
11/12/2025

Michael Gallardo
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Marshall High School Plat Approval (PZ-2025-23)

Dear Mr. Gallardo,

We have reviewed the plat submittal for Marshall High School by MTR Engineers, LLC. All of our plat comments have been addressed.

The construction documents and stormwater management are being finalized. The final revisions of these documents should not affect the plat and approval of these documents will be finalized prior to recordation of the plat.

If you have any questions, please feel free to contact me at (210) 822-2232.

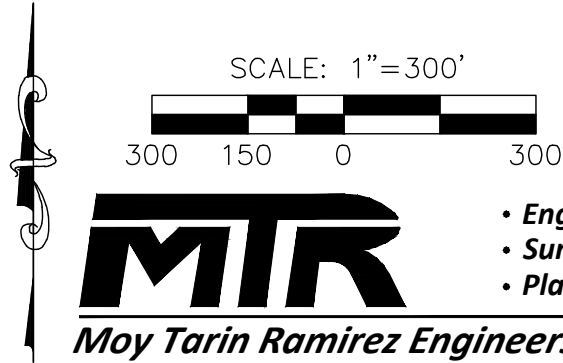
Sincerely,
Ardurra



Ricardo J. Zamora, P.E., CFM
Senior Project Manager

REPLAT ESTABLISHING
JOHN MARSHALL HIGH SCHOOL

A 35.66 ACRES TRACT OF LAND BEING ALL OF LOTS 15, 16, 17, AND 18, BLOCK A, AS SHOWN ON PLAT OF MONTE ROBLES PARK AS RECORDED IN VOLUME 2222, PAGE 180; AND ALL OF LOT 22, BLOCK C, COUNTY BLOCK 5907, AS SHOWN ON SUBDIVISION PLAT OF MARSHALL HIGH SCHOOL SUBDIVISION AS RECORDED IN VOLUME 9544, PAGES 31-32, AND ALL OF LOT 12, BLOCK D, COUNTY BLOCK 5907, AS SHOWN ON REPLAT ESTABLISHING MARSHALL HIGH SCHOOL AS RECORDED IN VOLUME 20001, PAGES 1214-1216, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085
PREPARED NOVEMBER 12, 2025

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS SUBDIVISION PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE 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.

DR. JOHN M. CRAFT
OWNER/DEVELOPER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT
5900 EVERS ROAD
SAN ANTONIO, TX 78238

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DR. JOHN M. CRAFT, 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 _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

CERTIFICATION BY CITY ENGINEER

THE CITY ENGINEER OF THE CITY OF LEON VALLEY HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS SUBDIVISION PLAT OF JOHN MARSHALL HIGH SCHOOL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

