CITY OF ALAMO HEIGHTS
6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331
FAX 210-822-8197

NOTICE OF PUBLIC HEARINGS

The Planning & Zoning Commission of the City of Alamo Heights will hold a public hearing on **Monday, February 06, 2017 at 5:30 p.m. in the Council Chambers of City Hall located at 6116 Broadway St., Alamo Heights, Texas** to consider a request to replat the property currently known as 636 Tuxedo Ave, identified as CB 4024, BLK 200, LOT 1 & P-100 (FORMERLY CIRUELA ST)

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, February 27, 2017 at its regular City Council meeting at 5:30 p.m. in the Council Chambers located at 6116 Broadway St, Alamo Heights, Texas** relating to the recommendations' of the Planning and Zoning Commission regarding the same issues.

Uptmore, L.L.C.

January 19, 2017

City of Alamo Heights
6116 Broadway St.
San Antonio, TX 78209

RE: 636 Tuxedo

To Whom It May Concern:

Uptmore L.L.C. is requesting 100% demolition of the main and all accessory structures at 636 Tuxedo in Alamo Heights.

Sincerely,

Jack Uptmore
President

su

8400 Blanco Road, Ste. 204 • San Antonio, Texas 78216 • (210) 696-2522 • Fax (210) 696-2034

City of Alamo Heights
DEPARTMENT OF PUBLIC WORKS
6116 Broadway – San Antonio, Texas – 78209 – (210) 826-0516

January 18, 2017

To Whom It May Concern:

Please be advised that the City of Alamo Heights, Texas is the purveyor of water and sewer services for the property's physical address 636 Tuxedo within the City limits of Alamo Heights, 6116 Broadway San Antonio, Texas 78209.

Please feel free to contact Amanda Borrego at 882-1507 if you should have any questions or further concerns with water or sewer service.

Sincerely,

Patrick J Sullivan

Patrick Sullivan,
Public Works Director
City of Alamo Heights

San Antonio Water System

January 11, 2017

Ms. Lisa Price

Re: 636 Tuxedo Avenue, Alamo Heights, Texas 78209 Availability of SAWS' Infrastructure

Ms. Price:

This is in response to your request for the availability of water and wastewater service to the above referenced property. The location of the tract is not within the City of San Antonio city limits, outside SAWS' Water CCN, and inside SAWS' Sewer CCN.

The San Antonio Water System (SAWS) strives to provide quality, reliable service to its customers at a reasonable cost. Rates are kept low, in part, by having new customers pay for all costs associated with extending service to them. SAWS Board of Trustees Growth Strategy states "we will work to ensure that growth is self-funding". Per SAWS Utility Service Regulations Sections 3.1, 5.1, 6.1, 7.1, and 7.3, new customers are expected to pay for the infrastructure needed to serve their property and pay impact fees to SAWS to pay for general benefit facilities such as overall additional storage tanks, water supplies, pump, or treatment facilities required to serve the new customers. Please note that the water supply impact fees increased on June 1, 2015. It is not SAWS' practice to construct main or service connections to a new customer. Such construction would need to be arranged and paid for by the customer through a professional engineer (if a public main extension is required) and authorized contractor. Costs of surveying, engineering design, materials, construction, and impact fees should be considered before the customer proceeds with construction of their proposed mains or services.

WATER

Water Supply to the tract will be from City of Alamo Heights.

RECYCLE WATER

In some locations it may be feasible to make use of SAWS recycled water. SAWS has established 73 miles of recycled water pipelines through the city of San Antonio. Recycled water is non-potable and ideal for irrigation, commercial, manufacturing and industrial uses. Recycled water is cost-effective, environmentally responsible and not affected by mandatory curtailment during drought conditions. For more information please call (210) 233-3673 or email Pablo Martinez at San Antonio Water System.

WASTEWATER

The Tract is situated within SAWS' sewer service area and lies within the Olmos Creek-San Antonio River Watershed. There is an existing 8-inch gravity sewer main along the centerline of Paddington Way. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System's collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

Wastewater Impact Fee Area	**Collection**	**Treatment**	**Total Wastewater Impact Fees (per 1 EDU)**
Middle	$1,469	$786	**$2,255**

The Developer will be responsible for any additional sanitary wastewater main extensions (on-site and/or off-site), right-of-way and easement acquisitions (if needed), private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees (per lift station), along with payment of all applicable fees in effect at time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU's of capacity requested. Presently, one wastewater EDU = 240 gallons per day of average daily flow.

