

Luke,

Thank you for reaching out yesterday regarding potential development of the Hidden Grove vacant parcels. Please see below for a list of relevant information.

1. The property is zoned R3-Medium Density Residential.
2. R3 District density maximum is 7 units per acre with a 6,000 square foot minimum lot size. The setbacks are 20 feet from front property line to the front of the building; 5 feet from the side lot lines to the sides of the building; and 5 feet from the rear lot line to the back of the building, however, note there is a 25-foot pipeline easement at the rear of the property. Therefore, since a permanent structure cannot be placed in an easement, the building would need to be a minimum of 25-feet from the rear lot line. See below for more on the pipeline easement.
 - a. Any proposed non-conformance with the Zoning Code will require, at a minimum, a public hearing at the Board of Adjustment, but may require a trip to the P&Z Commission and City Council.
 - b. It is unlikely the City would support lot sizes below the current 6,000 square foot requirement and 50-foot lot width requirement.
3. A plat of subdivision will be needed, which requires a public meeting at the P&Z Commission.
4. A stormwater management plan will be needed. The developer will have to extend the drainage and make all improvements.
5. Water and sewer will likely need to be extended from the existing lines in the Hidden Grove cul-de-sac and paid for by the developer.
6. Access will extend from the existing Hidden Grove cul-de-sac. Attached is the deed for the 50-foot ingress/egress easement. We suggest you have an attorney review it. The access road for the subdivision will have to be built to City specs/standards, including the ability for a fire truck turnaround - the largest fire truck is 43'-4" long. A shared maintenance agreement with impacted property owners may be required, which would be a private arrangement that would need to be recorded.
7. Fencing of the subdivision is not required.
8. Pipeline Easement: Attached are some pertinent documents regarding the pipeline easement, which is shown as a 25-foot easement on the subject property on the attached Cibolo Bluffs Plat of Subdivision. Also attached is a related easement document for the pipeline company. Note the section of pipeline on the subject property is not operational, but we're not sure if it's been abandoned. There are portions of the entire pipeline in the area that have been abandoned, we're just not certain which portions. You or the developer would need to determine that as part of your due diligence. The contact for the engineering firm representing the pipeline operator is Melissa Landry, [713-953-4786](tel:713-953-4786). She is with Arcadis. The current pipeline operator is Texaco Downstream Properties Inc.
9. Fees:
 - a. Building Permit fee for each home is currently \$3,500. See attached sample from a recent SF home permit that include impact fees. These properties are in the CCMA District.
 - b. Detention fee-in-lieu is currently \$0.15 per square foot of impervious cover. See page 25 of 28 in the Detention Fee attachment.
 - c. Parkland Dedication – see Parkland Donation attachment.

Please let me know if you have any questions.

