

**AGENDA**  
**NOTICE OF MEETING OF THE CITY COUNCIL OF**  
**SHAVANO PARK, TEXAS**

**This notice is posted pursuant to the Texas Open Meetings Act. Notice hereby given that the City Council of the CoSP, Texas will conduct a Budget Special City Council Meeting on Wednesday, August 8, 2018 at 5:30 p.m. at 900 Saddletree Court, Shavano Park City Council Chambers for the purpose of considering the following agenda:**

**1. CALL MEETING TO ORDER**

**2. PLEDGE OF ALLEGIANCE AND INVOCATION**

**3. CITIZENS TO BE HEARD**

The City Council welcomes "Citizens to be Heard." If you wish to speak, you must follow these guidelines. **As a courtesy to your fellow citizens and out of respect to our fellow citizens, we request that if you wish to speak that you follow these guidelines.**

- A. Pursuant to Resolution No. 04-11 citizens are given three minutes (3:00) to speak during "Citizens to be Heard."
- B. Only citizens may speak.
- C. Each citizen may only speak once, and no citizen may pass his/her time allotment to another person.
- D. Direct your comments to the entire Council, not to an individual member.
- E. Show the Council members the same respect and courtesy that you expect to be shown to you.

The Mayor will rule any disruptive behavior, including shouting or derogatory statements or comments, out of order. Continuation of this type of behavior could result in a request by the Mayor that the individual leave the meeting, and if refused, an order of removal. In compliance with the Texas Open Meetings Act, no member of City Council may deliberate on citizen comments. (Attorney General Opinion –JC 0169)

**4. CITY COUNCIL COMMENTS**

Pursuant to TEX. GOV'T CODE §551.415(b), the Mayor and each City Council member may announce city events/community interests and request that items be placed on future City Council agendas. "Items of Community Interest" include:

- expressions of thanks, congratulations, or condolences;
- information regarding holiday schedules;
- an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in status of a person's public office or public employment is not honorary or salutary recognition for purposes of this subdivision;
- a reminder about an upcoming event organized or sponsored by the governing body;
- information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled

- to be attended by a member of the governing body or an official or employee of the municipality or county; and
- announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after posting of the agenda

## **5. AGENDA ITEMS**

- 5.1. Discussion / action - Consider a proposed Tax Rate for FY 2018-19 and take a Record Vote; and Schedule Public Hearing on the proposed tax rate - City Council**
- 5.2. Discussion / action - Schedule public hearings on proposed budget FY 2018-19 - City Manager**
- 5.3. Discussion / action - Re-approval of Final Plat establishing Pond Hill East Commercial Subdivision, a 5.48 acre tract of land out of an 86.94 acre tract of land as conveyed to Rogers Shavano Park Unit 18/19, LTD. - City Manager**

## **6. ADJOURNMENT**

**Executive Sessions Authorized:** This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of TEX. GOV'T CODE CHAPTER 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy TEX. GOV'T CODE §551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

The facility is wheelchair accessible and accessible parking spaces are also available in the front and sides of the building. The entry ramp is located in the front of the building. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the City Secretary at 210-493-3478 x240 or TDD 1-800-735-2989.

### **CERTIFICATION:**

I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted at Shavano City Hall, 900 Saddletree Court, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 3rd day of August 2018 at 2:20 p.m.

**Zina Tedford**  
**City Secretary**

## CITY COUNCIL STAFF SUMMARY

Meeting Date: 8-08-18

Agenda item: 5.1

Prepared by: Brenda Morey

Reviewed by: Bill Hill

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### **AGENDA ITEM DESCRIPTION:**

Discussion /action - consider a proposed Tax Rate for FY 2018 - 19; take Record vote and Schedule Public Hearings on the proposed tax rate

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**Attachments for Reference:** a) Analysis of Tax Rate: FY 2017 - 18 vs. FY 2018 - 19  
b) Notice of 2018 Tax Year Proposed Property Tax Rate  
c) 2018 Property Tax Rate Worksheets – Bexar County Tax Assessor/Collector

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**BACKGROUND / HISTORY:** On August 2, 2018, the City's Effective and Rollback tax rates were submitted to the City Council. (Attachment a).

The next step in the Truth in Taxation law is for City Council to consider a proposed tax rate; if the proposed tax rate will exceed the rollback rate or the effective tax rate (whichever is lower), City Council must take a record vote and schedule the required public hearings. This portion of the Budget /Tax process will then begin the clock for scheduling and posting of notices on the web site and newspaper, if required.

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**DISCUSSION:** The "City Manager Proposed FY 2018 - 19 Budget" was submitted on August 2, 2018 to Council.

Attachment a) - Analysis of the Tax Rate shows the expected revenue by tax rate based on the 2018 certified tax roll and the effective and rollback tax rate calculations. The presented balanced budget proposes a tax rate of \$0.287742 per \$100 valuation, with the M&O portion at \$0.273279 and the I&S portion at \$0.014463. The proposed rate is lower than the Effective Tax rate of \$0.28963 per \$100 and also lower than the Rollback Tax rate of \$0.313104 per \$100.

Attachment b) - "Notice of 2018 Tax Year Proposed Property Tax Rate for Shavano Park." The copy is the notice if Council was to adopt a proposed rate that does not require holding public hearings. If hearings are necessary, additional information regarding hearing dates, times and locations would be included. The City Manager proposed budget/tax rate is below both the effective and rollback rates, so no tax hearings would be required.

Council will need to take a record vote on the proposed tax rate and schedule public hearings if necessary. This vote is only for consideration of a proposed tax rate. Council is not required to adopt the proposed rate, but whatever rate is specified in the record vote, that rate cannot be exceeded at the September 17, 2018 meeting to adopt the tax rate.

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**COURSES OF ACTION:** 1) Determine a proposed tax rate on which to take a record vote and schedule public hearings if required.  
2) Take a record vote on the proposed tax rate included in the City Manager FY 2018 - 19 Budget.  
3) If necessary, schedule public hearings for August 27, 2018 at 6:30 and September 10, 2018 at 6:00 at City Hall.

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**FINANCIAL IMPACT:** Possible changes to City Manager Proposed FY 2018 - 19 Budget.

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**MOTION REQUESTED:** To propose a tax rate of \$0.287742 per \$100 valuation which includes an M&O rate of \$0.273279 and an I&S rate of \$.014463 and hold a record vote.

**City of Shavano Park**  
**Analysis of Tax Rates - FY 2017-18 vs. FY 2018-19**

	<b>FY 2017-18 Assessment</b>	<b>FY 2018-19 Current Rate</b>	<b>FY 2018-19 Rollback Rate</b>	<b>FY 2018-19 Effective Rate</b>	<b>FY 2018-19 Proposed</b>
Total Taxable Assessed Value (Freeze not Included)	\$ 862,574,721	\$ 916,480,009	\$ 916,480,009	\$ 916,480,009	\$ 916,480,009
Total Tax Rate (Per \$100)	0.287742	0.287742	0.313104	0.289630	0.287742
Levy on Properties not subject to Ceiling Limit	\$ 2,481,990	\$ 2,637,098	\$ 2,869,536	\$ 2,654,401	\$ 2,637,098
Add Back: Actual Tax on Properties under Ceiling Limit	757,739	819,811	819,811	819,811	819,811
<b>Total City Tax Levy</b>	<b>\$ 3,239,729</b>	<b>\$ 3,456,909</b>	<b>\$ 3,689,347</b>	<b>\$ 3,474,212</b>	<b>\$ 3,456,909</b>
Less: Debt Service Portion (I&S) Collection	(111,031)	(132,551)	(132,551)	(132,551)	(132,551)
Less: Debt Service from Properties under Ceiling Limit	(33,897)	(41,207)	(37,869)	(40,938)	(41,207)
<b>Tax Levy Available to General Fund (M&amp;O) @ 100% *</b>	<b>\$ 3,094,801</b>	<b>\$ 3,283,152</b>	<b>\$ 3,518,928</b>	<b>\$ 3,300,723</b>	<b>\$ 3,283,152</b>
<b>Revenue Change FY 2017-18 to FY 2018-19 for General Fund</b>		<b>\$ 188,351</b>	<b>\$ 424,127</b>	<b>\$ 205,922</b>	<b>\$ 188,351</b>
Tax Rate Comparison FY 2017-18 vs. FY 2018-19		\$ -	\$ 0.025362	\$ 0.001888	\$ -

\* Council guidance was to utilize 100% collection rate for budget purposes in FY 18/19.

