

HALLIES COVE UNITS 4A & 4B

An Estate Neighborhood Planned Development District
Schertz, Bexar County, Texas



- *Engineers*
- *Surveyors*
- *Planners*

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12770 Cimarron Path, Ste. 100 San Antonio, TX 78249

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MTR JOB #19043

November 2020

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I. General

Hallies Cove Unit 4 is a proposed 10.33 acre single family residential development in the City of Schertz, Bexar County, Texas. Located along FM 1518, approximately 2,800 feet north of IH 10, the property is mostly undeveloped pasture with areas of floodplain. Because of its proximity to the floodplain and the ability to offer some significant open space for use by the City of Schertz linear trail system, Hallies Cove Unit 4 intends to use a residential cluster option in order to maximize the open space available.

Except as noted herein, the property will develop in accordance with the Estate Neighborhood Planned Development District (ENPDD) as specified in the Unified Development Code (UDC). Unless otherwise specified herein, all future development on the Property shall be governed by the UDC as amended.

AFFECTED UDC ARTICLES

II. Zoning Districts (Article 5)

Dimensional Requirements Residential Zoning Districts Table 21.5.7(A).

All buildable lots in Hallies Cove Unit 4A and 4B will develop in accordance with the R1 zoning district with the following exceptions:

Minimum Lot Size and Dimensions			Minimum Yard Setback (ft.)		
Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft)	Side (ft)	Rear (ft)
9,600 ^c	80	119 ^{a,c}	25	10	20 ^b
a. Lot depth, measured alongside property lines, for irregular lots, lots fronting cul-du-sacs or knuckles and curved streets, may vary in length provided that the average length of the two (2) side lot lines shall not be less than one hundred (100) feet.					
b. A maximum of twenty (20) linear feet of the building width may have a reduced minimum rear yard setback of ten (10) feet. Building width shall be measured in a straight line parallel to the lot width as defined by the UDC.					
c. Lots adjacent to drainage easements, will have a minimum lot depth of one hundred nine (109) feet and a minimum area of 8,720 square feet					

Estate Neighborhood Planned Development District (ENPDD) Section 21.5.13(F)(2)

Open Space Requirement:

Hallies Cove will provide 39 percent (39%) of the gross total acreage and will provide for more spacious lots with an R-1 density rather than using an extra dense lot size to meet the requirements of the ENPDD.

III. Site Design Standards (Article 9)

Screening and Fencing – Section 21.9.8(C)

Screening Along Arterial Roadways:

Hallies Cove will provide 70 feet of landscape buffer to include shrubs, trees, and meandering berms along its entire frontage of FM 1518 in lieu of the 8' tall masonry wall.

IV. Signs and Advertising Devices (Article 11)

Subdivision Entry Signs – Section 21.11.15(D)

Maximum Number of Signs:

Hallies Cove will have two (2) primary entrance signs. See Attached Exhibit for location.

V. Transportation (Article 14)

Streets – Section 21.14.1(P)

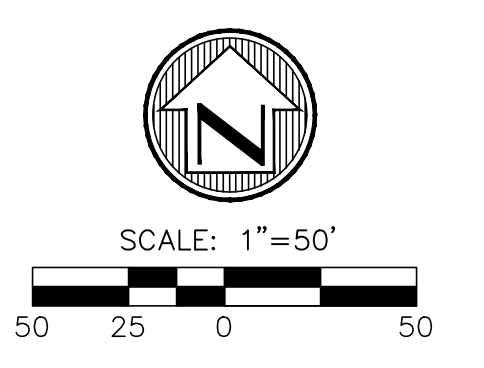
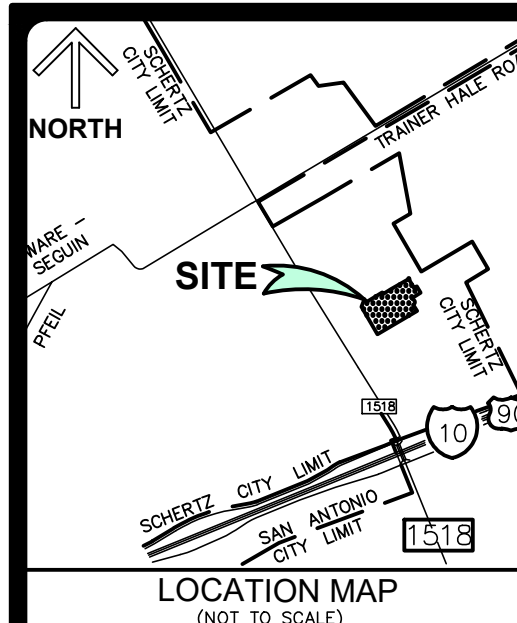
Street Improvements:

