City of Balcones Heights

MEMO TO THE PLANNING & ZONING COMMISSION

DATE: **November 13, 2019**

FROM: **Janet Thelen, Director of Community Development**

SUBJECT: **Replat of Lot 3F Country Gentleman Estates Subdivision**

MEETING DATE: November 19, 2019, 6 pm

BACKGROUND: In October of 2017, the Planning and Zoning Commission approved a replat of Lot 3 and Lot 3F of the Country Gentleman Estates Subdivision. Chick-fil-a Restaurant was then developed on Lot 3 with frontage on Fredericksburg Road. Lot 3F with frontage on Gentleman Road remained as a vacant lot.

On October 15, 2019, the city received from Robert Delgado, P.E. with Delgado Engineering on behalf of Conexion Resource Group, LLC an application for replatting of 0.583 acres of land out of Lot 3F, County Block 5894, Country Gentleman Estates Subdivision, Lots 3 and 3F, recorded in Volume 5722, Page 183 Deed and Plat Records, Bexar County, Texas. The replat of Lot 3F will create the following parcels:

Proposed Lot	Acres
3G	0.081
3H	0.081
3J	0.081
3K	0.081
3L	0.082
3M	0.082

Preliminary plats were submitted for review to the city engineer and fire department. Delgado Engineering was notified of the engineer's final approval. A Notice of Public Hearing for the replat was published, as required by law, in the Legal Section of the San Antonio Express News on Wednesday, November 6, 2019.

The plat and review process are in compliance with Texas Local Government Code, Chapter 212 Municipal Regulation of Subdivisions and Property Development. The Balcones Heights Code of Ordinances states:

§152.037 ACTION BY PLANNING COMMISSION.

(A) Within 30 days of the filing date, the Commission shall take action on the proposed plat. If the Commission finds that modifications to the plat are necessary in order to comply with requirements, the Commission may postpone such action. However, the Commission shall act upon the plat within 30 days of the filing date.

(B) Once filed with the Commission, a plat may be withdrawn provided that a written request of said withdrawal and the reasons upon which the request is being made are submitted to the Commission within 30 days of the filing date. Upon request for withdrawal, the Commission will act on the notice of withdrawal. Upon consideration of said withdrawal request, the Commission shall cause the notice of withdrawal and action taken to be entered on the official minutes of the meeting of the Commission at which notice was given. The 30-day time limitation shall cease on the date that said notice is given to the Commission.

(Ord. 5-85, passed 5-20-85)

§152.047 REPLATTING WITHOUT VACATING A PREVIOUS PLAT.

(A) Conditions. A subdivision, or a portion thereof, may be replatted without vacating the immediately previous plat of such subdivisions under the following conditions:

(1) The replat must be signed and acknowledged by the owners of the particular properties being replatted.

(2) The replat does not attempt to alter, amend or remove any covenants or restrictions.

(3) The replat must be approved by the Planning and Zoning Commission after a public hearing in relation thereto at which interested parties and citizens shall have had an opportunity to be heard.

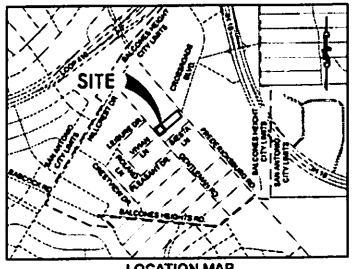
(4) If any of the area to be replatted was, within a five-year period immediately preceding the date on which the replat is filed with the Planning and Zoning Commission, limited by any interim or permanent zoning classification to not more than two dwelling units per lot, or if any lot on the immediately previous plat was limited by deed restriction to residential use involving not more than two dwelling units per lot, the procedures outlined in division (B)(3) below, shall be followed before the approval of the Planning and Zoning Commission can be given.

(5) However, if all the area to be replatted was designated or reserved for use other than for single-family or two-family use by notation on the last legally recorded plat or in the legally recorded deed restriction applicable to such plat, the procedures outlined in division (B)(2) below, shall apply.

(Ord. 5-85, passed 5-20-85)

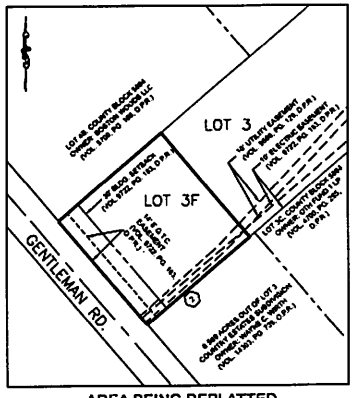
It is the recommendation by staff that the plat be approved and recorded.

