



P.O. Box 29928 | SAN ANTONIO, TEXAS 78229-0928 | (210) 615-1110 | WWW.TXDOT.GOV

August 6, 2025

TxDOT REFERENCE NO. 7067
HIGHWAY: FM 1560

Attn: Carlos Rodriguez, Jr., CFM

Pape Dawson Engineers
2000 NW Loop 410
San Antonio, TX 78213

SUBDIVISION PLAT: Apollo Oaks
LOCATION: FM 1560 (Along NB FM 1560)
DATE RECEIVED: 6/17/2025

PLAT NO. CP202506

PLAT REVIEWED FOR:

EXISTING R.O.W. DATA
PLANNED R.O.W. NEEDS
STREET, ALLEY & DRIVEWAY ACCESS
OTHER
TxDOT NOTES

NO OBJECTION

OBJECTION

✓
✓
✓
✓
✓

THE FOLLOWING TxDOT NOTES WILL BE REQUIRED TO BE ANNOTATED ON YOUR PLAT:

- (1) For residential development directly adjacent to state right of way, the developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Maximum access points to State highway from this property will be regulated as directed by "Access Management Manual". This property is eligible for a maximum combined total of One (1) access point(s) along FM 1560 based on the overall platted highway frontage of 385.36'.
- (3) 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.

Permit applications along with construction plans for streets, driveways, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right of way. This letter of approval is valid until the property is redeveloped or land use changes. At that time it may be subject to the current access regulations. Subdivision of a larger tract of land will not entitle additional access locations to be granted.

COMMENTS:

1. This LOC is comprised of a total of 9 pages. The attachment includes plat, Bexar county approved TIA worksheet, site plan, aerial, and Release of Helotes ETJ.
2. Right turn lane required along FM 1560. To be reviewed and permitted by TxDOT.

Matthew Cardoza, P.E.

Adv. Planning - Transportation Engineer

CC: COSA Development Services
Bexar County Planning

Reference material: <http://onlinemanuals.txdot.gov/txdotmanuals/acm/index.htm>

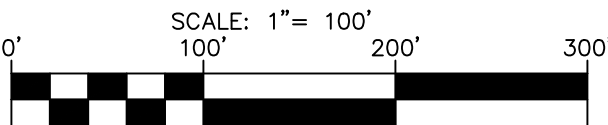
OUR GOALS

MAINTAIN A SAFE SYSTEM ▪ ADDRESS CONGESTION ▪ CONNECT TEXAS COMMUNITIES ▪ BEST IN CLASS STATE AGENCY
An Equal Opportunity Employer

PLAT NO. CP202506

SUBDIVISION PLAT OF
APOLLO OAKS

BEING A TOTAL OF 8.443 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-33, AND LOTS 900-903, BLOCK 4, CB 4481 AND LOTS 1 AND 2, BLOCK 5, CB 4481 OUT OF A 8.424 ACRE TRACT OF LAND OUT OF THE SAMUEL SWARTOUT SURVEY NO. 221, ABSTRACT NO. 712, COUNTY BLOCK 4481, BEXAR COUNTY, TEXAS RECORDED IN DOCUMENT NO. 20220143160 IN THE OFFICIAL PUBLIC 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: June 16, 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: CLAY SCHLINKE
INVEST SS, LLC
22202 CIELO VISTA
SAN ANTONIO, TX 78255
(540) 305-4056

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY SCHLINKE, 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

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: LANTANA OAKS HOA, INC
SEE KEY NOTE (18)
18587 SIGMA RD., SUITE 220
SAN ANTONIO, TX 78258
(210) 504-8484

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HOA REPRESENTATIVE, 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