Hallies Cove will use a wider local street - residential section to provide dedicated parallel parking to the public for access to the proposed northern parkland. The street section will be adjacent to the open space and is described in Table 1. See attached Exhibit for cross-section.

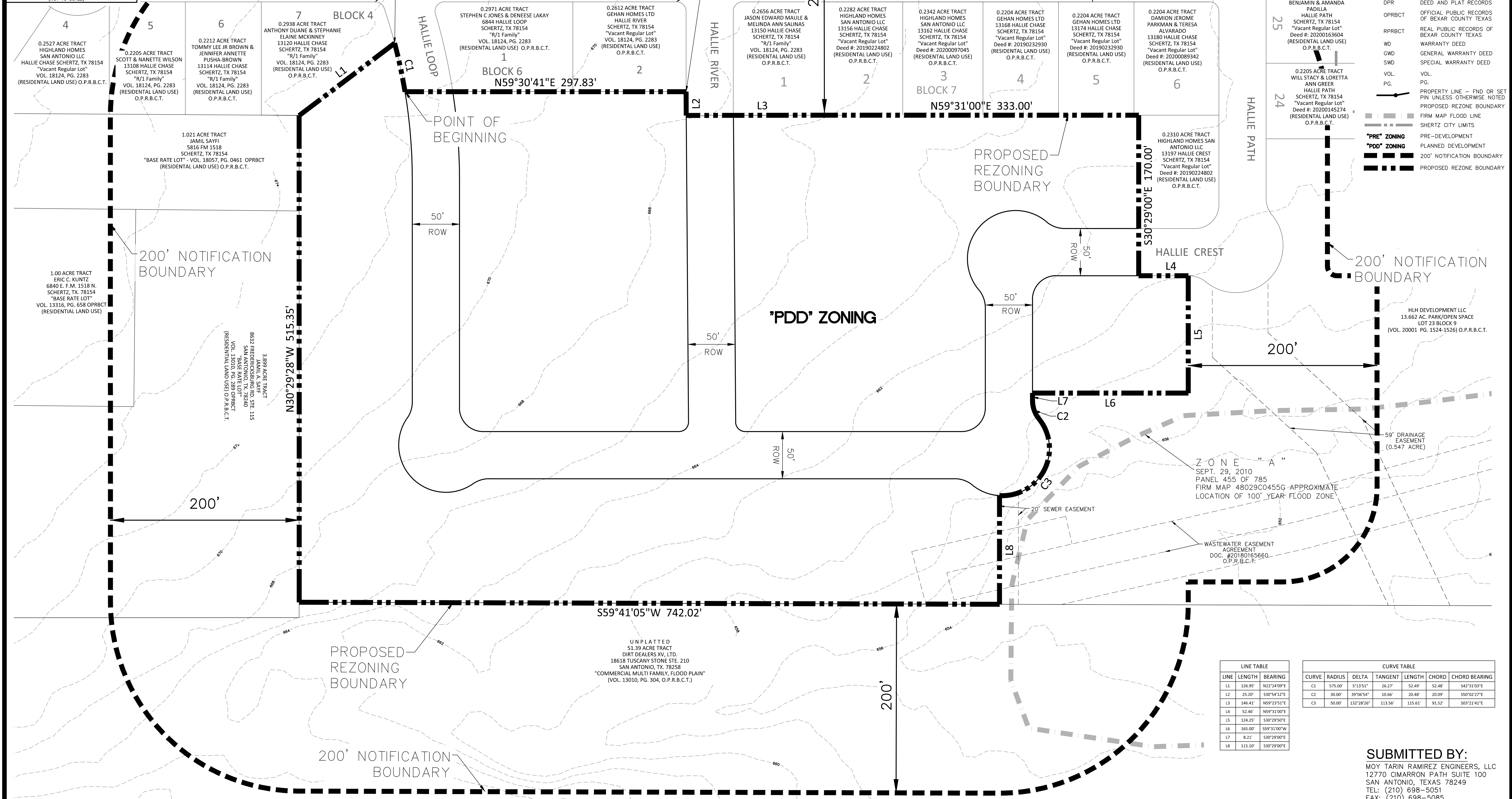
Classification	ROW	Pavement	Drainage Width	Sidewalk Width	Hike / Bike Trail
Local Street; Residential with parallel parking	55'	35'	Curb or Curb and Gutter	5 feet both sides	N/A