Janet Thelen



LOCATION MAP

NOT TO SCALE



AREA BEING REPLATTED

SCALE: 1"=100'

BEING 0.901 OF AN ACRE OF LAND CONSISTING OF LOT 3F, COUNTY BLOCK 5894 COUNTRY GENTLEMAN ESTATES SUBDIVISION, IN THE CITY OF BALCONES HEIGHTS, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 9722, PAGE 183, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AND ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COBH/UTILITY NOTE:

1. THE CITY OF BALCONES HEIGHTS AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY), SAN ANTONIO WATER SYSTEM (SAWS) AND CITY OF BALCONES HEIGHTS - 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" ANCHOR "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, ANCHOR, ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, 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
   1. ADDED EASEMENTS (1), (2), (3) AND (4)
   2. REMOVED THE PORTION OF THE 10' UTILITY EASEMENT PER VOLUME 9709, PAGE 129 D.P.R. WITHIN REPLAT AREA.
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

SURVEY NOTES

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR NAIL MARKED "SALE CO. RPLS 5846" UNLESS NOTED OTHERWISE
2. GRID COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE COOPERATIVE NETWORK
3. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.999931
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE
5. MAINTENANCE OF THE 21 48' IRREVOCABLE INGRESS/EGRESS EASEMENT SHARED PEDESTRIAN/VEHICLE EASEMENT, PUBLIC RIGHT-OF-WAY AND FIRE LANE IS THE RESPONSIBILITY OF THE VILLAS AT BALCONES HOA

IMPACT FEE PAYMENT NOTE:

WATER AND 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

INGRESS / EGRESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF BALCONES HEIGHTS FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF BALCONES HEIGHTS DIRECTOR OF DEVELOPMENT SERVICES AND THE BALCONES HEIGHTS FIRE DEPARTMENT

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE COUNTRY GENTLEMAN ESTATES SUBDIVISION LOTS 3G, 3H, 3J, 3K, 3L, 3M, 901 & 902 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THEIR SUCCESSORS AND THE RESPONSIBILITY OF THE CITY OF BALCONES HEIGHTS OR BEXAR COUNTY

FIRE FLOW NOTE (FOR RESIDENTIAL PLATS)

IN AN EFFORT TO MEET THE CITY OF BALCONES HEIGHTS FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR MINIMAL FIRE FLOW DEMAND OF 1000 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF BALCONES HEIGHTS CITY ADMINISTRATOR AND THE BALCONES HEIGHTS FIRE CHIEF

SAWS DEDICATION NOTE:

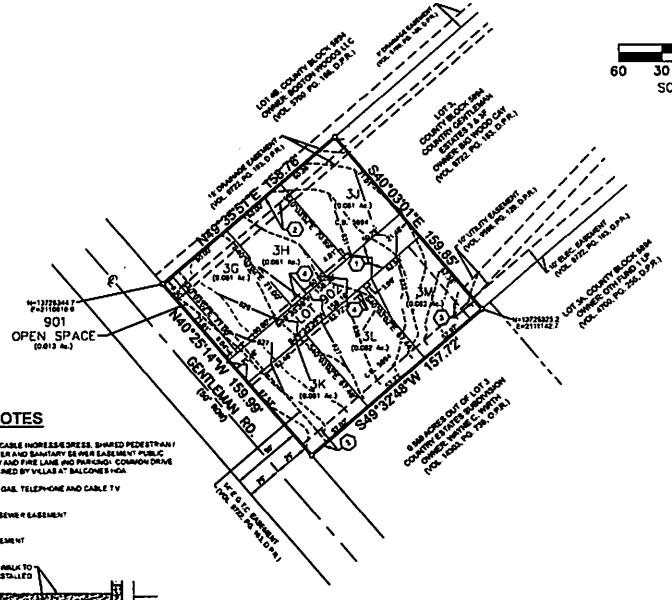
THE DEVELOPMENT DEDICATES THE WATER MAIN TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION OF THE DEVELOPMENT AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

OPEN SPACE NOTE:

LOT 901, C.B. 5894 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

INGRESS / EGRESS NOTE:

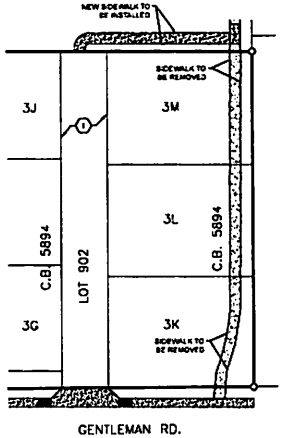
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT ON THIS PLAT NOR LANDSCAPING OR OTHER TYPE OF MODIFICATIONS THAT ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT APPROVAL OF THE BALCONES HEIGHTS CITY ADMINISTRATOR. THE CITY OF BALCONES HEIGHTS AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OR THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT



REPLAT

KEY NOTES

1. 21 48' IRREVOCABLE INGRESS/EGRESS, SHARED PEDESTRIAN / VEHICLE, WATER AND SANITARY SEWER EASEMENT PUBLIC RIGHT-OF-WAY AND FIRE LANE AND PARKING. COMMON DRIVE TO BE MAINTAINED BY VILLAS AT BALCONES HOA
2. 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
3. 12' SANITARY SEWER EASEMENT
4. 3' WATER EASEMENT



LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	SS	SANITARY SEWER
CB	COUNTY BLOCK	TELE	TELEPHONE
D.P.R.	DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	W	WATER
ELEC	ELECTRIC	○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	●	SET 1/2" IRON ROD
INEG	INGRESS / EGRESS		
NCB	NEW CITY BLOCK		
OHE	OVERHEAD ELECTRIC		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		

(1) PROPOSED EASEMENT

---1140--- EXISTING CONTOURS
---1140--- PROPOSED CONTOURS
℄ STREET CENTERLINE

REPLAT ESTABLISHING COUNTRY GENTLEMAN ESTATES SUBDIVISION

BEING ALL OF LOTS 3G, 3H, 3J, 3K, 3L, 3M, 901 & 902 COUNTY BLOCK 5894, COUNTRY GENTLEMAN ESTATES SUBDIVISION, IN THE CITY OF BALCONES HEIGHTS, BEXAR COUNTY, TEXAS

SCALE: 1"=60'

60 30 0 60

DELGADO ENGINEERING
ROBERT DELGADO, P.E.
6315 SENTRY PT.
SAN ANTONIO, TEXAS 78233
T.B.P.E.L.S. FIRM NO. 17091
PHONE: 210.621 5838

Maverick Land Surveying Co.
1806 Lockhill-Selma, Suite 103
San Antonio, Texas 78213
210-342-9403
FAX-210-342-9324
TBPELS FIRM No. 10193700

DATE OF PREPARATION: NOVEMBER 15, 2019

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
CONNEXION RESOURCE GROUP LLC
LOUIS ESPINAR
13603 BANDERA, SUITE 101
SAN ANTONIO, TEXAS 78232
210-396-1536

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

THIS _____ DAY OF _____ A.D. 20___

BY _____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES

THIS PLAT OF COUNTRY GENTLEMAN ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BALCONES HEIGHTS, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

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

BY _____
CHAIRMAN

BY _____
SECRETARY

Civil Engineering
Surveying
Consulting Engineering

Slay Engineering Company, Inc.
EST.1982
TBPE F-1901

Michael M. Slay, P.E., R.P.L.S.
Roger C. Lawhead, P.E.
Adam B. "Bo" Wall, P.E.

November 5, 2019

Mrs. Janet Thelen
Director of Community Development
City of Balcones Heights
3300 Hillcrest Drive
Balcones Heights, Texas 78201

Ref.: Re-plat – Country Gentleman Estates Subdivision

Subj.: Engineering Review/Letter of Certification

Mrs. Thelen:
Slay Engineering Co., Inc has reviewed the re-plat establishing Country Gentleman Estates Subdivision. We have no objection on the plat and hereby issue this Letter of Certification with our acceptance.

We have two reservations on construction within the right-of-way of Gentleman Road:

1. Walk Construction – The walk must be five feet (5') wide (as shown on Sheet C3.0), reinforced with #4 bars at 18 inches on-center-both-ways.

2. Gentleman Road Pavement Repairs – The utility trenches must be backfilled with "flowable fill". The pavement will require a two inch mill and overlay with HMAC-Type "D" from intersection to intersection (Leisure Drive to Vivian Lane); Engineer (Delgado) will meet with City Director Janet Thelen on limits of mill and overlay, per 11/03/19 letter.

Sincerely,

Roger Lawhead

Roger Lawhead, PE
Slay Engineering Co., Inc.

123 Altgelt Avenue San Antonio, Texas 78201 (210) 734-4388 Fax (210) 734-6401

Blacones Heights Fire Dept.

This letter is regarding the drive way proposal for the town homes off Gentleman Rd between 600 and 700 Gentleman Rd. Per IFC 2015 Code book the drive way width adequate enough for fire apparatus. This can be found in Chapter 5 Fire Service Features section 503 Fire Apparatus Access Roads sub section 503.2.1 Dimensions. Which sates "that a fire apparatus access road shall have an unobstructed width of not less than 20 feet". Your proposal of 21.46 foot is adequate.

