



CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, July 22, 2025 at 6:30 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Discussion and Action to Consider Approval of the June 24, 2025, Planning and Zoning Commission Meeting Minutes - S. Huerta, Planning and Zoning Director

3. NEW BUSINESS

1. Presentation, **Public Hearing**, and Possible Action to Consider Approval of a Replat Establishing Seneca Trails Offsite Improvements Being a Total of 1.60 acres, Establishing Right-of-Way, in County Block 4430 in the City of Leon Valley, Bexar County, Texas, Being Portions of Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision and Includes Portions of 14' and 28' Gas, Electric, Telephone and Cable Television Utility Easements to be Removed as Shown on and Recorded in Volume 20003, Page 1262 of the Plat Records of Bexar County, Texas, Located at 6530 Samaritan Dr.- S. Huerta, Planning and Zoning 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 the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section [551.041](#) does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY PLANNING & ZONING COMMISSION** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at www.leonvalleytexas.gov. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 212.



SAUNDRA PASSAILAIGUE, TRMC

City Secretary

JULY 17, 2025 03:05 PM





**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES
6:30 PM – JUNE 24, 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
Commissioner	Cynthia Koger	Place 7 Voting member
1 st Alternate	Olen Yarnell	Voting member
Commissioner	David Perry	Place 1 Voting member

Commissioners Roofoe and Diaz had excused absences.

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

1. CALL TO ORDER AND ROLL CALL

Chair Erick Matta called the meeting to order at 6:30 PM with all members present.

2. APPROVAL OF ZONING COMMISSION MINUTES

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

Commissioner Yarnell made a correction to the minutes to show that he and Commissioner Mursch were out with excused absences. Commissioner Koger made a motion to approve the minutes with corrections which were seconded by Commissioner Fernandez. The motion carried unanimously with a vote of 6 to 0.

3. NEW BUSINESS

1. Discussion and Action - Administration of Oath of Office – Planning and Zoning Commissioners.

Ms. Huerta administered the oaths for all the Commissioners.

2. Presentation, Discussion and Public Hearing to Consider a Recommendation on a Specific Use Permit Request to Allow a Telecommunication Antennae/Tower in a B-3 Commercial Zoning District, Located at 6004 Grissom Road; and More Specifically Described as Lot 4, CB 5955, Leon Valley Ranches Subdivision - S. Huerta, Planning and Zoning Director

Commissioner Martinez made a motion to approve the Specific Use Permit as presented. The motion was seconded by Commissioner Perry. The motion passed with a vote of 6 to 0.

3. Presentation, Public Hearing, and Possible Action to Approve a Vacate and Replat and Establishing a 9.035-acres Lot 1R, Block 2, CB 4446 and 0.08-Acres Right-of-Way Dedication to Leon Valley Out of the M.G. De Los Santos Survey No. 82, and 1.0 acre of Huebner & Evers Subdivision of the M.G. De Los Santos Survey No. 82, Abstract No. 664, CB 4446, Leon Valley, Bexar County, and 1.656 Acres of an Unplatted Tract of Land South of Huebner and Evers Subdivision; Located at 6800 Evers Road - S. Huerta, Planning and Zoning Director

Commissioner Fernandez made a motion to approve the Vacate and Replat request. The motion was seconded by Commissioner Martinez. The motion passed with a vote of 6 to 0.

4. Presentation, Discussion and Public Hearing to Consider a Recommendation on an Ordinance Amendment to CHAPTER 15, "ZONING," Appendix C. Sustainability, Gateway, and Commercial/Industrial Overlay District Standards to Delete the Sustainability and the Commercial/Industrial Overlay Districts. Revisions to Article 15.02 Zoning Ordinance, Sec. 15.02.052, "Definitions", Sec.15.02.301, "Districts", Sec. 15.02.304 "Description and Purpose of Districts"; Sec. 15.02.305 "Regulation for All Districts"; Sec. 15.02.314 "Residential Use Table"; Amending Sec. 15.02.318 "PD Planned Development District" to a Different Section; and Deleting Sec. 15.02.318 "MX-1 Mixed Use District"; Amending Sections 15.02.319 "O-1 Office District", Sec. 15.02.320 "B-1 Small Business District", Sec. 15.02.321 "B-2 Retail District", Sec. 15.02.322 "B-3 Commercial District", and Sec. 15.02.323 "I-1 Industrial District" to Add Landscaping and Lighting Requirements; Amending Sec. 15.02.324 Table of Minimum Requirements to Add the R-7 District; Amending Sec. 15.02.381 "Permitted Use Table" to Delete the Sustainability and Commercial/Industrial Overlay Districts; Amending Sec. 15.02.441 "Parking Regulations" to Add Landscaping Regulations and Add Bicycle Parking; Deleting Exhibit 2 – Overlay Boundaries, Exhibit 2A – Sustainability Overlay and Exhibit 2C – Commercial/Industrial Overlay; and Renumbering Exhibit 2B. – Gateway Overlay - S. Huerta, Planning and Zoning Director Ms. Huerta advised the Commission that the applicant had withdrawn the request. Therefore, no action was required.

Commissioner Martinez made a motion to approve the ordinance amendment as presented. The motion was seconded by Commissioner Yarnell. The motion carried with a vote of 6 to 0.

- 2.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

No announcements were made.

5. ADJOURNMENT

Chair Matta announced the meeting adjourned at 7:37 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 22nd of July 2025.

APPROVED

ERICK MATTA
CHAIR

ATTEST: _____
SUSANA HUERTA, AICP
PLANNING AND ZONING DIRECTOR

PLANNING AND ZONING COMMUNICATION

DATE: July 22, 2025

TO: Planning and Zoning Commission

FROM: Susana Huerta, AICP, Planning & Zoning Director

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

SUBJECT: Presentation, **Public Hearing**, and Possible Action to Consider Approval of a Replat Establishing Seneca Trails Offsite Improvements Being a Total of 1.60 acres, Establishing Right-of-Way, in County Block 4430 in the City of Leon Valley, Bexar County, Texas, Being Portions of Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision and Includes Portions of 14' and 28' Gas, Electric, Telephone and Cable Television Utility Easements to be Removed as Shown on and Recorded in Volume 20003, Page 1262 of the Plat Records of Bexar County, Texas, Located in the 6500 Block of Samaritan Dr.- S. Huerta, Planning and Zoning Director

PURPOSE

SUMMARY: This is a request by Pape Dawson Engineers on behalf of 63 Seneca West Investments, Ltd, for a replat of approximately 1.60 acres of land located in the 6500 block of Samaritan Drive. The request is intended to facilitate proposed offsite street and drain improvements.

Currently, the existing platted conditions of the property do not conform to the approved Master Development Plan. The applicant is proposing to replat the lots to accommodate offsite street and drainage improvements for the Seneca Trails residential development.

The property currently consists of portions of two previously platted lots, portions of existing utility easements, and Samaritan Drive. The replat proposes a new alignment for Samaritan Drive and new drainage easements for the single-family residential development. The existing right-of-way will be closed by Ordinance.

The City Engineer has reviewed the plat document and all other associated analysis and infrastructure design elements and has determined that the plat is in substantial conformance to the regulations of Chapter 10, Subdivisions.

Additionally, Per Section 212.010 of the Local Government Code, "the municipal authority responsible for approving plats shall approve if:

- 1) it conforms to the general plan of the municipality and it's current and future streets, alleys parks, playgrounds, and public utility facilities; and
- 2) it conforms to the general plan for the extension of the municipality and it's roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction taking into account access to an extension of sewer and water mains and

the instrumentalities of public utilities; and

- 3) a bond required under Section 212.106, if applicable, is filed with the municipality;
and
- 4) it conforms to any rules adopted under Section 212.002.

NOTIFICATION

Thirty-One (31) letters were sent to surrounding property owners.

0 - Opposed

0 – In Favor

0 – Undeliverable

FISCAL IMPACT

The proposed new improvements will increase the taxable value of the property and therefore increase the City's property tax base. The existing Samaritan Drive is of substandard construction, overgrown, too narrow for emergency vehicle access, and has severe condition issues, which would necessitate total reconstruction.

The developer will be constructing a new Samaritan Drive that meets current road construction and width standards. Once constructed, and finally accepted by the City Council, the city will be responsible for any future maintenance.

RECOMMENDATION

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

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Susana Huerta, AICP
Planning and Zoning Director

07/15/2025

Susana Huerta
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Approval Letter – **Seneca Trails Offsite Improvements** Replat (PZ-2025-17)

Dear Ms. Huerta,

We have reviewed the submittal for **Seneca Trails Offsite Improvements** Replat. All the supporting documentation addresses our comments. Therefore, we recommend approval to Planning and Zoning and and/or City Council to advance the project.

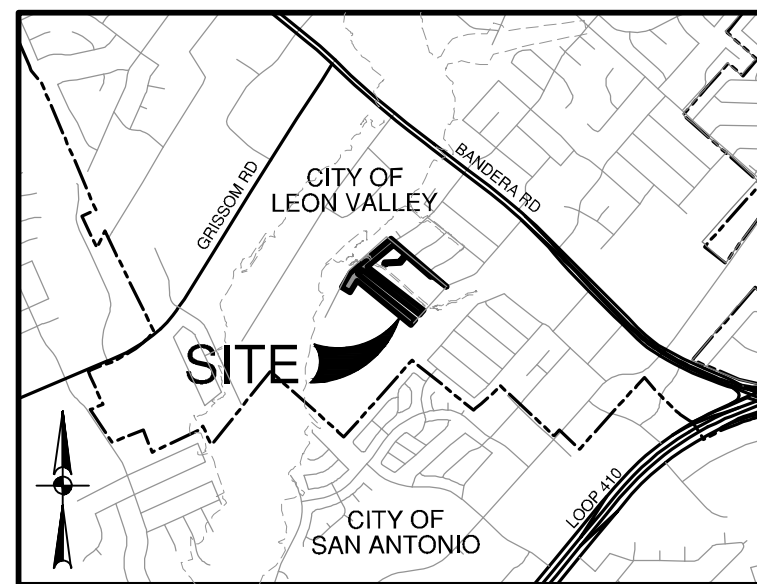
The developer's engineers, Pape Dawson, would like to defer the stormwater review to the permitting phase to proceed with the platting phase. If changes to the drainage easements and their notes arise due to the stormwater management plan review, changes will be added to the final plat prior to recordation.