VI. Amendments to the Planned Development District (PDD)

Any significant future changes from the established Dimensional Requirements for the approved PDD, or changes that alter the concept of the PDD and/or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively. Adjustments to detention areas as a result of stormwater management will be considered a minor change.



- LEGEND:**
- EXISTING CONTOUR
 - R RADIUS
 - DPR DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS
 - OPRBCCT OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
 - RPRBCT REAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
 - WD WARRANTY DEED
 - GWD GENERAL WARRANTY DEED
 - SWD SPECIAL WARRANTY DEED
 - VOL. VOL.
 - PG. PG.
 - PROPERTY LINE - END OR SET FIN UNLESS OTHERWISE NOTED
 - PROPOSED REZONE BOUNDARY
 - FIRM MAP FLOOD LINE
 - SHERTZ CITY LIMITS
 - "PRE" ZONING
 - "PDD" ZONING
 - 200' NOTIFICATION BOUNDARY
 - PROPOSED REZONE BOUNDARY



LINE TABLE

LINE	LENGTH	BEARING
L1	126.95'	N22°24'09\"/>

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	575.00'	5°13'51\"/>				

HALLIES COVE ZONING TABLE

CONDITION	ZONING	AREA (AC.)
EXISTING	"PDD"	10.33
PROPOSED	"PDD"	10.33

- GENERAL NOTES**
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLATTING.
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE, SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455G DATED SEPT. 29, 2010, SITE IS WITHIN THE 100-YEAR FLOODPLAIN.
 - CONTOURS ARE FROM SAN ANTONIO RIVER AUTHORITY LIDAR.
 - AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR ALL LOTS WITHIN 100' OF THE 100 YEAR FLOOD AS PER FIRM MAP 48029C0455G, PANEL 455 OF 785 DATED SEPTEMBER 29, 2010.

HALLIES COVE UNIT 4

10.33 ACRES ~ TOTAL TRACT AREA

LEGAL DESCRIPTION

BEING 10.33 ACRES OF LAND SITUATED IN THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193 IN BEAR COUNTY, TEXAS, SAID 86.86 ACRES TRACT BEING A PORTION OF A CALLED 80 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO WATER STAPPER AND WIFE, LONNIE STAPPER, RECORDED IN VOL. 2643, PG. 271 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS.

SUBMITTED BY:
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

SURVEYED BY:
 ATWELL, LLC
 10101 REUNION PLACE, SUITE 300
 SAN ANTONIO, TEXAS 78216
 210-536-0755
 TBR@ATWELL.COM 10184163
 JWJ@ATWELL-GROUP.COM

OWNER/APPLICANT
 HLH DEVELOPMENT
 15720 BANDERA ROAD, SUITE 103
 HELOTES, TEXAS 78023
 TEL: (210) 698-5490

REVISIONS

NO.	DATE	DESCRIPTION

Engineers
Surveyors
Planners

MIR
 Moy Tarin Ramirez Engineers, LLC
 FIRM TBPELS ENG F-5297 SVY F-10131500
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HALLIES COVE UNIT 4 ~ 10.33 ACRES

ZONING EXHIBIT

SCHERTZ, TEXAS

SHEET
E1

Field Notes for a Tract of Land
Containing 10.329 acres (449,912.26 square feet)

