



CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 23, 2025 at 6:30 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Discussion and Possible Action Approving of the August 26, 2025, Planning and Zoning Commission Meeting Minutes - M. Gallardo, Planning and Zoning Director

3. NEW BUSINESS

1. Presentation, **Public Hearing**, and Possible Action to Consider Approval of a Replat and Subdivision Plat Establishing Seneca Trails Phase II Subdivision being a total of 19.857 acres, establishing Lots 21-53 and 900 Block 1, Lots 78-102 and 901 Block 2, Lots 1-24 and 900 Block 8, Lots 1-17 Block 9, Lots 1-23 and 900 Block 10, Lots 1-15 Block 11, County Block 4430, Comprised of 8.941 acre portion of Lot 1, Block 1 and a 9.430 acre portion of Lot 2, Block 1, County Block 4430, Grass Hill Estates in the City of Leon Valley, Bexar County, Texas, being portions of Lot 1 & 2, Block 1, of the Grass Hill Estates recorded in Volume 20003, Page 1262 of the Plat Records of Bexar County, Texas. Including a 0.132 acre tract of that 48.684 acre tract in deed recorded in Document No. 20240215993 of the official public records of Bexar County, Texas, a 1.353 acres of that called 1.377 acre, called Samaritan Drive, a variable width public right-of-way, said 1.377 acre tract abandoned by ordinance by the City of Leon Valley, Bexar County, Texas, situated in Felix Losoya Survey No. 187, Abstract 432, County Block 4429, Located at 6530 Samaritan Dr. – M. Moritz, Public Works Director

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5. ADJOURNMENT

Executive Session – The Planning & Zoning Commission of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during this meeting to discuss any matter listed on the posted agenda, as authorized by the Texas Government Code, including but not limited to: **Section 551.071** – Consultation with Attorney, **Section 551.072** – Deliberations about Real Property, **Section 551.073** – Deliberations about Gifts and Donations, **Section 551.074** – Personnel Matters, **Section 551.076** – Deliberations about Security Devices, and **Section 551.087** – Economic Development

Continuation of Meetings (Sec. 551.0411, Texas Government Code) - A governmental body that recesses an open meeting to the following regular business day is not required to post a new notice if the action is taken in good faith and not to circumvent the law. If a recessed meeting is continued to another day beyond the following business day, written notice of the continued meeting must be given as required by law.

Attendance by Other Elected or Appointed Officials - Members of other City boards, commissions, and/or committees may attend this meeting in numbers that could constitute a quorum. Accordingly, this agenda is also posted as a meeting notice for those boards, commissions, and/or committees. Members present may participate in discussions but may not deliberate or take action on items listed on this agenda. [Attorney General Opinion No. GA-0957 (2012)]

Certification of Posting - I hereby certify that the above **Notice of Public Meeting(s) and Agenda of the Leon Valley Planning & Zoning Commission** was posted at Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until the conclusion of the meeting(s). This notice is also available on the City's website at www.leonvalleytexas.gov.

Accessibility: This building is wheelchair accessible. Requests for sign interpretation or other services must be made at least 48 hours in advance of the meeting. To arrange assistance, please call (210) 684-1391, Extension 212.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
September 17, 2025 2:50 PM





**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES**

6:30 PM – AUGUST 26, 2025

**Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

Chair Erick Matta called the Planning and Zoning Commission meeting to order at 6:30 PM.

PRESENT

Commissioner	Pat Martinez	Place 4 Voting member
1 st Vice-Chair	Mary Ruth Fernandez	Place 5 Voting member
Council Liaison	Phillip Campos	Council Member
Chair	Erick Matta	Place 6 Voting member
2nd Vice Chair	Andrea Roofe	Place 2 Voting member
2nd Alternate	Russell Hernandez	Voting member
Commissioner	David Perry	Place 1 Voting member
Commissioner	Abraham Diaz	Place 3 Voting member

First Alternate Yarnell had an unexcused absence due to failure to advise the Chairperson directly.

Also, in attendance were City Manager Crystal Caldera and Planning and Zoning Director Susana Huerta.

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Discussion and Action to Consider Approval of the July 22, 2025, Planning and Zoning Commission Meeting Minutes - S. Huerta, Planning and Zoning Director

Commissioner Roofe made a motion to approve the minutes which was seconded by Commissioner Fernandez. The motion carried unanimously with a vote of 7 to 0.

3. NEW BUSINESS

1. Presentation, Public Hearing, and Possible Action to Consider Approval of a Replat and Subdivision Plat Establishing Seneca Trails Phase II Subdivision being a total of 19.857 acres, establishing Lots 21-53 and 900 Block 1, Lots 78-102 and 901 Block 2, Lots 1-24 and 900 Block 8, Lots 1-17 Block 9, Lots 1-23 and 900 Block 10, Lots 1-15 Block 11, County Block 4430, Comprised of 8.941 acre portion of Lot 1, Block 1 and a 9.430 acre portion of Lot 2, Block 1, County Block 4430, Grass Hill Estates in the City of Leon Valley, Bexar County, Texas, being portions of Lot 1 & 2, Block 1, of the Grass Hill Estates recorded in Volume 20003, Page 1262 of the Plat Records of Bexar County,

Texas. Including a 0.132 acre tract of that 48.684 acre tract in deed recorded in Document No. 20240215993 of the official public records of Bexar County, Texas, a 1.353 acres of that called 1.377 acre, called Samaritan Drive, a variable width public right-of-way, said 1.377 acre tract abandoned by ordinance by the City of Leon Valley, Bexar County, Texas, situated in Felix Losoya Survey No. 187, Abstract 432, County Block 4429, Located at 6530 Samaritan Dr. - S. Huerta, Planning and Zoning Director

The Applicant Has Requested a 30-Day Extension for This Request.

No action was required on this item.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

Ms. Huerta announced her resignation from her employment with the City.

5. ADJOURNMENT

Chair Matta announced the meeting adjourned at 6:36 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 23rd of September 2025.

