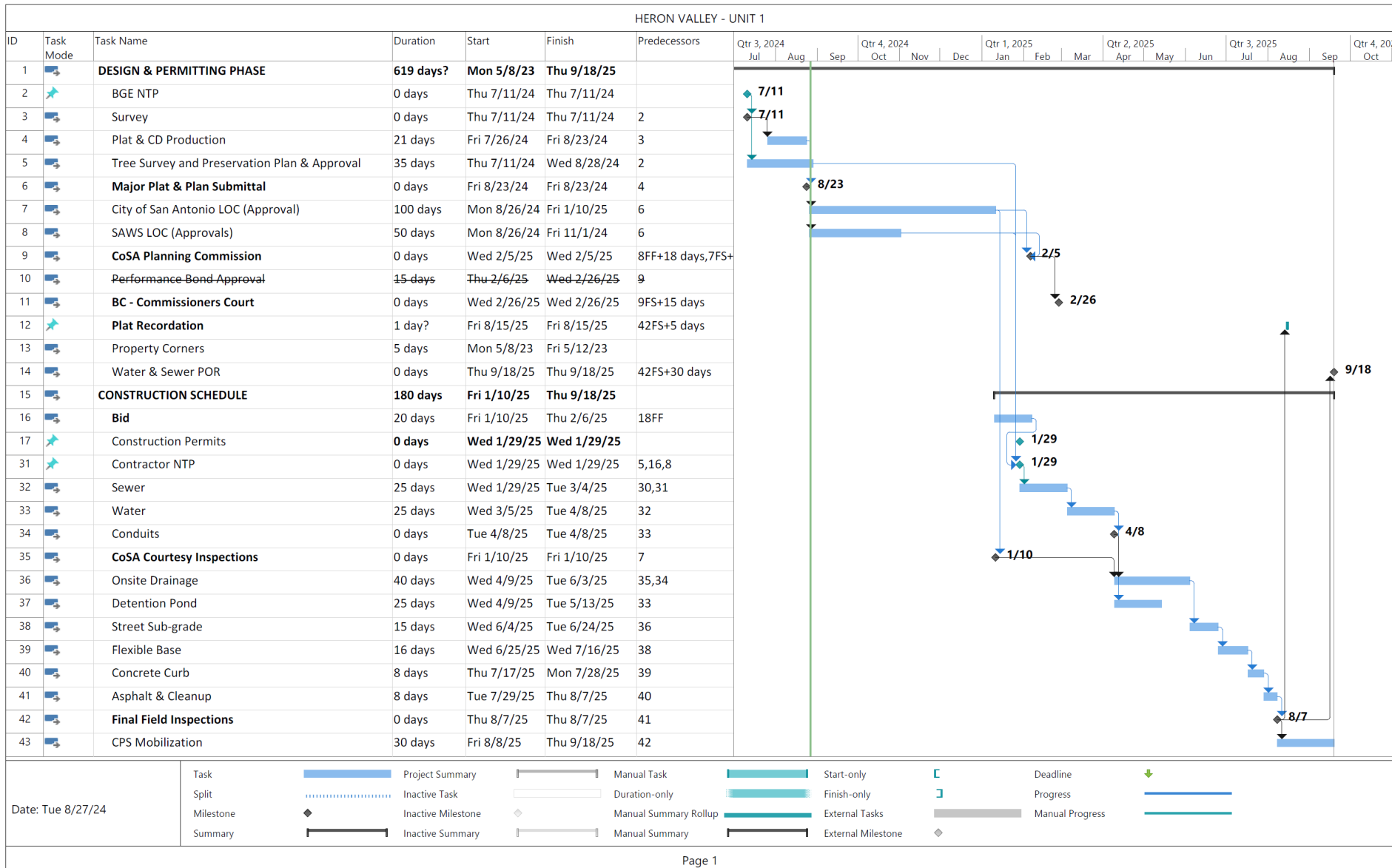




Avances
Octubre 2024
Heron Valley

HYG
HOMES

Calendario del Proyecto Heron Valley



City of San Antonio

Development record status

Welcome to the City of San Antonio

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[Create an Escrow Account](#) | [Amend Escrow Account\(s\)](#)