10.329 acres (449,912.26 square feet) tract of land situated in the Eligio Gortari Survey No. 2, Abstract No. 5, County Block 5193, Bexar County, Texas, being out of the remainder of a 70.831 acre tract of land as conveyed to HLH Development, LLC, by Assumption Warranty Deed, as recorded in Document No. 20180237610 of the Official Public Records of Bexar County, Texas, said 10.329 acres (449,912.26 square feet) tract of land being more particularly described as follows:

Beginning: at a point being the most southerly terminus point of Hallie Loop, a 50.00-foot wide right of way as shown on plat of Hallies Cove Subdivision Unit 2, as recorded in Document Number 20180120002 of the Official Public Records of Bexar County, Texas, and being an interior corner of the herein described tract;

Thence, with the southeast boundary of said Hallies Cove Subdivision Unit 2, the following three (3) courses:

North 59 degrees 30 minutes 41 seconds East, a distance of 297.83 feet to a found iron rod with a yellow plastic cap stamped "CDS MUERY S.A. TX", being the easterly corner of Lot 2, Block 6, of said Hallies Cove Subdivision Unit 2, and being an angle point in the herein described tract;

South 30 degrees 54 minutes 12 seconds East, a distance of 25.20 feet to a point, being the most southerly terminus point of Hallie River, a 50.00-foot wide right of way as shown on said plat of Hallies Cove Subdivision Unit 2, and being an angle point in the herein described tract;

North 59 degrees 23 minutes 51 seconds East, a distance of 146.41 feet to a found iron rod with a yellow plastic cap stamped "CDS MUERY S.A. TX", being the west corner of Lot 1, Block 7, of said Hallies Cove Subdivision Unit 2, and being the south corner of Lot 2, Block 7, as shown on plat of Hallies Cove Subdivision Unit 3, as recorded in Document Number 20190211497 of the Official Public Records of Bexar County, Texas, said iron rod being an angle point in the herein described tract;

Thence, with the southeast and the easterly boundary of said Hallies Cove Subdivision Unit 3, the following nine (9) courses:

North 59 degrees 31 minutes 00 seconds East, a distance of 333.00 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the south corner of Lot 6, Block 7, as shown on plat of said Hallies Cove Subdivision Unit 3, being the north corner of the herein described tract;

South 30 degrees 29 minutes 00 seconds East, a distance of 170.00 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an interior angle in the herein described tract;

North 59 degrees 31 minutes 00 seconds East, a distance of 52.46 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 30 degrees 29 minutes 50 seconds East, a distance of 124.25 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 59 degrees 31 minutes 00 seconds West, a distance of 165.00 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 30 degrees 29 minutes 00 seconds East, a distance of 8.21 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangent curvature to the left;

Along the arc of said curve to the left, a distance of 20.48 feet, having a radius of 30.00 feet, a central angle of 39 degrees 06 minutes 54 seconds, and a chord bearing and distance of South 50 degrees 02 minutes 27 seconds East, 20.09 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of reverse curvature to the right;

Along the arc of said curve to the right, a distance of 115.61 feet, having a radius of 50.00 feet, a central angle of 132 degrees 28 minutes 26 seconds, and a chord bearing and distance of South 03 degrees 21 minutes 41 seconds East, 91.52 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of non-tangency;

South 30 degrees 29 minutes 00 seconds East, a distance of 115.10 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the south corner of Lot 23, Block 4, designated as Park/Open Space as shown on plat of said Hallies Cove Subdivision Unit 3, said iron rod being on the southeasterly boundary of the remainder of said 70.831 acre tract, being an angle point in the herein described tract;

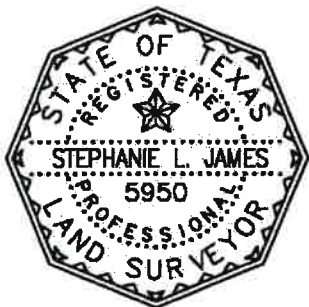
Thence, with the southeast boundary of the remainder of said 70.831 acre tract, South 59 degrees 41 minutes 07 seconds West, a distance of 742.02 feet to a point being the south corner of the remainder of said 70.831 acre tract, and the south corner of the herein described tract;