This letter does not constitute a commitment to capacity by the SAWS to provide water and/or wastewater service to the subject property. The actual availability of water and/or wastewater service to the property will be dependent upon the site specific requirements such as site elevation, pressure requirements, estimated demand and discharge, and the infrastructure requirements as set forth in the USR. The consulting engineer should assess the site-specific requirements in accordance with the USR regulations prior to requesting connection to SAWS' infrastructure. In some cases a Utility Service Agreement may be necessary, for more information please refer to the SAWS Guide to Development http://www.saws.org/business_center/developer/newdevel/ for a detailed guideline regarding the process for obtaining water/and or wastewater services.

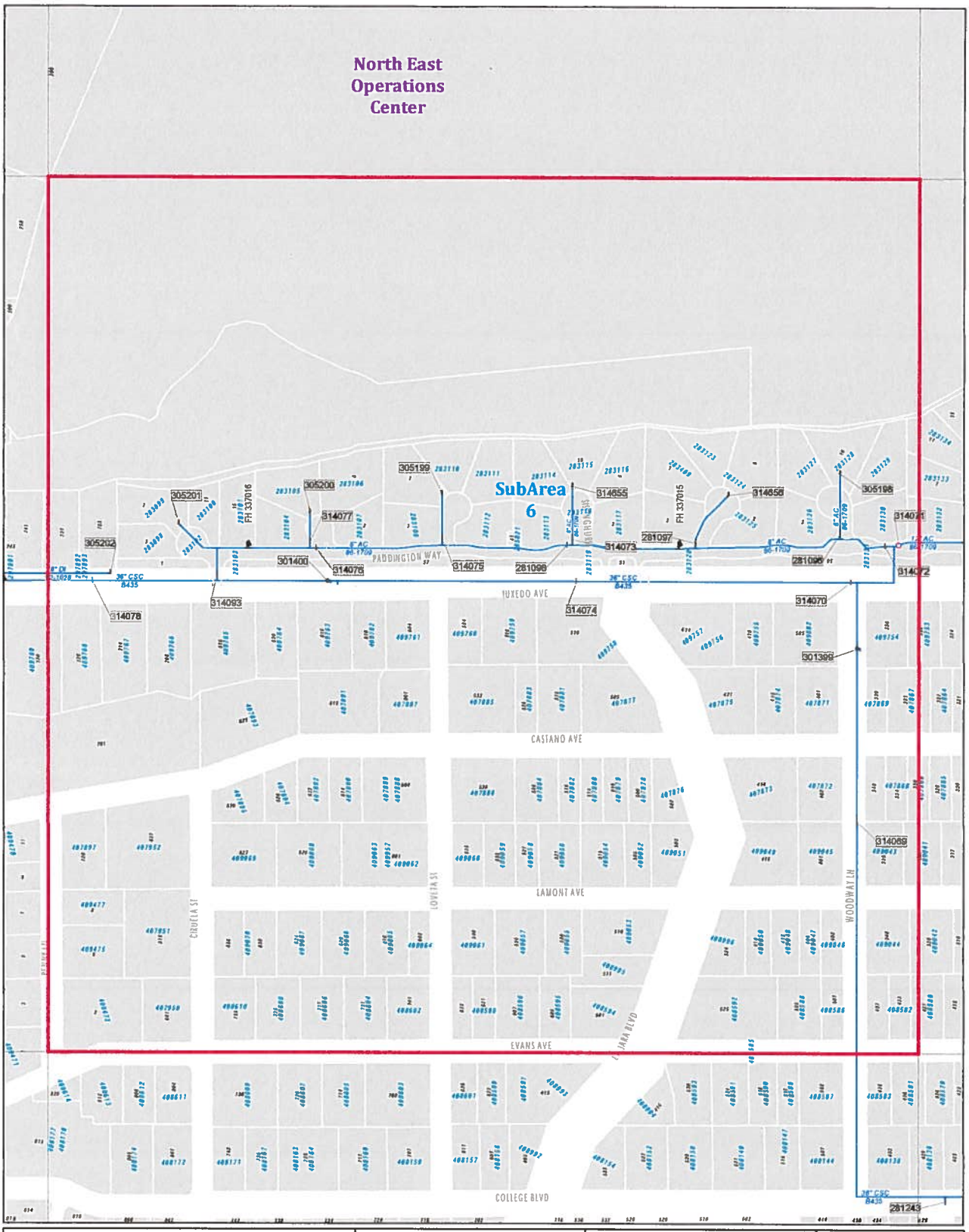
Should additional information be needed please contact me at email: [redacted] org