[Home](#) [Land Development](#) [Building](#) [Profile](#) [Fire](#) [Code](#)

Search Applications

Record LAND-PLAT-24-11800389:
Major Plat
Record Status: Under Review
Expiration Date: 09/16/2026

Record Info ▾

Payments ▾

Conditions 1

A notice was added to this record on 09/06/2024.
Condition: Indicated Corporate Account Severity: Notice
Total Conditions: 1 (Notice: 1, Met: 1)

[View Condition](#)

We understand how important customer service is and our employees are here to assist you and to help make your experience with our department a positive one. Go to Record Info / Processing Status to locate the employee(s) currently reviewing your application. Please feel free to reach out to one our team members if you any questions or concerns.

[DSD E-MAIL AND PHONE CONTACT INFORMATION \(PDF\) \(Link to: https://www.sanantonio.gov/DSD/About/Employees\)](https://www.sanantonio.gov/DSD/About/Employees)

Nota:

Tuvimos la visita de un inspector de la ciudad el cual revisó el survey de los árboles de la etapa I y todo salió muy bien.

Processing Status

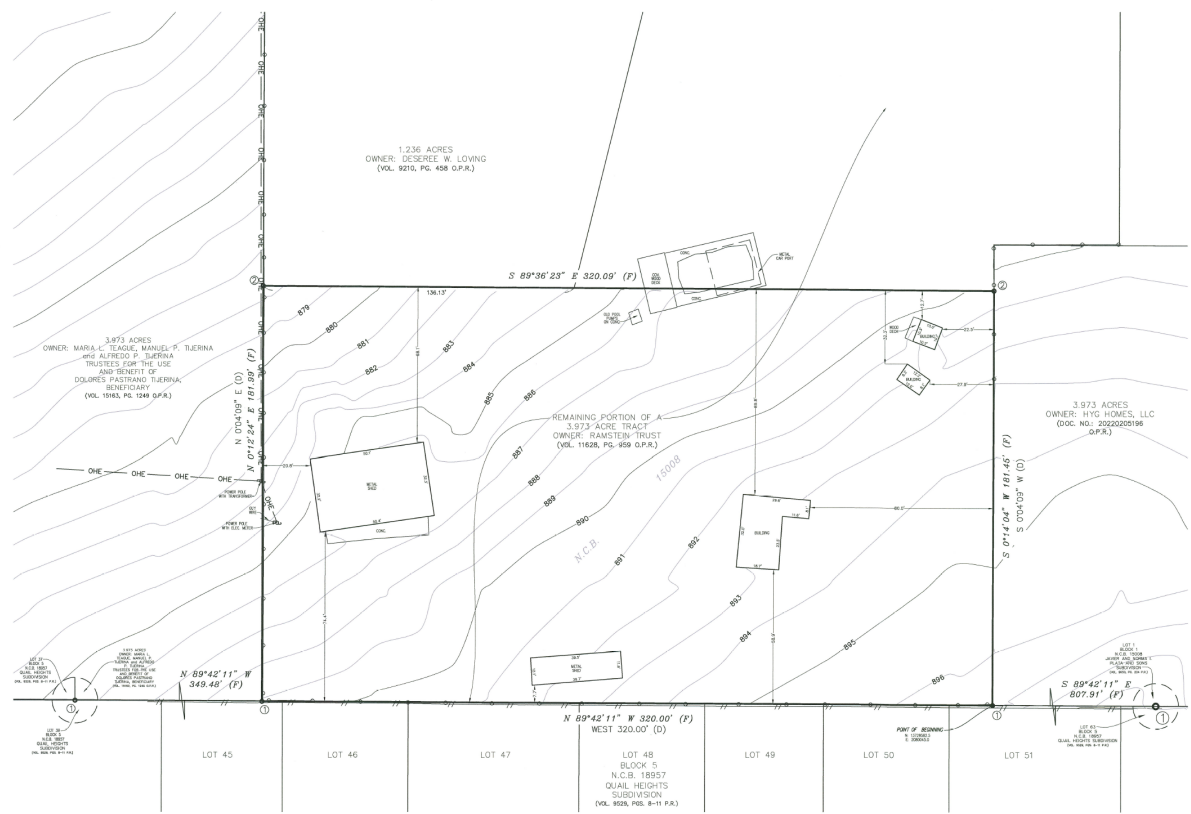
- ✔ ▶ Application Intake
- ✿ ▶ Application Completeness
- ✔ ▶ Completeness Review - SAWS
 - Completeness Review - Bexar County
- ✔ ▶ Completeness Review - Office of Historic Preservation
- ✔ ▶ Completeness Review - CPS Energy
- ✔ ▶ Completeness Review - Parks and Recreation
- ✔ ▶ Completeness Review - Addressing
- ✔ ▶ Completeness Review - Subdivision
- ✔ ▶ Completeness Review - TCI - Storm Water
- ✔ ▶ Completeness Review - GIS
- ✔ ▶ Completeness Review - Engineering Street Lights
- ✔ ▶ Completeness Review - Engineering TIA
- ✔ ▶ Completeness Review - Engineering Streets
- ✔ ▶ Completeness Review - Engineering Trees
- 🕒 ▶ Technical Review - SAWS USA
- 🕒 ▶ Technical Review - SAWS Water Quality
- 🕒 ▶ Technical Review - SAWS Sewer
- 🕒 ▶ Technical Review - SAWS Water
 - ▶ Technical Review - SAWS Aquifer
 - Technical Review - Bexar County - Traffic
 - Technical Review - Bexar County - General Platting
 - Technical Review - Bexar County - OSSF
 - Technical Review - Bexar County - SD
 - Technical Review - Bexar County - Flood Plain
- 🕒 ▶ Technical Review - Office of Historic Preservation
- ✔ ▶ Technical Review - CPS Energy
- 🕒 ▶ Technical Review - Parks and Recreation
- 🕒 ▶ Technical Review - Addressing
- 🕒 ▶ Technical Review - Subdivision
- 🕒 ▶ Habitat Completeness Review
- 🕒 ▶ Technical Review - TCI - Storm Water
- ✔ ▶ Technical Review - GIS
- ✔ ▶ Technical Review - Engineering Street Lights
- ✔ ▶ Technical Review - Engineering TIA
- 🕒 ▶ Technical Review - Engineering Streets