APPROVED

ERICK MATTA
CHAIR

ATTEST: _____
MICHAEL GALLARDO
PLANNING AND ZONING DIRECTOR

PLANNING AND ZONING COMMUNICATION

DATE: September 23, 2025

TO: Planning and Zoning Commission

FROM: Melinda Moritz, Public Works Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, and Action to Consider Approval of a Replat and Subdivision Plat Establishing Seneca Trails Phase II Subdivision being a total of 19.857 acres, establishing Lots 21-53 and 900 Block 1, Lots 78-102 and 901 Block 2, Lots 1-24 and 900 Block 8, Lots 1-17 Block 9, Lots 1-23 and 900 Block 10, Lots 1-15 Block 11, County Block 4430, Comprised of 8.941 acre portion of Lot 1, Block 1 and a 9.430 acre portion of Lot 2, Block 1, County Block 4430, Grass Hill Estates in the City of Leon Valley, Bexar County, Texas, being portions of Lot 1 & 2, Block 1, of the Grass Hill Estates recorded in Volume 20003, Page 1262 of the Plat Records of Bexar County, Texas. Including a 0.132 acre tract of that 48.684 acre tract in deed recorded in Document No. 20240215993 of the official public records of Bexar County, Texas, a 1.353 acres of that called 1.377 acre, called Samaritan Drive, a variable width public right-of-way, said 1.377 acre tract abandoned by ordinance by the City of Leon Valley, Bexar County, Texas, situated in Felix Losoya Survey No. 187, Abstract 432, County Block 4429, Located at 6530 Samaritan Dr.

PURPOSE

This property was rezoned from R-1 Single Family to Planned Development District with R-6 Garden Home as its base zoning district. The developer is now replatting the property as required by state law. Per the City Engineer the replat meets all the requirements.

Fiscal Impact

The development of these lots will increase the ad valorem and sales tax revenue of the city. The applicant has paid all fees associated with this project.

Notification

- Letters were mailed to property owners within 200' of the subject site. One letter was received in opposition, none for approval, and none were returned undeliverable.

Recommendation

The City Engineer recommends approval of the replat.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Melinda Moritz
Public Works Director

09/16/2025

Michael Gallardo
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: **Replat and Subdivision Plat Establishing Seneca Trails Phase II Subdivision** (PZ-2025-20)

Dear Mr. Gallardo,

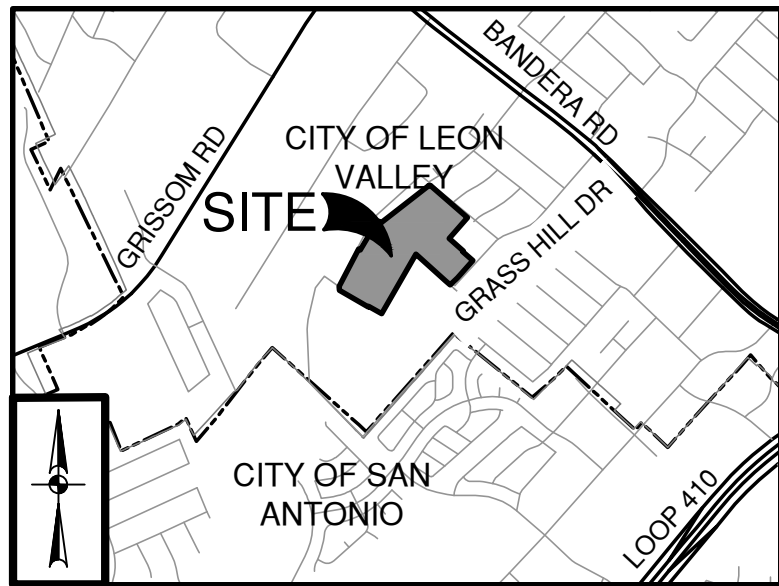
We have reviewed the submittal for **Replat and Subdivision Plat establishing Seneca Trails Phase II Subdivision**. The plat submittal addresses our comments. We recommend approval to Planning and Zoning and/or City Council to advance the project.

If you have any questions, please feel free to contact me at (210) 822-2232.

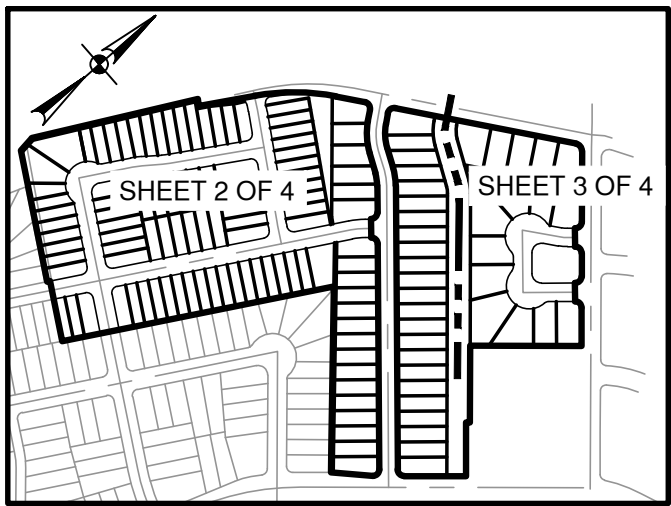
Sincerely,
Ardurra Group, Inc. (Formerly LNV, Inc.)
TBPELS Firm No. F-10053



Ricardo J. Zamora, P.E., CFM
Senior Project Manager



LOCATION MAP
NOT-TO-SCALE



SHEET INDEX
NOT-TO-SCALE

SAWS IMPACT FEE:

WASTEWATER TREATMENT IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

CITY OF LEON VALLEY IMPACT FEE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

WATER & WASTEWATER EDU:

THE NUMBER OF WATER & WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE CITY OF LEON VALLEY.