	<b>FY 2017-18 Assessment</b>	<b>FY 2018-19 Current Rate</b>	<b>FY 2018-19 Rollback Rate</b>	<b>FY 2018-19 Effective Rate</b>	<b>FY 2018-19 Proposed</b>
Rate Effects on Average Taxable Homestead Value	\$ 659,445	\$ 686,846	\$ 686,846	\$ 686,846	\$ 686,846
Total Tax Rate (Per \$100)	0.287742	0.287742	0.313104	0.289630	0.287742
Total City Tax Levy	\$ 1,898	\$ 1,976	\$ 2,151	\$ 1,989	\$ 1,976
Difference In City Tax Paid FY 2017-18 vs. FY 2018-19 **		\$ 79	\$ 253	\$ 92	\$ 79

\*\* Difference for individual tax payers may be more or less depending on the specific appraised property values.

# NOTICE OF 2018 TAX YEAR PROPOSED PROPERTY TAX RATE FOR SHAVANO PARK, CITY OF

A tax rate of \$0.000000 per \$100 valuation has been proposed by the governing body of SHAVANO PARK, CITY OF.

PROPOSED TAX RATE	\$0.000000 per \$100
PRECEDING YEAR'S TAX RATE	\$0.287742 per \$100
EFFECTIVE TAX RATE	\$0.289630 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for SHAVANO PARK, CITY OF from the same properties in both the 2017 tax year and the 2018 tax year.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS  
FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Carlos Gutierrez, PCC  
Property Tax Division Director  
233 N. Pecos-La Trinidad, San Antonio, TX 78207  
210-335-6600  
[taxoffice@bexar.org](mailto:taxoffice@bexar.org)  
[home.bexar.org/tax](http://home.bexar.org/tax)



## 2018 Tax Rate Calculation Worksheet

Date: 07/24/2018 11:33 AM

### Taxing Units Other Than School Districts or Water Districts

#### SHAVANO PARK, CITY OF

Taxing Unit Name

Phone (area code and number)

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest.

School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet for School Districts.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet.

This worksheet is provided to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

#### **SECTION 1: Effective Tax Rate (No New Taxes)**

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the effective tax rate should decrease.

The effective tax rate for a county is the sum of the effective tax rates calculated for each type of tax the county levies.

<b>Effective Tax Rate Activity</b>	<b>Amount/Rate</b>
<b>1. 2017 total taxable value.</b> Enter the amount of 2017 taxable value on the 2017 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). <sup>1</sup>	\$1,161,280,709 ✓
<b>2. 2017 tax ceilings.</b> Counties, cities and junior college districts. Enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$304,235,882 ✓
<b>3. Preliminary 2017 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$857,044,827
<b>4. 2017 total adopted tax rate.</b>	\$0.287742/\$100 ✓
<b>5. 2017 taxable value lost because court appeals of ARB decisions reduced 2017 appraised value.</b> <b>A. Original 2017 ARB Values.</b>	\$42,396,375 ✓
<b>B. 2017 values resulting from final court decisions.</b>	\$35,047,182 ✓
<b>C. 2017 value loss.</b> Subtract B from A. <sup>3</sup>	\$7,349,193 ✓
<b>6. 2017 taxable value, adjusted for court-ordered reductions.</b> Add Line 3 and Line 5C.	\$864,394,020
<b>7. 2017 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2017.</b> Enter the 2017 value of property in deannexed territory. <sup>4</sup>	\$0 ✓
<b>8. 2017 taxable value lost because property first qualified for an exemption in 2018.</b> Note that lowering the amount or percentage of an existing exemption does not create a new	

exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or goods-in-transit exemptions.	
A. <b>Absolute exemptions.</b> Use 2017 market value:	\$11,750 ✓
B. <b>Partial exemptions.</b> 2018 exemption amount or 2018 percentage exemption times 2017 value:	\$1,233,524 ✓
C. <b>Value loss.</b> Add A and B. <sup>5</sup>	\$1,245,274 ✓
<b>9. 2017 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2018.</b> Use only properties that qualified in 2018 for the first time; do not use properties that qualified in 2017.	
A. <b>2017 market value:</b>	\$0
B. <b>2018 productivity or special appraised value:</b>	\$0 ✓
C. <b>Value loss.</b> Subtract B from A. <sup>6</sup>	\$0
<b>10. Total adjustments for lost value.</b> Add lines 7, 8C and 9C.	\$1,245,274
<b>11. 2017 adjusted taxable value.</b> Subtract Line 10 from Line 6.	\$863,148,746
<b>12. Adjusted 2017 taxes.</b> Multiply Line 4 by Line 11 and divide by \$100.	\$2,483,641
<b>13. Taxes refunded for years preceding tax year 2017.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017. <sup>7</sup>	\$51,397 ✓
<b>14. Taxes in tax increment financing (TIF) for tax year 2017.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0. <sup>8</sup>	\$0 ✓
<b>15. Adjusted 2017 taxes with refunds and TIF adjustment.</b> Add Lines 12 and 13, subtract Line 14. <sup>9</sup>	\$2,535,038 ✓
<b>16. Total 2018 taxable value on the 2018 certified appraisal roll today.</b> This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled. <sup>10</sup>	
A. <b>Certified values:</b>	\$1,232,610,753 ✓
B. <b>Counties:</b> Include railroad rolling stock values certified by the Comptroller's office:	\$0 ✓
C. <b>Pollution control and energy storage system exemption :</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	\$0 ✓
D. <b>Tax increment financing:</b> Deduct the 2018 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2018 taxes will be deposited	\$0 ✓



into the tax increment fund. Do not include any new property value that will be included in Line 21 below. <sup>11</sup>	
E. <b>Total 2018 value.</b> Add A and B, then subtract C and D.	\$1,232,610,753
<b>17. Total value of properties under protest or not included on certified appraisal roll.</b> <sup>12</sup>	
A. <b>2018 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value. <sup>13</sup>	\$15,941,330 ✓
B. <b>2018 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. <sup>14</sup>	\$0 ✓
C. <b>Total value under protest or not certified:</b> Add A and B.	\$15,941,330 ✓
<b>18. 2018 tax ceilings.</b> Counties, cities and junior colleges enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>15</sup>	\$332,072,074
<b>19. 2018 total taxable value.</b> Add Lines 16E and 17C. Subtract Line 18.	\$916,480,009 ✓
<b>20. Total 2018 taxable value of properties in territory annexed after Jan. 1, 2017.</b> Include both real and personal property. Enter the 2018 value of property in territory annexed. <sup>16</sup>	\$0 ✓
<b>21. Total 2018 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2017. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2017, and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2018. <sup>17</sup>	\$41,213,366 ✓
<b>22. Total adjustments to the 2018 taxable value.</b> Add Lines 20 and 21.	\$41,213,366
<b>23. 2018 adjusted taxable value.</b> Subtract Line 22 from Line 19.	\$875,266,643
<b>24. 2018 effective tax rate.</b> Divide Line 15 by Line 23 and multiply by \$100. <sup>18</sup>	\$0.289630/\$100
<b>25. COUNTIES ONLY.</b> Add together the effective tax rates for each type of tax the county levies. The total is the 2018 county effective tax rate. <sup>19</sup>	

<sup>1</sup>Tex. Tax Code Section 26.012(14)

<sup>2</sup>Tex. Tax Code Section 26.012(14)

<sup>3</sup>Tex. Tax Code Section 26.012(13)

<sup>4</sup>Tex. Tax Code Section 26.012(15)

<sup>5</sup>Tex. Tax Code Section 26.012(15)

<sup>9</sup>Tex. Tax Code Section 26.012(13)

<sup>10</sup>Tex. Tax Code Section 26.012

<sup>11</sup>Tex. Tax Code Section 26.03(c)

<sup>12</sup>Tex. Tax Code Section 26.01(c) and (d)

<sup>13</sup>Tex. Tax Code Section 26.01(c)

<sup>6</sup>Tex. Tax Code Section 26.012(15)

<sup>7</sup>Tex. Tax Code Section 26.012(13)

<sup>8</sup>Tex. Tax Code Section 26.03(c)

<sup>14</sup>Tex. Tax Code Section 26.01(d)

<sup>15</sup>Tex. Tax Code Section 26.012(6)

<sup>16</sup>Tex. Tax Code Section 26.012(17)

**SECTION 2: Rollback Tax Rate**

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Rollback Tax Rate Activity	Amount/Rate
<b>26. 2017 maintenance and operations (M&amp;O) tax rate.</b>	\$0.274870/\$100
<b>27. 2017 adjusted taxable value.</b> Enter the amount from Line 11.	\$863,148,746
<b>28. 2017 M&amp;O taxes.</b>	
A. Multiply Line 26 by Line 27 and divide by \$100.	\$2,372,536
<b>B. Cities, counties and hospital districts with additional sales tax:</b> Amount of additional sales tax collected and spent on M&O expenses in 2017. Enter amount from full year's sales tax revenue spent for M&O in 2017 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$0
<b>C. Counties:</b> Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	\$0
<b>D. Transferring function:</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0.	\$0
<b>E. Taxes refunded for years preceding tax year 2017:</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017.	\$47,754
<b>F. Enhanced indigent health care expenditures:</b> Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	\$0
<b>G. Taxes in TIF:</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.	\$0
<b>H. Adjusted M&amp;O Taxes.</b> Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	\$2,420,290