CERTIFICATE OF APPROVAL

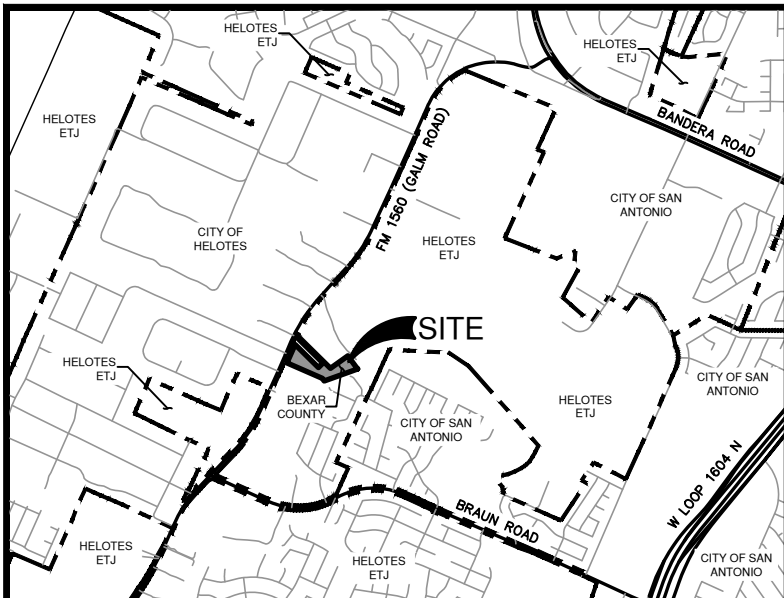
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS

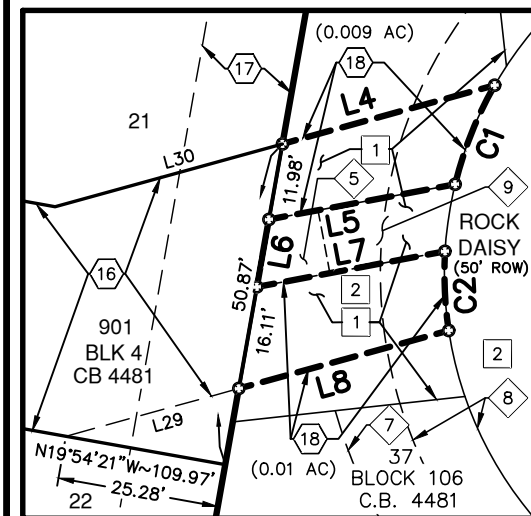


LOCATION MAP

NOT-TO-SCALE

LEGEND

- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
DOC DOCUMENT NUMBER
CB COUNTY BLOCK
AC ACRE(S)
BLK BLOCK
ROW RIGHT-OF-WAY
VAR WID VARIABLE WIDTH
MIN MINIMUM
EX EXISTING
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
DED DEDICATION
ELEC ELECTRIC
ESMT EASEMENT
TEL TELEPHONE
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
SET 1/2" IRON ROD (PD)
FOUND TxDOT MONUMENTATION (TYPE I, II OR III)
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR)
EASEMENT POINT OF INTERSECTION
EXISTING CONTOURS
PROPOSED CONTOURS
CENTERLINE
EXIST WATER WELL



DETAIL "A"
NOT-TO-SCALE

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 (PROPOSED) ACCESS POINT(S) ALONG F.M. 1560, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 385.36 L.F.
- 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.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 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.
- 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, IN US SURVEY FEET, DISPLAYED IN U.S. SURVEY FEET GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- 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.

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 SAN ANTONIO PLANNING COMMISSION.

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONUMENTY 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.
- 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.
- 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.
- 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.

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.

SAWS WASTEWATER EDU:

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

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJUT GRADE.

OPEN SPACE:

LOTS 900, 901, 902 AND 903, BLOCK 4, CB 4481 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

KEY NOTES LEGEND

- | | | | |
|----|---|---|--|
| 3 | 10' GAS, ELEC, TELE AND CATV ESMT | 5 | 10' PERMANENT SANITARY SEWER ESMT (DOC NO 20250003397) |
| 5 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 6 | 21' WATER, ELEC, GAS, TELE, CATV AND ACCESS ESMT (VOL 9711, PG 110 DPR) |
| 7 | VAR WID DRAINAGE ESMT | 7 | 20' BSL (VOL 9711, PG 110, DPR) |
| 10 | 10' WATER ESMT | 8 | 10' ELEC, GAS, TELE AND CATV ESMT (VOL 9711, PG 110, DPR) |
| 11 | 15' BUILDING SETBACK LINE | 9 | 20' X 10' SANITARY SEWER ESMT (VOL 9711, PG 110, DPR) |
| 12 | 10' BUILDING SETBACK LINE | 1 | LOT 902 (OPEN SPACE, WATER, DRAIN, ELEC, GAS, TELE AND CATV ESMT) |
| 13 | 5' (MAXIMUM) 3' (MINIMUM) BUILDING SETBACK LINE | 2 | REPLAT AND SUBDIVISION PLAT LANTANA II EXTENSION (VOL 9711, PG 110, DPR) |
| 14 | NOT USED | 3 | OUR LADY OF GUADALUPE SUBDIVISION (VOL 9598, PG 137 DPR) |
| 15 | VAR WID WATER ESMT | 4 | D & M SUBDIVISION (VOL 9543, PG 97 DPR) |
| 16 | 35' SANITARY SEWER AND WATER ESMT | | |
| 17 | 15' DRAINAGE ESMT | | |
| 18 | VAR WID SANITARY SEWER AND WATER ESMT (OFF-LOT) (0.019 ACRE) | | |
| 19 | 16' WATER ESMT | | |
| 1 | 16' ELE, GAS, TELE AND CATV ESMT (VOL 9543, PG 97, DPR) | | |
| 2 | 12' ELEC, GAS, TELE AND CATV ESMT (VOL 9543, PG 97, DPR) | | |
| 3 | 50' BSL (VOL 9543, PG 97, DPR) | | |
| 4 | 20' GAS, TELE, CATV, WATER AND SANITARY SEWER ESMT (VOL 9543, PG 97, DPR) | | |