CITY OF LEON VALLEY SEWER CONNECTION FEE:

SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTIONS OF THE PLAT GRASS HILL ESATES LOT 1 & 2 WHICH IS RECORDED IN VOLUME 20003, PAGE 1262, BOTH IN THE BEXAR COUNTY PLAT AND DEED RECORDS AND INCLUDES A 10', 14' AND A 28' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT, RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE CITY OF LEON VALLEY PLANNING & ZONING COMMISSION AT ITS MEETING OF NOVEMBER 26, 2024 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: 63 SENECA WEST INVESTMENTS, LTD
A TEXAS LIMITED PARTNERSHIP
ISRAEL FOGIEL, GENERAL PARTNER
10003 NW MILITARY HWY STE 2201
SAN ANTONIO, TEXAS 78231

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 CITY OF LEON VALLEY PLANNING COMMISSION.

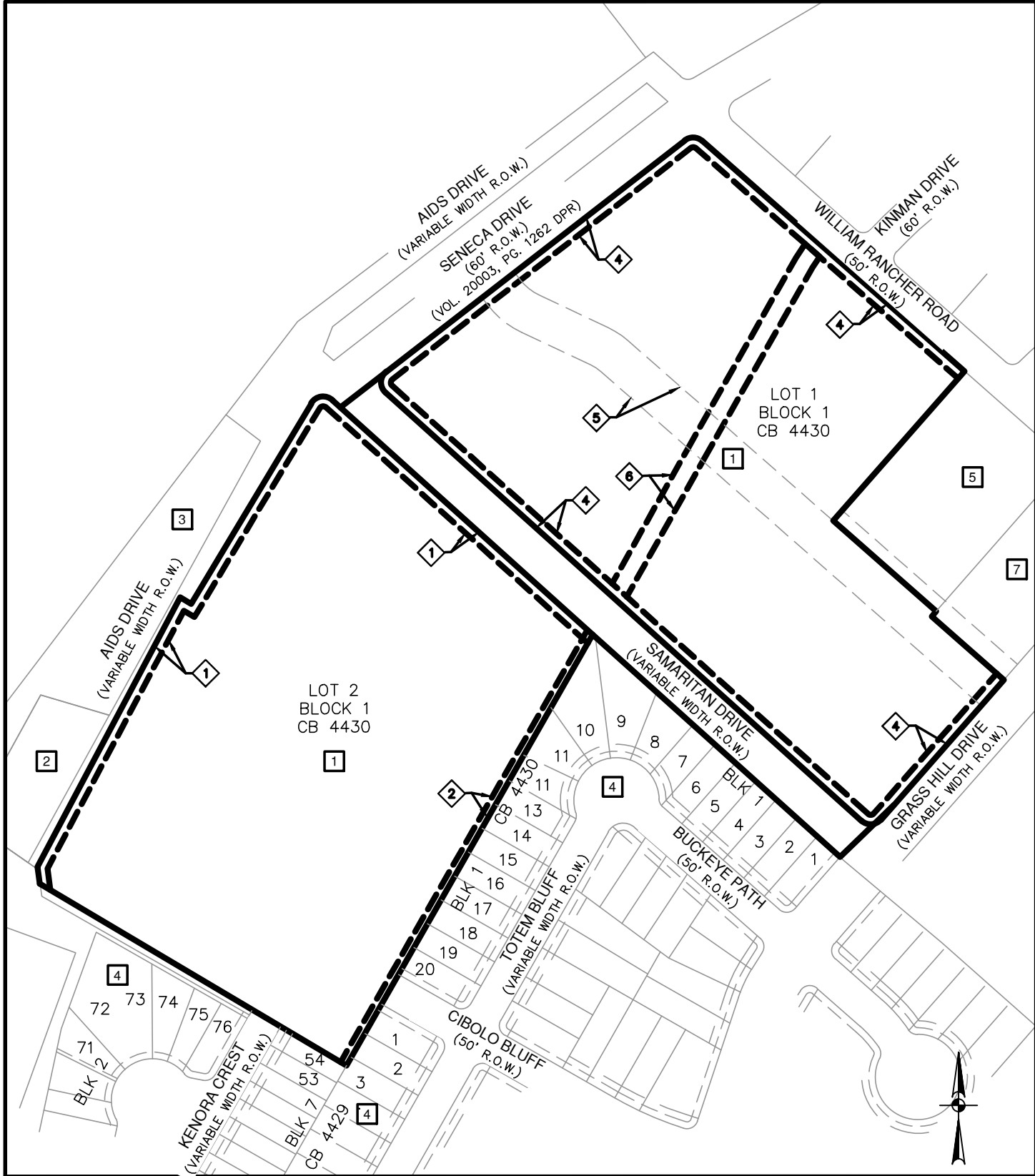
LICENSED PROFESSIONAL ENGINEER

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 BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR



**AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION**

SCALE: 1"= 200'

PORTIONS OF 19.62 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1 & 2, BLOCK 1, COUNTY BLOCK 4430 OF THE GRASS HILL ESTATES LOTS 1 & 2, SUBDIVISION PLAT, RECORDED IN VOLUME 20003, PAGE 1262 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDES A 10', 14', AND A 28' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT, RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 3 OF 4 FOR LINE AND
CURVE TABLE

CPS/SAWS/CITY OF LEON VALLEY UTILITY:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SCALE: 1"= 200'



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 2, 2025

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: 63 SENECA WEST INVESTMENTS, LTD
A TEXAS LIMITED PARTNERSHIP
ISRAEL FOGIEL, GENERAL PARTNER
10003 NW MILITARY HWY STE 2201
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL 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. 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS CITY ENGINEER OF THE CITY OF LEON VALLEY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.

DATED THIS ____ DAY OF _____, A.D. 20__.

CITY ENGINEER

THIS PLAT OF SENECA TRAILS PHASE II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS ____ DAY OF _____, A.D. 20__.