Sincerely,

Richard McWhirter
San Antonio Water System

Attachments

1. Water Utility Map
2. Wastewater Utility Map



CHECK
BYPASS
SWING
DIVISION
MAINLINE
BLOW-OFF
AIR RELEASE
INTERCONNECT
PRESSURE REDUCING
FIRE HYDRANTS
Pumps
Wells
Active
Inactive
Offline
Plugged
Other
Air Control
Flush Point
Backflow Control
WATER DISTRIBUTION MAIN
FH LATERALS
WATER TRANSMISSION
PROPOSED MAINS
CHILL RETURN MAINS
CHILL MAINS

"SAWS GIS Mapping: A wealth of information at your fingertips"

San Antonio Water System

4

0 100 200
Feet

WATER BLOCK MAP

166602

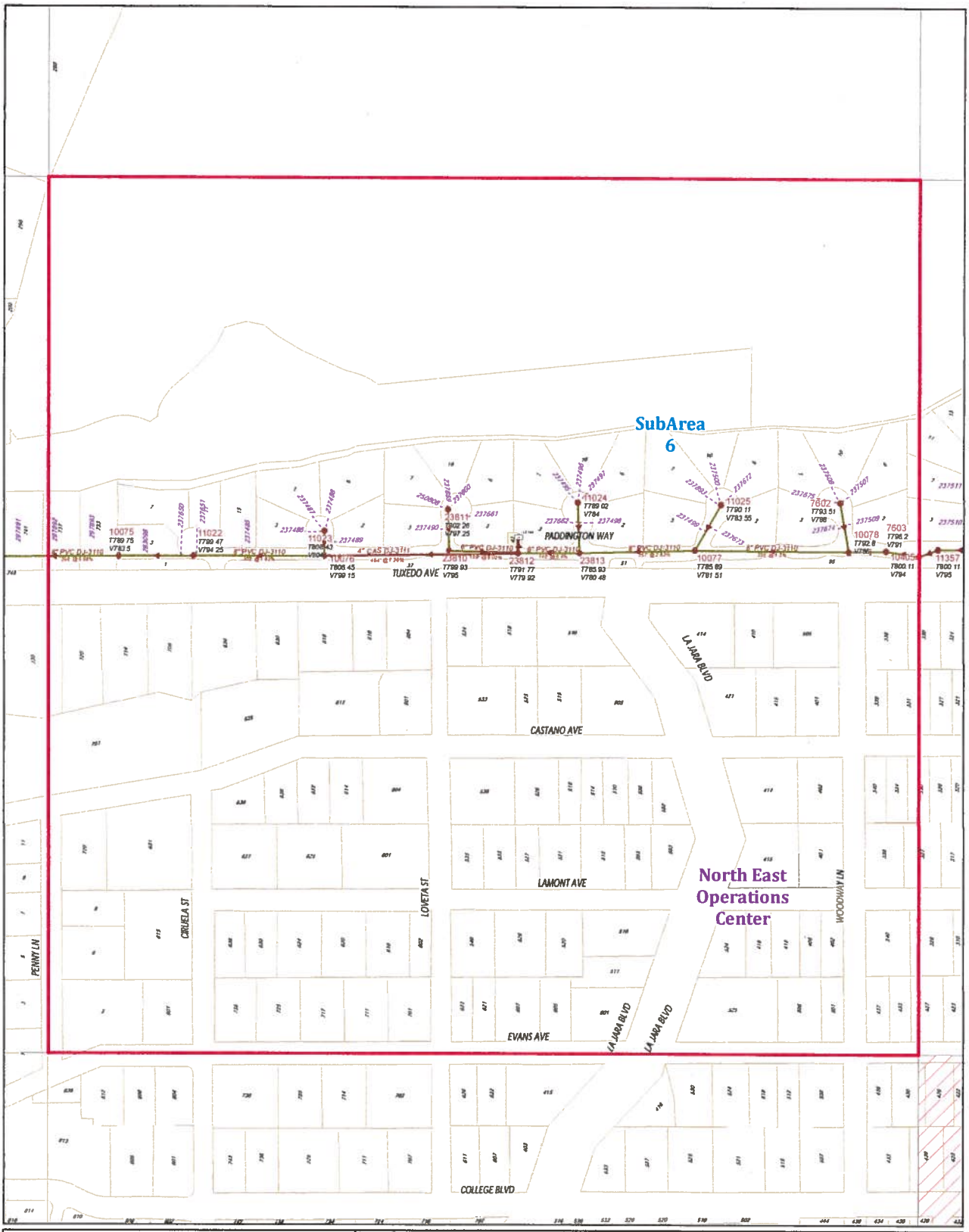
SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date Jun 22, 2016

