

**NOTICE OF PUBLIC HEARING BY
THE SAN ANTONIO PLANNING COMMISSION**



REPLAT # 150491 Fertile Valley Farms 1 Subdivision

The San Antonio Planning Commission will hold a public hearing at 2:00 p.m. on Wednesday, January 13, 2016, at the Cliff Morton Business and Development Services Center, 1901 South Alamo, for the purpose of considering a replat request within your subdivision. The applicant, Kevin Clark, Clark Realty & Associates, is proposing to replat a Portion of Lot 14, Block E, N.C.B. 15708, Fertile Valley Farms Subdivision, previously recorded in Volume 3377, Pages 76-78 and a correction plat of Fertile Valley Farms Subdivision recorded in Volume 3377, Pages 140 Deed and Plat records of Bexar County, Texas and all of Lot 13, Block E, N.C.B. 15708, Fertile Valley Farms Subdivision, previously recorded in Volume 3377, Pages 76-78 Deed and Plat records of Bexar County, Texas. The site is located on the on the northeast corner of Higgins Road and Viewcrest. The property is zoned "R6" Residential Single-Family.

PLEASE COMPLETE, SIGN AND RETURN THE ENCLOSED CARD PRIOR TO THE CLOSE OF THE PUBLIC HEARING.

Please note that as per State Law, the Planning Commission does not have the authority to deny a plat that meets all of the requirements of the Unified Development Code.

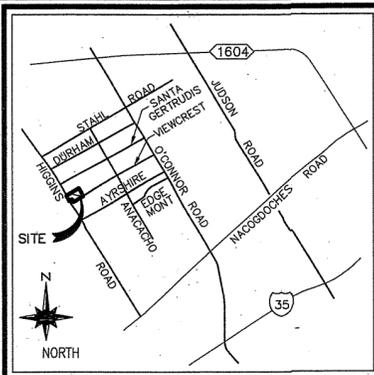
If the owners of 20 percent or more of the area in the preceding plat within 200 feet of the property proposed to be replatted file written protest with the Planning Commission, approval of the proposed replat shall require the favorable vote of at least three-fourths of the members present of the Planning Commission provided the replat involves a variance.

State law requires that the city provide a copy of Vernon's Texas Codes Annotated, Local Government Code Subsection 212.015 (c) to all property owners to be notified of a proposed replat. That Subsection reads as follows:

(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

*The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street
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, call (210) 207-1111 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 con cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay. **For further information on this item, please call Richard Carrizales, Planner; Land Entitlements Section of the Development Services Department at (210) 207-8050 or Richard.Carrizales@sanantonio.gov**



LOCATION MAP
NOT TO SCALE

- CITY PUBLIC SERVICE NOTES**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS (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 RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - 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.

- NOTES**
- 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE SUBDIVISION PLAT.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 - CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
 - THE ADJACENT PROPERTIES WERE NOT SURVEYED BY THE UNDERSIGNED SURVEYOR AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

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

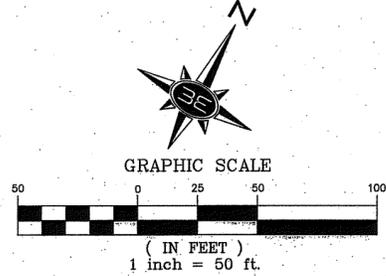
IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

Dedication of the Water Mains and Sewer Lines:
The Developer dedicates the water mains and sewer lines to the San Antonio Water System upon completion by the Developer and acceptance by the San Antonio Water System.

- LEGEND**
- D.&P. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 - E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
 - 667- = EXISTING CONTOURS
 - R.O.W. = RIGHT-OF-WAY
 - B.S.L. = BUILDING SETBACK LINE
 - WL = WILL
 - O.P.R. = OFFICIAL PUBLIC RECORDS
 - W.D. = WARRANTY DEED
 - N = LAND HOOK
 - O = 1/2" IRON ROD SET WITH RED CAP MARKED "RPLS 4540"
 - = FOUND MONUMENT

Fire Flow Demand 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 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.

PLAT NO. 150491
REPLAT ESTABLISHING
FERTILE VALLEY FARMS I
BEING A TOTAL OF 1.879 ACRES, ESTABLISHING LOTS 19 THRU 25, BLOCK "E", N.C.B. 15708, IN SAN ANTONIO, BEXAR COUNTY, TEXAS.



BRIONES CONSULTING & ENGINEERING LTD.
8118 BROADWAY SAN ANTONIO, TX 78209
TBPE FIRM REG. NO. F-5028
(210) 828-1431
(210) 828 1432 fax

Sightline Surveying
2722 Southern Oaks San Antonio, Texas 78201
Office (210) 288-8077
EMAIL: "sightline@briones.com"
TBPLS FIRM NO. 10130900