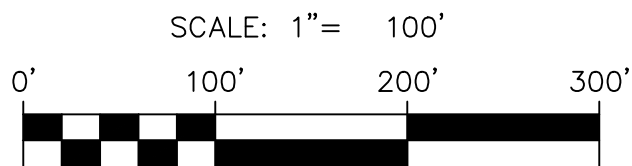
BY: _____
MAYOR

BY: _____
PLANNING AND ZONING CHAIRMAN

BY: _____
CITY SECRETARY

REPLAT & SUBDIVISION PLAT ESTABLISHING SENECA TRAILS PHASE II SUBDIVISION

BEING A TOTAL OF 19.857 ACRE TRACT OF LAND, ESTABLISHING LOTS 21-53 & 900 BLOCK 1, LOTS 78-102 & 901 BLOCK 2, LOTS 1-24 & 900 BLOCK 8, LOTS 1-17 BLOCK 9, LOTS 1-23 & 900 BLOCK 10, LOTS 1-15 BLOCK 11, COUNTY BLOCK 4430, COMPRISED OF 8.941 ACRE PORTION OF LOT 1, BLOCK 1 AND A 9.430 ACRE PORTION OF LOT 2, BLOCK 1, COUNTY BLOCK 4430, GRASS HILL ESTATES RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING A 0.132 ACRE TRACT OF THAT 48.684 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20240215993 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 1.353 ACRES OF THAT CALLED 1.377 ACRE, CALLED SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID 1.377 ACRE TRACT ABANDONED BY ORDINANCE _____ BY THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, SITUATED IN FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 4429, NOW ALL IN COUNTY BLOCK _____, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 2, 2025

CITY OF LEON VALLEY IMPACT FEE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

WATER & WASTEWATER EDU:

THE NUMBER OF WATER & WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE CITY OF LEON VALLEY.

CITY OF LEON VALLEY SEWER CONNECTION FEE:

SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

CITY OF LEON VALLEY PARK DEDICATION:

THE OWNER DEDICATES LOT 900 BLOCK 1 TO THE CITY OF LEON VALLEY AS PARK SPACE.

CPS/SAWS/CITY OF LEON VALLEY UTILITY:

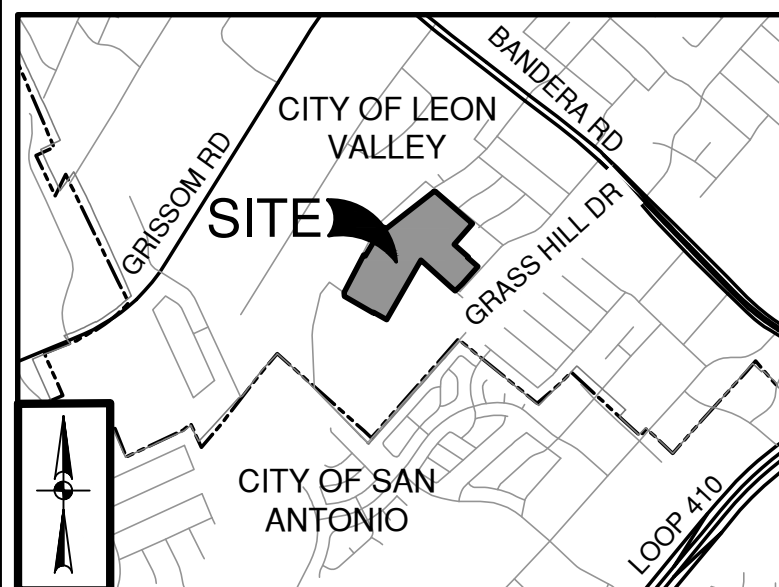
1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY, SAWS, AND LEON VALLEY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY, SAWS, OR LEON VALLEY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY, SAWS, OR LEON VALLEY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



LOCATION MAP

NOT-TO-SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	570.00'	21°16'42"	N41°35'26"E	210.47'	211.68'
C2	17.00'	89°26'49"	S83°02'49"E	23.93'	26.54'
C3	180.00'	27°15'09"	S51°56'59"E	84.81'	85.62'
C4	120.00'	16°19'16"	S57°24'56"E	34.07'	34.18'
C5	17.00'	90°00'00"	S41°5'18"E	24.04'	26.70'
C6	17.00'	90°00'00"	N85°44'42"E	24.04'	26.70'
C7	17.00'	90°32'13"	S3°59'11"E	24.15'	26.86'
C8	17.00'	89°27'47"	S86°00'49"W	23.93'	26.54'
C9	168.00'	16°19'16"	N57°24'56"W	47.69'	47.86'
C10	132.00'	27°15'09"	N51°56'59"W	62.19'	62.79'
C11	17.00'	90°33'10"	N6°57'10"E	24.16'	26.87'
C12	19.99'	79°05'00"	N88°14'19"W	25.45'	27.59'
C13	17.00'	88°45'11"	N4°19'34"W	23.78'	26.33'
C14	17.00'	91°14'49"	S85°40'26"W	24.30'	27.07'
C15	17.00'	89°29'37"	N3°57'21"W	23.94'	26.55'
C16	17.00'	90°30'23"	S86°02'39"W	24.15'	26.85'
C17	17.00'	90°00'00"	N73°52'13"E	24.04'	26.70'
C18	176.00'	2°28'19"	S59°53'38"E	7.59'	7.59'
C19	17.00'	90°00'00"	S13°39'28"E	24.04'	26.70'
C20	176.00'	5°47'24"	S34°14'14"W	17.78'	17.79'
C21	224.00'	7°21'59"	S33°26'56"W	28.78'	28.80'
C22	17.00'	35°42'28"	S47°37'10"W	10.42'	10.59'
C23	60.00'	160°03'59"	S14°33'35"E	118.19'	167.62'
C24	17.00'	34°19'10"	S77°26'00"E	10.03'	10.18'
C25	17.00'	90°00'00"	S15°16'25"E	24.04'	26.70'
C26	17.00'	90°00'00"	N74°43'35"E	24.04'	26.70'
C27	17.00'	90°00'00"	N15°16'25"W	24.04'	26.70'
C28	176.00'	11°01'08"	N35°14'09"E	33.80'	33.85'
C29	224.00'	11°01'08"	S35°14'09"W	43.01'	43.08'
C30	17.00'	90°00'00"	S74°43'35"W	24.04'	26.70'
C31	176.00'	1°36'57"	N59°27'57"W	4.96'	4.96'
C32	224.00'	2°28'19"	N59°53'38"W	9.66'	9.66'
C33	17.00'	92°17'18"	N14°59'08"W	24.52'	27.38'
C34	575.00'	11°55'40"	N37°07'20"E	119.49'	119.70'

