



**AGENDA
CITY OF HELOTES
PLANNING AND ZONING COMMISSION
May 5, 2020**

The City of Helotes Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, May 5, 2020 at 7:00 p.m. in the City Hall Council Chamber, 12951 Bandera Road, Helotes, Texas 78023. This is an open meeting, subject to the open meeting laws of the State of Texas.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE

As a result of COVID-19, the Governor of Texas issued an order on March 16, 2020, suspending various provisions of the Open Meetings Act, which now authorizes the participation in a meeting by videoconference and / or teleconference. In order to advance the public health goal of physical distancing, the City of Helotes Planning and Zoning Commission will conduct this regular meeting by telephone conference. No in person input will be allowed. To speak remotely, register in advance by using the fillable Citizen Comment Form on the City website. The comment form is due by 12:00 pm on Tuesday, May 5. Once the comment form is received, the speaker will receive a confirmation email with the toll-free phone number and access code. Speakers will be placed in a queue until their time to speak. Watch the livestream meeting broadcast on the City's YouTube channel. The digital meeting packet is available on the City website.

1. Call to order.
2. Roll call.

OPEN SESSION:

3. Citizens to be heard. *The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The Commission will accept comments from citizens of the City of Helotes and its Extraterritorial Jurisdiction (ETJ) only. Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.*

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated April 7, 2020. (Approval Item; Staff)
5. Discussion of and action on a preliminary and final subdivision plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing Goat Hill Subdivision, being a 11.249 acre tract of land out of the J.M. Ross Survey No. 224, Abstract 645, County Block 4524, and being a portion of land conveyed to the Polk Family Trust recorded in Volume 12696, Page 347 of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant)

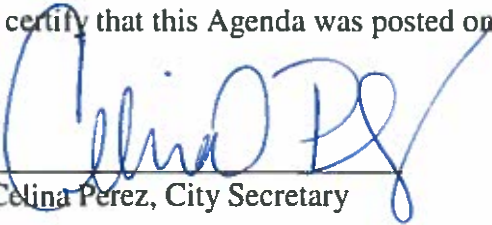
Planning and Zoning Commission Regular Meeting
May 5, 2020

Adjourn.

NOTE: It is possible that a quorum of the City Council and/or other Municipal Advisory and Governmental Bodies may be in attendance at the above stated meeting. No action will be taken by the City Council and/or other Municipal Advisory and Governmental Bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The Planning and Zoning Commission reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

I certify that this Agenda was posted on May 1, 2020 at 12:00 p.m.



Celina Perez, City Secretary

**MINUTES
CITY OF HELOTES
PLANNING AND ZONING COMMISSION**

The City of Helotes Planning and Zoning Commission met for a regular meeting on April 7, 2020 at 7:00 p.m. in City Hall Council Chambers, 12951 Bandera Road, Helotes Texas. This was an open meeting subject to the current open meeting laws of the State of Texas. Due to COVID-19, this meeting was conducted via teleconference. Physical distancing and the 10 people maximum were adhered to.

Commission Members

Present: Gregg Michel, Chair (Via Teleconference)
Jason Wightman, Vice Chair (Via Teleconference)
Ron Hozza, Secretary
Joe Edmond (Via Teleconference)
Richard Hawk (Via Teleconference)
Mike McGlothing (Via Teleconference)
Mario Rios (Via Teleconference)
Jeff Wade (Via Teleconference)

Council Members/Staff Present: Ernest Cruz, Development Services Director
Marian Mendoza, City Administrator
Celina Perez, City Secretary
Alex Blue, Council Member (Via Teleconference)

1. Call to order.

Chair Michel called the meeting to order at 7:01 p.m.

2. Roll call.

Commissioner Hozza called roll. See above for members present.

OPEN SESSION:

3. Citizens to be heard.

No one signed up to speak on this item.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated March 3, 2020. (Approval Item; Staff)

Motion was made by Commissioner Edmond, second by Commissioner Hozza, to approve the minutes as submitted.

Motion to approve carried unanimously.

5. **Discussion of and action on a request by Double DP Investments, Inc., for approval of a wall sign, pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, Subparagraph (g)(6)(b)(2) Commercial Signs – Projecting, Wall, Hanging, or In/On Windows, for the Shops at Old Town Conference Room, located at 14743 Old Bandera Road, #7, more particularly described as BCAD Property ID No. 1154308. (Recommendation Item; Applicant)**

Motion was made by Commissioner Hozza, second by Commissioner McGlothing, to recommend approval of this item as written.

