: GPO

OWNER - LOT 46

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEER RS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

REPLAT ESTABLISHING
SIMON APPLE GARDEN

BEING A 26.278 ACRE TRACT OF LAND OUT OF LOT 26, NCB 12190, SIMON SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 9522, PAGE 10 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SIMON APPLE GARDEN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 8 DAY OF August, A.D. 2001
By: Robert H. Leininger,
CHAIRMAN
By: Rod J. Sanyal,
SECRETARY

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
FREDERICK J. MCNEALY
82022

LINDA F. POPE
Notary Public
State of Texas
My Comm. Exp. 02-25-2004

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
ROBERT H. LEININGER
1556

LINDA F. POPE
Notary Public
State of Texas
My Comm. Exp. 02-25-2004

COUNTY CLERK
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, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.
VICKREY & ASSOCIATES INC.
BY: FREDERICK J. MCNEALY, P.E.
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF June, A.D. 2001
Linda F. Pope
NOTARY PUBLIC BEXAR COUNTY, TEXAS

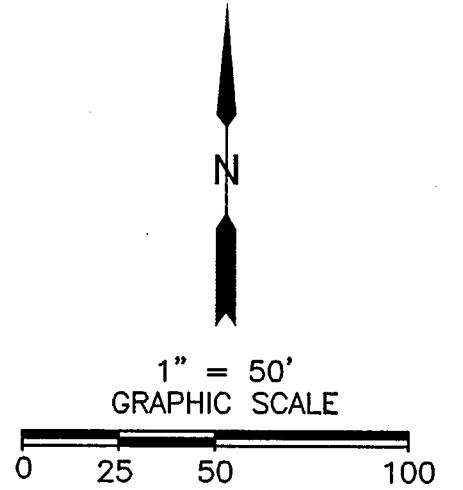
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF July, A.D. 2001
Linda F. Pope
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 14 DAY OF August, A.D. 2001 AT 10:28 AM AND DULY RECORDED IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 4651 ON PAGE 103.
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 10 DAY OF August, A.D. 2001
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Shane H. Pina, DEPUTY

PLAT NO. 120158

SUBDIVISION PLAT ESTABLISHING
LIEN HOA TEMPLE

BEING 3.31 ACRES ESTABLISHING,
LOT 50, NEW CITY BLOCK 12190, RECORDED
IN VOLUME 12629, PAGE 1456, OF THE
DEED RECORDS OF BEXAR COUNTY, TEXAS



LAND DESIGN GROUP

CAD SERVICES AND PLAT PROPROCESSING
6606 KIRK LANE, SAN ANTONIO, TX 78240
(210)725-9657 FAX-(210)493-1925
RALPH G. RESER, CST RPLS
LAND SURVEYING SERVICES
FIRM NO. 10191000

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 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.

AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Li Ho Dao Trang KNOWN TO ME TO BE THE PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF January A.D. 2013

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF LIEN HOA SUBDIVISION HAS BEEN SUBMITTED TO
THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR
OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR
LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE
BEEN GRANTED.

DATED THIS 29th DAY OF JANUARY, A.D. 2013

BY: J.P. J
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

Gerard Rickhoff COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THE 3rd DAY OF February A.D. 20 14 AT 1:58 P.