<b>29. 2018 adjusted taxable value.</b> Enter Line 23 from the Effective Tax Rate Worksheet.	\$875,266,643
<b>30. 2018 effective maintenance and operations rate.</b> Divide Line 28H by Line 29 and multiply by \$100.	\$0.276520/\$100
<b>31. 2018 rollback maintenance and operation rate.</b> Multiply Line 30 by 1.08.	\$0.298641/\$100
<b>32. Total 2018 debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that: <ul style="list-style-type: none"> <li>(1) are paid by property taxes,</li> <li>(2) are secured by property taxes,</li> <li>(3) are scheduled for payment over a period longer than one year and</li> <li>(4) are not classified in the taxing unit's budget as M&amp;O expenses.</li> </ul> <p>A. <b>Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount.</p> <p>B. Subtract <b>unencumbered fund amount</b> used to reduce total debt.</p> <p>C. Subtract <b>amount paid</b> from other resources.</p> <p>D. <b>Adjusted debt.</b> Subtract B and C from A.</p>	<p>\$208,897</p> <p>\$50,000</p> <p>\$0</p> <p>\$158,897</p>
<b>33. Certified 2017 excess debt collections.</b> Enter the amount certified by the collector.	\$27,149
<b>34. Adjusted 2018 debt.</b> Subtract Line 33 from Line 32D.	\$131,748
<b>35. Certified 2018 anticipated collection rate.</b> Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	99.39%
<b>36. 2018 debt adjusted for collections.</b> Divide Line 34 by Line 35	\$132,557
<b>37. 2018 total taxable value.</b> Enter the amount on Line 19.	\$916,480,009
<b>38. 2018 debt tax rate.</b> Divide Line 36 by Line 37 and multiply by \$100.	\$0.014463/\$100
<b>39. 2018 rollback tax rate.</b> Add Lines 31 and 38.	\$0.313104/\$100
<b>40. COUNTIES ONLY.</b> Add together the rollback tax rates for each type of tax the county levies. The total is the 2018 county rollback tax rate.	

**SECTION 3: Additional Sales Tax to Reduce Property Taxes**

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its effective and rollback tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its effective tax rate and/or rollback tax rate because it adopted the additional sales tax.

Activity	Amount/Rate
<b>41. Taxable Sales.</b> For taxing units that adopted the sales tax in November 2017 or May 2018, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>20</sup> Estimates of taxable sales may be obtained through the Comptroller's <b>Allocation Historical Summary</b> webpage. Taxing units that adopted the sales tax before November 2017, skip this line.	\$0
<b>42. Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>21</sup>  <b>Taxing units that adopted the sales tax in November 2017 or in May 2018.</b> Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>22</sup>  <b>- or -</b>  <b>Taxing units that adopted the sales tax before November 2017.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$0
<b>43. 2018 total taxable value.</b> Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$916,480,009
<b>44. Sales tax adjustment rate.</b> Divide Line 42 by Line 43 and multiply by \$100.	\$0/\$100
<b>45. 2018 effective tax rate, unadjusted for sales tax.</b> <sup>23</sup> Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.289630/\$100
<b>46. 2018 effective tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November 2017 or in May 2018.</b> Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2017.	\$0.289630/\$100
<b>47. 2018 rollback tax rate, unadjusted for sales tax.</b> <sup>24</sup> Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.313104/\$100
<b>48. 2018 rollback tax rate, adjusted for sales tax.</b> Subtract Line 44 from Line 47.	\$0.313104/\$100

<sup>17</sup>Tex. Tax Code Section 26.012(17)

<sup>18</sup>Tex. Tax Code Section 26.04(c)

<sup>19</sup>Tex. Tax Code Section 26.04(d)

<sup>20</sup>Tex. Tax Code Section 26.041(d)

<sup>21</sup>Tex. Tax Code Section 26.041(i)

<sup>22</sup>Tex. Tax Code Section 26.041(d)

<sup>23</sup>Tex. Tax Code Section 26.04(c)

<sup>24</sup>Tex. Tax Code Section 26.04(c)



#### SECTION 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Additional Rollback Protection for Pollution Control Activity	Amount/Rate
<b>49. Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>25</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>26</sup>	\$0
<b>50. 2018 total taxable value.</b> Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$916,480,009
<b>51. Additional rate for pollution control.</b> Divide Line 49 by Line 50 and multiply by \$100.	\$0/\$100
<b>52. 2018 rollback tax rate, adjusted for pollution control.</b> Add Line 51 to one of the following lines (as applicable): Line 39, Line 40 (counties) or Line 48 (taxing units with the additional sales tax).	\$0.313104/\$100

#### SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	\$0.289630
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	\$0.313104
Rollback tax rate adjusted for pollution control (Line 52)	\$0.313104

#### SECTION 6: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the taxing unit.

**print here**

Printed Name of Taxing Unit Representative

**sign here**

Taxing Unit Representative

Date

<sup>25</sup>Tex. Tax Code Section 26.045(d)

<sup>26</sup>Tex. Tax Code Section 26.045(i)

## CITY COUNCIL STAFF SUMMARY

Meeting Date: 8-08-18

Agenda item: 5.2

Prepared by: Brenda Morey

Reviewed by: Bill Hill

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### **AGENDA ITEM DESCRIPTION:**

Discussion / action – Schedule public hearings on Proposed FY 2018 – 19 Budget

X

**Attachments for Reference:** a) FY 2018-19 Budget Calendar

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### **BACKGROUND / HISTORY:**

The Texas Local Government Code requires the City Council to schedule a public hearing on proposed budget FY 2018-19.

---

### **DISCUSSION:**

Council has previously considered and approved the first and second reading of the Budget to be scheduled on September 10th and 17<sup>th</sup> at 6:30 p.m. However, Council is required to approve a hearing date by formal action. Traditionally, we have schedule two hearings.

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### **COURSES OF ACTION:**

To schedule Public Hearings on the FY 2018 - 19 Budget on September 10th and 17<sup>th</sup> at 6:30 p.m. or another date.

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**FINANCIAL IMPACT:** N/A

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### **MOTION REQUESTED:**

To schedule Public Hearings on the FY 2018 - 19 Budget on September 10th and 17<sup>th</sup> at 6:30 p.m.

# PROPOSED BUDGET CALENDAR FOR FY 2018-19

## 2018

16-30 April	Receive Preliminary Property Tax Report; pass to Council
5- April – 10 May	Budget Kick Off with Departments - FY 2018/19 Goals, Objectives, Unfunded Requirements
Wednesday 15-25 May	Department Budget Meetings - FY 2018/19 Goals, Objectives, Unfunded Requirements
<b>Monday 7 May</b>	Brief Water Advisory Committee FY 2018/19 Goals and Objectives
<b>Monday 11 June</b>	Water Advisory Committee Meeting / Budget Workshop (Rev/Unfunded Requirements)
<b>Wednesday 13 June</b>	Council Workshop – Set Initial Goals, Objectives, and Budget Guidance
1-15 June	Prepare Revenues for Preliminary Budget
<b>Monday 25 June</b>	Council Workshop - Budget Basics and Staff Analysis of Council Objectives / <del>I&amp;S Fund Balance Discussion</del> / Salary Study Presentation
<b>Monday 9 July</b>	Water Advisory Committee Meeting - Budget Workshop - Water Fund Expenses
<b>Wednesday 11 July</b>	Budget Work Shop – Capital Replacement Funds; Expense Estimates
~ 25 July	Bexar County Appraisal District Provides - Certified Tax Roll; pass to Council
~ July 25 - 3 August	Bexar County Tax Assessor Collector Calculates / Provides Effective and Roll Back Rates
<b>Monday 30 July</b>	Water Advisory Committee Meeting-Approve initial Water Fund Budget
<b>Thursday 2 August</b>	Special Council Meeting - <ul style="list-style-type: none"> <li>- City Manager Submits Proposed FY 2018/19 Budget (No anticipated Council action)</li> <li>- Receive Effective and Rollback Calculation</li> </ul>
<b>Wednesday 08 August</b>	Special Council Meeting / Workshop <ul style="list-style-type: none"> <li>- Discuss tax rate; if proposed tax rate will exceed the rollback rate or the effective rate (whichever is lower), take record vote and Schedule Public Hearings.</li> </ul>
Wednesday 15 August	Publish Notice of 2018 Tax Year Proposed Tax Rate (Effective & Rollback) (Dates of Public Hearings Published in News Paper)
<b>Tuesday 21 August</b>	<b>Special Council Budget Workshop</b>
<b>Monday 27 August</b>	<b>Budget Work Shop / Regular Council Meeting</b>
Wednesday 29 August	Publication Notice of 1 <sup>st</sup> and 2 <sup>nd</sup> Budget Reading
<b>Monday 10 September</b>	<b>Special Council Meeting –</b> <ul style="list-style-type: none"> <li>- 1<sup>st</sup> Reading of Budget</li> <li>- Schedule and announce meeting to adopt tax rate 3-14 days from this date.</li> </ul>
<b>Monday 17 September</b>	<b>Regular Council Meeting –</b> <ul style="list-style-type: none"> <li>- 2<sup>nd</sup> Reading of Budget</li> <li>- Adopt Budget by Ordinance</li> <li>- Levy Tax Rate by Resolution and take record vote</li> </ul>

## CITY COUNCIL STAFF SUMMARY

Meeting Date: August 8, 2018

Agenda item: 5.3

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion / action – Re-approval of Final Plat establishing Pond Hill East Commercial Subdivision, a 5.48 acre tract of land out of an 86.94 acre tract of land as conveyed to Rogers Shavano Park Unit 18/19, LTD.