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

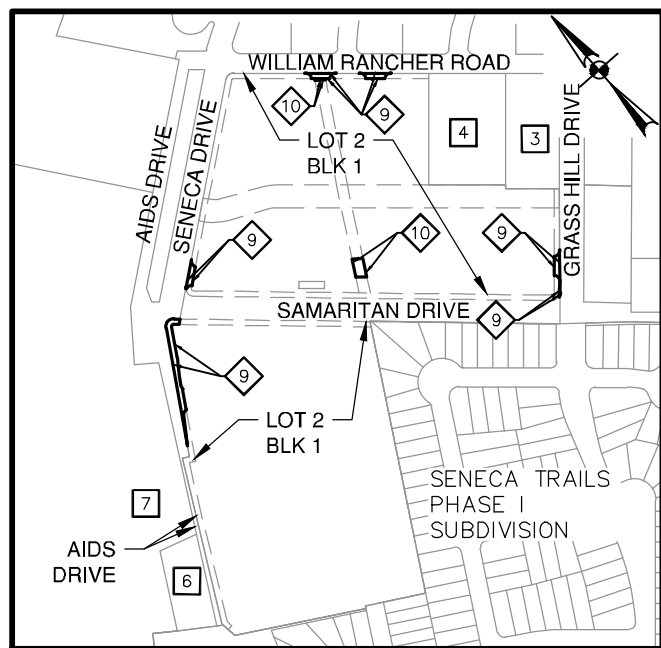
Sincerely,
Ardurra Group, Inc. (Formerly LNV, Inc.)
TBPELS Firm No. F-10053



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



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 500'

1.284 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTIONS OF LOTS 1 & 2, BLOCK 1, COUNTY BLOCK 4430 OF THE GRASS HILL ESTATES LOTS 1 & 2 SUBDIVISION AND INCLUDES PORTIONS OF 14' AND 28' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITY EASEMENTS TO BE REMOVED AS SHOWN ON AND RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON GRASS HILL ESTATES LOT 1 & 2 WHICH IS RECORDED IN VOLUME 20003, PAGE 1262, IN THE BEXAR COUNTY PLAT AND DEED RECORDS. THE CITY OF LEON VALLEY PLANNING & ZONING COMMISSION AT ITS MEETING OF _____ 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

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:

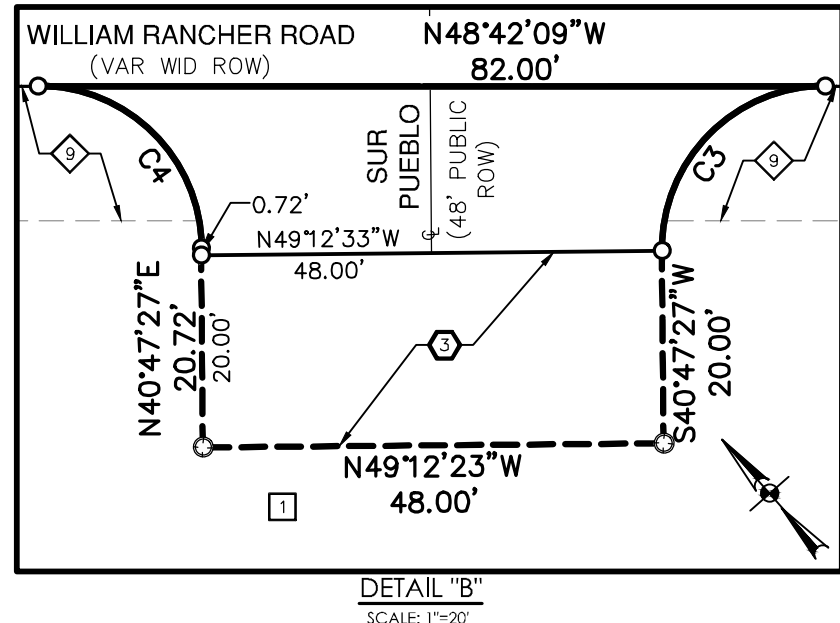
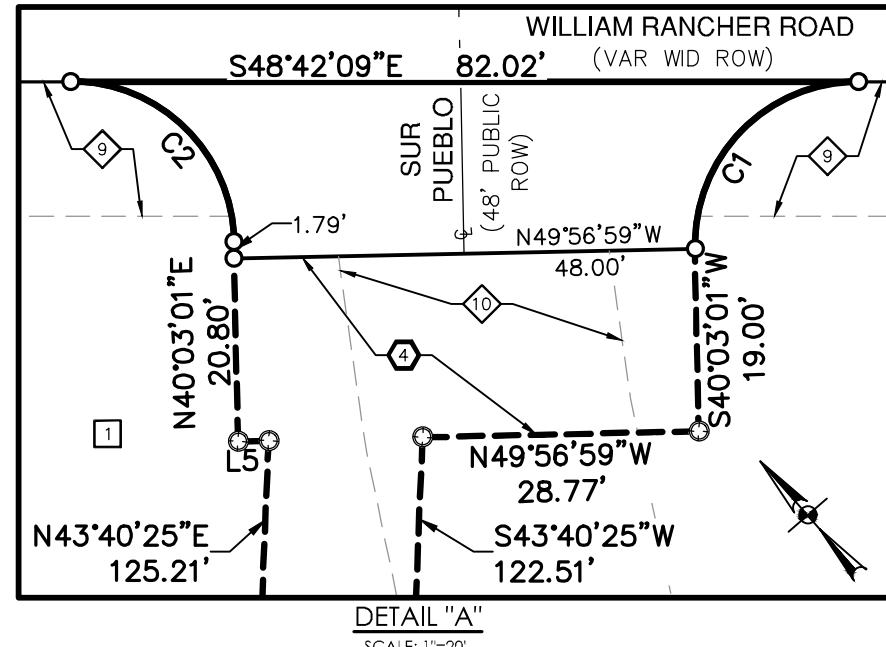
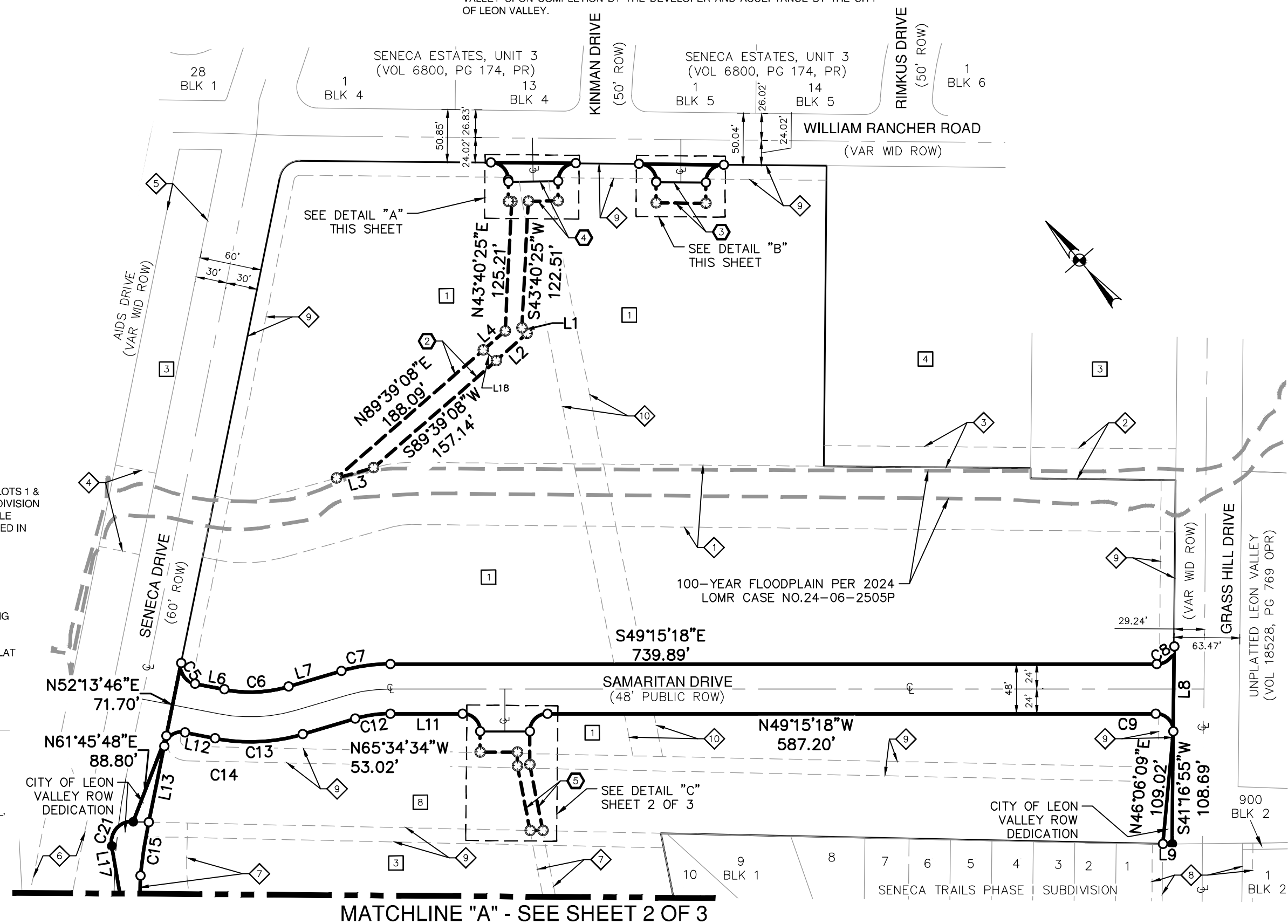
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