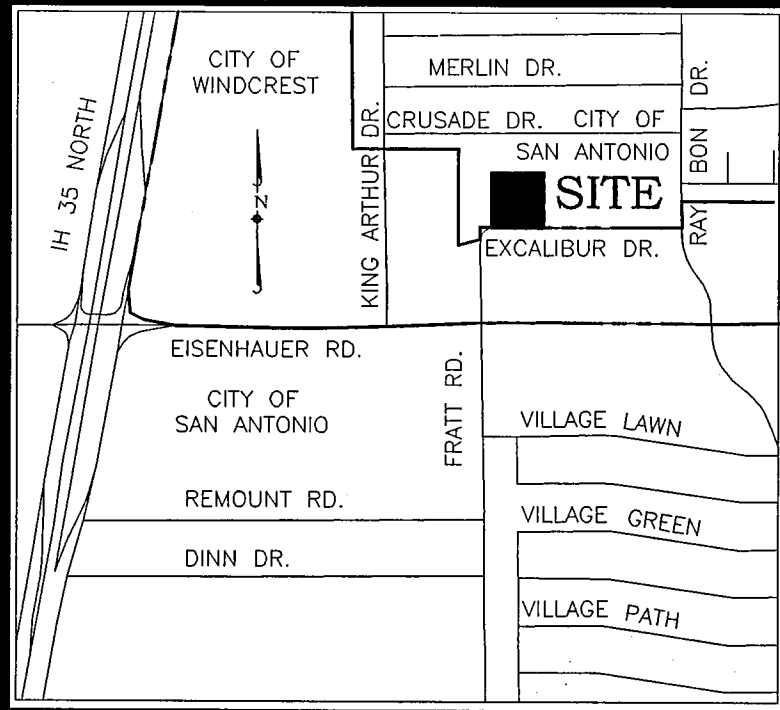
AND DULY RECORDED THE 3rd DAY OF Feb A.D. 20 14
IN BOOK VOLUME 9664 PAGE 4 IN TESTIMONY WHEREOF,

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS

THIS 3rd DAY OF February A.D. 20 14
BY: Susan Ruiz, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

DRAINAGE EASEMENT 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
easement, as approved shall be allowed without the approval of
the Director of Public Works. The City of San Antonio and Bexar
County shall have the right to ingress and egress over the
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.

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



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER
SAN ANTONIO LEIN HOA DAO TRANG
161 DINN DR.
SAN ANTONIO, TEXAS 78218

LEGEND:

- = FND 1/2" IRON ROD
- = SET 1/2" IRON RE-BAR WITH AN ALUMINUM CAP MARKED 6000 UNLESS OTHERWISE NOTED.
- x = SET "X" ON CONC.
- = FND FENCE POST
- R.O.W. = RIGHT-OF-WAY
- 750- = EXISTING CONTOURS

NOTES:

- 1.) OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (r)(2).
- 2.) 1/2" IRON RE-BAR WITH AN ALUMINUM CAP MARKED 6000 AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 3.) BASIS OF ALIGNMENT FOR THIS PLAT IS THE MONUMENTATION FOUND.
- 4.) CITY OF SAN ANTONIO GIS MAPPING FOR COORDINATES WERE USED FOR THIS PLAT.
- 5.) DISTANCE ARE U.S. SURVEY FEET.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY 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:

Ralph G. Reser
RALPH G. RESER, RPLS NO. 6000
REGISTERED PROFESSIONAL LAND SURVEYOR
701 EVANS AVE.
SAN ANTONIO, TX 78209

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul M. Morawski 11-15-13
PAUL M. MORAWSKI, P.E. NO. 45209
REGISTERED PROFESSIONAL ENGINEER
8608 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
FIRM F-11533



CITY OF WINDCREST CITY LIMITS
CITY OF SAN ANTONIO CITY LIMITS

LOT 32, NCB 12190
MISSIONARY CHURCH
SUBDIVISION
VOL. 9515, PG. 50

LOT 33, NCB 12190
MISSIONARY CHURCH
SUBDIVISION
VOL. 9515, PG. 50

X=2161630
Y=13729221

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

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS
REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT,
DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS
SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED
RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND
ELEVATIONS ALTERATION.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN
FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT 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 EASEMENT WHEN ONLY
UNDERGROUND ELECTRIC AND GAS FACILITIES ARE
PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT
WIDE EASEMENT.

EDU NOTE:
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 DEVELOPMENT SERVICES DEPARTMENT.