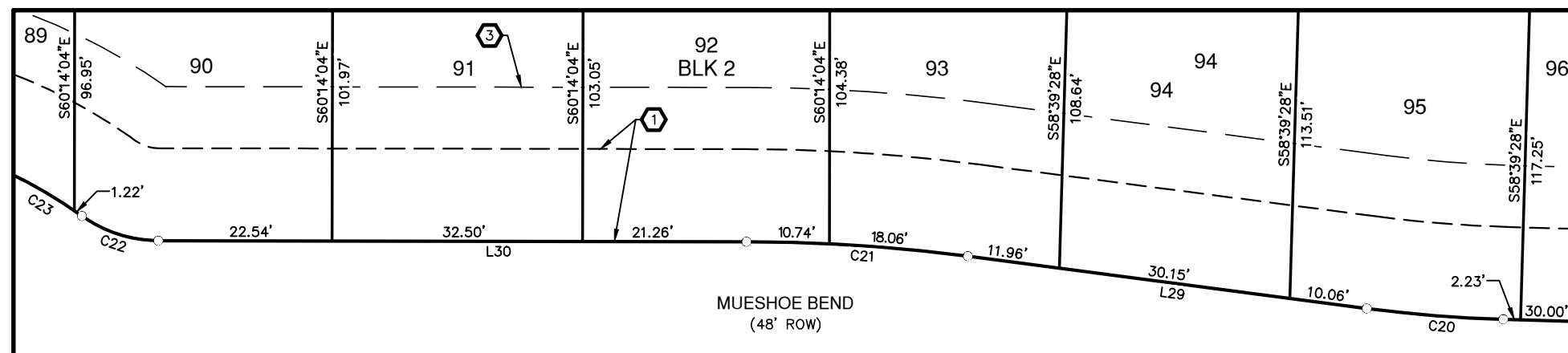
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C35	17.00'	90°00'00"	S76°20'32"W	24.04'	26.70'
C36	224.00'	1°36'57"	N59°27'57"W	6.32'	6.32'
C37	17.00'	90°00'00"	N15°16'25"W	24.04'	26.70'
C38	17.00'	90°00'00"	N74°43'35"E	24.04'	26.70'
C39	25.00'	90°02'22"	S15°15'14"E	35.37'	39.29'
C40	176.00'	7°21'59"	S33°26'56"W	22.61'	22.63'
C41	224.00'	5°47'24"	S34°14'14"W	22.63'	22.64'
C42	76.00'	11°12'03"	S45°39'03"W	14.83'	14.86'
C43	17.00'	45°18'14"	S73°54'11"W	13.09'	13.44'
C44	60.00'	189°44'34"	S1°41'01"W	119.57'	198.70'
C45	17.00'	43°55'58"	S71°13'17"E	12.72'	13.04'
C46	17.00'	41°12'40"	S28°38'58"E	11.97'	12.23'
C47	60.00'	172°22'11"	N85°46'17"E	119.73'	180.51'
C48	17.00'	41°12'16"	N20°11'19"E	11.96'	12.23'
C49	25.00'	89°57'15"	S85°46'05"W	35.34'	39.25'
C50	25.00'	100°30'22"	N0°59'53"E	38.44'	43.85'
C51	124.00'	11°12'03"	N45°39'03"E	24.20'	24.24'
C52	65.00'	16°04'40"	S56°44'38"E	18.18'	18.24'
C53	135.00'	27°09'57"	S51°12'06"E	63.41'	64.01'
C54	75.00'	27°09'58"	S51°12'06"E	35.23'	35.56'
C55	125.00'	16°04'54"	S56°44'38"E	34.97'	35.09'

LINE TABLE		
LINE #	BEARING	LENGTH
L37	N60°16'25"W	8.83'
L38	N60°17'47"W	8.10'
L39	N60°16'25"W	8.83'
L40	S29°45'56"W	92.82'
L41	S37°07'56"W	52.17'
L42	S40°03'01"W	19.00'
L43	S51°15'04"W	28.08'
L44	S49°15'18"E	25.33'
L45	N40°47'27"E	68.24'
L46	S40°47'27"W	86.91'
L47	N49°15'18"W	54.58'
L48	N51°15'04"E	41.03'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N60°16'25"W	159.50'
L2	S29°43'35"W	7.15'
L3	N7°11'27"W	42.92'
L4	S58°58'53"E	18.67'
L5	S30°57'05"W	149.49'
L6	N52°13'46"E	75.73'
L7	S38°19'25"E	29.53'
L8	S65°34'34"E	53.02'
L9	S49°15'18"E	69.92'
L10	S49°15'18"E	48.00'
L11	S46°06'09"W	109.02'
L12	N48°24'42"W	67.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L13	N41°16'55"E	160.81'
L14	N65°34'34"W	53.02'
L15	N38°19'25"W	28.73'
L16	N48°42'09"W	183.96'
L17	N40°03'01"E	1.79'
L18	N49°56'59"W	48.00'
L19	N48°42'09"W	60.92'
L20	N40°47'27"E	0.72'
L21	N49°12'33"W	48.00'
L22	N48°42'09"W	99.25'
L23	N41°16'56"E	10.00'
L24	N48°42'10"W	139.97'

LINE TABLE		
LINE #	BEARING	LENGTH
L25	N34°38'35"E	68.60'
L26	N28°52'13"E	8.08'
L27	S61°07'47"E	16.54'
L28	S58°39'28"E	49.76'
L29	S37°07'56"W	52.17'
L30	S29°45'56"W	76.30'
L31	S29°43'35"W	84.85'
L32	N29°43'35"E	84.85'
L33	S60°16'25"E	94.50'
L34	N60°16'25"W	94.50'
L35	N40°44'42"E	15.19'
L36	S40°44'42"W	15.19'



DETAIL "E"

SCALE: 1"=20'

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 CITY OF LEON VALLEY PLANNING COMMISSION.