DRAINAGE EASEMENT ENCROACHMENTS:

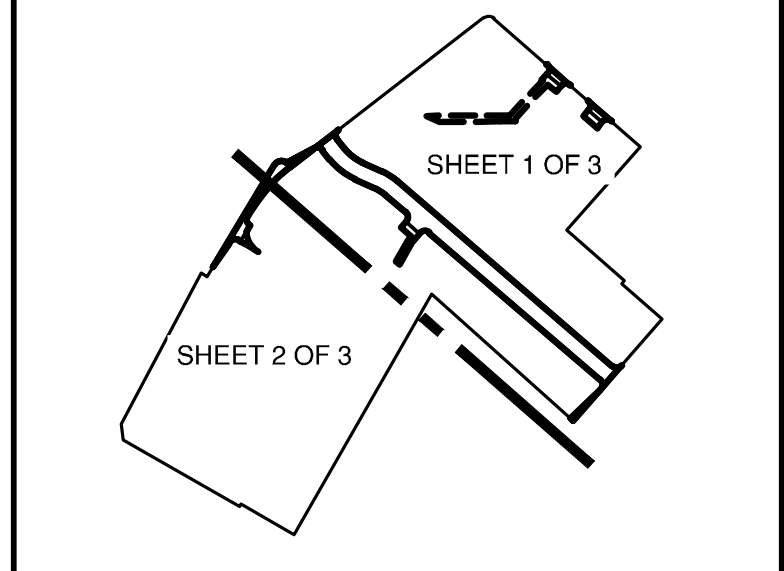
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF LEON VALLEY AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CITY OF LEON VALLEY WATER & SEWER DEDICATION:

THE OWNER DEDICATES THE WATER AND SEWER MAINS TO THE CITY OF LEON VALLEY UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF LEON VALLEY.



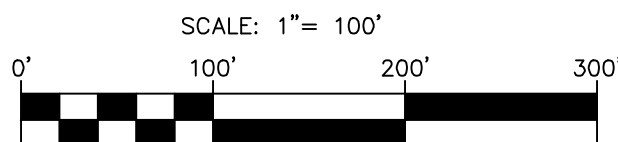
SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE, LEGEND AND NOTES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



SHEET INDEX
NOT-TO-SCALE

REPLAT ESTABLISHING
SENECA TRAILS OFFSITE
IMPROVEMENTS

BEING A TOTAL OF 1.60 ACRES, ESTABLISHING RIGHT-OF-WAY, IN COUNTY BLOCK 4430, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, BEING (PORTIONS OF LOT 1 & 2, BLOCK 1 GRASS HILL ESTATES LOTS 1 AND 2 RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF 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: July 15, 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

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

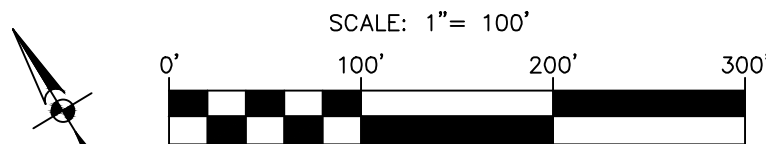
BY: _____
MAYOR

BY: _____
PLANNING AND ZONING CHAIRMAN

BY: _____
CITY SECRETARY

REPLAT ESTABLISHING SENECA TRAILS OFFSITE IMPROVEMENTS

BEING A TOTAL OF 1.60 ACRES, ESTABLISHING RIGHT-OF-WAY, IN COUNTY BLOCK 4430, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, BEING (PORTIONS OF LOT 1 & 2, BLOCK 1 GRASS HILL, ESTATES LOTS 1 AND 2 RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF 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: July 15, 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
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

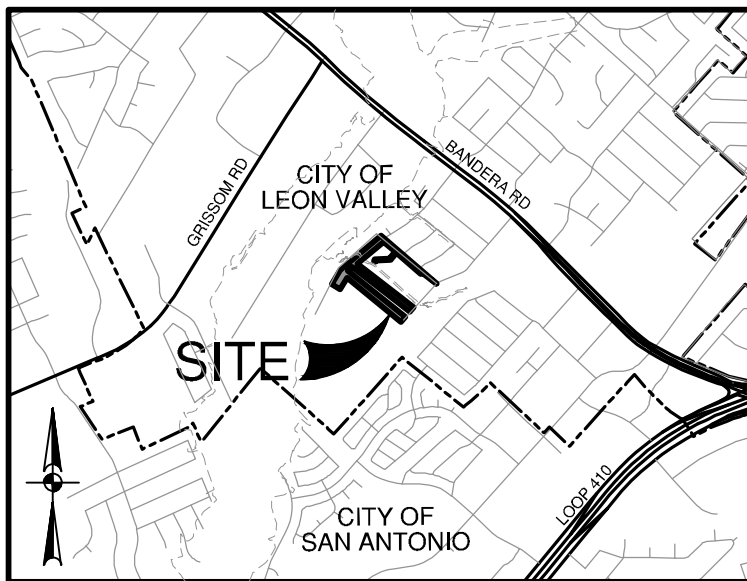
THIS PLAT OF SENECA TRAILS OFFSITE IMPROVEMENTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
PLANNING AND ZONING CHAIRMAN

BY: _____
CITY SECRETARY



LOCATION MAP
NOT-TO-SCALE

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," "WATER EASEMENT," "SEWER 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 (EDUS) 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:

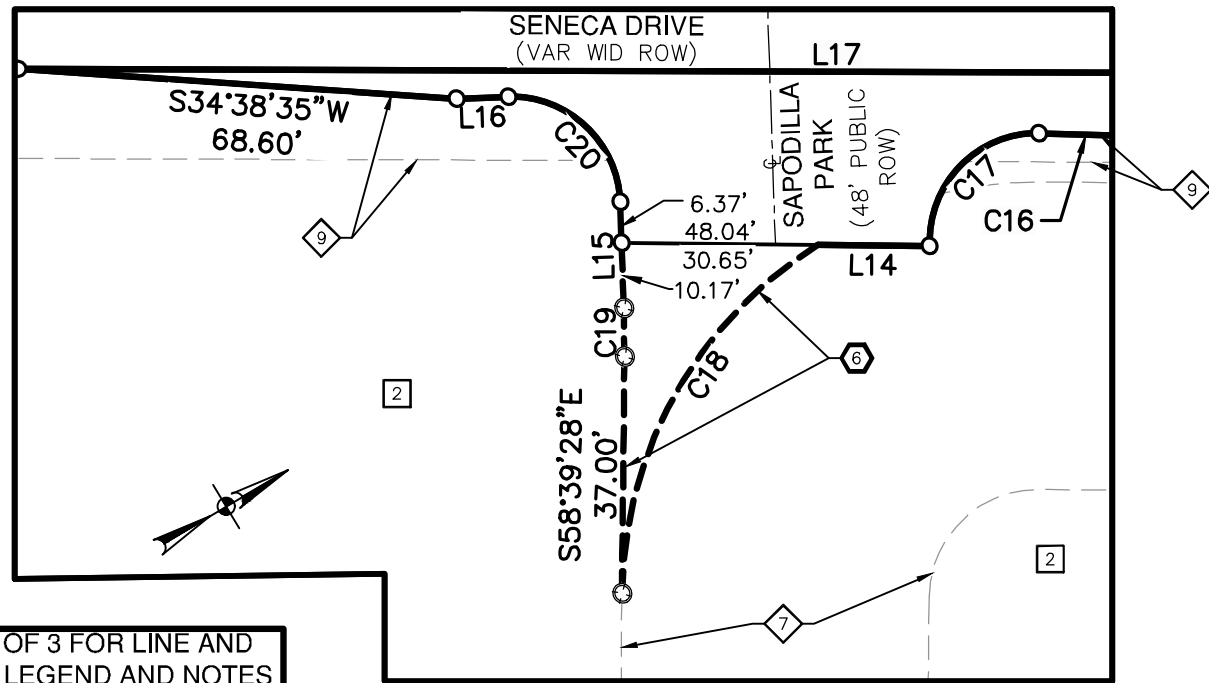
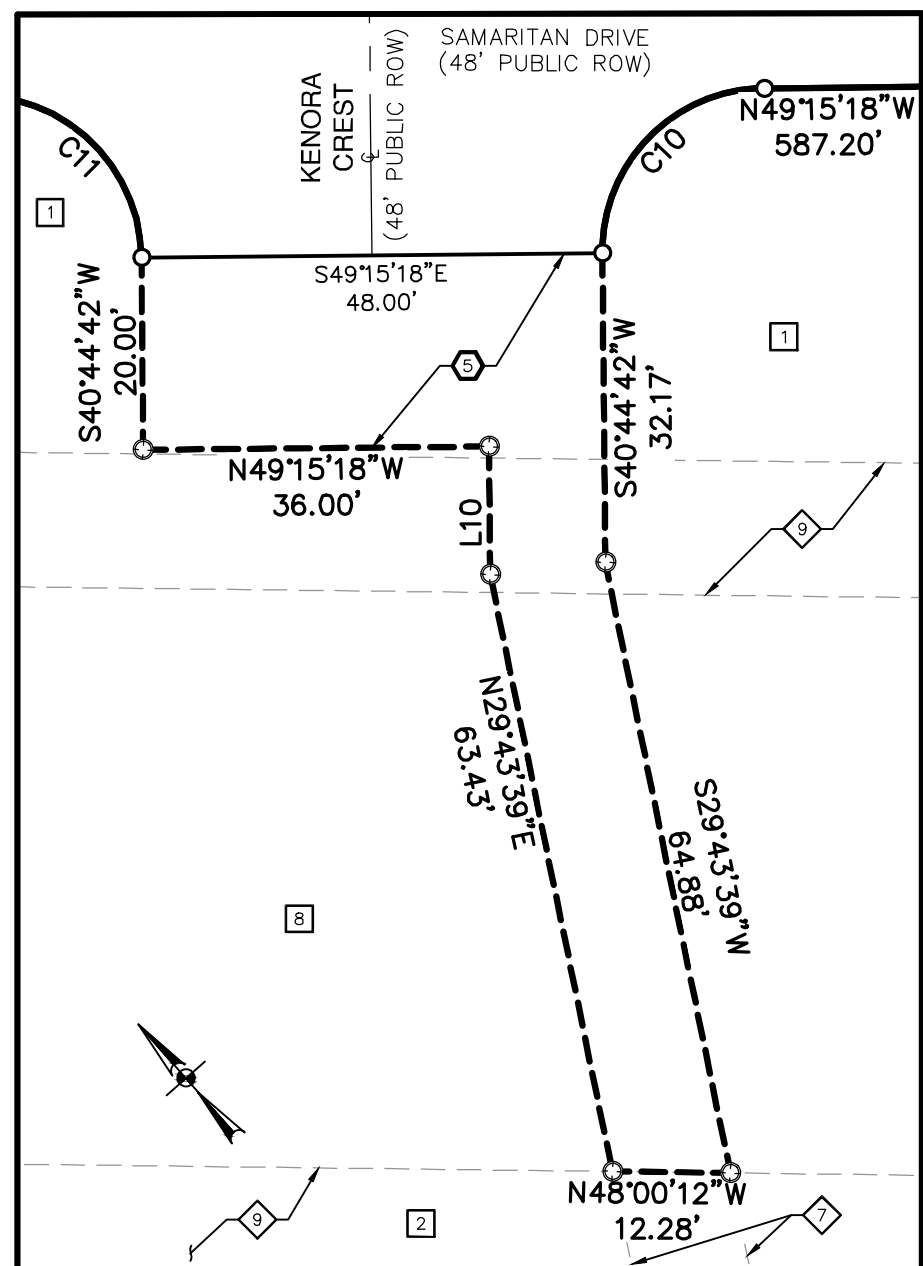
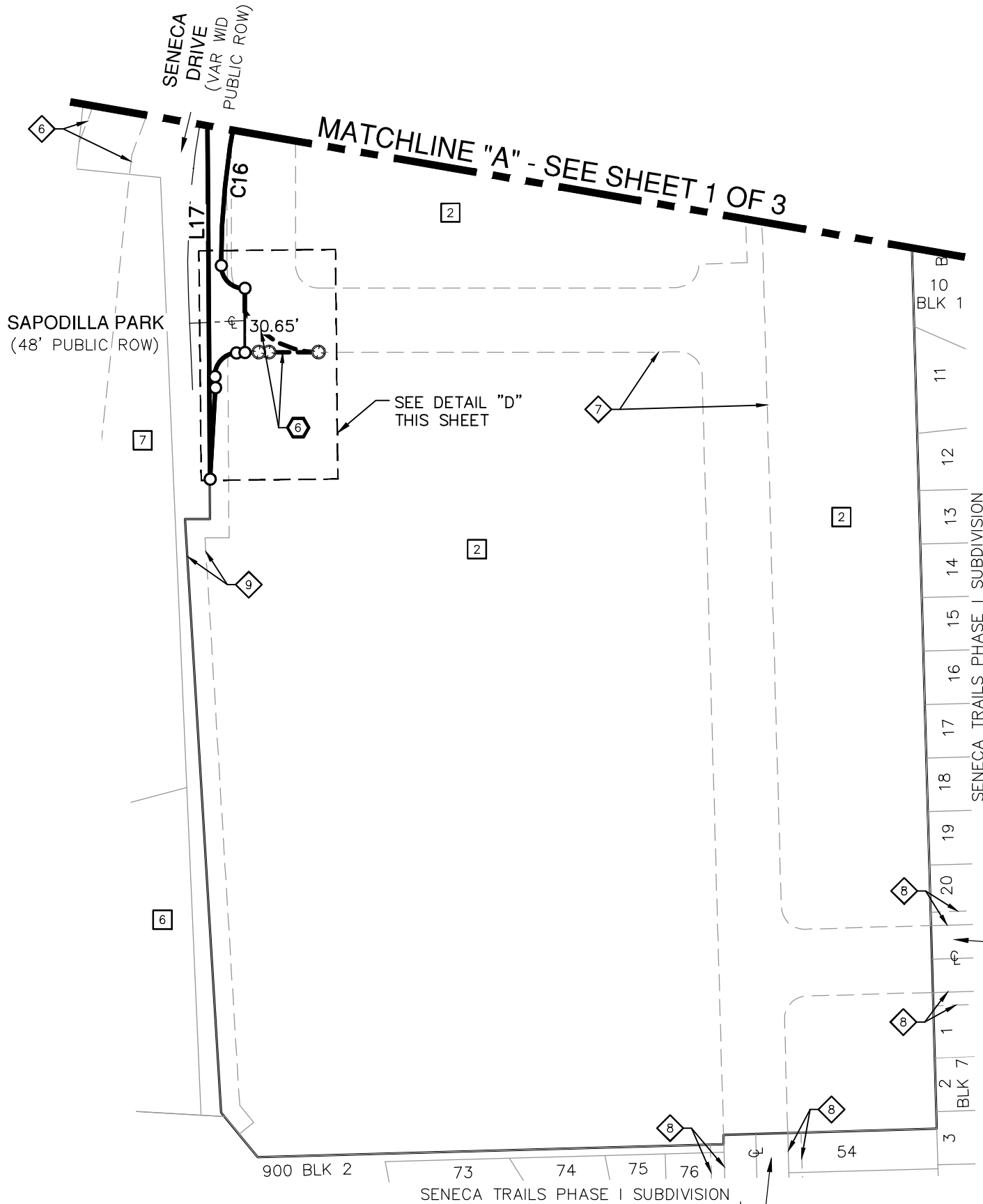
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0380G, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY ARDURRA AND APPROVED BY FEMA IN 2024 (CASE NO.24-06-2505P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



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

SHEET 2 OF 3

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

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.

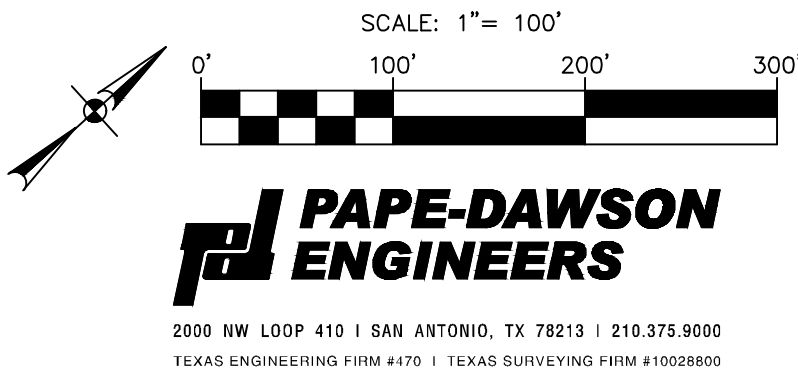
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

1. 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 3/4" 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.
2. 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 US SURVEY FEET, GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017
4. 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.

REPLAT ESTABLISHING
SENECA TRAILS OFFSITE
IMPROVEMENTS

BEING A TOTAL OF 1.60 ACRES, ESTABLISHING RIGHT-OF-WAY, IN COUNTY BLOCK 4430, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, BEING (PORTIONS OF LOT 1 & 2, BLOCK 1 GRASS HILL ESTATES LOTS 1 AND 2 RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS



DATE OF PREPARATION: July 15, 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
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 OFFSITE IMPROVEMENTS 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

SAWS IMPACT FEE:
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.

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.