Thence, with the southwest boundary of the remainder of said 70.831 acre tract, North 30 degrees 29 minutes 28 seconds West, a distance of 515.35 feet to a found iron rod with a red plastic cap stamped "RPLS 4540" on the southeast boundary of Lot 7, Block 4 as shown on said plat of Hallies Cove Subdivision Unit 2, being the north corner of a 1.021 acre tract described by deed recorded in Volume 8165, Page 717 of the Official Public Records of Bexar County, Texas, said iron rod being the west corner of the herein described tract;

Thence, with the southeast boundary of said Lot 7, Block 4, North 22 degrees 24 minutes 09 seconds East, a distance of 126.95 feet to a found iron rod with a yellow plastic cap stamped "CDS MUERY S.A. TX" on the southwesterly right of way of said Hallie Loop, being a point of non-tangent curvature to the right;

Thence, with the southwesterly right of way of said Hallie Loop, along the arc of said curve to the right, a distance of 52.49 feet, having a radius of 575.00 feet, a central angle of 05 degrees 13 minutes 51 seconds, and a chord bearing and distance of South 42 degrees 31 minutes 03 seconds East, 52.48 feet to the **Point of Beginning**, containing 10.329 acres (449,912.26 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A survey of even date was prepared for this description




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2019-10-07 Job #19043
Revised Date: 2019-12-18

GENERAL NOTES:

1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

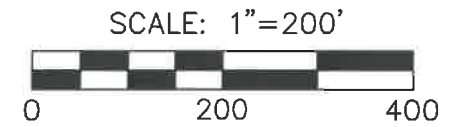
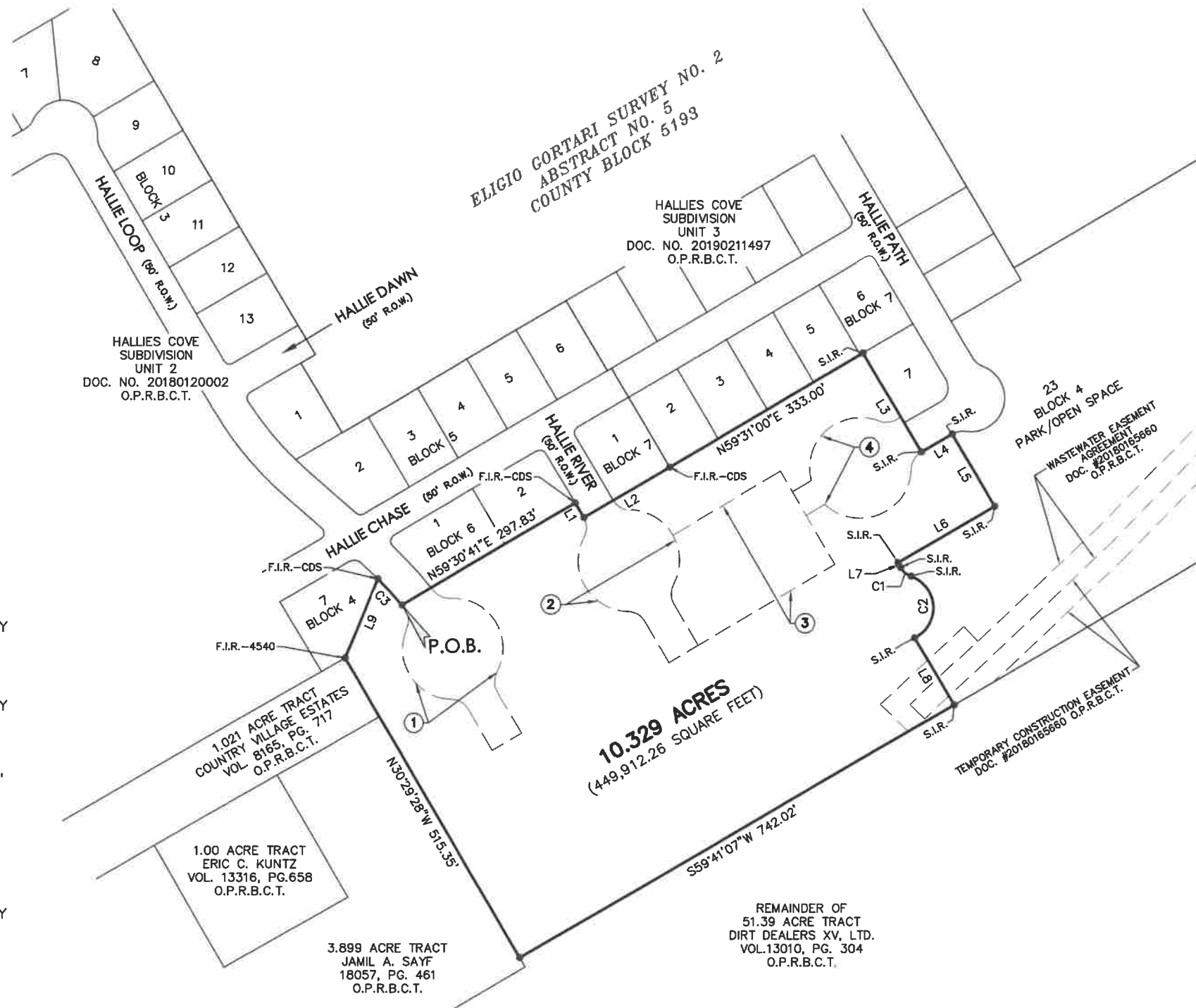
3) THIS EXHIBIT IS NOT AN IMPROVEMENT SURVEY. IMPROVEMENTS AND RECORDED EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST BUT ARE NOT SHOWN.

4) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS SURVEY.

5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

KEY NOTES:

- ① VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT
DOC.#20180085937, O.P.R.B.C.T.
- ② VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT
(VOL.20001, PG. 217, O.P.R.B.C.T.)
DOC.#20180120002 AND DOC.#20180085936, O.P.R.B.C.T.
- ③ VARIABLE WIDTH SANITARY SEWER EASEMENT
(VOL.20001, PG. 217, O.P.R.B.C.T.)
DOC.#20180120002 AND
DOC.#20180085933, O.P.R.B.C.T.
- ④ VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY WITH THE HEREIN PLAT, DOC.#20190211497, O.P.R.B.C.T.)



LEGEND:

- F.I.R. FOUND IRON ROD
- F.I.R.-CDS FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CDS MUERY S.A.TX"
- F.I.R.-4540 FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.I.R. SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	39°06'54"	20.48'	30.00'	S50°02'27"E	20.09'
C2	132°28'26"	115.61'	50.00'	S03°21'41"E	91.52'
C3	5°13'51"	52.49'	575.00'	S42°31'03"E	52.48'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.20'	S30°54'12"E
L2	146.41'	N59°23'51"E
L3	170.00'	S30°29'00"E
L4	52.46'	N59°31'00"E
L5	124.25'	S30°29'50"E
L6	165.00'	S59°31'00"W
L7	8.21'	S30°29'00"E
L8	115.10'	S30°29'00"E
L9	126.95'	N22°24'09"E

Moy Tarin Ramirez Engineers, LLC
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 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
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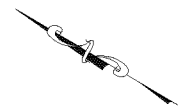
Stephanie L. James

EXHIBIT OF
 10.329 ACRES (449,912.26 SQUARE FEET) TRACT OF LAND SITUATED IN THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A 70.831 ACRE TRACT OF LAND AS CONVEYED TO HLH DEVELOPMENT, LLC, BY ASSUMPTION WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 20180237610 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