X

**Attachments for Reference:**

- 1) 5.3a TxDOT Minute Order #115275
- 2) 5.3b Engineer Approval
- 2) 5.3b Redline Plat
- 3) 5.3c June 6, 2017 Plat version

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**BACKGROUND / HISTORY:** The final plat was previously approved at the June 6, 2017 Planning & Zoning Commission meeting. The plat has not been filed with the county.

---

**DISCUSSION:** The proposed change is the removal of a TxDOT channel easement from the northeast corner of Lot 2316. Because the easement is removed, there is no “redline” change for it. Staff included a copy of the June 6, 2017 version of the final plat for reference.

City Attorney has confirmed that procedurally, the Planning and Zoning Commission and the City Council may treat the request as a second Final Plat approval. No special notice or hearing are required.

Planning & Zoning Commission at the February 7, 2018 meeting recommended re-approval of the Final Plat contingent upon receipt of the TxDOT approval of release of the easement.

The release of the easement was approved by the Texas Transportation Commission on July 26, 2018 (see attachment 5.3a). The re-approval of the final plat is now ready for City Council consideration.

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**COURSES OF ACTION:** Re-Approve Final Plat with redline changes; or alternatively provide further guidance to staff.

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** Re-approve Final Plat establishing Pond Hill East Commercial Subdivision, a 5.48 acre tract of land out of an 86.94 acre tract of land as conveyed to Rogers Shavano Park Unit 18/19, LTD. with redline changes.



TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In San Antonio, BEXAR COUNTY, on STATE LOOP 1604, the state of Texas acquired an easement interest in certain land for highway purposes by instrument recorded in Volume 4335, Page 72, Deed Records of Bexar County, Texas.

A portion of the easement (Tract 1), RCSJ 2452-02-124, shown on Exhibit A, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in real property acquired and no longer needed for a state highway purpose.

Rogers Shavano Park Unit 18/19, Ltd., is the owner of the fee in the property and has requested to purchase Tract 1 for \$190,925.

The commission finds \$190,925 to be a fair and reasonable value for the state's right and interest in Tract 1.


IT IS THEREFORE ORDERED by the commission that Tract 1 is no longer needed for a state highway purpose. The commission recommends, subject to approval of the attorney general, that the governor of Texas execute a proper instrument releasing the state's right and interest in Tract 1 to Rogers Shavano Park Unit 18/19, Ltd., for \$190,925.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

115275 JUL 26 '18  
Minute Date  
Number Passed



CONTROL: 2452-02  
COUNTY: BEXAR  
HIGHWAY: F.M. HWY. 1604

PROPERTY DESCRIPTION FOR  
PARCEL "D" CHANNEL EASEMENT

A 0.272 acre, or 11,844 square feet more or less, Channel Easement located on a 86.94 acre tract conveyed to Rogers Shavano Park Unit 18/19, Ltd. recorded in Volume 10075, Pages 1609-1624 of the Official Public Records of Real Property of Bexar County, Texas, out of the Collin C. McCrae Survey No. 391, Abstract 482, County Block 4782, City of Shavano Park, Bexar County, Texas. Said 0.272 of an acre Channel Easement being the same Channel Easement conveyed by Napier Rogers, Wallace Rogers, Jr. and Russell Hill Rogers to the State of Texas, described as Parcel "D", recorded in Volume 4335, Pages 72-81 of the Deed Records of Bexar County, Texas, executed May 23, 1959. Said 0.272 of an acre Channel Easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found TxDOT Monument (Type II) at the south end of a cutback line at the intersection of the northeast right-of-way line of N.W. Military Highway "F.M. 1535", a 120-foot right-of-way, and the southeast right-of-way line of F.M. Highway 1604, the southernmost northwest corner of said 86.94 acre tract;

THENCE: Along and with said cutback line, the southeast right-of-way line of said F.M. Highway 1604, the north line of said 86.94 acre tract the following bearings and distances:

N 17°05'19" E, a distance of 140.67 feet to a found TxDOT Monument (Type II) for an angle point;

N 62°05'18" E, a distance of 372.04 feet to a found TxDOT Monument (Type II) for point of curvature of a tangent curve;

Northeasterly, along a curve to the right, said curve having a radius of 2827.02 feet, a central angle of 07°58'01", a chord bearing and distance of N 66°04'18" E, 392.78 feet, for an arc length of 393.10 feet to the POINT OF BEGINNING, said point being 131.80 feet right of and at right angles to centerline station 125+90.0;

EXHIBIT A

0.272 of an Acre  
Job No. 9063-17  
Page 2 of 2

THENCE: Northeasterly, continuing along and with the south right-of-way line of said F.M. Highway 1604, the north line of said 86.94 acre tract, along a curve to the right, said curve having a radius of 2827.02 feet, a central angle of  $02^{\circ}25'37''$ , a chord bearing and distance of N  $71^{\circ}16'07''$  E, 119.74 feet, for an arc length of 119.75 feet to a point, said point being 126.20 feet right of and at right angles to centerline station 127+14.0;

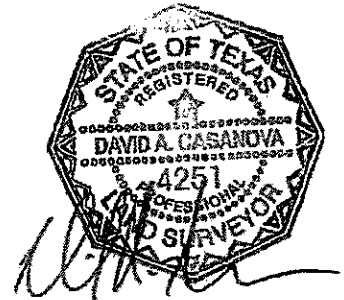
THENCE: Departing the southeast right-of-way line of said F.M. Highway 1604, over and across said 86.94 acre tract the following bearings and distances:

S  $14^{\circ}38'18''$  W, a distance of 150.86 feet to a point;

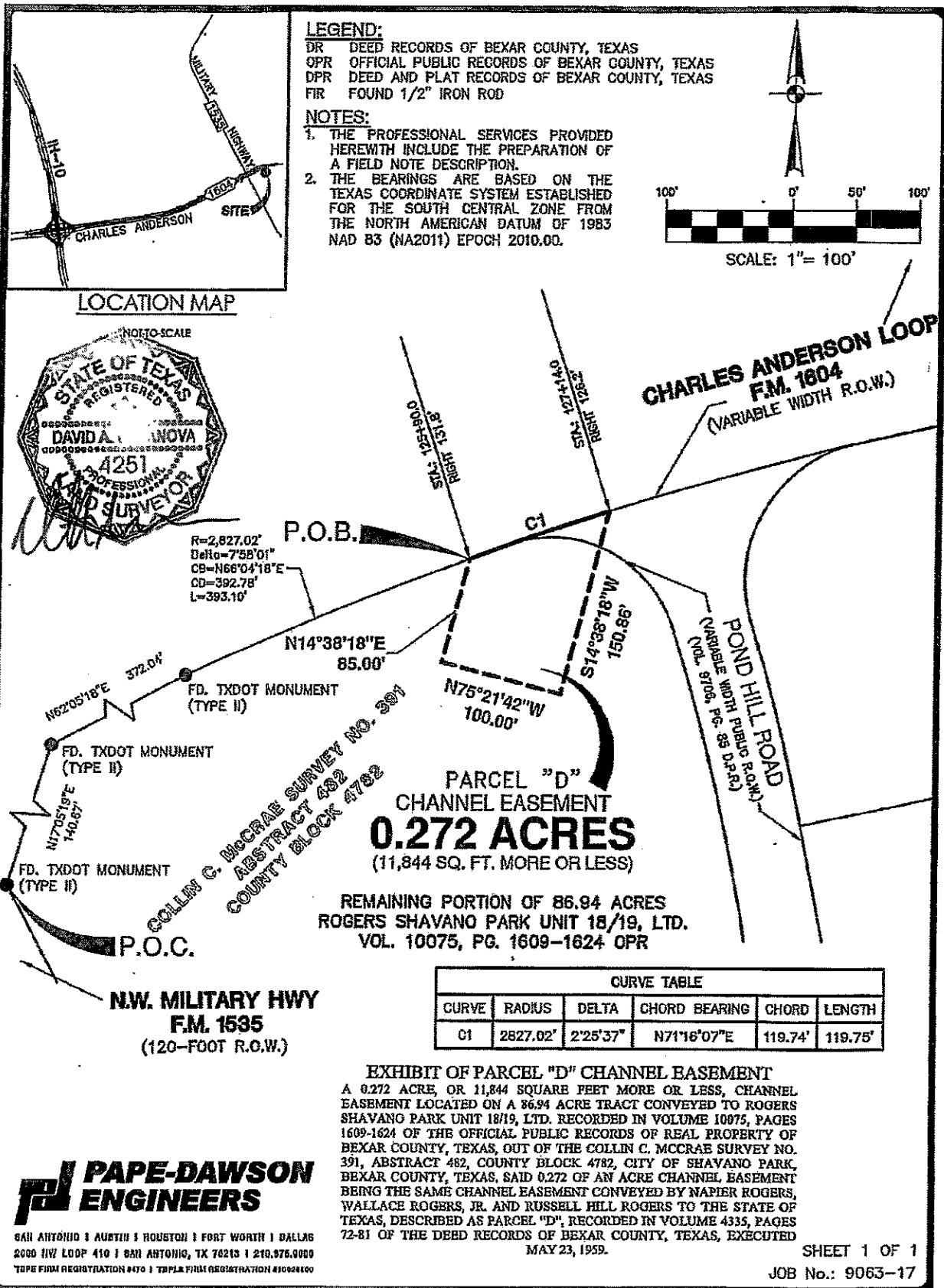
N  $75^{\circ}21'42''$  W, a distance of 100.00 feet to a point;