- 🕒 ▶ Technical Review - Engineering Trees
 - SAWS - Letter of Certification
 - Bexar County - Letter of Certification
 - Office of Historic Preservation - Letter of Certification
- 🕒 ▶ Technical Review - CPS Design
 - ▶ Technical Review - CPS Right of Way
 - Parks and Recreation - Letter of Certification
 - Technical Review - DSD - TIA
 - CPS Energy - Letter of Certification
 - DSD - Letter of Certification
 - Plat Approval Completeness Review
 - Final Review - CPS Energy
 - Final Review - Parks and Recreation
 - Final Review - Office of Historic Preservation
 - Final Review - SAWS USA
 - Final Review - SAWS Water Quality
 - Final Review - SAWS Aquifer
 - Final Review - SAWS Water
 - Final Review - Engineering Trees
 - Final Review - Engineering Streets
 - Final Review - Engineering TIA
 - Final Review - GIS
 - Final Review - Subdivision
 - Final Review - Addressing
 - Final Review - SAWS Sewer
 - Final Review - Bexar County - Traffic
 - Final Review - Bexar County - General Platting
 - Final Review - Bexar County - Flood Plain
 - Final Review - Bexar County - OSSF
 - Final Review - Bexar County - SD
 - Final Review - TCI - Storm Water
 - Final Review - Engineering Street Lights
 - Planning Commission Meeting
 - Bexar County Commissioners Court
 - Fees Due
 - Hold Review
 - Plat Recordation
 - Closure

• THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLAIN COORDINATE SYSTEM (TSPCS) TEXAS STATE CENTRAL ZONE (TSCZ) NORTH AMERICAN DATUM 1983 (NAD83), EPOCH 2012.