Motion to recommend approval carried unanimously.

6. **Discussion of and action on a request by Helotes RLCC Properties LLC, for approval of a wall sign, pursuant to Municipal Code of Ordinances, Chapter 66 Signs, Section 66-51 Commercial Signs: Projecting, Wall, Hanging, or In or on Windows for Young Brothers Fire Protection, located at 14107 Bandera Road, more particularly described as BCAD Property ID No. 242275. (Recommendation Item; Applicant)**

Motion was made by Commissioner McGlothing, second by Commissioner Rios, to recommend approval of this item, with the suggestion that the applicant utilize a more muted color for the sign, since the sign is illuminated and will shine bright red at night.

Motion to recommend approval, with the aforementioned suggestion, carried unanimously.

Adjourn.

With no more business to come before the Commission, Chairman Michel adjourned the meeting at 7:18 pm.

Respectfully submitted,

ATTEST:

Gregg Michel, Chair

Celina Perez, City Secretary



PLANNING AND ZONING COMMISSION AGENDA ITEM REQUEST FORM

MEETING DATE: May 5, 2020

AGENDA PLACEMENT:

- PRESENTATION
- UNFINISHED BUSINESS
- CONSENT
- INDIVIDUAL
- CLOSED

CAPTION:

Discussion of and action on a preliminary and final subdivision plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing Goat Hill Subdivision, being a 11.249 acre tract of land out of the J.M. Ross Survey No. 224, Abstract 645, County Block 4524, and being a portion of land conveyed to the Polk Family Trust recorded in Volume 12696, Page 347 of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant)

EXECUTIVE SUMMARY:

The subject property is located on Bandera Road (S.H. 16), near its intersection with Whip O Will Way. A home, with available utility services, exists on the property and is addressed as 10345 Longhorn, Helotes, Texas 78023. The current recordation of the land includes a non-conforming cell tower site that was in existence when the City annexed the property. The property was annexed on December 8, 2005 (Ordinance No. 293).

The property's zoning designation is Single-Family Residential District (R-1). Pursuant to Code, cell towers are prohibited in an R-1 zoning district. The owners, Polk Family Trust, would like to have the option to sell the property, and have subsequently requested to legally plat the tract without the cell tower site. No construction is proposed for this property.

ATTACHMENTS:

- Attachment A – City Engineer Recommendation
- Attachment B – Fire Marshall Review
- Attachment C – Cell Tower Site Exhibit
- Attachment D – Goat Hill Subdivision Memo and Plat

PREPARED BY: Ernest Cruz, Development Services Director

DATE SUBMITTED: March 30, 2020



an Ardurra Company

March 30, 2020

Mr. Ernest Cruz
Development Services Specialist
City of Helotes
P.O. Box 507
Helotes, TX 78023

Subject: Goat Hill Subdivision
Preliminary and Final Plat

Dear Mr. Cruz:

I have reviewed the Goat Hill Subdivision preliminary and final plat and recommend approval.

Please place the Goat Hill Subdivision preliminary and final plat on the next scheduled Planning and Zoning Agenda for discussion and appropriate action.

If you have any questions or need additional information, please do not hesitate to contact me at (210) 822-2232.

Sincerely,
LNV, Inc.
TBPE Firm No. F-366

A handwritten signature in black ink, appearing to read 'J. Arteritano'.

Joseph T. Arteritano, PE
Senior Project Manager

Ernest Cruz

From: Eddie Haynes
Sent: Thursday, January 30, 2020 10:47 AM
To: Ernest Cruz; Byron Sanderfer
Cc: Belenda Parker; Joshua W. Mair
Subject: RE: Goat Hill Subdivision Plat - Plat Attached

Ernest,

I don't have any comments for this plat.

Thanks,

Ed Haynes
City of Helotes Fire Department
12951 Bandera Road
Helotes, TX 78023
210-695-4716 Office
210-695-4712 Fax



From: Ernest Cruz
Sent: Thursday, January 30, 2020 9:30 AM
To: Byron Sanderfer ; Eddie Haynes
Cc: Belenda Parker; Joshua W. Mair
Subject: Goat Hill Subdivision Plat - Plat Attached

Good morning,

Please see attached for your review. Thank you.