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900, 901, 902 AND 903, BLOCK 4, CB 4481, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF HELOTES OR BEXAR COUNTY.

UNPLATTED 5.897 ACRES
SHERYL LEE STRICKLAND VARGO
(VOL 16744, PG 204 OPR)

N45°32'50"E~884.51'
S45°32'50"E~884.51'

N45°31'48"W~699.41'
S21°21'06"E 17.93'

S45°35'01"E~631.10'
S19°54'21"E 12.99'

N44°28'39"E 12.99'

N45°35'01"W~260.04'

N45°35'01"E~260.04'

N45°35'01"W~260.04'

N45°35'01"E~260.04'

N45°35'01"W~260.04'

N45°35'01"E~260.04'

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N45°35'01"E~260.04'

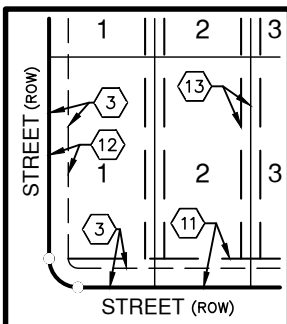
N45°35'01"W~260.04'

N45°35'01"E~260.04'

N45°35'01"W~260.04'

N45°35'01"E~260.04'

N45°35'01"W~260.04'



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED
NOT-TO-SCALE

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY.

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. 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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

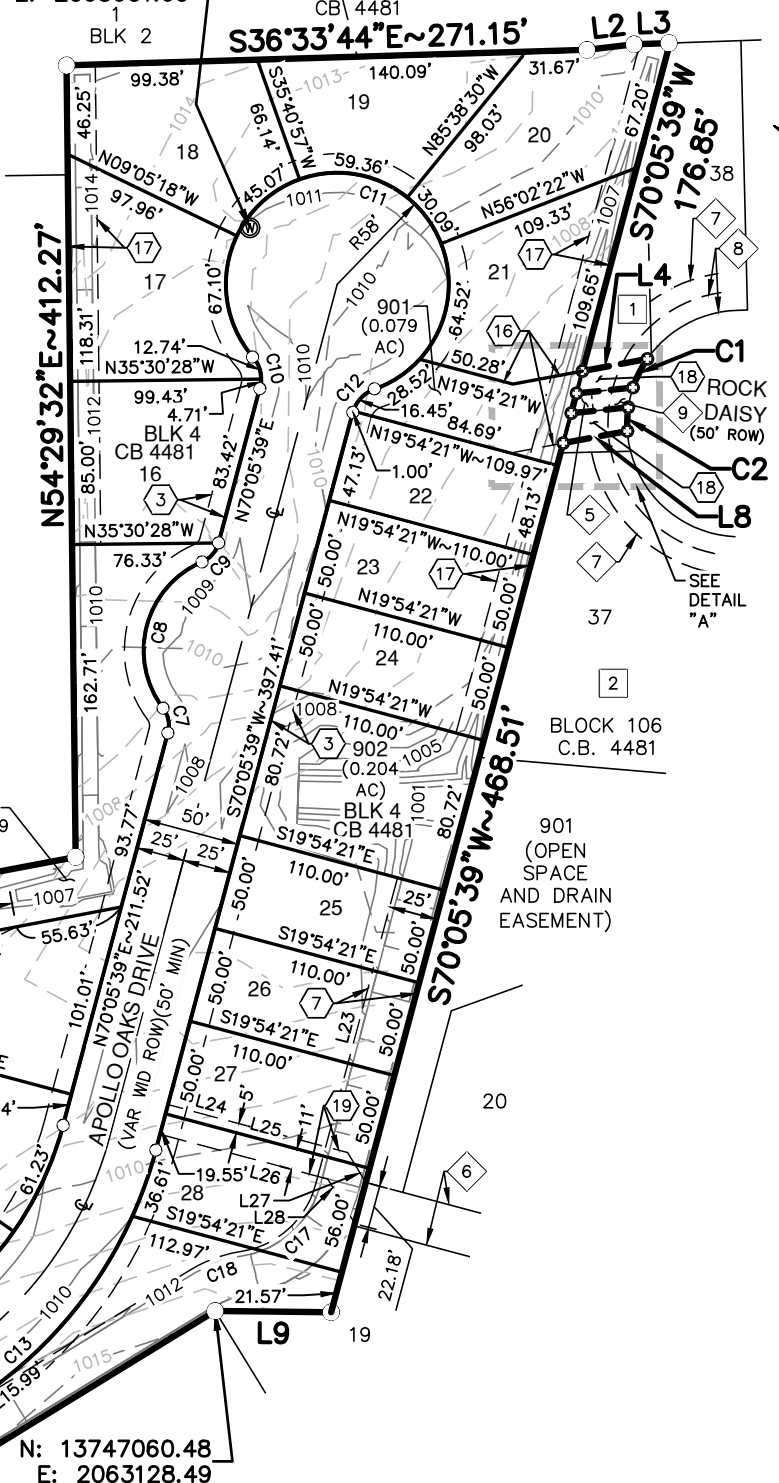
FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0215G, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS HIGH PRESSURE:

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

N: 13747367.91
E: 2063601.69



LINE TABLE

LINE #	BEARING	LENGTH
L1	N24°14'05"E	30.07'
L2	S41°35'45"E	24.67'
L3	S36°51'47"E	18.76'
L4	S45°26'50"E	34.40'
L5	N40°43'00"W	29.59'
L6	S70°05'39"W	10.70'
L7	S40°43'00"E	29.90'
L8	N45°26'50"W	34.01'
L9	N34°14'39"W	60.44'
L10	S68°37'19"W	35.34'
L11	S21°19'32"E	35.34'
L12	N23°38'54"E	90.01'
L13	S66°20'23"E	50.00'
L14	S23°38'54"W	92.61'
L15	S66°21'06"E	30.13'
L16	N66°21'06"W	30.13'
L17	N23°38'54"E	23.58'
L18	N45°35'01"W	299.56'
L19	S3°26'54"E	16.79'
L20	S81°29'13"W	145.61'
L21	S81°29'13"W	149.63'
L22	N60°36'08"W	42.22'
L23	N70°05'39"E	165.51'
L24	S19°54'21"E	96.85'
L25	S19°54'21"E	110.00'
L26	S19°54'21"E	90.41'
L27	N23°55'00"E	18.23'
L28	N23°55'00"E	27.15'
L29	S45°26'50"E	28.02'
L30	S45°26'50"E	36.81'
L31	N21°23'30"W	35.33'
L32	N66°23'30"W	8.09'
L33	N21°23'30"W	15.61'

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2), ITE 11th Edition.

Project Name: Apollo Oaks		Worksheet Prepared by: Jon Adame, P.E.	
Project Location: 11510 FM 1560 N Helotes, TX 78023		Company: Pape-Dawson Consulting Engineers	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Agent
Email: jadame@pape-dawson.com		Address: 2000 NW Loop 410, San Antonio, TX 78213	Date: 5/22/2025
Jurisdiction: <input type="checkbox"/> COSA ICL <input type="checkbox"/> COSA ETJ <input checked="" type="checkbox"/> Other:		Associated Record Type: <input type="checkbox"/> Zoning <input type="checkbox"/> MDP	<input checked="" type="checkbox"/> Plat <input type="checkbox"/> Building Permit
TIA Record Number (if applicable): N/A		Associated Record Number: CP202506	

Proposed Type of Development:

Critical Peak Hour: **PM** ☐ Peak Hour Override:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)
Single Family Attached Housing	215	75.00	Dwelling Unit	0.57	43
30 Duplexes, 5 Triplexes					

Previous Development on Site:

Critical Peak Hour: ☐ Peak Hour Override:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 11th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections.