- LEGEND:
- ① = IRON 1/2" DIA. NAIL WITHOUT A CAP
 - ② = SET 1/2" HIGH NAIL WITH AN ORANGE CAP MARKED "SINCLAIR"
 - (F) = FIELD BEARING
 - (D) = DEED BEARING
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - = IRON PIPE-WEA
 - CONC = CONCRETE
 - TEL = TELEPHONE
 - ELEC = ELECTRIC
 - DATA = DATA TELEVISION
 - E— = OVERHEAD ELECTRIC
 - GA-R = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 - P.B. = PLAT RECORDS OF BEAR COUNTY, TEXAS
 - VOL. = VOLUME
 - PLAT = PLAT
 - DOC. NO. = DOCUMENT NUMBER
 - N.C.B. = NEW CITY BLOCK



AREA: 1.335 ACRES
(58,159 SQUARE FEET)

ADDRESS: HEATH CIRCLE DR

DRAWN BY: SC, CHEW, CHED, MS

STATE OF TEXAS
COUNTY OF BEAR

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 3B, STANDARD LAND SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS' MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS DATED FEBRUARY 2007 AND THAT THERE ARE NO KNOWLEDGE OF ADJACENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: DANIEL E. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: SEPTEMBER 25, 2024

CATEGORY 3B, CONDITION 3
STANDARD LAND SURVEY OF
1.335 ACRES OUT OF THE
MARIA DE LOS SANTOS SURVEY No. 82
ABSTRACT 664
NEW CITY BLOCK 15508
BEAR COUNTY, TEXAS

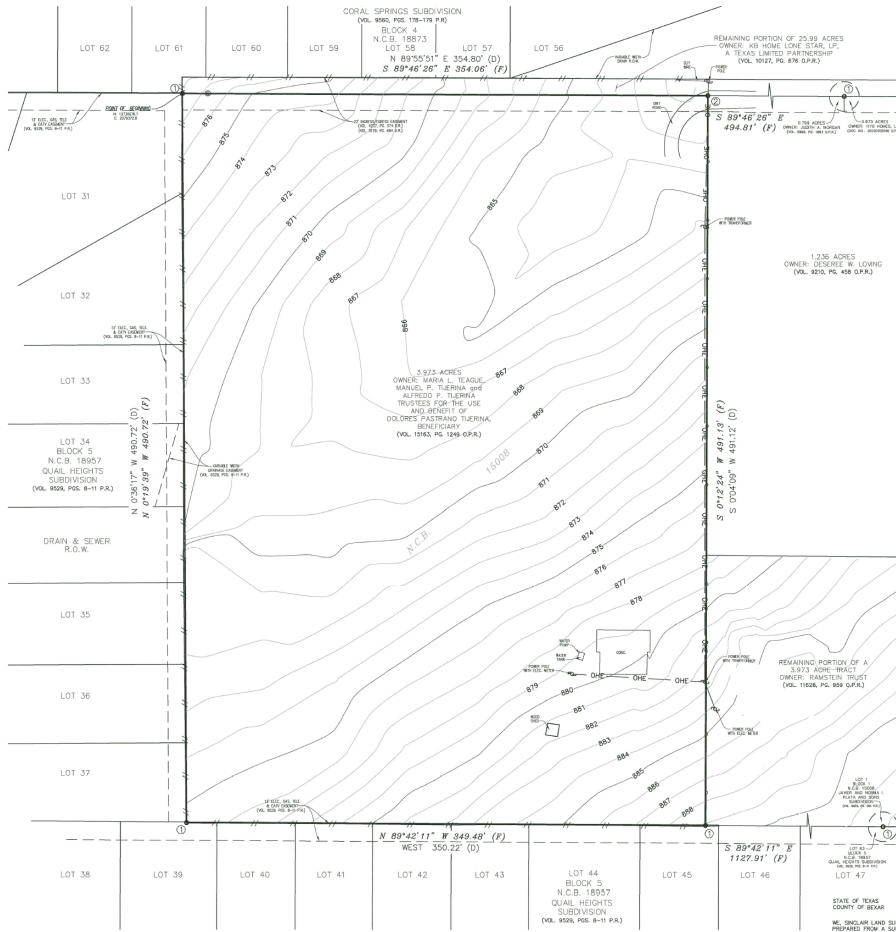
VOL. 11558, PG. 549 - OFFICIAL PUBLIC RECORDS

SINCLAIR LAND SURVEYING, INC.
5411 MARCO DRIVE
SAN ANTONIO, TEXAS 78229
710-241-6550
TSPCS EPOCH NAD83/2012
48 5488 5 25072018