Disclaimer

This utility map is for reference only. The information may not represent what actually has been constructed. S.A.W.S explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. S.A.W.S prohibits the reproduction or sale of this document. This utility map may not under any circumstances, be copied, reproduced or published in any form or media, or transferred to another without written permission of the San Antonio Water System.

164 604	166 604	168 604
164 602	166 602	168 602
164 600	166 600	168 600



B BLOW OFF	LIFT STATION	OTHER
$ CLEAN OUT	MONOLITHIC	k STUB OUT
¥ AIR RELEASE	JUNCTION BOX	Q STANDARD
BREAK NODE	PLUG VALVE	AIR RELEASE
SIPHON INLET	DROP MANHOLE	FLOW METER
SIPHON OUTLET		
FLOW METER w\ SMART COVER		SMART COVER
AIR BYPASS	OUTFALL MAIN	PROP. MAINS
SLUDGE	SIPHON MAIN	SEWER LATERALS
FORCE MAIN	GRAVITY MAIN	PVT MAINS

"SAWS GIS Mapping: A wealth of information at your fingertips"

San Antonio Water System

4

0 100 200
Feet

SEWER BLOCK MAP

166602

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date Jun 15, 2016

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164 604	166 604	168 604
164 602	166 602	168 602
164 600	166 600	168 600

SubArea 6
PADDINGTON WAY
TUXEDO AVE
CASTANO AVE
LA JARA BLVD
LAMONT AVE
LOVETA ST
CIRUELA ST
EVANS AVE
WOODWAY LN
COLLEGE BLVD
North East Operations Center
8" PVC DJ-3110
4" CAS DJ-3111
11024
T789.02
V784
11025
T790.11
V783.55
7602
T793.51
V788
23811
T802.26
V797.25
23810
T799.93
V795
23812
T791.77
V779.92
23813
T785.93
V780.48
10077
T785.89
V781.51
10076
T806.45
V799.15
11023
T808.43
V804
11022
T799.47
V794.25
10075
T789.75
V783.5
LIFT STATION
OTHER
San
SEWER BLOCK MAP

WATER BLOCK MAP

1/9/2017

Uptmore Custom Homes
Attn: Blanca Lockey
blancal@uptmorehomes

Re: Letter of Availability (Electric and Gas)

Proposed Development: 636 Tuxedo San Antonio, TX. 78209

To Whom It May Concern:

Please accept this letter as confirmation that the proposed development listed above can be served by CPS Energy's electric and gas distribution systems under the provisions of our current Supply Line Extension Policies contingent on the appropriate easements, rights-of-way, and permits being obtained and/or provided.

Since the specific plans indicating how the property will be developed have not yet been submitted, CPS Energy cannot estimate the cost for providing the electric and gas service within the identified tract of property. A cost estimate for the provision of these utility services may be requested once plans depicting the types of development and configurations are submitted to CPS Energy for review.

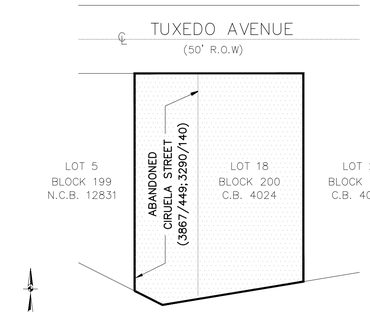
This letter is not intended as a certification that CPS Energy has reviewed subdivision plans or plats nor approval of any submitted plans or plats. The applicable governmental entity's procedure for plat approval may require that utility plans be reviewed by CPS Energy prior to submittal to those applicable governmental entities.