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



Doc# 20140016815 Fees: \$32.00
P12-20140016815-3
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Book 9664 Page 4 3pgs

P12-20140016815-3

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDING THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
BECAUSE OF ILLEGIBILITY, CARBON OR
PHOTO COPY, DISCOLORED PAPER ETC.

TAX CERTIFICATE

120158



ALBERT URESTI, MPA
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

DEVELOPMENT SERVICE
RECEIVED

2013 DEC -4 AM 11:05

Issued To:

LAND DESIGN GROUP
6606 KIRK LANE
SAN ANTONIO, TX 78240

Legal Description:

NCB 12190 ARB TR 15

Fiduciary Number: 1062420**Parcel Address:** 5043 EXCALIBUR**Legal Acres:** 3.3200**Account Number:** 12190-000-0150**Certificate No:** 10821025**Certificate Fee:** \$10.00**Print Date:** 05/31/2013**Paid Date:****Issue Date:** 05/31/2013**Operator ID:** LHER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2012. ALL TAXES ARE PAID IN FULL

Exemptions:

EXEMPT

Certified Owner:

SAN ANTONIO LIEN HOA DAO TRANG
161 DINN DR
SAN ANTONIO, TX 78218-3712

Certified Tax Unit(s):

8 FLOOD FUND
9 ALAMO COMM COLLEGE
10 HOSPITAL DISTRICT
11 BEXAR COUNTY
19 S A RIVER AUTHORITY
21 CITY / SAN ANTONIO
55 NORTH EAST ISD

2012 Value:	275,630
2012 Levy:	\$10.00
2012 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

ALBERT URESTI, MPA
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

**Reference (GF) No:** N/A

20140016815

Any provision herein which restricts the sale, rental or use of the described REAL
PROPERTY because of Color or Race is invalid and unenforceable under FEDERAL LAW

STATE OF TEXAS
COUNTY OF BEXAR

PLAT

I hereby Certify that this instrument was FILED on the date and at the time stamped
hereon by me and was duly RECORDED in the Volume and Page of the
RECORDS of BEXAR COUNTY, TEXAS as stamped hereon by me



Gerard C. Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

Doc# 20140016815 Fees: \$82.00
02/03/2014 1:58PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK



YOUNG PROFESSIONAL RESOURCES – 8209 ROUGHRIDER DR. STE. 101, WINDCREST, TX 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

Ms. Kelley Rodriquez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

September 14, 2016

Re: **SUBDIVISION PLAT – Eisenhower Point Unit 3 (PRELIMINARY PLAT REVIEW)**
61.008 Acres (Commercial)

Dear Ms. Rodriquez,

Young Professional Resources has completed its review of the preliminary plat for the referenced development as submitted by Pape Dawson Engineers.

We find that the Preliminary Subdivision Plat is complete and conforms to City of Windcrest Ordinances and is approved. This preliminary plat and may be forwarded to P&Z and City Council for appropriate actions.

Our review of the plans do not relieve or release the Engineer of Record or Contractor from complying with any and all of the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If the Engineer/Contractor has exceptions to the comments provided he/she shall provide those in a written letter detailing the exceptions.

Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources
Cc: Rafael Castillo – City of Windcrest
Pape Dawson Engineers



YOUNG PROFESSIONAL RESOURCES – 8209 ROUGHRIDER DR. STE. 101, WINDCREST, TX 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

Ms. Kelley Rodriquez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

September 14, 2016

Re: **Stormwater Management Plan Review – Eisenhower Point Unit 3**

Dear Ms. Rodriquez,

Young Professional Resources has completed its review of the Stormwater Management Plan for the referenced development as submitted by Pape Dawson Engineers.

We find that the Stormwater Management Plan is complete and conforms to City of Windcrest Ordinances and is approved for processing.

Our review of the plans do not relieve or release the Engineer of Record or Contractor from complying with any and all of the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If the Engineer/Contractor has exceptions to the comments provided he/she shall provide those in a written letter detailing the exceptions.

Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources
Cc: Rafael Castillo – City of Windcrest
Pape Dawson Engineers