Ernest Cruz
Development Services Director
210.695.5905



City of Helotes
P.O. Box 507 12951 Bandera Road
Helotes, Texas 78023
www.helotes-tx.gov

Attachment C

Property Identification #: 242119	Property Information: 2020	Owner Identification #: 2574585
Geo ID: 04524-000-0420 Situs: 10345 LONGHORN HELOTES, TX Address: 78023 Property Type: Real State Code: A1	Legal Description: CB 4524 P-42 ABS 645 CITY OF HELOTES ANNEXATION Abstract: A04524 Neighborhood: SHERWOOD / HILLS / OAK CLIFF (NS) Appraised Value: N/A Jurisdictions: CAD, 06, 11, 09, 56, 10, 42, 08	Name: POLK FAMILY TRUST Exemptions: DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.





GARY HILL ENGINEERING LLC

9238 Trailing Fern
Helotes, Texas 78023
210-241-8060
TBPE Firm No. F-16593
gary@ghengrllc.com

RECEIVED
JAN 30 2020

CITY OF HELOTES

MEMORANDUM OF RECORD

Date: 30Jan20
To: Byron Sanderfer, P.E., City Engineer – 210-822-2232
From: Frank G.(Gary) Hill, P.E., CFM
Project: 19.16 Goat Hill Subdivision
Subject: Plat Application

Enclosed is a plat application for a single family residential lot within the City of Helotes.

There is no proposed construction for this lot. The Owner, a family trust, is platting the tract with the existing cell tower area excluded so that they might sell the lot/home to a prospective buyer. The City of Helotes requires that a legal lot be created that doesn't contain the existing cell tower site because of zoning restrictions. This is the reason for this plat.

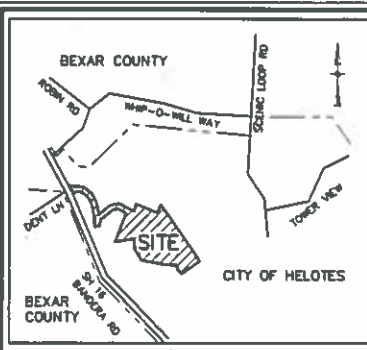
There is an existing residence onsite with existing electric service, existing water well, and existing septic tank. No new service is being requested or anticipated.

All agency review Letters of Certification or Request for Reviews are enclosed at this time except for CATV. I have had repeated difficulties in getting any contact/reply for my submitted RFR for Spectrum CATV. Can you provide me a name/tele/email address for the current CATV reviewer so that I may obtain an RFR from them?

I am submitting the standard plat application packet today to Ernie Cruz. I will be out of country from Sat 1Feb to Sun 9Feb on a family vacation and hope to have feedback from you on this application by the time I return. The Owners live in Florida and I will have to send the plat mylar to them for signature/notarization via FEDEX once I get your authorization for the final submittal.

Thanks for your help in this matter and please contact me if you have any questions.

1916M03.DOCX



LOCATION MAP
NOT TO SCALE

CPS/SAWS/COSA/UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEM-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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 GRANITOR'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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT ENFORCEMENT 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 FACILITY LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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 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.

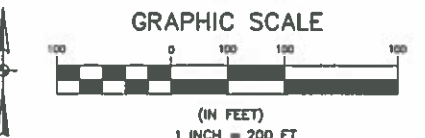
SAWS UTILITY NOTES:

1. IMPACT FEE NOTE: NO IMPACT FEES ARE DUE. THIS LOT IS PROVIDED WATER SERVICE BY AN EXISTING WATER WELL AND EXISTING SEPTIC TANK (0557). NO SAWS WATER OR SANITARY SEWER MAINS SERVE OR ARE PROPOSED FOR THIS PLAT.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE GRID NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PROJECT SURVEYOR
SAURIS OF TEXAS CORPORATION
12274 BANDERA ROAD, SUITE 123
HELOTES, TEXAS 78023
210-367-5843
FIRM# 10193840
JOB: 107-03

SUBDIVISION PLAT ESTABLISHING
GOAT HILL SUBDIVISION
BEING 11.249 ACRES OF LAND OUT OF THE J.M. ROSS SURVEY NO. 224, ABSTRACT 648, COUNTY BLOCK 4524, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE POLK FAMILY TRUST OF RECORD IN VOLUME 12698 PAGE 347, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DECEMBER 15, 2019