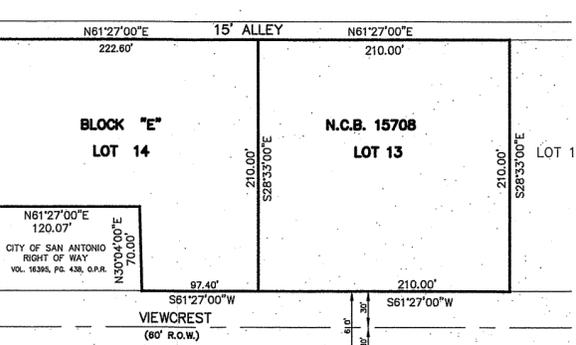
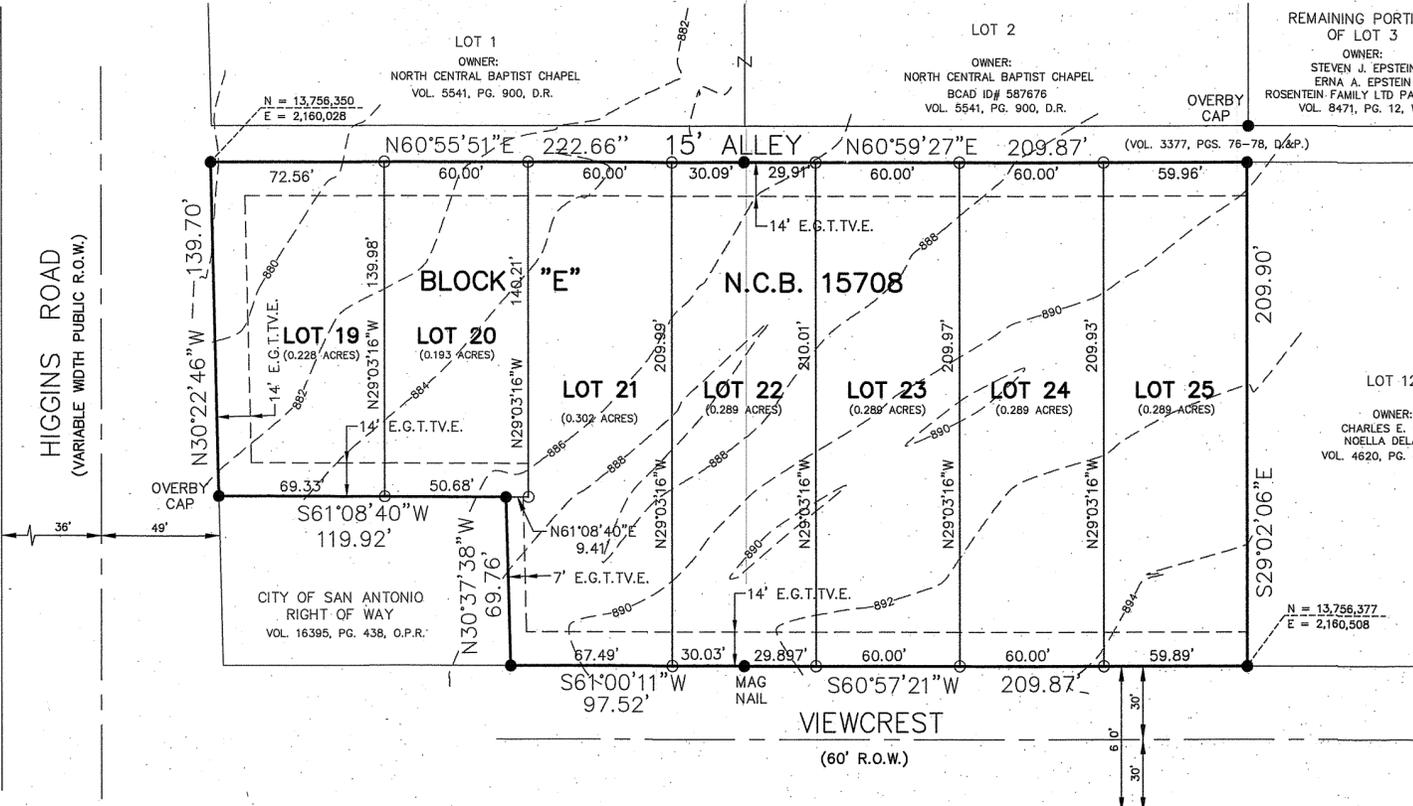
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS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

OWNER/DEVELOPER:
KEVIN CLARK
CLARK REALTY & ASSOCIATES
8635 BRUCKS DR.
CONVERSE, TEXAS 78109
TELEPHONE: (210) 655-5355

OWNER: KEVIN CLARK
DULY AUTHORIZED AGENT: *

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN CLARK, 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 9th DAY OF DEC. 2015.

JOSE R. GONZALEZ
I.D. #6719688
MY COMMISSION EXPIRES: NOVEMBER 29, 2019
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



" AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION "

THE AREA BEING REPLATTED IS A PORTION OF LOT 14, BLOCK "E", N.C.B. 15708, FERTILE VALLEY FARMS SUBDIVISION AS RECORDED IN VOLUME 3377, PAGES 76-78 AND IN A CORRECTION PLAT OF FERTILE VALLEY FARMS SUBDIVISION RECORDED IN VOLUME 3377, PAGE 140 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF LOT 13, BLOCK "E", N.C.B. 15708, FERTILE VALLEY FARMS SUBDIVISION AS RECORDED IN VOLUME 3377, PAGES 76-78, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FERTILE VALLEY FARMS SUBDIVISION WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78, BEXAR COUNTY PLAT AND DEED RECORDS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF JAN. 13, 2015 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: KEVIN CLARK
SWORN AND SUBSCRIBED BEFORE ME THIS THE 9th DAY OF DEC. 2015
JOSE R. GONZALEZ
I.D. #6719688
MY COMMISSION EXPIRES: NOVEMBER 29, 2019

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.
ROLANDO H. BRIONES, JR.
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 R. P. SHELLEY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