Survey Ramstein

Survey Tijerina

*THE BEARINGS FOR THIS SURVEY AND
BEARS ON THE TEXAS STATE PLAIN
COORDINATE SYSTEM (GCS),
TEXAS SOUTH CENTRAL BIRD (FSM),
NAD83 HORIZONTAL DATUM (D83),
EPOCH 2010



- LEGEND
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
 - ② = SET 1/2" IRON BAR WITH AN END BEING MARKED
 - ③ = SET 3/4" IRON BAR
 - (F) = FIELD BEARING
 - (D) = DEED BEARING
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - R.O.W. = RIGHT-OF-WAY
 - CONC. = CONCRETE
 - TELE. = TELEPHONE
 - ELEC. = ELECTRIC
 - CATV = CABLE TELEVISION
 - OHE = OVERHEAD ELECTRIC
 - G.P.A. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 - P.R. = PLAT RECORDS OF BEAR COUNTY, TEXAS
 - Vol. = VOLUME
 - Page = PAGE
 - Dist. = DISTANCE
 - No. = NUMBER
 - ④ = SURVEY BENCH MARK
 - N.C.B. = NEW CITY BLOCK
 - N. = NORTHING
 - E. = EASTING

AREA: 3.964 ACRES
(172,687 SQUARE FEET)

BUYER: HIG HOMES, LLC
ADDRESS: 3624 CHERRY DR
CITY: NO. 7402297-03
DRAW BY: _____ CHECK _____

CATEGORY 1A, CONDITION 3
LAND TITLE CURRY BY
3.964 ACRES OUT OF THE
MARIA DE LOS SANTOS SURVEY No. 82
ABSTRACT 654
NEW CITY BLOCK 15008
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

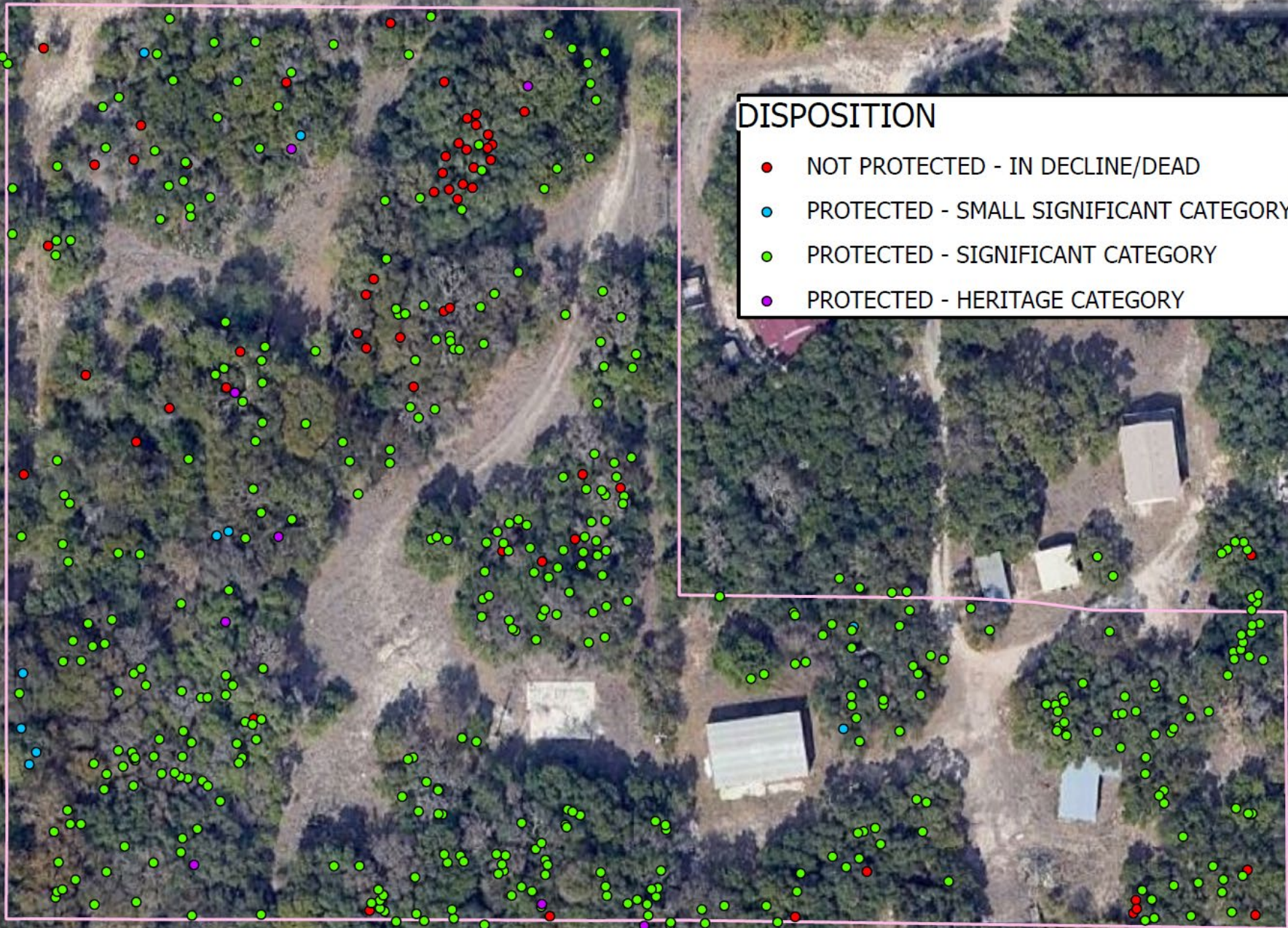
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS
PREPARED FROM A SURVEY MADE BY THE BOUNDARY SURVEYOR
GENERALLY IN ACCORDANCE WITH CATEGORY 1A, CONDITION 3,
LAND TITLE CURRY AS PROVIDED IN THE TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS MANUAL, IF FRACED FOR LAND
SURVEYING IN THE STATE OF TEXAS, (LATE DECEMBER 2002) AND
THAT THERE ARE NO WORKING OR APPROVED EXEMPTIONS OR
ENDORSEMENTS, EXCEPT AS SHOWN.