Proposed Development	Previous Development	Difference in PHT
43		43 100%

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:
43			
			TIA Name:

*** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. ***

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2) (For more than 76 PHT, this analysis will be included in the TIA)

Right Turn Lanes Required	<input type="checkbox"/> at	Left Turn Lanes Required	<input type="checkbox"/> at
	<input type="checkbox"/> at		<input type="checkbox"/> at

Comments:

- ☒ This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

TxDOT Review Required

- ☐ A TIA Report is Required. ☐ A TIA Report is Not Required
☐ A TIA Update is Required ☐ A Circulation Study is Required

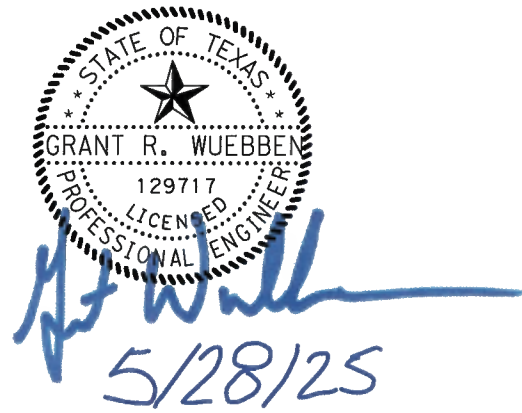
Worksheet Last Updated 4/1/2024

Reviewed by: 

Date: 05/28/2025

Apollo Oaks - ITE Trip Generation 11th Ed.

Land Use (ITE Code)	Size (X)	Independent Variable (IV)	Trip Generation Method	AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour		Daily
				Entering Rate	Exiting Rate	Entering Rate	Exiting Rate	Rate	Enter Trips	Exit Trips	Enter Trips	Exit Trips	Trips
Single-Family Attached Housing (215)	75.0	Dwelling Units	Average Rate	0.12	0.36	0.34	0.23	7.2	9	27	25	18	540
<i>Assumptions: Setting/Location = General Urban/Suburban</i>								Total	9	27	25	18	540
									36		43		