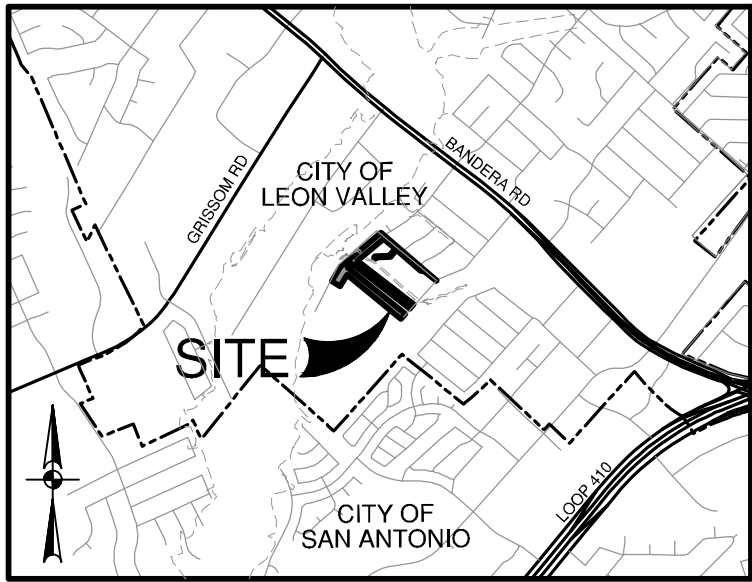
DRAINAGE EASEMENT ENCROACHMENTS:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF LEON VALLEY AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CITY OF LEON VALLEY WATER & SEWER DEDICATION:
THE OWNER DEDICATES THE WATER AND SEWER MAINS TO THE CITY OF LEON VALLEY UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF LEON VALLEY.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S2°34'09"E	7.08'
L2	S89°03'26"W	39.76'
L3	N64°47'04"W	37.08'
L4	N89°46'21"E	27.90'
L5	N49°56'59"W	3.20'
L6	S38°19'25"E	28.73'
L7	S65°34'34"E	53.02'
L8	S41°16'55"W	82.00'
L9	N48°24'42"W	9.16'
L10	N40°44'42"E	13.33'
L11	N49°15'18"W	69.92'
L12	N38°19'25"W	29.53'
L13	S52°13'46"W	75.74'
L14	S31°20'32"W	17.39'
L15	S61°07'47"E	10.17'
L16	S28°52'13"W	8.08'
L17	N30°57'05"E	311.07'
L18	S9°14'11"E	16.19'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.00'	91°14'49"	S85°40'26"W	24.30'
C2	17.00'	88°45'11"	S4°19'34"E	23.78'
C3	17.00'	90°30'23"	N86°02'39"E	24.15'
C4	17.00'	89°29'37"	N3°57'21"W	23.94'
C5	17.00'	90°33'11"	S6°57'11"W	24.16'
C6	132.00'	27°15'09"	S51°56'59"E	62.19'
C7	168.00'	16°19'25"	N57°24'56"W	47.69'
C8	17.00'	89°27'47"	N86°00'49"E	23.93'
C9	17.00'	90°32'13"	N3°59'11"W	24.15'
C10	17.00'	90°00'00"	S85°44'42"W	24.04'
C11	17.00'	90°00'00"	N4°15'18"W	24.04'
C12	120.00'	16°19'16"	N57°24'56"W	34.07'
C13	180.00'	27°15'09"	S51°56'59"E	84.81'
C14	17.00'	89°26'49"	N83°02'49"W	23.93'
C15	627.83'	4°40'45"	S49°39'03"W	51.26'
C16	575.00'	11°55'40"	S37°07'20"W	119.49'
C17	17.00'	92°17'18"	S14°59'08"E	24.52'
C18	65.00'	57°25'47"	N29°53'55"W	62.46'
C19	176.00'	2°28'19"	N59°53'38"W	7.59'
C20	17.00'	90°00'00"	S73°52'13"W	24.04'
C21	20.00'	103°49'45"	S82°19'14"W	31.48'

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.



- LEGEND**
- | | | | |
|-----|---|---------|---------------------------------------|
| PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL | VOLUME |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | DOC | DOCUMENT NUMBER |
| | | BLK | BLOCK |
| | | CB | COUNTY BLOCK |
| | | AC | ACRE(S) |
| | | BLK | BLOCK |
| | | ROW | RIGHT-OF-WAY |
| | | DED | DEDICATION |
| | | ELEC | ELECTRIC EASEMENT |
| | | ESMT | GAS, ELECTRIC, TELEPHONE AND CABLE TV |
| | | GETCTV | VARIABLE WIDTH VEHICULAR NON-ACCESS |
| | | VAR WID | |
| | | VNAE | |
- 1140 ---
EXISTING CONTOURS
--- 1140 ---
PROPOSED CONTOURS
--- 6 ---
CENTERLINE
===== 1% =====
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- KEY NOTES LEGEND**
- | | | | |
|---|--|----|--|
| 1 | VARIABLE WIDTH DRAINAGE EASEMENT (0.04 AC) | 1 | 60' DRAINAGE EASEMENT (VOL 20003, PG 1262, PR) |
| 2 | 16' WIDE DRAINAGE EASEMENT (0.06 ACRES) | 2 | REMAINDER OF 30' DRAINAGE EASEMENT (DOC # 20210346882, OPR) |
| 3 | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.02 ACRES) | 3 | 20' DRAINAGE EASEMENT (VOL 9100, PG 153 PR & VOL 20003, PG 1262, PR) |
| 4 | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.08 ACRES) | 4 | 80' DRAINAGE EASEMENT (VOL 20003, PG 1262, PR) |
| 5 | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.04 ACRES) | 5 | 40' ELECTRIC EASEMENT (VOL 4119, PG 11, OPR) |
| 6 | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.06 ACRES) | 6 | 40' ELECTRIC EASEMENT (VOL 4281, PG 223, OPR) |
| | | 7 | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (SENECA TRAILS PHASE 1 PLAT) |
| | | 8 | 10' GETCTV EASEMENT (SENECA TRAILS PHASE 1 PLAT) |
| | | 9 | 14' GETCTV EASEMENT (VOL 20003, PG 1262, PR) |
| | | 10 | 28' GETCTV EASEMENT (VOL 20003, PG 1262, PR) |

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

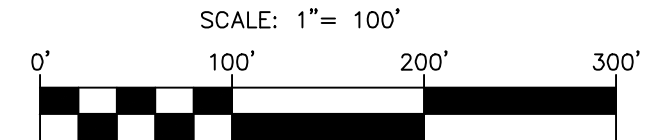
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PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

REPLAT ESTABLISHING
SENECA TRAILS OFFSITE
IMPROVEMENTS

BEING A TOTAL OF 1.60 ACRES, ESTABLISHING RIGHT-OF-WAY, IN COUNTY BLOCK 4430, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, BEING (PORTIONS OF LOT 1 & 2, BLOCK 1 GRASS HILL ESTATES LOTS 1 AND 2 RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS



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

DATE OF PREPARATION: July 15, 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
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.

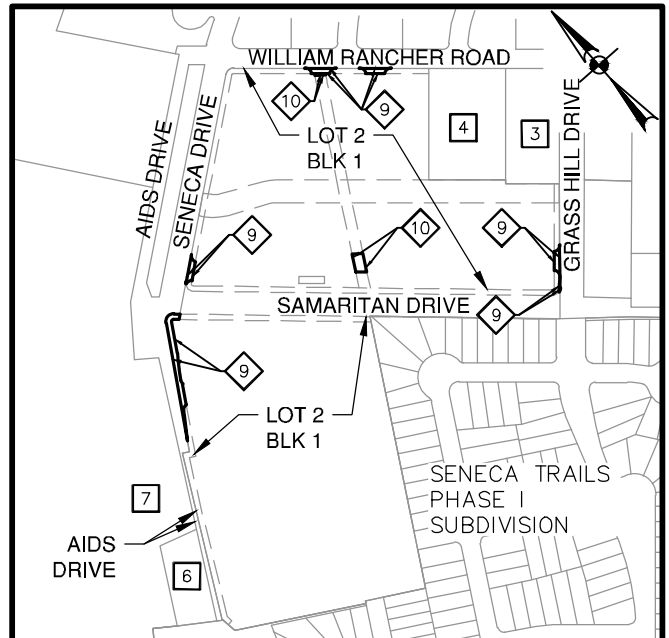
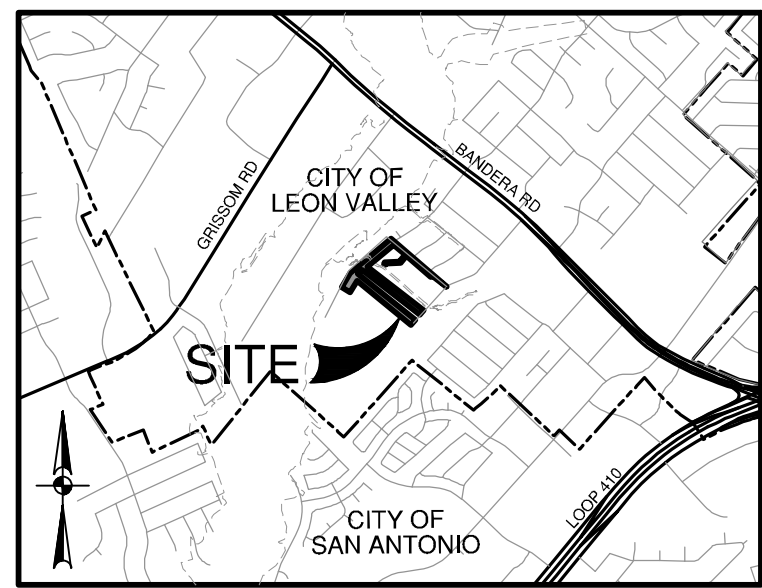
DATED THIS ____ DAY OF _____, A.D. 20 ____

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

BY: _____
MAYOR

BY: _____
PLANNING AND ZONING CHAIRMAN

BY: _____
CITY SECRETARY



1.264 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTIONS OF LOTS 1 & 2, BLOCK 1, COUNTY BLOCK 4430 OF THE GRASS HILL ESTATES LOTS 1 & 2 SUBDIVISION AND INCLUDES PORTIONS OF 14' AND 28' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITY EASEMENTS TO BE REMOVED AS SHOWN ON AND RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON GRASS HILL ESTATES LOT 1 & 2 WHICH IS RECORDED IN VOLUME 20003, PAGE 1262, IN THE BEXAR COUNTY PLAT AND DEED RECORDS. THE CITY OF LEON VALLEY PLANNING & ZONING COMMISSION AT ITS MEETING OF _____ 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
BY: 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