BY: LONNIE E. BRILLIAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: SEPTEMBER 25, 2024

SINCLAIR LAND SURVEYING, INC.
SANTA ANGELO, TEXAS 76789
1701 W. 10TH STREET
SUITE 100
PH: 767-334-7777
WWW.SINCLAIRLANDSURVEYING.COM

DISPOSITION

- NOT PROTECTED - IN DECLINE/DEAD
- PROTECTED - SMALL SIGNIFICANT CATEGORY
- PROTECTED - SIGNIFICANT CATEGORY
- PROTECTED - HERITAGE CATEGORY



HyG HOMES, LLC

84 NE Loop 410, Suite 242
San Antonio, Texas 78216
(210) 966-2025

September 5, 2024

AMANDA RENEE GOMER
TIMOTHY EDWARD GOMER
8410 Point Quail
San Antonio, Texas 78250

RE: Water Lines Easement in favor of HyG Homes, LLC

Dear Mrs. and Mr. Gomer:

As you know, HyG Homes, LLC is seeking to obtain from you a water lines easement for a small 10-foot (in width) tract of on your property located at 8410 Point Quail, San Antonio, Texas 78250. The proposed Water Lines Easement is enclosed herewith (the "*Easement*").

In exchange for you granting such an Easement to, and in favor of, HYG Homes LLC, HYG Homes LLC will pay you the total sum of \$150,000.00 (the "*Consideration*"), pursuant to the terms and conditions of this letter. HyG Homes LLC will pay you the Consideration when all of the following conditions are met and received by HyG Homes LLC (collectively the "*Conditions*"): (i) each of you execute this letter below and deliver to HyG Homes LLC; (ii) the City of San Antonio, Texas and, if required, Bexar County, Texas, including, without limitation, the San Antonio Water Systems (SAWS), approve the Easement; (iii) each of you execute and grant the Easement to HyG Homes LLC; and (iv) the final executed Easement is filed with, and accepted by, the Bexar County Clerk. If all of the Conditions are not met or obtained, HyG Homes LLC shall provide you with notice, and this letter and the agreements herein shall be null and void.

If you have any questions, please contact me at the number above. Thank you for your attention.