GARY HILL ENGINEERING LLC
9238 TRAILING FERN
HELOTES, TEXAS 78023
210-241-8060
TBPE FIRM NO. F-16593



TANGENT	LENGTH	BEARING
T1	182.91'	S83°31'32"E
T2	113.98'	S50°38'23"E
T3	88.87'	S31°08'57"E
T4	60.73'	S18°31'57"E
T5	120.63'	S127°43'37"E
T6	163.18'	N48°49'13"E
T7	100.52'	N75°11'32"E
T8	208.87'	S63°32'22"E
T9	88.97'	N13°23'00"E
T10	276.38'	S68°00'55"E
T11	100.98'	N23°23'56"E
T12	92.34'	N36°37'28"W
T13	28.76'	N33°48"E
T14	156.53'	N86°44'03"W
T15	160.70'	N33°23'58"W

TANGENT	LENGTH	BEARING
T16	107.63'	N32°54'7"W
T17	31.03'	N73°20'11"W
T18	182.99'	S79°33'13"W
T19	109.22'	N63°18'11"W
T20	63.65'	S74°29'03"W
T21	185.30'	S48°51'05"W
T22	68.56'	S8°02'08"W
T23	60.33'	S84°44'21"W
T24	123.78'	N13°48'29"W
T25	118.53'	N127°43'7"W
T26	50.78'	N18°47'40"W
T27	72.06'	N31°01'25"W
T28	86.42'	N30°30'43"W
T29	47.73'	S81°02'31"W
T30	60.18'	N84°08'11"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	108.98'	1542.38'	55.02'	109.98'	N30°45'40"W	4°05'08"

EASEMENTS

1. 14' GAS, ELEC, TELE CATV EASEMENT VOL. 8368 PG 1004 OPRBC
2. AT&T & 1.0 AC POLK ACCESS EASEMENT VOL. 8368 PG 1004 OPRBC
3. 28' ELECTRIC EASEMENT VOL. 8373 PG 1580 OPRBC
4. INGRESS AND EGRESS EASEMENT VOL. 8025 PG 918 OPRBC
5. 80' INGRESS AND EGRESS EASEMENT VOL. 8025 PG 914 OPRBC
6. 80' INGRESS AND EGRESS EASEMENT VOL. 1093 PG 789 OPRBC
7. 20' PUBLIC ROAD EASEMENT VOL. 4780 PG 1477 OPRBC
8. 30' PUBLIC ROAD EASEMENT VOL. 4780 PG 1473 OPRBC
9. 80' ROAD VOL. 10303 PG 2059 OPRBC
10. 80' INGRESS AND EGRESS EASEMENT VOL. 5316 PG 710 OPRBC
11. 30' ELECTRIC, GAS, TELE, CATV EASEMENT VOL. 9640 PG 194 OPRBC
12. 14' ELECTRIC, GAS, TELE, CATV EASEMENT VOL. 9640 PG 194 OPRBC
13. ELECTRIC LINE RIGHT OF WAY EASEMENT VOL. 5023 PG 634 OPRBC
14. 10' OVERHEAD ELECTRIC EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: PHILIP V. HAMPTON, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