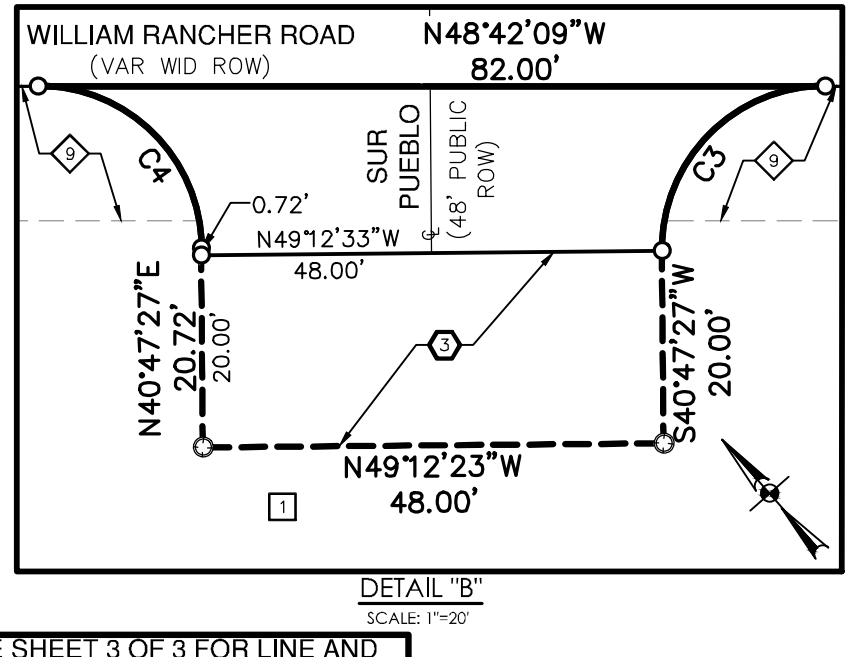
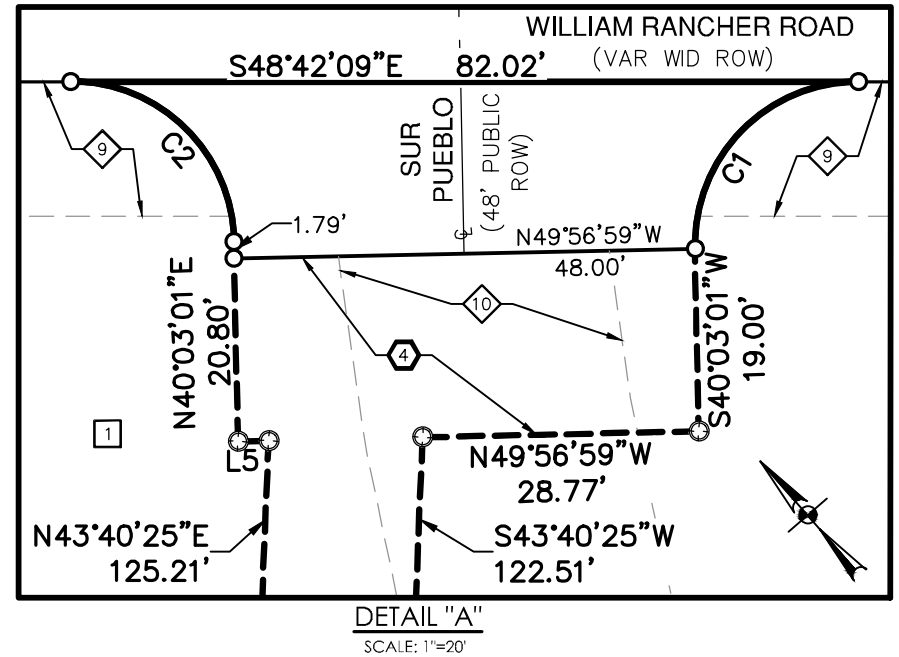
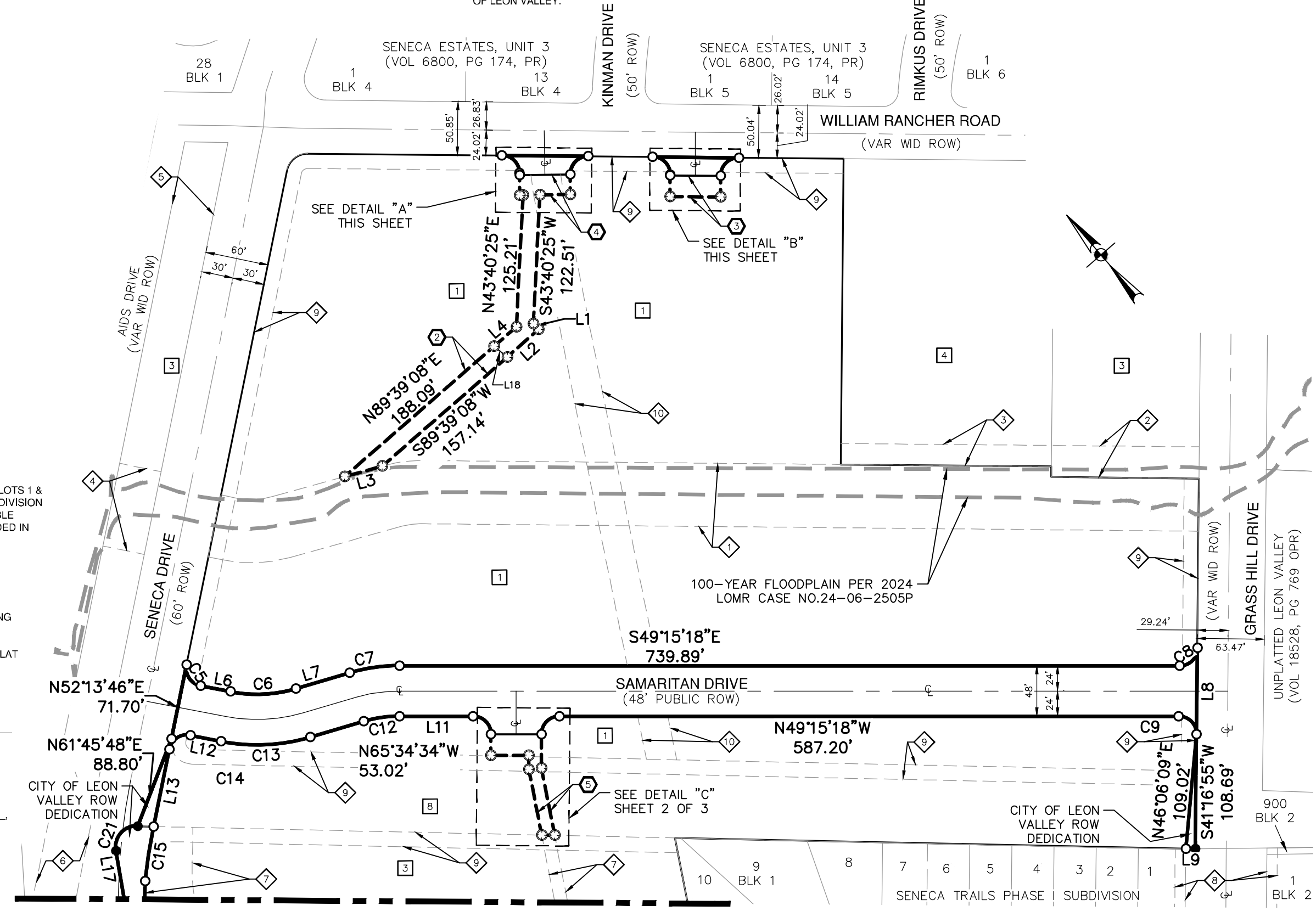
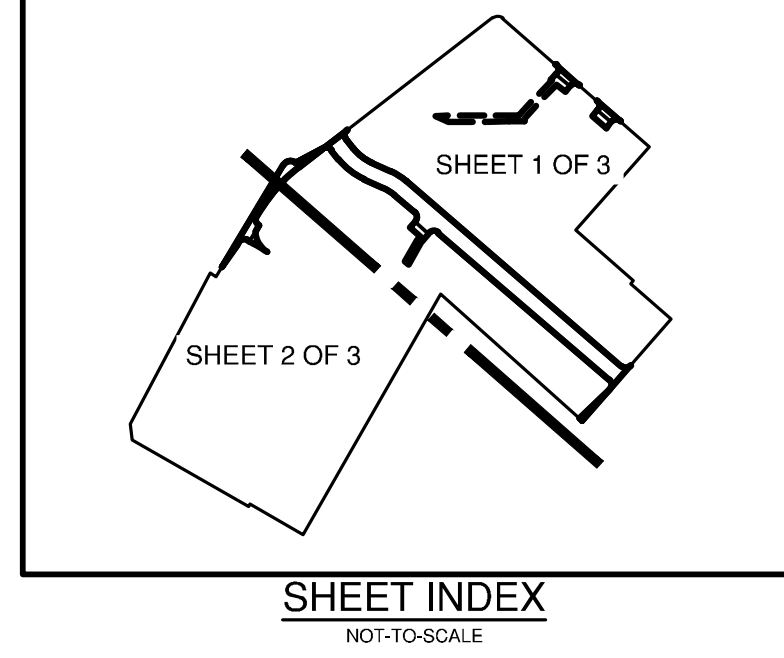
STATE OF TEXAS
COUNTY OF BEXAR

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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.