Blacones Heights Fire Dept. Fire Inspector

Brad Tellander

10/18/19

10/18/19

City of San Antonio
Development Services Department
Land Entitlements Section

REQUEST FOR REVIEW

Date: May 28, 2019

TO: AT&T

FROM: Delgado Engineering, Robert (Bobby) Delgado

PHONE NUMBER: (210) 621-5838 FAX NUMBER #:

ITEM NAME: FILE #: Balcones Height

RE: Country Gentleman Estates Subdivision

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD.** Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: June 11, 20 19

- [x] Minor Plat-10 days
- [ ] Plat deferral-30 days
- [ ] Major Plat-50 days
- [ ] Variance-15 days
- [ ] Amending Plats – 10 days
- [ ] Other-15 days

[x] **I recommend approval** [ ] **I do not recommend approval**

On _____, **I notified** _____

_____, **the engineer/ subdivider/ agent, of the corrections**

needed to remove this objection. Tel # _____

Comments: _____

Bo Averill	MGR OSP DSGN ENG	11/1/19
Signature	**Title**	**Date**

5/30/2019

Bobby Delgado
Delgado Engineering
210-621-5838

SUBJECT: Plat Review – Country Gentleman Estates Subdivision

In concern of the plat review at the property located NE of Gentleman Rd and Siesta Ln, Balcones Heights, TX, Charter Spectrum approves the plat in question.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to ForceRelos@kinetic-eng.com. Please share this information with whoever needs these services.

Sincerely,

Zachary H.P. Marcum

Zach Marcum
Charter Communications

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING DEPARTMENT
2800 U.S. Hwy 281 North • P.O. Box 2449 • San Antonio, TX 78298-2449

LETTER OF CERTIFICATION FOR SUBDIVISION PLATS AND PLANS

Approval DATE: 9/17/2019

Expire Date: 6/17/2020

SUBDIVISION NAME: Country Gentleman Estates Subdivision

PLAT NO: BH0021

TO: Delgado Engineering
6315 SENTRY POINT
SAN ANTONIO, TX, 78233

C.O.S.A. Major Plat: Plat w/ Plans (GCP/Trilateral)

SAWS Major Plat:

The required data for the above subdivision, as required by Appendix A of the City of San Antonio Unified Development Codes, has been received by this department

Deferred Impact Fee Payment: Yes

SEWER **SAWS Job Number(s):**

Sewer Impact Fee Required?

Lift Station Fee:

Sewer Fee/EDU:

Sewer EDUs: 6.00

Total Sewer Impact Fee:

Total Planned Sewer Improvements - Cost Estimate: 0

Main Extension Required: No

Sewer service is available through SAWS Counter Service Permit: Yes

Plat is subject to 30TAC 213.5 (b) and 213.5 (c) (Located over EARZ): No

WATER **SAWS Job Number(s):**

Water Impact Fee Required?

Water Fee/EDU:

Water EDUs: 6.00

Total Water Impact Fee:

Total Planned Water Improvements - Cost Estimate: $0.00

For development – Utility layout and cost estimate approved. General Construction Permit required.

Main Extension Required: Yes

Water service is available through SAWS Counter Service Permit: No

Remarks:

Total Improvements:

Total Impact Fees:

cc: COSA Development Services
Consultant/Engineer

Development Engineering Services

RELEASE FOR RECORDATION

11/11/2019

Delgado Engineering
Robert Delgado
6315 Sentry PT
San Antonio, TX 78233

Re: Letter of Certification Recommending Approval

Plat No: Country Gentleman Estates Subdivision

Plat Date: 10/31/2019

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

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

Sincerely,

Jenna Keylich

Jenna Keylich
Customer Service Supervisor
Customer Engineering Department

City of Balcones Heights

November 8, 2019

Delgado Engineering
Bobby Delgado
6315 Sentry Point
San Antonio, TX 78233

Re: Letter of Certification Recommending Approval

Plat: Country Gentleman Estates Subdivision

Plat Date: October 25, 20189

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above-mentioned plat. The City of Balcones Heights has no objection to the filing of this plat for consideration by the appropriate governmental entity. The installation of the sanitary sewer collection facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

Respectfully,

Janet Thelen

Janet Thelen
Director of Community Development

3300 Hillcrest Drive Balcones Heights, TX 78201 (210) 957-3000 phone (210) 957-3149 fax