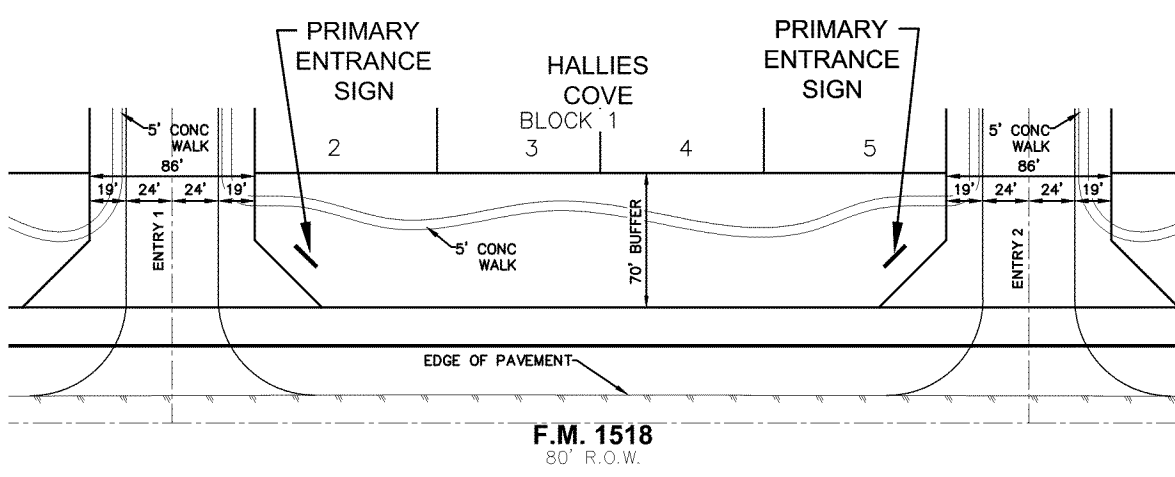
DATE: 10-07-2019
 REVISED DATE: 12-18-2019

JOB NO. 19043

V:\19043 Hallies Cove Unit A Drawings\19043 Hallies Cove Unit A Exhibit (revised).dwg 2019/12/18 3:40pm jrc@iguz



SCALE: 1" = 100'



File: P:\Housman\63 acres - FM 1518 Hallies Cove\DWG\Hallies Cove Master Plan_Sign Exhibit.dwg

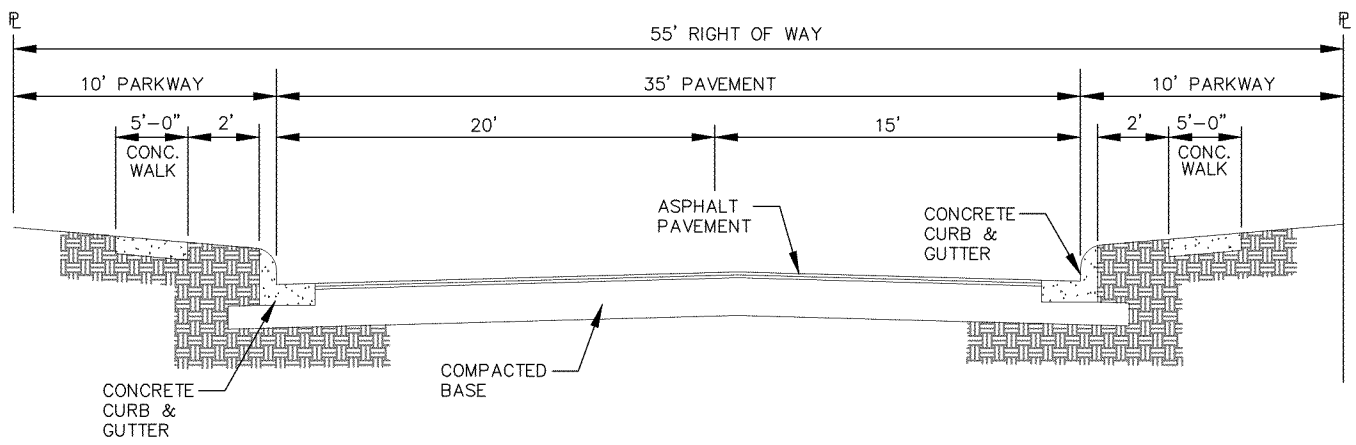
COURSEN-KOEHLER
ENGINEERING & ASSOCIATES

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 www.coursen-koehler.com • TBPE Firm No. F-10747

HALLIES COVE

ENTRANCE SIGN EXHIBIT

JOB NO.:	15046.00
DATE:	08/08/16
DRAWN:	PDL
REVISIONS:	



**LOCAL STREET
RESIDENTIAL
WITH PARALLEL PARKING**
N.T.S.

File: P:\Housman\63 acres - FM 1518 Hallies Cove\DWG\Hallies Cove Master Plan_Sign Exhibit.dwg

COURSEN-KOEHLER
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HALLIES COVE

**LOCAL STREET
RESIDENTIAL
WITH PARALLEL PARKING**

JOB NO.:	15046.00
DATE:	08/08/16
DRAWN:	PDL
REVISIONS:	