N  $14^{\circ}38'18''$  E, a distance of 85.00 feet to the POINT OF BEGINNING, and containing 0.272 acres in the City of Shavano Park, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9063-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 15, 2017  
JOB NO. 9063-17  
DOC. ID. N:\Survey\17\17-9000\9063-17\Word\9063-17 EX 0.272 AC DR-ESMT.docx



# EXHIBIT A



Date: Apr 15, 2017, 1:59pm User: R. Velez  
 File: A:\Survey\17-9063-17\EXHIBIT A.dwg



January 31, 2018

City of Shavano Park  
Planning Department  
Attn: Curtis Leeth  
900 Saddletree Court  
Shavano Park, Texas 78231

Re: Pond Hill East Commercial Subdivision – Final Plat Re-Approval

Mr. Leeth;

This letter is being submitted as part of the re-approval package for the final plat of Pond Hill East Commercial Subdivision. Below are a list of changes that have occurred since this plat was approved by City Council on 6/26/17:

-With a release by TxDOT, the TxDOT Channel Easement (Vol. 4335, Pgs. 72-81 D.P.R.) has been removed from the plat.

If you require additional information, please contact our office.

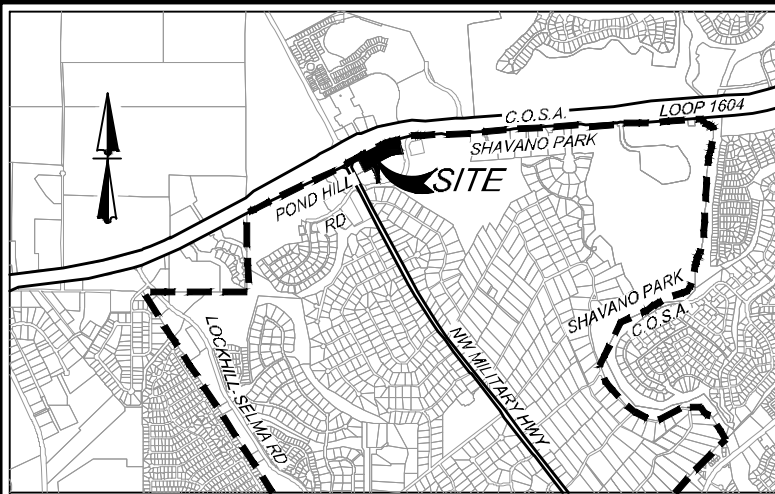
Sincerely,  
KFW Engineers

A handwritten signature in black ink, appearing to read 'Andy Carruth', written over a horizontal line.

Andy Carruth, P.E.  
Assistant Project Manager

Q:\171\10\04\Word\Letters





### LOCATION MAP

NOT TO SCALE

#### SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM NAD83(2011).
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
5. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 235 OF 785, COMMUNITY PANEL NO. 48029C0235G, DATED SEPTEMBER 29, 2010.

#### EXISTING EASEMENT LEGEND

1. 15' BUILDING SETBACK LINE (VOL. 9650, PG. 168)
2. 1.0' NON ACCESS EASEMENT (VOL. 9650, PG. 168)
3. 25' BUILDING SETBACK LINE & LANDSCAPE BUFFER (VOL. 9650, PG. 168)
4. 12.5' INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
5. 17.5' OFF-LOT INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
6. VARIABLE WIDTH GAS & ELECTRIC EASEMENT (VOL. 10772, PG. 1558)
7. 30' BUILDING SETBACK & LANDSCAPE BUFFER (VOL. 9665, PG. 47)
8. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9621, PGS. 191-192 D.P.R.)
9. VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16922, PG. 2299 O.P.R.)
10. 16' SANITARY SEWER EASEMENT (VOL. 16045, PG. 2434 O.P.R.)
11. 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT AND LANDSCAPE BUFFER (VOL. 9650, PG. 168)
12. 31.50' OFF-LOT INGRESS / EGRESS EASEMENT (0.0829 AC.) (VOL. 9665, PG. 47 D.P.R.)
13. VARIABLE WIDTH SIGN EASEMENT (VOL. 16675, PGS. 2267 O.P.R.)
14. 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (VOL. 9665, PG. 47)
15. 1.0' VEHICULAR NON-ACCESS EASEMENT (VOL. 9665, PG. 47)

#### PROPOSED EASEMENT LEGEND

1. VARIABLE WIDTH WATER EASEMENT
2. 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT
3. 16' WATER EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)
4. IRREVOCABLE CROSS ACCESS, WATER, SEWER, ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (1.14 AC)
5. 15' PRIVATE DRAINAGE EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)

#### CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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 SHAVANO PARK PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5372  
KFW SURVEYING, LLC  
FIRM LICENSE NO. 10122300  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### CPS NOTES:

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

#### TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL," THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE EXISTING ACCESS POINT(S) ALONG LOOP 1604 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 727.05'.

#### IMPACT FEE PAYMENT DUE:

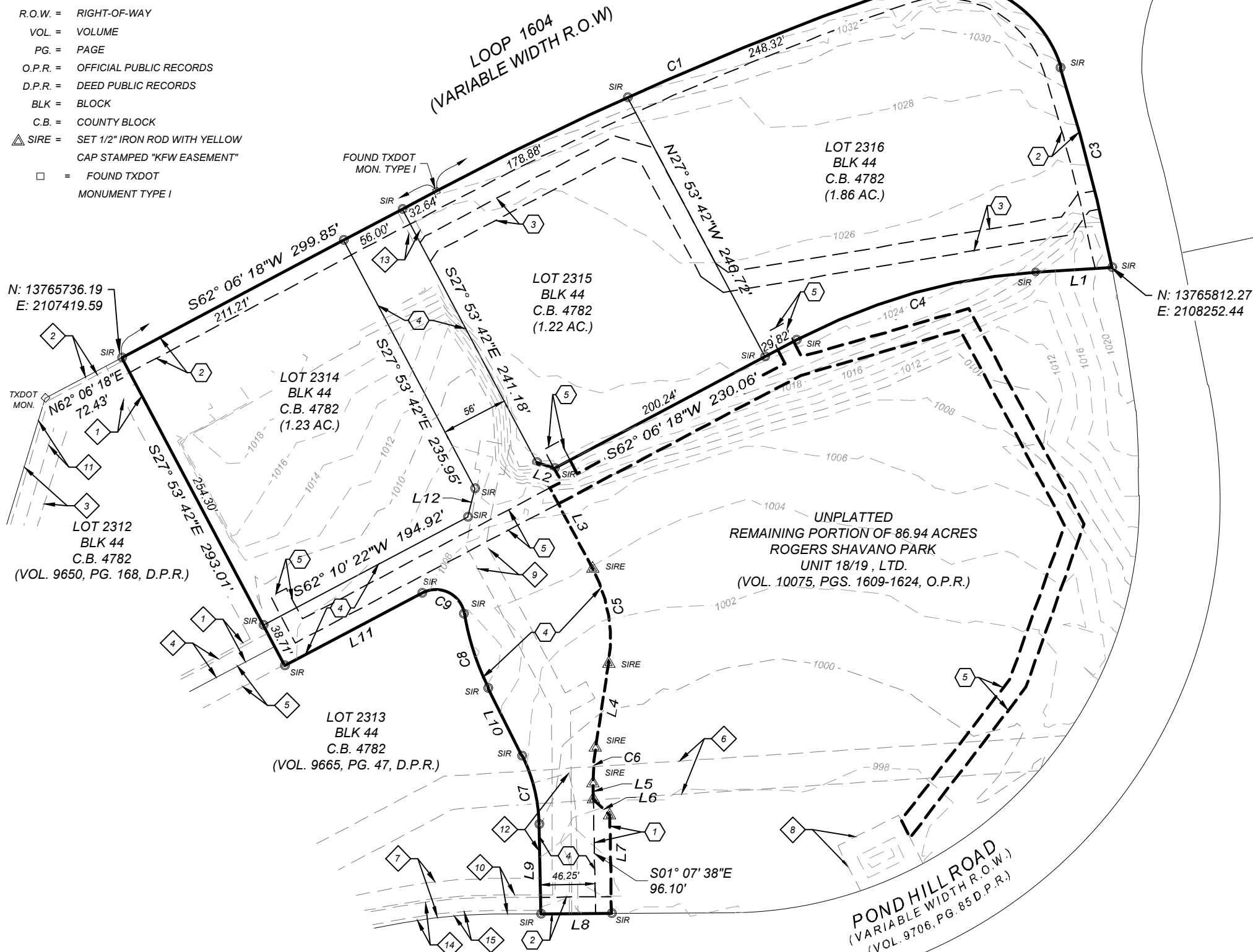
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### WASTEWATER EDU NOTE:

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

#### LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED PUBLIC RECORDS
- BLK = BLOCK
- C.B. = COUNTY BLOCK
- ▲ SIRE = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- = FOUND TXDOT MONUMENT TYPE I



### PLAT ESTABLISHING

## POND HILL EAST COMMERCIAL SUBDIVISION

A 5.78 ACRE TRACT OF LAND OUT OF A 86.94 ACRE TRACT OF LAND AS CONVEYED TO ROGERS SHAVANO PARK UNIT 18/19, LTD. AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10075, PAGES 1609-1624 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE WILLIAM HOTCHKISS SURVEY NUMBER 77, ABSTRACT 336, COUNTY BLOCK 4782 AND THE COLLIN C. MCORAE SURVEY NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782, SITUATED IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

THIS PLAT OF \_\_\_\_\_ POND HILL EAST COMMERCIAL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION. DATED THIS \_\_\_\_\_ DAY \_\_\_\_\_ OF A.D. 20 \_\_\_\_\_

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

BY: \_\_\_\_\_ CITY MANAGER

THIS PLAT OF \_\_\_\_\_ POND HILL EAST COMMERCIAL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL. DATED THIS \_\_\_\_\_ DAY \_\_\_\_\_ OF A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ MAYOR

BY: \_\_\_\_\_ CITY MANAGER

#### SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985' WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SHAVANO PARK.

#### EDWARDS AQUIFER RECHARGE ZONE NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION MUST COMPLY WITH APPLICABLE REQUIREMENTS PRESCRIBED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

#### SETBACK LINE NOTE:

ALL SETBACK LINES SHALL BE ESTABLISHED AT THE TIME OF BUILDING PERMIT AND IN ACCORDANCE WITH CITY OF SHAVANO PARK CODE OF ORDINANCES, CHAPTER 36, ARTICLE VI, TABLE NO. 6 "OTHER DISTRICT SETBACKS AND OTHER LIMITATIONS".

**KFW**  
ENGINEERS + SURVEYING

3421 Paesanos Parkway, Suite 200, San Antonio, TX 78231 • TBPE Firm #9513  
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TBPLS Firm #10122300

SCALE : 1"=100'  
0' 100' 300'  
200'

Line Table		
Line #	Length	Direction
L1	64.46'	S86° 15' 19"W
L2	15.78'	N72° 53' 42"E
L3	101.17'	S27° 53' 42"E
L4	71.57'	S08° 52' 02"W
L5	13.66'	S01° 07' 38"E
L6	19.21'	N45° 43' 21"W
L7	82.62'	N00° 58' 16"W
L8	59.51'	N89° 44' 33"E
L9	75.26'	S01° 07' 38"E
L10	63.71'	S26° 41' 21"E
L11	130.73'	N62° 06' 18"E
L12	24.72'	S13° 20' 17"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	427.20'	2827.02'	8°39'29"	426.79'	S66°25'12"W
C2	166.61'	104.00'	91°47'22"	149.36'	N63°21'22"W
C3	173.52'	1662.00'	5°58'55"	173.44'	N14°28'14"W
C4	210.75'	500.00'	24°09'01"	209.20'	N74°10'48"E
C5	82.13'	128.00'	36°45'45"	80.73'	S09°30'50"E
C6	30.00'	172.00'	9°59'40"	29.97'	S03°52'12"W
C7	59.89'	134.25'	25°33'35"	59.39'	S13°54'34"E
C8	65.85'	215.75'	17°29'12"	65.59'	S17°56'45"E
C9	46.16'	24.25'	109°03'47"	39.50'	S63°23'35"E

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: \_\_\_\_\_ OWNER/DEVELOPER:  
ROGERS SHAVANO PARK UNIT 18/19 LTD.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218

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 \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ BEXAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

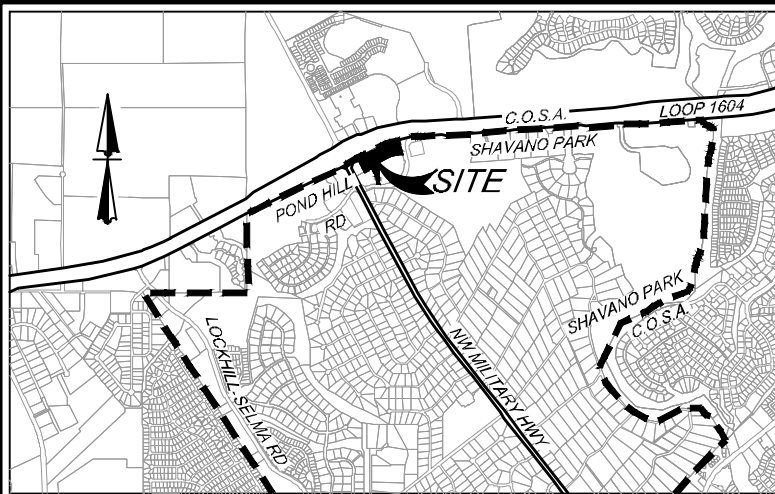
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

DATE PREPARED: 5/24/17

PAGE 1 OF 2

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### LOCATION MAP

NOT TO SCALE

#### SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM NAD83(2011).
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 235 OF 785, COMMUNITY PANEL NO. 48029C0235G, DATED SEPTEMBER 29, 2010.

#### EXISTING EASEMENT LEGEND

- 15' BUILDING SETBACK LINE (VOL. 9650, PG. 168)
- 1.0' NON ACCESS EASEMENT (VOL. 9650, PG. 168)
- 25' BUILDING SETBACK LINE & LANDSCAPE BUFFER (VOL. 9650, PG. 168)
- 12.5' INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
- 17.5' OFF-LOT INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
- VARIABLE WIDTH GAS & ELECTRIC EASEMENT (VOL. 10772, PG. 1558)
- 30' BUILDING SETBACK & LANDSCAPE BUFFER (VOL. 9665, PG. 47)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9621, PGS. 191-192 D.P.R.)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16922, PG. 2299 O.P.R.)
- 16' SANITARY SEWER EASEMENT (VOL. 16045, PG. 2434 O.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT AND LANDSCAPE BUFFER (VOL. 9650, PG. 168)
- 31.50' OFF-LOT INGRESS / EGRESS EASEMENT (0.0829 AC.) (VOL. 9665, PG. 47 D.P.R.)
- VARIABLE WIDTH SIGN EASEMENT (VOL. 16675, PGS. 2267 O.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (VOL. 9665, PG. 47)
- 1.0' VEHICULAR NON-ACCESS EASEMENT (VOL. 9665, PG. 47)

#### PROPOSED EASEMENT LEGEND

- VARIABLE WIDTH WATER EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT
- 16' WATER EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)
- IRREVOCABLE CROSS ACCESS, WATER, SEWER, ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (1.14 AC)
- 15' PRIVATE DRAINAGE EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)

#### CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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 SHAVANO PARK PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5372  
KFW SURVEYING, LLC  
FIRM LICENSE NO. 10122300  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### CPS NOTES:

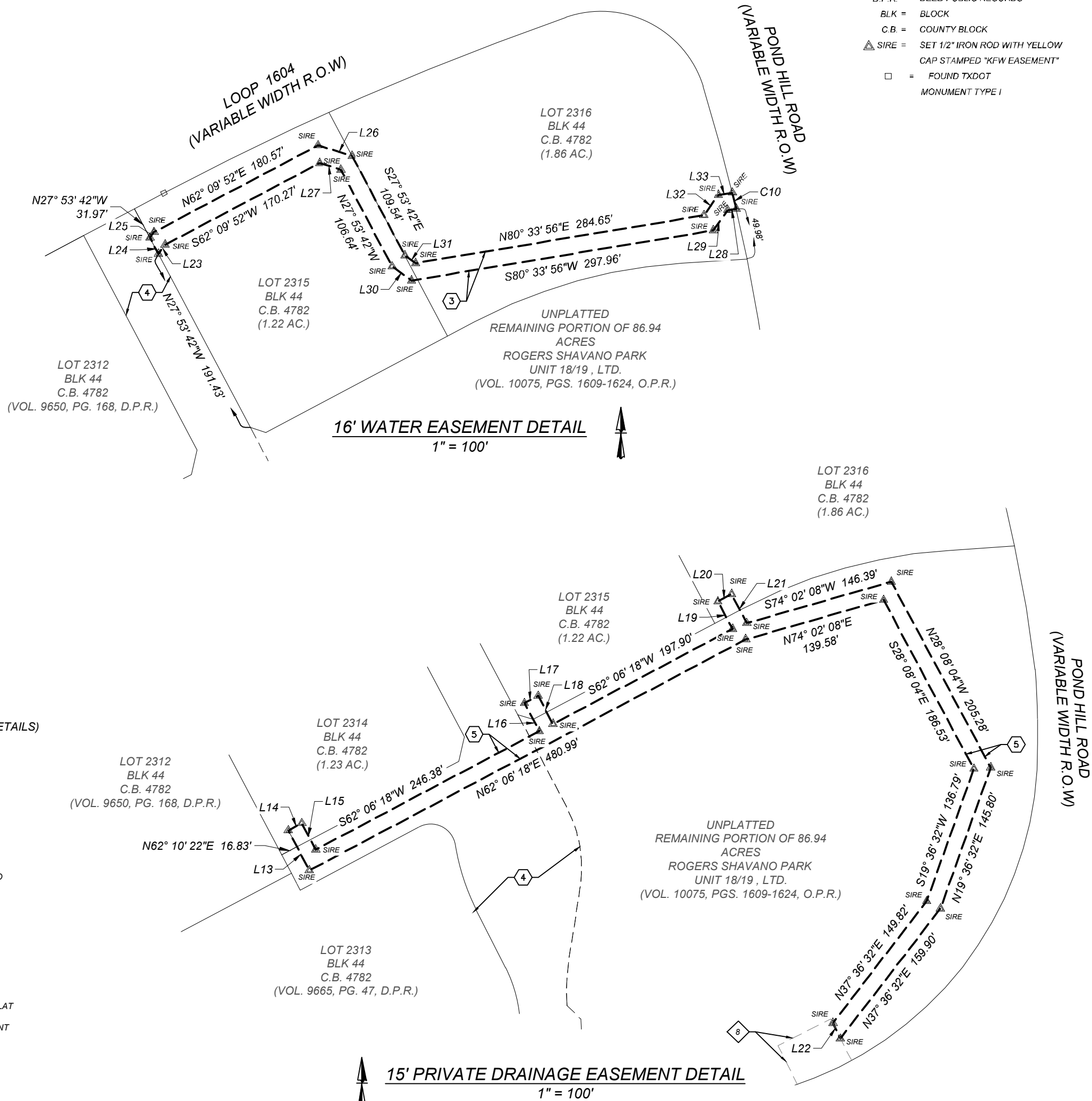
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE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

#### TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE EXISTING ACCESS POINT(S) ALONG LOOP 1604 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 727.05'.

IMPACT FEE PAYMENT DUE:  
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.

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



#### SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985' WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SHAVANO PARK.

#### EDWARDS AQUIFER RECHARGE ZONE NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION MUST COMPLY WITH APPLICABLE REQUIREMENTS PRESCRIBED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

#### SETBACK LINE NOTE:

ALL SETBACK LINES SHALL BE ESTABLISHED AT THE TIME OF BUILDING PERMIT AND IN ACCORDANCE WITH CITY OF SHAVANO PARK CODE OF ORDINANCES, CHAPTER 36, ARTICLE VI, TABLE NO. 6 "OTHER DISTRICT SETBACKS AND OTHER LIMITATIONS".

#### LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- VOL = VOLUME
- PG. = PAGE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED PUBLIC RECORDS
- BLK. = BLOCK
- C.B. = COUNTY BLOCK
- △ SIRE = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- = FOUND TXDOT MONUMENT TYPE I

Line Table - Private Drainage Easement			Line Table - Water Easement		
Line #	Length	Direction	Line #	Length	Direction
L13	44.01'	S27° 53' 42"E	L24	17.78'	N27° 53' 42"W
L14	15.00'	S62° 06' 18"W	L25	6.83'	N36° 16' 25"E
L15	29.01'	N27° 53' 42"W	L26	34.92'	S72° 51' 55"E
L16	31.00'	S27° 53' 42"E	L27	21.68'	N72° 51' 55"W
L17	15.00'	S62° 06' 18"W	L28	8.45'	S80° 33' 56"W
L18	31.00'	N27° 53' 42"W	L29	24.21'	S35° 33' 56"W
L19	30.39'	S27° 53' 42"E	L30	23.34'	N54° 03' 58"W
L20	15.00'	S62° 06' 18"W	L31	12.94'	S44° 03' 58"E
L21	31.81'	N27° 53' 42"W	L32	24.21'	N35° 33' 56"E
L22	16.86'	S25° 11' 52"E	L33	13.95'	N80° 33' 56"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C10	16.04'	1662.00'	0°33'11"	16.04'	N13°28'45"W

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: \_\_\_\_\_ OWNER/DEVELOPER:  
ROGERS SHAVANO PARK UNIT 18/19 LTD.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218

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 \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ BEXAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

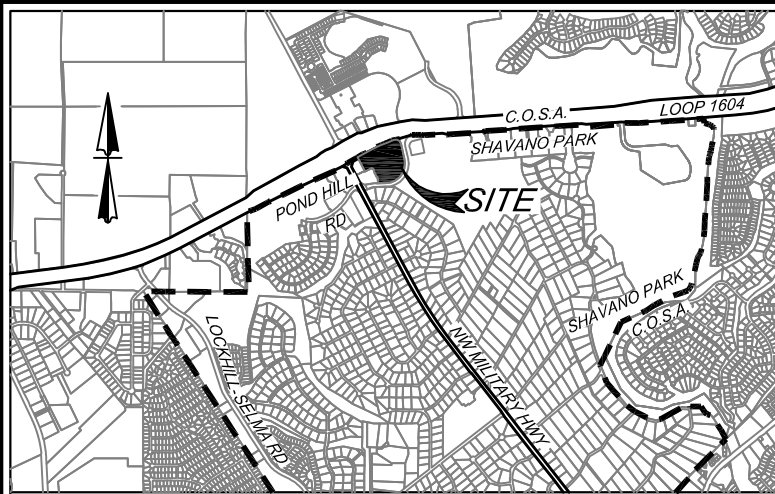
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

DATE PREPARED: 5/24/17

PAGE 2 OF 2

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### LOCATION MAP

NOT TO SCALE

#### SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM NAD83(2011).
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 235 OF 785, COMMUNITY PANEL NO. 48029C0235G, DATED SEPTEMBER 29, 2010.

#### EXISTING EASEMENT LEGEND

- 15' BUILDING SETBACK LINE (VOL. 9650, PG. 168)
- 1.0' NON ACCESS EASEMENT (VOL. 9650, PG. 168)
- 25' BUILDING SETBACK LINE & LANDSCAPE BUFFER (VOL. 9650, PG. 168)
- 12.5' INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
- 17.5' OFF-LOT INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
- VARIABLE WIDTH GAS & ELECTRIC EASEMENT (VOL. 10772, PG. 1558)
- 30' BUILDING SETBACK & LANDSCAPE BUFFER (VOL. 9665, PG. 47)
- CHANNEL EASEMENT (VOL. 4335, PGS. 72-81 D.P.R.)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16922, PG. 2299 O.P.R.)
- 16' SANITARY SEWER EASEMENT (VOL. 16045, PG. 2434 O.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT AND LANDSCAPE BUFFER (VOL. 9650, PG. 168)
- 31.50' OFF-LOT INGRESS / EGRESS EASEMENT (0.0829 AC.) (VOL. 9665, PG. 47 D.P.R.)
- VARIABLE WIDTH SIGN EASEMENT (VOL. 10075, PGS. 1609-1624 O.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (VOL. 9665, PG. 47)
- 1.0' VEHICULAR NON-ACCESS EASEMENT (VOL. 9665, PG. 47)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9621, PGS. 191-192 D.P.R.)