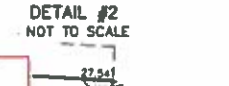
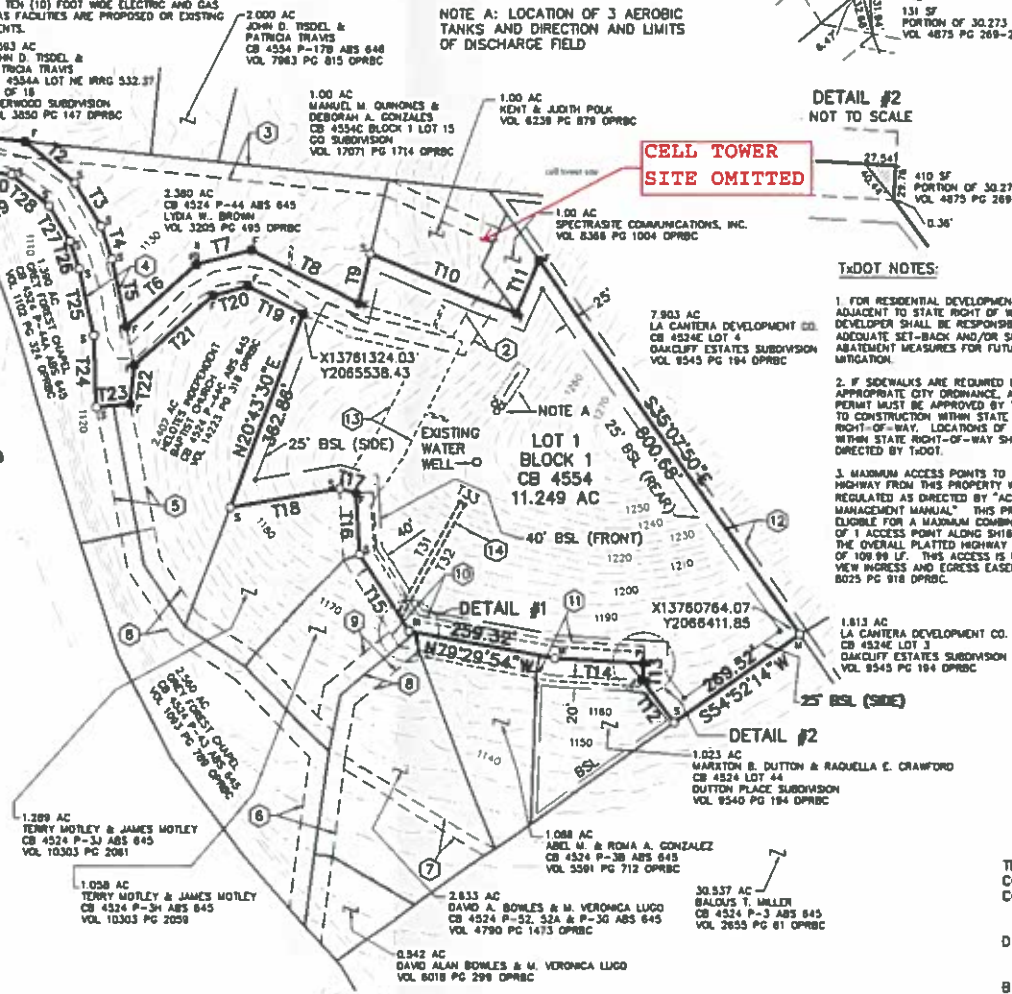
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

BY: FRANK G. HILL
LICENSED PROFESSIONAL ENGINEER NO. 70154

CITY ENGINEER

THE PROJECT: 1918



TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG SH18 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 109.99 LF. THIS ACCESS IS MOUNTAIN VIEW INGRESS AND EGRESS EASEMENT, VOL. 8025 PG 918 OPRBC.

WATER WELL CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF DIRECTOR APPROVAL A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH AND TEXAS DEPARTMENT OF HEALTH.

FRANK G. HILL
REGISTERED PROFESSIONAL ENGINEER
SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

- LEGEND & ABBREVIATIONS
- VOL. VOLUME
 - PG. PAGE
 - CATV. CABLE TV
 - ROW. RIGHT OF WAY
 - 8" P. FORM 1 1/2" IRON P18
 - 0" S. 8ET 1 1/2" IRON P18
 - 0" B. 8ET 8/8 HAIL
 - ELEC. ELECTRIC
 - TELE. TELEPHONE
 - CB. COUNTY BLOCK
 - AC. ACRES
 - OPRBC. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - DR. DRIVE
 - LA. LAKE
 - BSL. BUILDING SETBACK LINE (20' UNLESS OTHERWISE NOTED)
- INDEX CONTOUR: B10
INTERMEDIATE CONTOUR: C
ROW CENTERLINE & SYMBOL: C
LOT BOUNDARY: C

TANGENT	LENGTH	BEARING
T31	224.82'	N29°59'32"E
T32	229.93'	S29°59'32"W
T33	10.00'	S80°00'28"E

STATE OF TEXAS §
COUNTY OF BEXAR §

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS (OTHER THAN PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: KENT POLK JUDITH POLK
CO-TRUSTEES
POLK FAMILY TRUST
1320 PARKVIEW LN
LARGO, FLORIDA 33770

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENT POLK & JUDITH POLK KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

CERTIFICATE OF APPROVAL

THIS PLAT OF GOAT HILL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, 20____

BY: _____ MAYOR
BY: _____ SECRETARY
BY: _____ CHAIR PERSON OF THE PLANNING AND ZONING COMMISSION