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

Sincerely,

Gregory Lee

Gregory Lee
Customer Service Supervisor
Customer Engineering Department



NOT TO SCALE

AREA BEING REPLATTED

ALL OF LOT 1, BLOCK 200, ALAMO HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105, PAGE 290, DEED AND PLAT RECORDS OF BEXAR COUNTY, AND A PORTION OF ABANDONED CIRCUELA STREET AS DESCRIBED IN VOLUME 3867, PAGE 449 AND VOLUME 3290, PAGE 140, BOTH 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 CITY OF TERRELL HILLS.

STATE OF TEXAS
GUSTAVO GONZALEZ
65524
LICENSED
PROFESSIONAL ENGINEER

GUSTAVO GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 65524

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: GAYLORD E. REAVES, R.P.L.S

STATE OF TEXAS
REGISTERED
GAYLORD E. REAVES
3501
PROFESSIONAL
LAND SURVEYOR

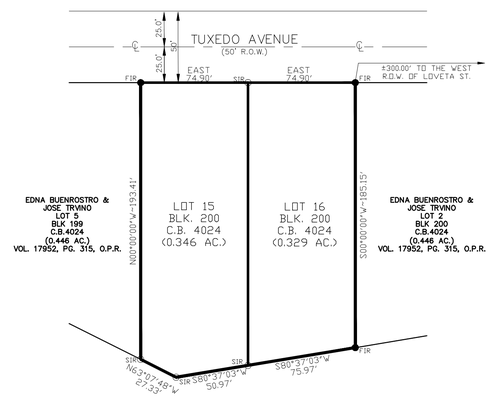
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3501

THIS PLAT TUXEDO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TERRELL HILLS, BEXAR COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

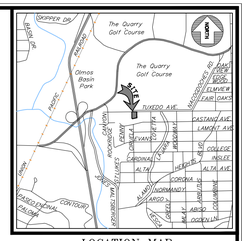
DATED THIS _____ DAY OF _____, A.D., 2017

BY: _____
CHAIRMAN

BY: _____
SECRETARY



NORTH
SCALE : 1"=50'



LOCATION MAP
NOT TO SCALE

NOTES:

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.

3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.

4.) DISTANCES SHOWN ARE SURFACE. BEARINGS SHOWN ARE BASED ON THE SOUTH R.O.W. LINE OF ELIZABETH ROAD BEING N89°41'03"E.

5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES – SOUTH CENTRAL ZONE. COORDINATES

LEGEND KEY

● F.I.R. = FOUND 1/2" IRON ROD
○ S.I.R. = SET 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
ESM'T. = EASEMENT
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
C.B. = COUNTY BLOCK
VOL. = VOLUME
PG. = PAGE
D&P = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
R.O.W. = RIGHT OF WAY
℄ = CENTER LINE
–750– = MAJOR CONTOURS
---- = MINOR CONROURS
AC. = ACRES

REPLAT ESTABLISHING

LOTS 15 & 16 TUXEDO SUBDIVISION

BEING A TOTAL OF 0.675 ACRES OF LAND ESTABLISHING LOTS 15 AND 16 OUT OF ALL OF LOT 1, BLOCK 200, ALAMO HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105, PAGE 290, DEED AND PLAT RECORDS OF BEXAR COUNTY, AND A PORTION OF ABANDONED CIRCUELA STREET AS DESCRIBED IN VOLUME 3867, PAGE 449 AND VOLUME 3290, PAGE 140, BOTH DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A 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 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 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 BELOW:

NOTE: 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

VIRGINIA S. GRAYGOR
My Notary ID# 3641424
Expires December 20, 2019

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 ____DEED AND PLAT____ 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. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

GE Reaves Engineering, Inc.
P.O. Box 791793
San Antonio, TX 78279-1793
(210) 490-4506 Fax 490-4812

OWNER/DEVELOPER:
UPTMORE CUSTOM HOMES
8400 BLAND ROAD, SUITE 204
SAN ANTONIO, TX 78216
(210) 669-1950

GRE JOB NO.: 23964C
DATE: 01/05/17
SHEET: 1 OF 1