#### PROPOSED EASEMENT LEGEND

- VARIABLE WIDTH WATER EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT
- 16' WATER EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)
- IRREVOCABLE CROSS ACCESS, WATER AND SEWER EASEMENT (1.14 AC)
- 15' PRIVATE DRAINAGE EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)

#### CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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 SHAVANO PARK PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5372  
KFW SURVEYING, LLC  
FIRM LICENSE NO. 10122300  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### CPS NOTES:

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

#### TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT(S) ALONG LOOP 1604 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 727.05'.

#### IMPACT FEE PAYMENT DUE:

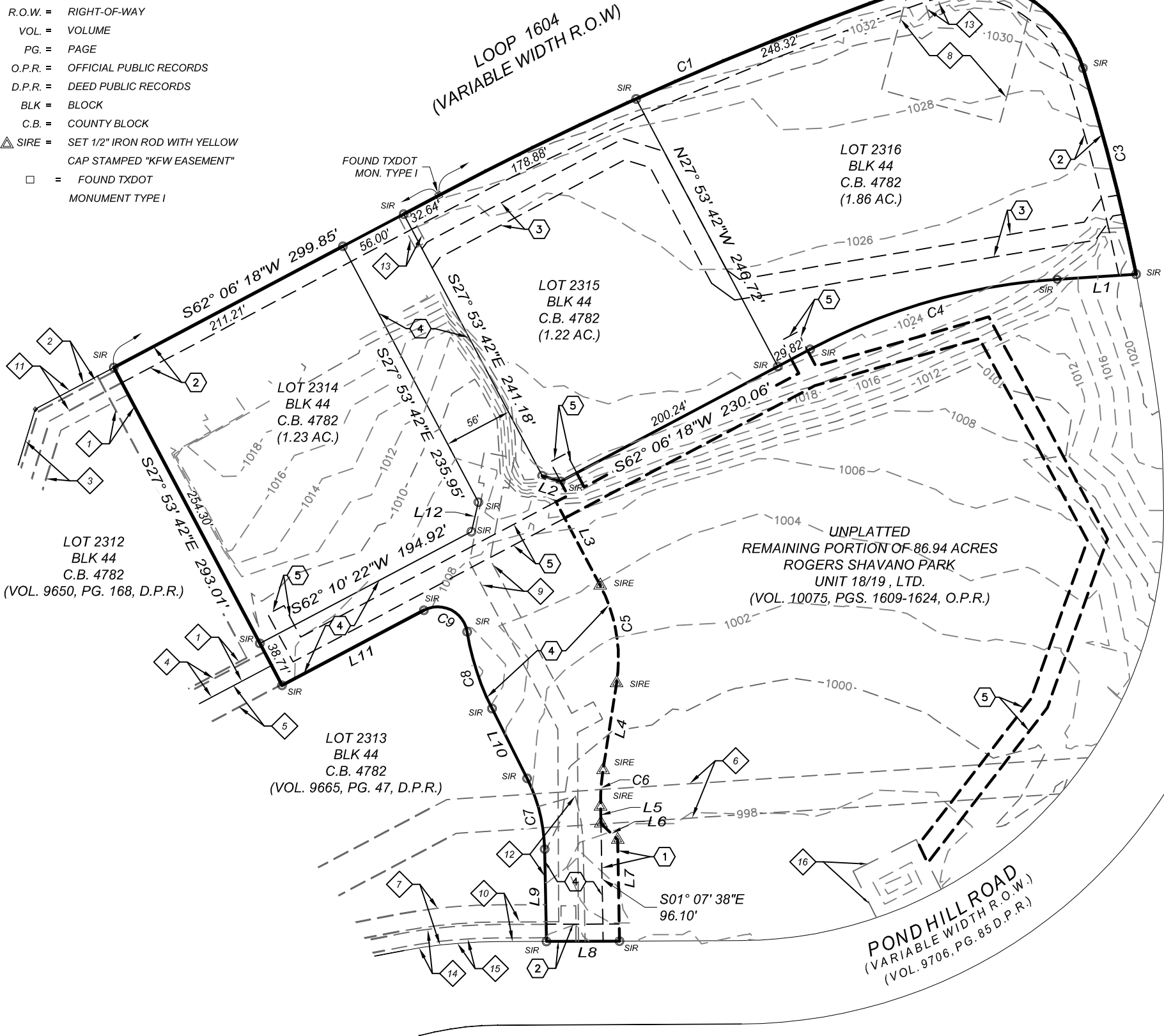
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### 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.

#### LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP  
STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED PUBLIC RECORDS
- BLK. = BLOCK
- C.B. = COUNTY BLOCK
- SIRE = SET 1/2" IRON ROD WITH YELLOW  
CAP STAMPED "KFW EASEMENT"
- FOUND TXDOT  
MONUMENT TYPE I



## PLAT ESTABLISHING POND HILL EAST COMMERCIAL SUBDIVISION

A 5.78 ACRE TRACT OF LAND OUT OF A 86.94 ACRE TRACT OF LAND AS CONVEYED TO ROGERS SHAVANO PARK UNIT 18/19, LTD. AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10075, PAGES 1609-1624 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE WILLIAM HOTCHKISS SURVEY NUMBER 77, ABSTRACT 336, COUNTY BLOCK 4783 AND THE COLLIN C. MCCRAE SURVEY NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782, SITUATED IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

THIS PLAT OF \_\_\_\_\_ POND HILL EAST COMMERCIAL SUBDIVISION  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND  
ZONING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY \_\_\_\_\_ OF A.D. 20 \_\_\_\_\_

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

BY: \_\_\_\_\_ CITY MANAGER

THIS PLAT OF \_\_\_\_\_ POND HILL EAST COMMERCIAL SUBDIVISION  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO  
PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ MAYOR

BY: \_\_\_\_\_ CITY MANAGER

#### SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985' WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SHAVANO PARK.

#### EDWARDS AQUIFER RECHARGE ZONE NOTE:

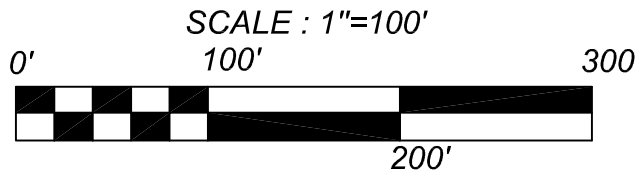
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION MUST COMPLY WITH APPLICABLE REQUIREMENTS PRESCRIBED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

#### SETBACK LINE NOTE:

ALL SETBACK LINES SHALL BE ESTABLISHED AT THE TIME OF BUILDING PERMIT AND IN ACCORDANCE WITH CITY OF SHAVANO PARK CODE OF ORDINANCES, CHAPTER 36, ARTICLE VI, TABLE NO. 6 "OTHER DISTRICT SETBACKS AND OTHER LIMITATIONS".

**KFW**  
ENGINEERS + SURVEYING

3421 Paesanos Parkway Suite 200, San Antonio, TX 78231 • TSP# FIRM #0513  
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TSP# FIRM #1012300



Line Table		
Line #	Length	Direction
L1	64.46'	S86° 15' 19"W
L2	15.78'	N72° 53' 42"W
L3	101.17'	S27° 53' 42"E
L4	71.57'	S08° 52' 02"W
L5	13.66'	S01° 07' 38"E
L6	19.21'	N45° 43' 21"W
L7	82.45'	N00° 58' 16"W
L8	59.51'	N89° 44' 33"E
L9	75.26'	S01° 07' 38"E
L10	63.71'	S26° 41' 21"E
L11	130.74'	N62° 06' 18"E
L12	24.72'	S13° 20' 17"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	427.20'	2827.02'	8°39'29"	426.79'	S66°25'12"W
C2	166.61'	104.00'	91°47'22"	149.36'	N63°21'22"W
C3	173.52'	1662.00'	5°58'55"	173.44'	N14°28'14"W
C4	210.75'	500.00'	24°09'01"	209.20'	N74°10'48"E
C5	82.13'	128.00'	36°45'45"	80.73'	S09°30'50"E
C6	30.00'	172.00'	9°59'40"	29.97'	S03°52'12"W
C7	59.89'	134.25'	25°33'35"	59.39'	S13°54'34"E
C8	65.85'	215.75'	17°29'12"	65.59'	S17°56'45"E
C9	46.15'	24.25'	109°02'05"	39.49'	S63°22'43"E

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: \_\_\_\_\_ OWNER/DEVELOPER:  
ROGERS SHAVANO PARK UNIT 18/19 LTD.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218

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 \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ BEXAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

DATE PREPARED: 5/24/17

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