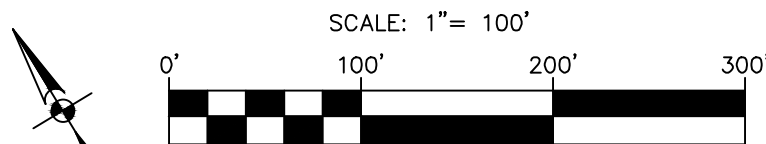
CITY OF LEON VALLEY IMPACT FEE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
WATER & WASTEWATER EDU:
THE NUMBER OF WATER & WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON 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.
DRAINAGE EASEMENT ENCROACHMENTS:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF LEON VALLEY AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
CITY OF LEON VALLEY WATER & SEWER DEDICATION:
THE OWNER DEDICATES THE WATER AND SEWER MAINS TO THE CITY OF LEON VALLEY UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF LEON VALLEY.



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

REPLAT ESTABLISHING
SENECA TRAILS OFFSITE
IMPROVEMENTS

BEING A TOTAL OF 1.60 ACRES, ESTABLISHING RIGHT-OF-WAY, IN COUNTY BLOCK 4430, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, BEING (PORTIONS OF LOT 1 & 2, BLOCK 1 GRASS HILL, ESTATES LOTS 1 AND 2 RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF 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: July 15, 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
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

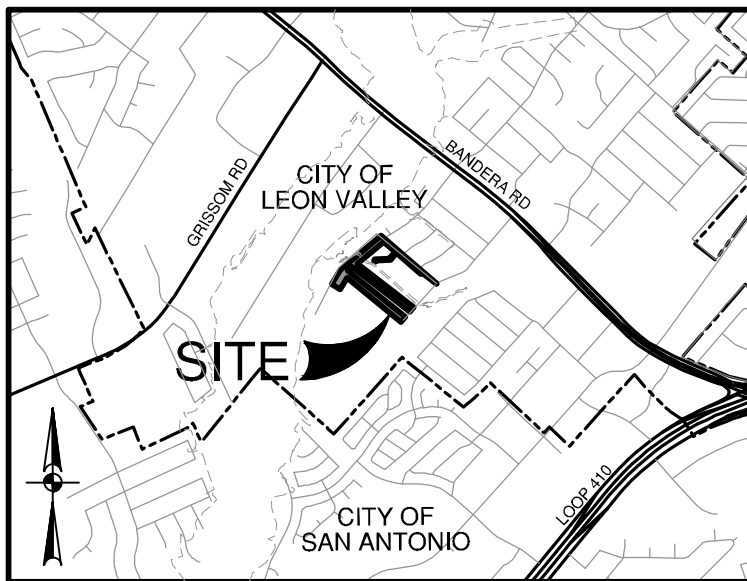
THIS PLAT OF SENECA TRAILS OFFSITE IMPROVEMENTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
PLANNING AND ZONING CHAIRMAN

BY: _____
CITY SECRETARY



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/CITY OF LEON VALLEY UTILITY:

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CITY OF LEON VALLEY SEWER CONNECTION FEE:

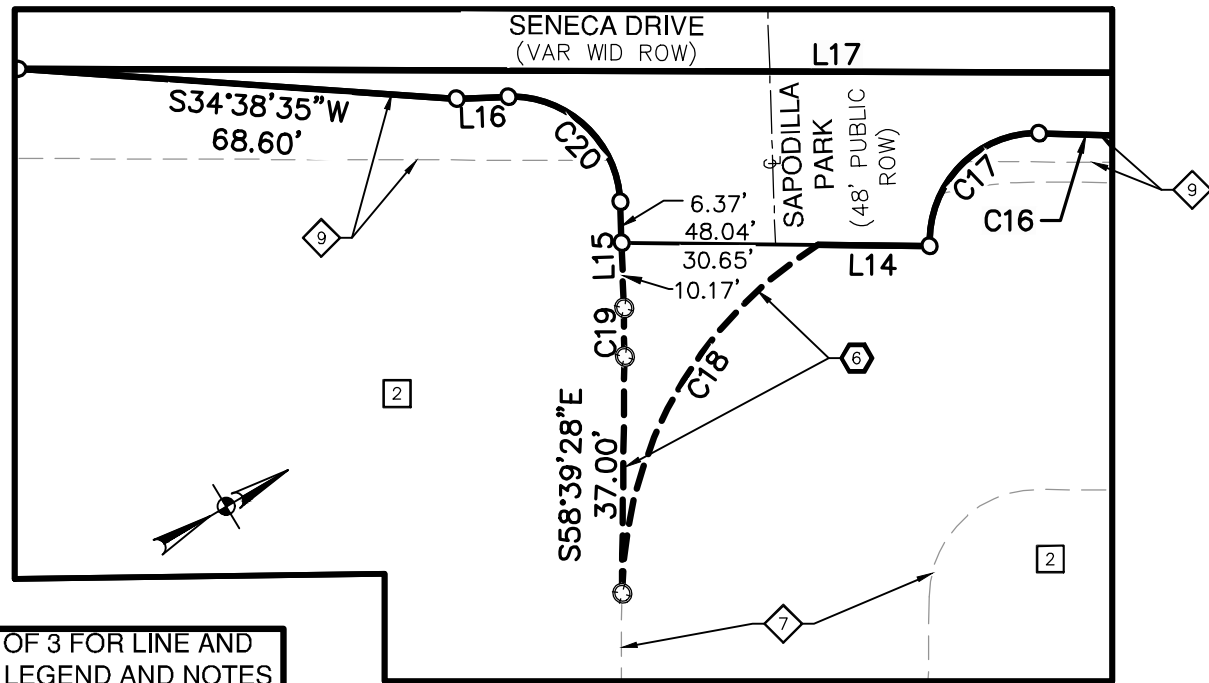
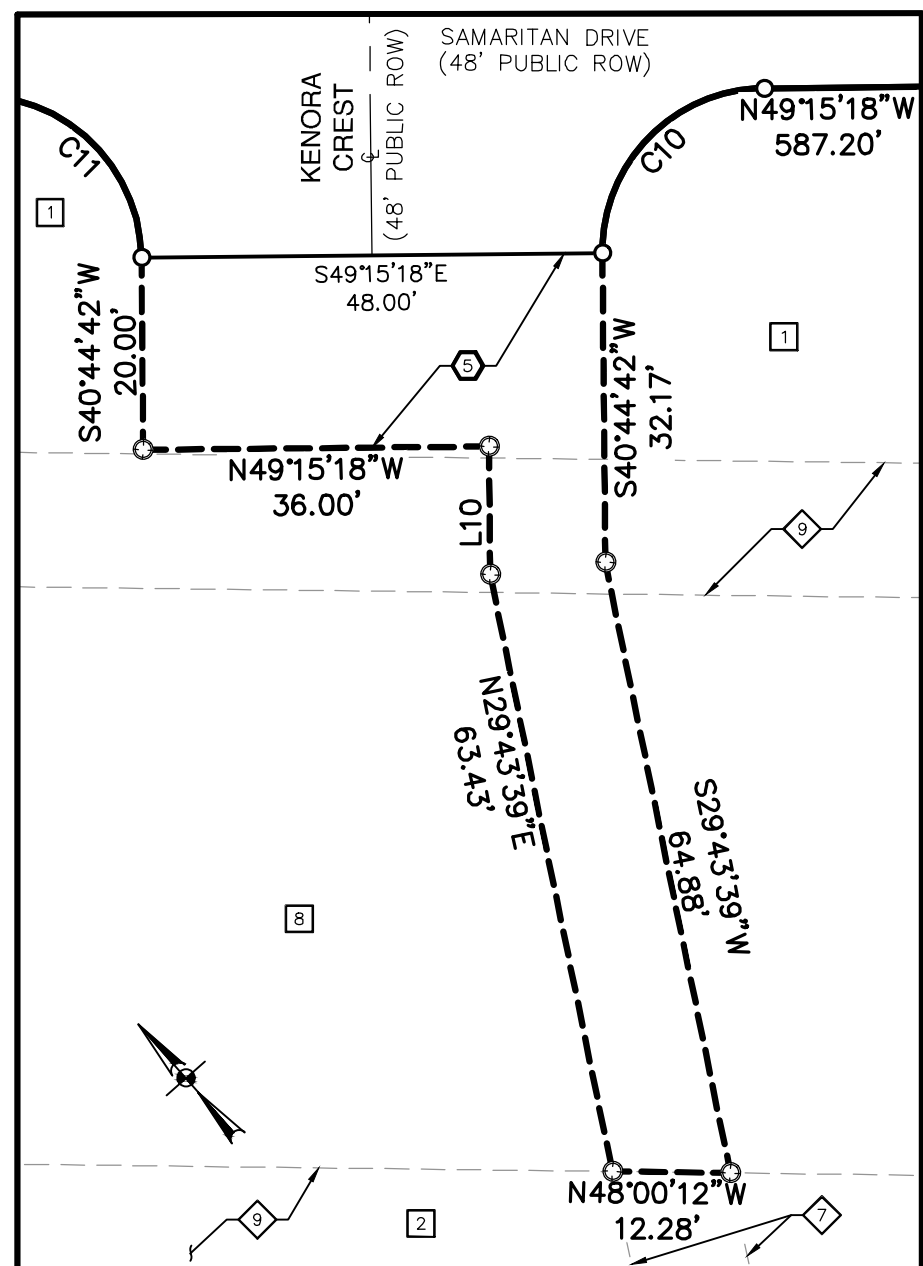
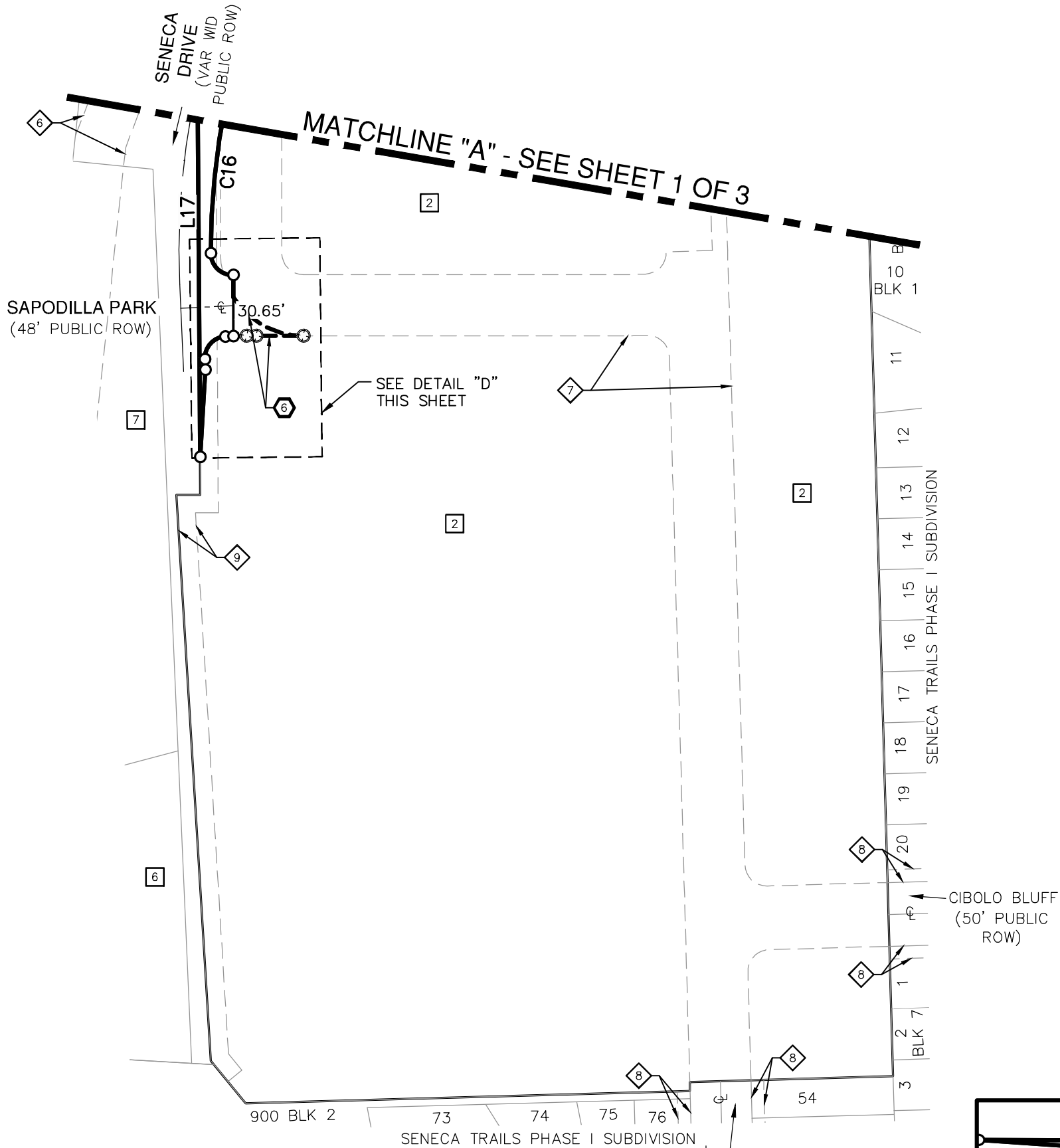
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0380G, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY ARDURRA AND APPROVED BY FEMA IN 2024 (CASE NO.24-06-2505P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