Sincerely,

HyG HOMES, LLC

Carlos Eduardo Garza Herrera

ACKNOWLEDGED, ACCEPTED, APPROVED AND AGREED TO BY:

AMANDA RENEE GOMER

TIMOTHY EDWARD GOMER

Carta a la Familia
Gomer para solicitar
el paso del agua por
su propiedad

HyG HOMES, LLC

84 NE Loop 410, Suite 242
San Antonio, Texas 78216
(210) 966-2025

October 3, 2024

Ron Ramstein
Ramstein Trust
Attn: Ronald Barr, Trustee
8880 Heath Circle Dr
San Antonio, Texas 78250

RE: Proposal for platting of +/- 1.2 Acres of Land at 8880 Heath Circle Dr. San Antonio, Texas 78250, also known as NCB 15008 BLK LOT P-74F, as more particularly described on Exhibit "A" attached hereto (the "Property")

Dear Mr. Ramstein and Mr. Barr:

As you know, HyG Homes, LLC (HyG) is seeking to develop land that is adjacent to the Property. In fact, the Property is located between the two tracts of land owned by HyG will be developed. Development of the HyG lands will require platting, not only of the HyG lands, but also and in conjunction with the Property, all as set forth on Exhibit "A" attached hereto. Accordingly, this letter agreement will set forth certain agreements and understanding regarding the joint platting of the HyG lands and the Property.

In consideration for your cooperation and the Ramstein Trust's cooperation in the joint platting of the HyG lands and the Property, the undersigned parties agree as follows:

1. HyG Homes LLC will pay the Ramstein Trust the total sum of \$75,000.00 (the "Consideration"), pursuant to the terms and conditions of this letter.
2. Upon execution of this letter agreement by you and the Trustee of Ramstein Trust, HyG will pay the Ramstein Trust 50% of the Consideration (the "Initial Deposit").
3. Thereafter, when all of the following conditions are met, completed and received by HyG (collectively the "Conditions"), HyG will pay the Ramstein Trust the remaining 50% of the Consideration: (i) the trustee or trustees, and if necessary, any and all beneficiaries of the Ramstein Trust shall, upon request by HyG, execute any and all documentation necessary for HyG to conduct the joint platting of the HyG lands and the Property, including, without limitation, the transfer of any portion of the Property to allow for the dedication of the road that will form part of the fully developed HyG lands and Property; (ii) the City of San Antonio, Texas and, if required, Bexar County, Texas, shall issue the final and recorded plat of the HyG lands and the Property, as deemed necessary and appropriate by HyG, to fully develop such lands, including, without limitation, approvals of San Antonio Water Systems (SAWS) and San Antonio CPS Energy; and (iii) the granting to HyG of any easements ~~required~~ by HyG to access the Property to develop the HyG lands; and
4. If all of the Conditions are not met or obtained, HyG shall provide you with notice, at which time you and the Ramstein Trust shall, no later than 48 hours after such notice, refund to HyG the Initial Deposit, and this letter agreement shall terminate.
5. HyG may terminate this letter agreement at any time, for any or no reason, by providing you and the Ramstein Trust written notice of termination, at which time, you and the Ramstein Trust shall, no later than 48 hours after such notice, refund to HyG the Initial Deposit.
6. During the term of this letter agreement, neither you or the Ramstein Trust sell, attempt to sell, or entertain any offers for the sale and purchase of, the Property.
7. Once the Property has been platted, HyG shall not be responsible for any construction, grading or other improvements on the Property. The Ramstein Trust shall at all times be responsible for (i) all construction, grading and other improvements on the Property, at its sole cost and expense, and (ii) compliance with all laws, regulations, orders, declarations, covenants and homeowners association rules and regulations applicable to the Property, as platted by HyG.
8. This letter agreement shall be binding upon the heirs, legal representatives, beneficiaries, successors and assigns of the undersigned parties hereto.

If you have any questions, please contact me at the number above. Thank you for your attention.

Sincerely,

HyG HOMES, LLC

Carlos Eduardo Garza Herrera
Manager

ACKNOWLEDGED, ACCEPTED, APPROVED AND AGREED TO BY:

RON RAMSTEIN

RAMSTEIN TRUST

By: _____
Name: _____
Title: Trustee

Contrato de
compromiso de
venta Ron Ramstein