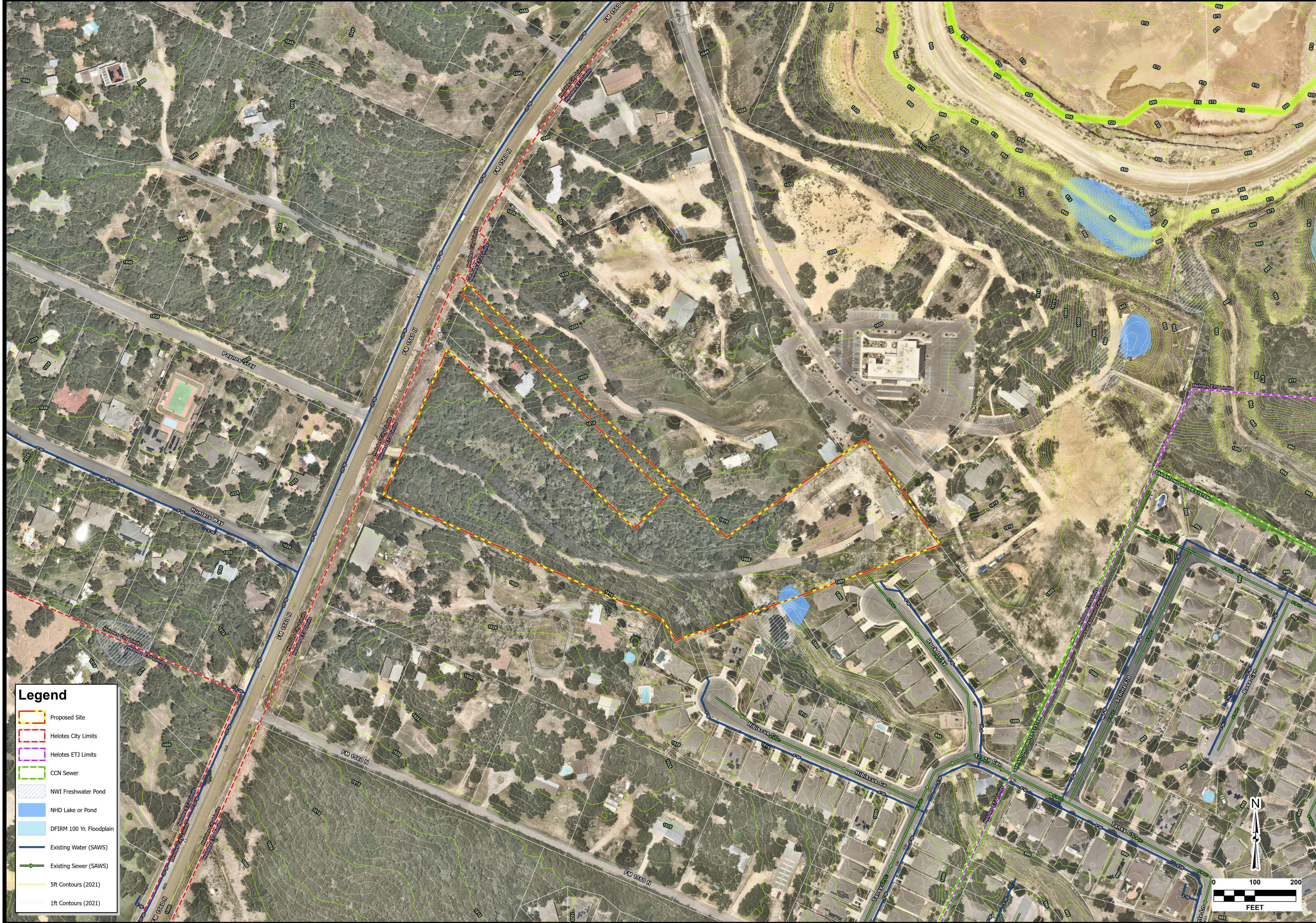


GRANT R. WUEBBEN
129717
PROFESSIONAL ENGINEER

Grant R. Wuebben
5/28/25

[illegible]

Date: Nov 21, 2024 8:15 AM User: SDunlap
File: C:\Users\SDunlap\Exhibits\Udame\2024\1121_11510FM1560\APPX\APR\apr Layout: 11510 FM 1560 Constraints Map 24x36L Map: 11510 FM 1560 Constraints Map



Legend

Proposed Site

Helotes City Limits

Helotes ETJ Limits

CCN Sewer

NWI Freshwater Pond

NHD Lake or Pond

DFIRM 100 Yr. Floodplain

Existing Water (SAWS)

Existing Sewer (SAWS)

5ft Contours (2021)

1ft Contours (2021)

NO.	REVISION	DATE

PAPE-DAWSON
ENGINEERS

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

11510 FM 1560

CONSTRAINTS EXHIBIT

PLAT NO.	--
JOB NO.	--
DATE	Nov 2024
DESIGNER	JA
CHECKED	JA
DRAWN	SD
SHEET	1.0

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September 13, 2024

US Mail

Arcadian Developers, LLC
Vijayakumar Koneru
20 Christian Drive
East Brunswick, New Jersey 08816

RE: Petition for Release of Property, Generally Located at 11510 FM 1560 N, City of Helotes ETJ

Dear Mr. Koneru,

The City of Helotes ("City") is in receipt of Arcadian Developers, LLC, a Texas Limited Liability Company's Petition for release of an 8.4263 acre property from the City's extraterritorial jurisdiction ("ETJ"). Specifically, the City received the Petition on July 31, 2024. Per Section 42.104 of the Texas Local Government Code, the City has determined that your Petition meets the following requirements under state law:

- Petitioner is the record title holder of the entire Property subject to this Petition as evidenced by the Proof of Ownership Deed and Bexar County Appraisal District Tax Rolls;
- Evidence of Petitioner's signature authority on behalf of the record owner of the Property was included; and
- The petition included a map and metes and bounds description of the property to be released.

In accordance with §42.105 (d) Texas Local Government Code, the City did not take any official action to release the Property from the City's ETJ but instead this ETJ release was completed by operation of law since it has been forty-five (45) days of receipt of this Petition.

The City will amend its map to show the Property is no longer in the City's ETJ. Please take note, that the City does not provides emergency Fire/EMS outside of its city limits. Please contact Bexar County if you have any questions regarding these services.

Respectfully,

Rich Whitehead, Mayor

CC: Henry L. Hayes, Jr., Interim City Administrator

CC: Michael Gallardo, Development Services Coordinator

CC: Mikayla Rodriguez, Killen Griffin & Farrimond

Email to: Mikayla@KGFTX.com