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

SHEET 2 OF 3

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

1. 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 3/4" 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.
2. 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 US SURVEY FEET, GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017
4. 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.

PZ-2025-17
Request for a Replat
6530 Samaritan Drive

Susana Huerta, AICP
Planning and Zoning Director
July 22, 2025

Purpose

- Consider approval of a request for a Replat
- 6530 Samaritan Dr. – approx. 1.60 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 Includes Portions of 14' and 28' Gas, Electric, Telephone and Cable Television Utility Easements
- Applicant proposes to change alignment of Samaritan Dr, remove existing easements and provide for new street & drain improvements

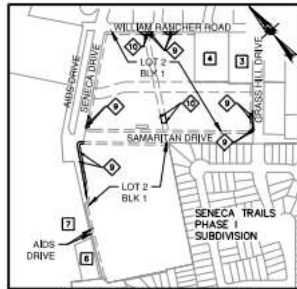
Aerial View



Purpose

- Project consists of portions of two platted lots and existing utility easements:
- Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision
- 14' and 28' Gas, Electric, Telephone and Cable Television Utility Easements to be Removed
- Proposed offsite street and drain improvements for Seneca Trails Single-Family residential development

Subdivision Layout



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"=500'

1.2M ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTIONS OF LOTS 1 & 2, BLOCK 1, COUNTY BLOCK 430 OF THE GRASS HILL ESTATES LOTS 1 & 2 SUBDIVISION AND INCLUDES PORTIONS OF 14 AND 20 GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITY EASEMENTS TO BE REMOVED AS SHOWN ON AND RECORDED IN VOLUME 3000, PAGE 1262 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS. DATE OF TEXAS COUNTY OF BEAR.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON GRASS HILL ESTATES LOTS 1 & 2 WHICH IS RECORDED IN VOLUME 3000, PAGE 1262, IN THE BEAR COUNTY PLAT AND DEED RECORDS. THE CITY OF LEON VALLEY PLANNING COMMISSION AT ITS MEETING OF MAY 12, 2021 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF HIS PROPERTY, EASEL, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT IF THEY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

DRAWN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____.

JOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

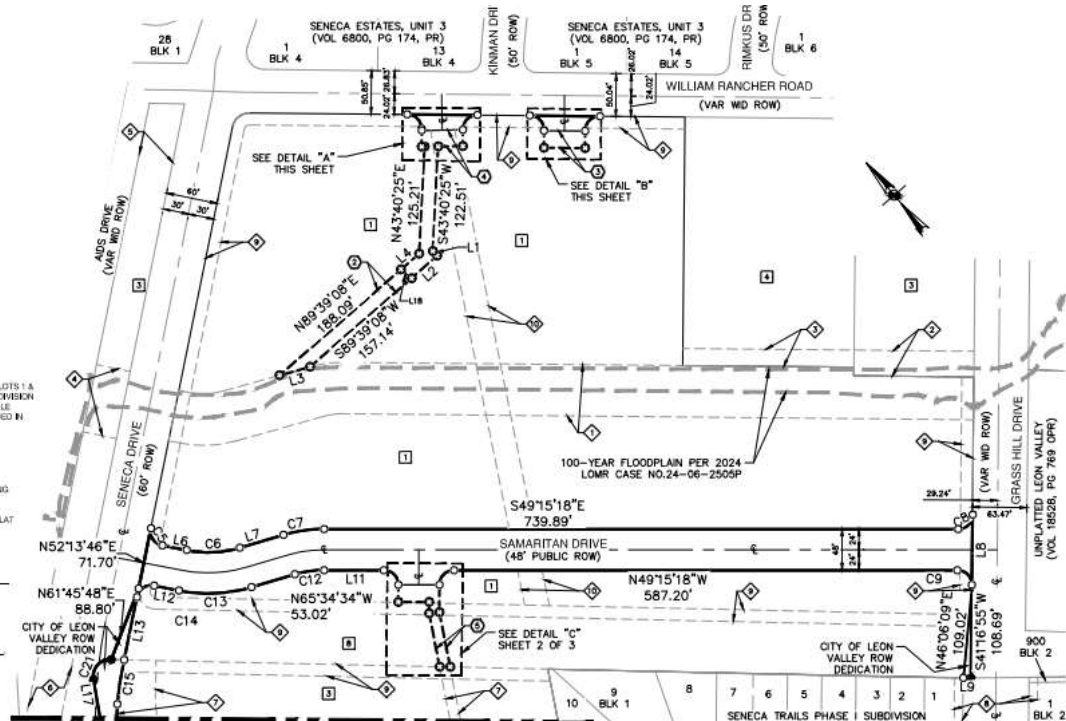
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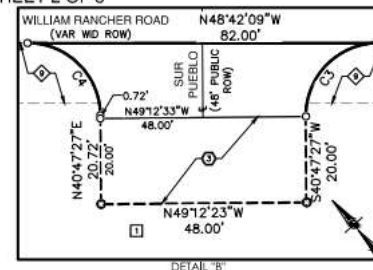
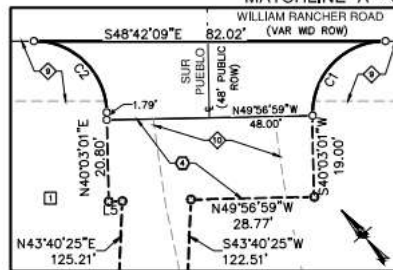
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS APPROVING TO AN APTA SURVEY



MATCHLINE "A" - SEE SHEET 2 OF 3



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Notification

- Letters mailed 31
- Received in favor 0
- Received in opposition 0
- Received undeliverable 0

Fiscal Impact

- Proposed improvements will increase taxable property value & tax base
- Existing Samaritan Drive is substandard, overgrown, too narrow for emergency vehicle access, & has severe condition issues, necessitating total reconstruction
- Developer will construct new Samaritan Drive meeting current construction & width standards
- Once constructed & accepted by Council, city will be responsible for future maintenance

Recommendation

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