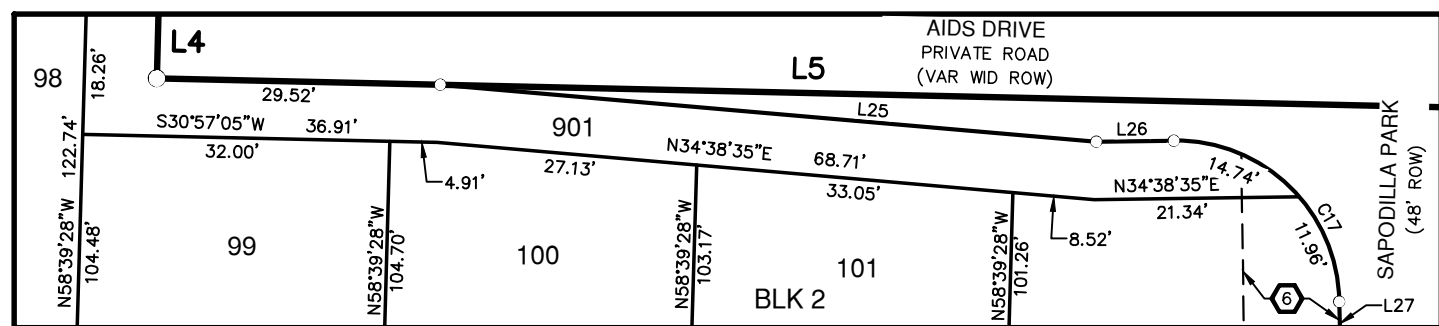
LICENSED PROFESSIONAL ENGINEER

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 BY: PAPE-DAWSON ENGINEERS, INC.

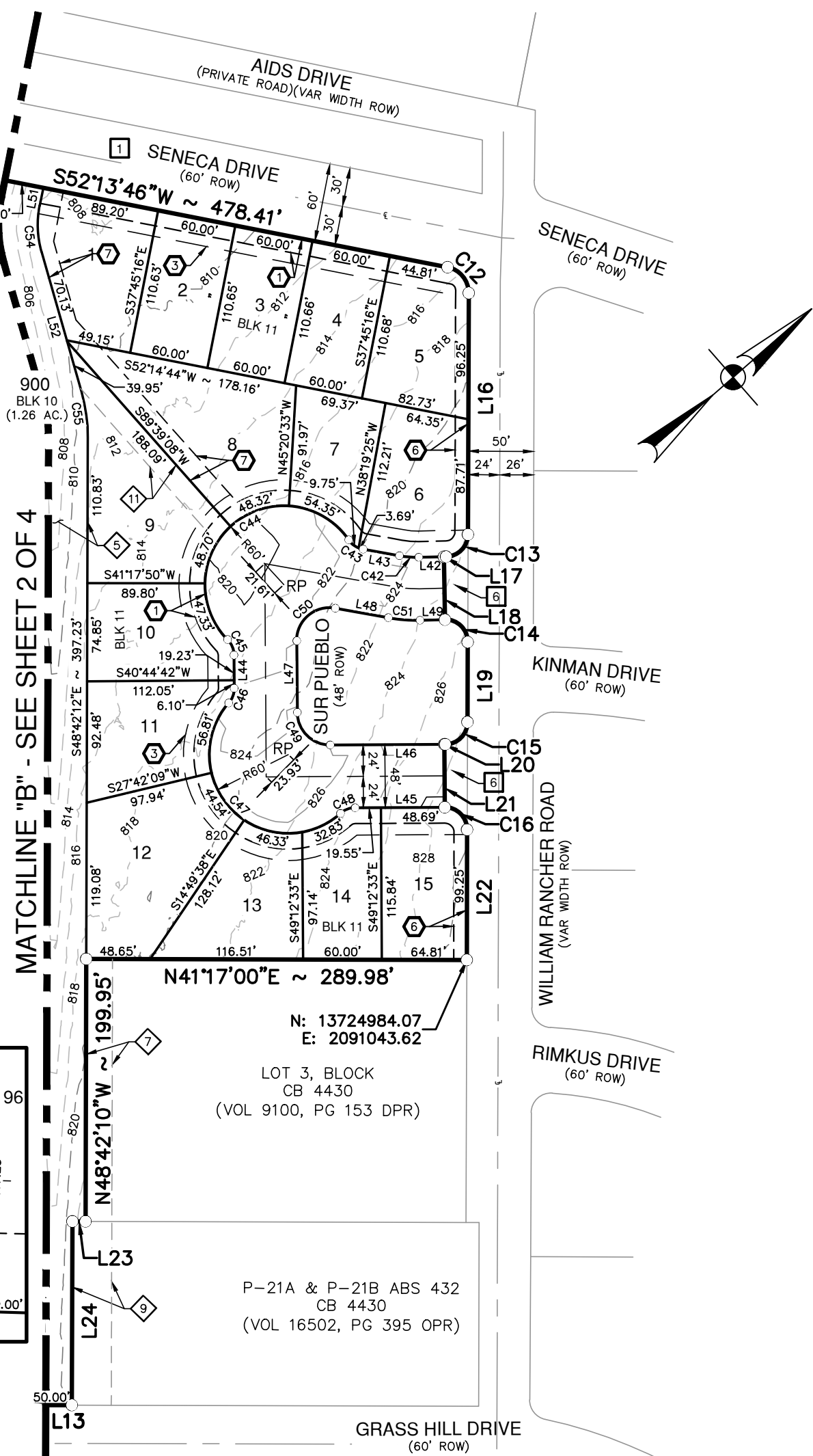
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