Sincerely,

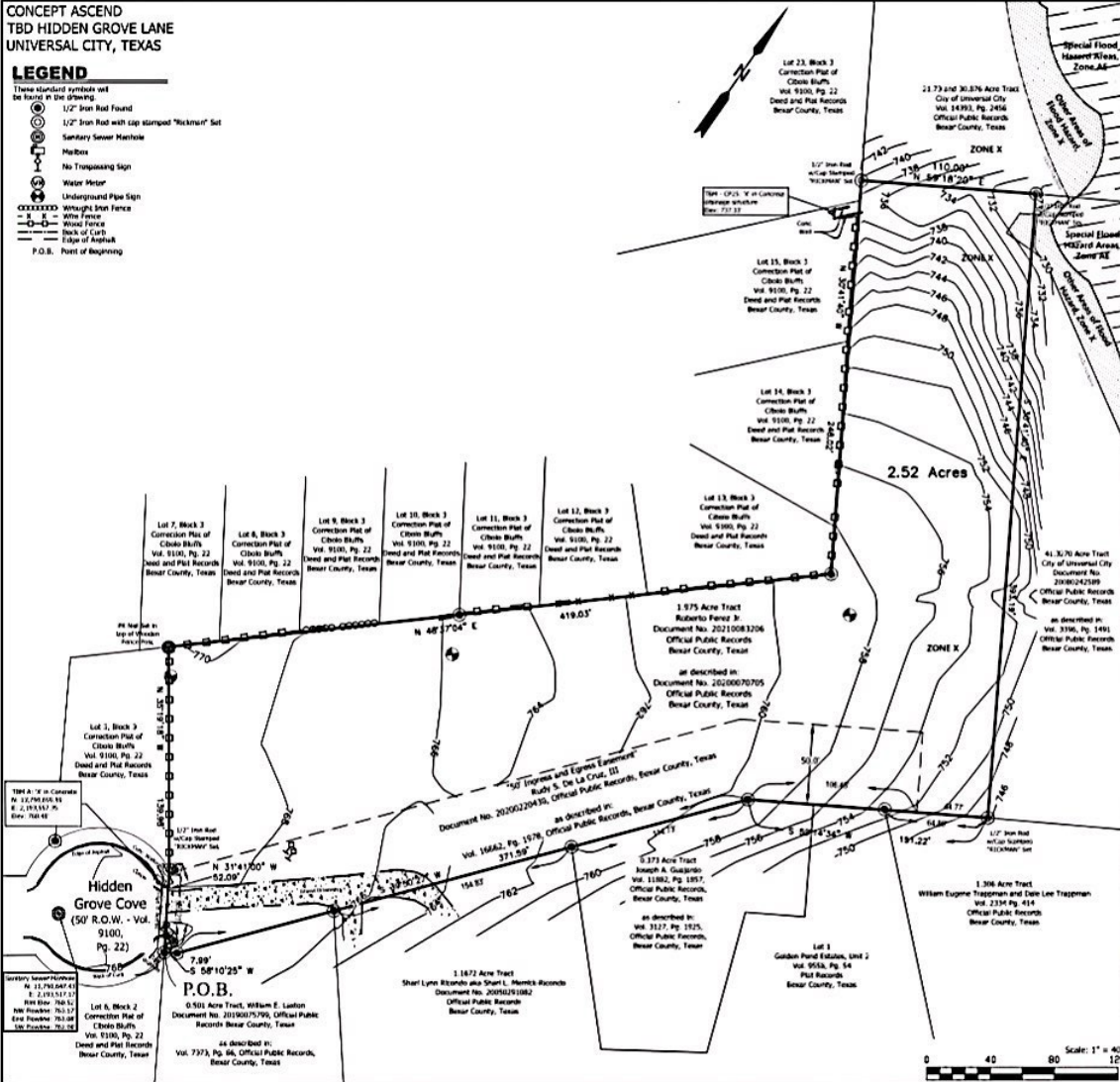
Michael Cassata, AICP
Development Services Director
City of Universal City
2150 Universal City Blvd
Universal City, TX 78148



**CONCEPT ASCEND
TBD HIDDEN GROVE LANE
UNIVERSAL CITY, TEXAS**

LEGEND

- These standard symbols will be found in the drawing:
- 1/2" Iron Rod Found
 - 1/2" Iron Rod with cap stamped "Rickman" Set
 - Sanitary Sewer Manhole
 - Manhole
 - No Trespassing Sign
 - Water Meter
 - Underground Pipe Sign
 - Weighted Steel Fence
 - White Fence
 - Mixed Fence
 - Back of Curb
 - Edge of Asphalt
 - P.O.B. Point of Beginning



TOPOGRAPHIC SURVEY OF A 2.52 ACRE TRACT OF LAND SITUATED IN THE CITY OF UNIVERSAL CITY, OUT OF THE G. MALPEZ SURVEY NO. 67, ABSTRACT NO. 464, BEXAR COUNTY, TEXAS, BEING ALL OF A 1.975 ACRE TRACT DESCRIBED IN DEED TO ROBERTO PEREZ JR OF RECORD IN DOCUMENT NO. 20210083206, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND FURTHER DESCRIBED IN DOCUMENT NO. 20200070705, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND ALL OF A 50 FOOT INGRESS AND EGRESS EASEMENT DESCRIBED IN DEED TO RUDY S. DE LA CRUZ II OF RECORD IN DOCUMENT NO. 20200220438, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND FURTHER DESCRIBED IN VOLUME 16862, PAGE 1978, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

- Survey Notes:**
1. Bearings based on NAD83 Texas South Central Zone 4204.
 2. Surveyor has not investigated the existence of Design Guidelines or other recorded documents as may be promulgated by an Architectural Control Committee.
 3. According to the Flood Insurance Rate Map (FIRM) No. 48020C095E, dated September 29, 2010, the property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain, and Other Areas of Flood Hazard, Zone X: Areas in 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.
 4. No title commitment provided to Surveyor at the time of Survey.

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON MAY 24, 2022, OF THE PROPERTY SHOWN HEREON:

Marion Ruth Bolton

Marion Ruth Bolton
Registered Professional Land Surveyor No. 4727
Revised: 6-1-2022



RICKMAN
LEADS STRAIGHT LINES

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