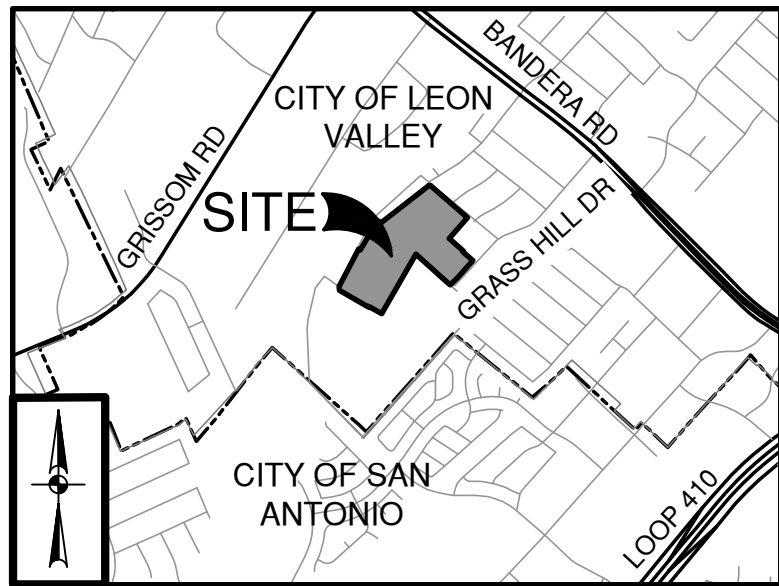
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "F"

SCALE: 1"=20'





LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VAR WID	VARIABLE WIDTH
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CB	COUNTY BLK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	RP	RADIUS POINT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		⊙	EASEMENT POINT OF INTERSECTION
		▶	ZERO LOT LINE INDICATOR
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	C	---	CENTERLINE
---	"	---	REPEATING TWO SIDE SYMBOL
---	"	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	ZONING BOUNDARY

①	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 20003, PG. 1262 PR)
②	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 20003, PG. 1262 PR)
③	20' BUILDING SETBACK LINE	③	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (SENECA TRAILS PHASE I)
④	5' WATER EASEMENT	④	14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 20003, PG. 1262 PR)
⑤	16' DRAINAGE EASEMENT	⑤	60' DRAINAGE EASEMENT (VOL. 20003, PG. 1262 PR)
⑥	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑥	28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 20003, PG. 1262 PR)
⑦	VARIABLE WIDTH SANITARY SEWER EASEMENT (0.1020 AC.)	⑦	REMAINING PORTION OF VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 20210346882, OPR)
⑧	GRASS HILL ESTATES LOTS 1 & 2 (VOL. 20003, PG. 1262 PR)	⑧	20' BUILDING SETBACK LINE (SENECA TRAILS PHASE I)
⑨	0.535 AC BERGHEIM PROPERTIES LLC-SERIES B-AIDS STREET(PS) (DOC NO 20220273947, OPR)	⑨	16' INGRESS & EGRESS EASEMENT (VOL. 1700, PG. 769-770 OPR)
⑩	1.314 AC ALBERT ALCOCER AND MONICA DONAHUE-ALCOCER (VOL. 10218, PG. 751 OPR)	⑩	10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (SENECA TRAILS PHASE I)
⑪	SENECA TRAILS PHASE I	⑪	16' DRAINAGE EASEMENT (SENECA TRAILS OFFSITE IMPROVEMENTS)
⑫	LOT 3, BLOCK 1 CB 4430 GRASS HILL ESTATES (VOL. 9100, PG. 153 PR)		
⑬	SENECA TRAILS OFFSITE IMPROVEMENTS		
⑭	P-21A & P21B, ABS 432 CB4430 (VOL. 16502, PG. 395 OPR)		

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/CITY OF LEON VALLEY UTILITY:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY, SAWS, AND LEON VALLEY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY, SAWS, OR LEON VALLEY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY, SAWS, OR LEON VALLEY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

CITY OF LEON VALLEY IMPACT FEE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

WATER & WASTEWATER EDU:

THE NUMBER OF WATER & WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE CITY OF LEON VALLEY.

CITY OF LEON VALLEY SEWER CONNECTION FEE:

SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

CITY OF LEON VALLEY PARK DEDICATION:

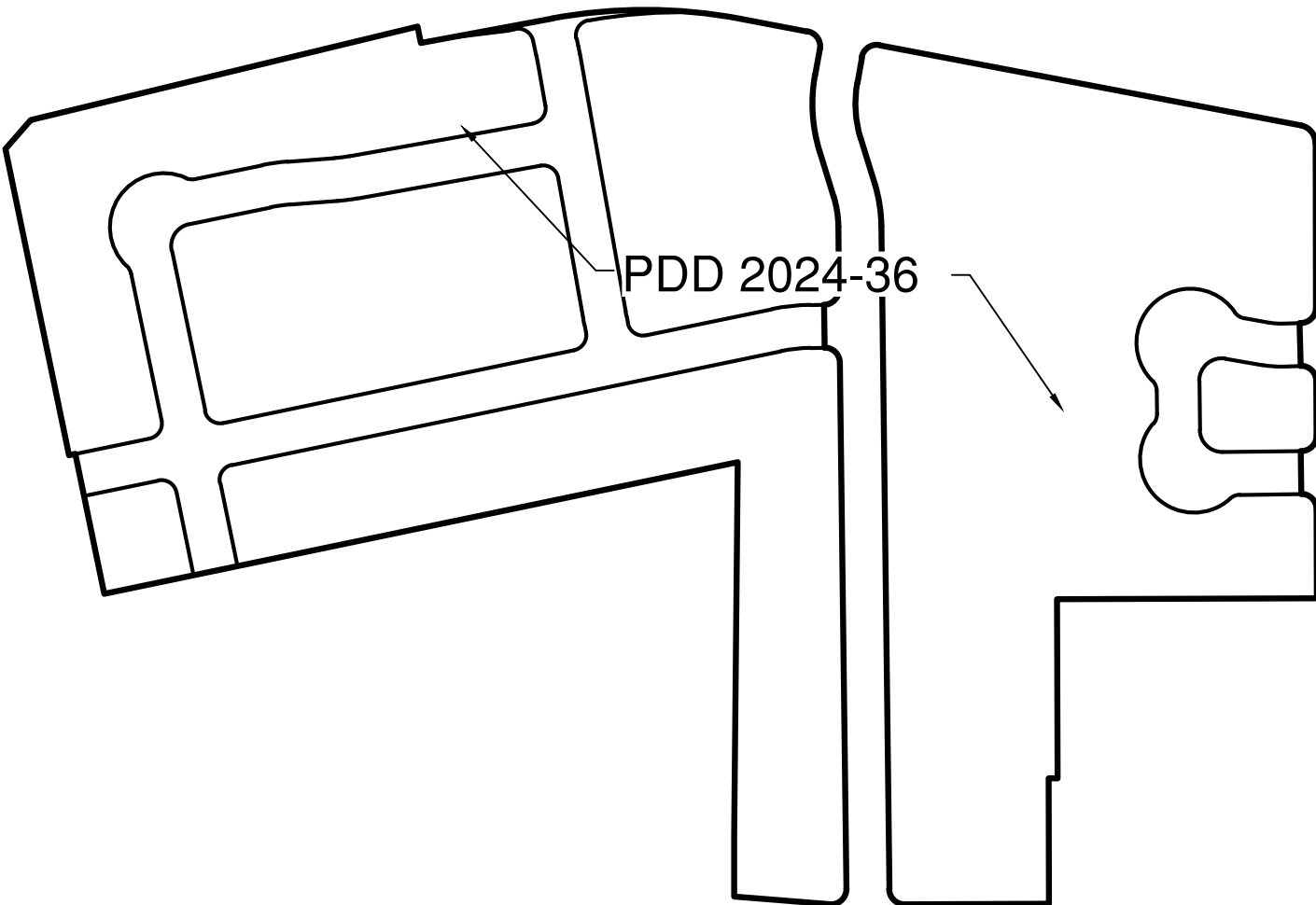
THE OWNER DEDICATES LOT 900 BLOCK 2 TO THE CITY OF LEON VALLEY AS PARK SPACE.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG. NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE IN U.S. SURVEY FEET.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

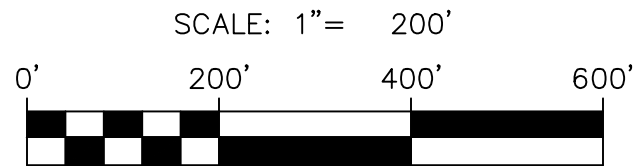
ZONING NOTE:

THIS SUBDIVISION IS SUBJECT TO ZONING ORDINANCE PDD 2024-36.

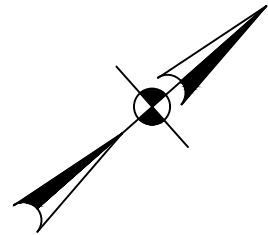


ZONING MAP
SCALE: 1"=200'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 3 OF 4 FOR LINE AND
CURVE TABLE



DATE OF PREPARATION: September 2, 2025



REPLAT & SUBDIVISION PLAT
ESTABLISHING
SENECA TRAILS PHASE II
SUBDIVISION

BEING A TOTAL OF 19.857 ACRE TRACT OF LAND, ESTABLISHING LOTS 21-53 & 900 BLOCK 1, LOTS 78-102 & 901 BLOCK 2, LOTS 1-24 & 900 BLOCK 8, LOTS 1-17 BLOCK 9, LOTS 1-23 & 900 BLOCK 10, LOTS 1-15 BLOCK 11, COUNTY BLOCK 4430, COMPRISED OF 8.941 ACRE PORTION OF LOT 1, BLOCK 1 AND A 9.430 ACRE PORTION OF LOT 2, BLOCK 1, COUNTY BLOCK 4430, GRASS HILL ESTATES RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING A 0.132 ACRE TRACT OF THAT 48.684 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20240215993 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 1.353 ACRES OF THAT CALLED 1.377 ACRE, CALLED SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID 1.377 ACRE TRACT ABANDONED BY ORDINANCE _____ BY THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, SITUATED IN FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 4429, NOW ALL IN COUNTY BLOCK _____, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: 63 SENECA WEST INVESTMENTS, LTD
A TEXAS LIMITED PARTNERSHIP
BY: ISRAEL FOGIEL, GENERAL PARTNER
10003 NW MILITARY HWY STE 2201
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL 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. 20 _____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS CITY ENGINEER OF THE CITY OF LEON VALLEY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

CITY ENGINEER

THIS PLAT OF SENECA TRAILS PHASE II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

BY: _____
MAYOR

BY: _____
PLANNING AND ZONING CHAIRMAN

BY: _____
CITY SECRETARY

PZ-2025-20
Request for a Replat
6530 Samaritan Drive

Melinda Moritz
Public Works Director
September 23, 2025

Purpose

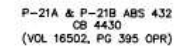
- Consider approval of a request for a Replat
- 6530 Samaritan Dr. – approx. 19.857 acres of portions of two existing platted lots
- Portions of Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision and 1.353 acres of Samaritan Dr.
- Applicant developing Seneca Trails Phase II Subd.
- Proposed 139 residential lots and 3 open space lots

Aerial View



Purpose

- Project consists of portions of two platted lots and existing Samaritan Drive (abandoned)
- Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision



Approved Master Development Plan



Notification

• Letter mailed	29
• Received in favor	0
• Received in opposition	1
• Received undeliverable	0

Fiscal Impact

- The owner has paid all fees associated with this application
- The proposed new improvements will increase the taxable value of the property and therefore increase the City's property tax base.

Recommendation

- The replat request has been found to be in substantial conformance to Chapter 10, Subdivisions
- The City Engineer and staff recommend approval