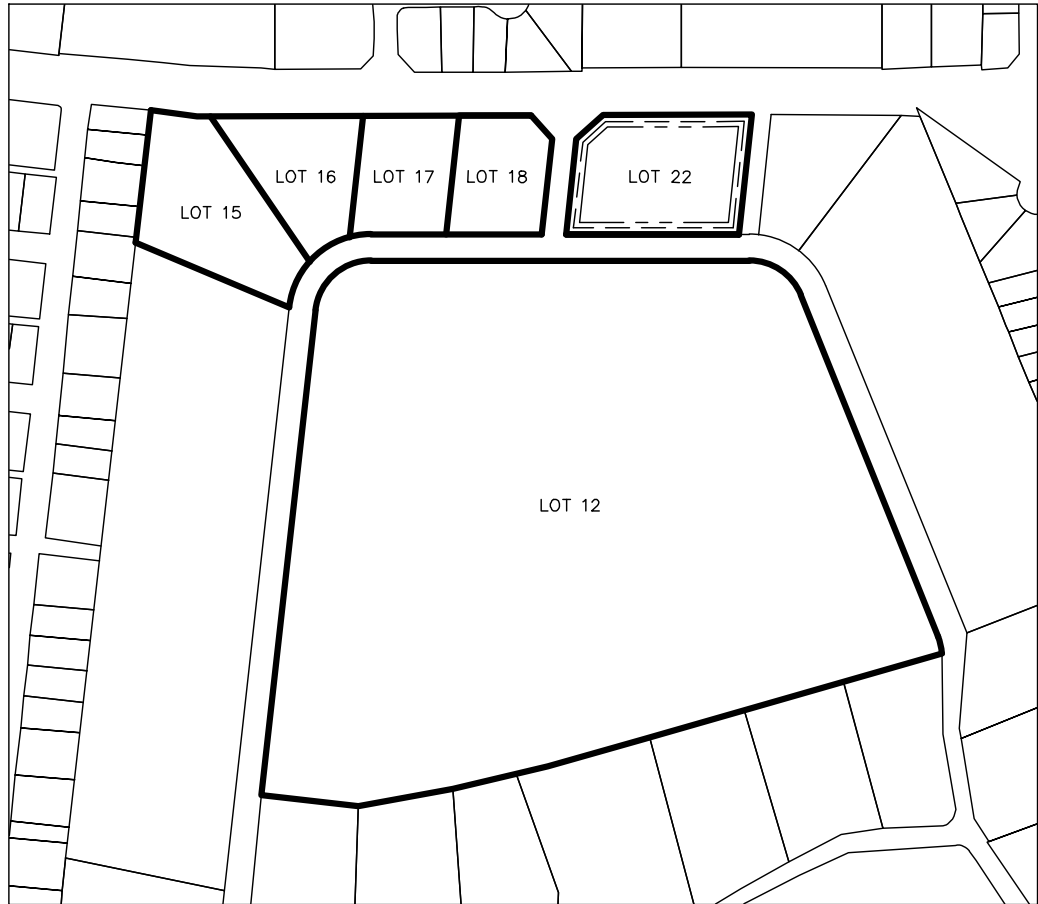
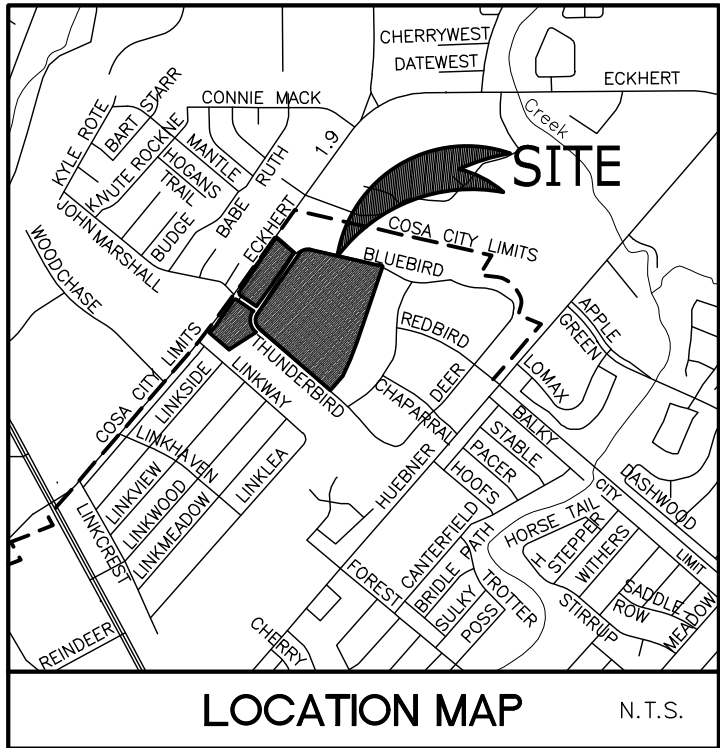
DATED THIS ____ DAY OF _____, A.D. 20____

BY: PLANNING AND ZONING COMMISSION CHAIR

THIS SUBDIVISION PLAT OF JOHN MARSHALL HIGH SCHOOL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL..

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

BY: MAYOR/CITY COUNCIL



AREA BEING REPLATTED
SCALE: 1"=400'

THE 35.66 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS FOLLOWS

- LOT 15, LOT 16, LOT 17, AND LOT 18, BLOCK A, AS SHOWN ON PLAT OF MONTE ROBLES PARK AS RECORDED IN VOLUME 2222, PAGE 180, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- LOT 22, BLOCK C, AND LOT 12, BLOCK D, AS SHOWN ON SUBDIVISION PLAT OF MARSHALL HIGH SCHOOL AS RECORDED IN VOLUME 20001, PAGES 1214-1216, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THE FOLLOWING ARE ALSO BEING REPLATTED:

- A 25' BUILDING SETBACK LINE AND A 14' E.G.T.CATV EASEMENT. THE 25' BUILDING SETBACK LINE AND 14' E.G.T.CATV EASEMENT WERE PREVIOUSLY PLATTED AS SHOWN ON THE PLAT OF MARSHALL HIGH SCHOOL AS RECORDED IN VOLUME 9544, PAGES 31-32, AND THE REPLAT OF MARSHALL HIGH SCHOOL AS RECORDED IN VOLUME 20001, PAGES 1214-1216, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, A.D. 20____

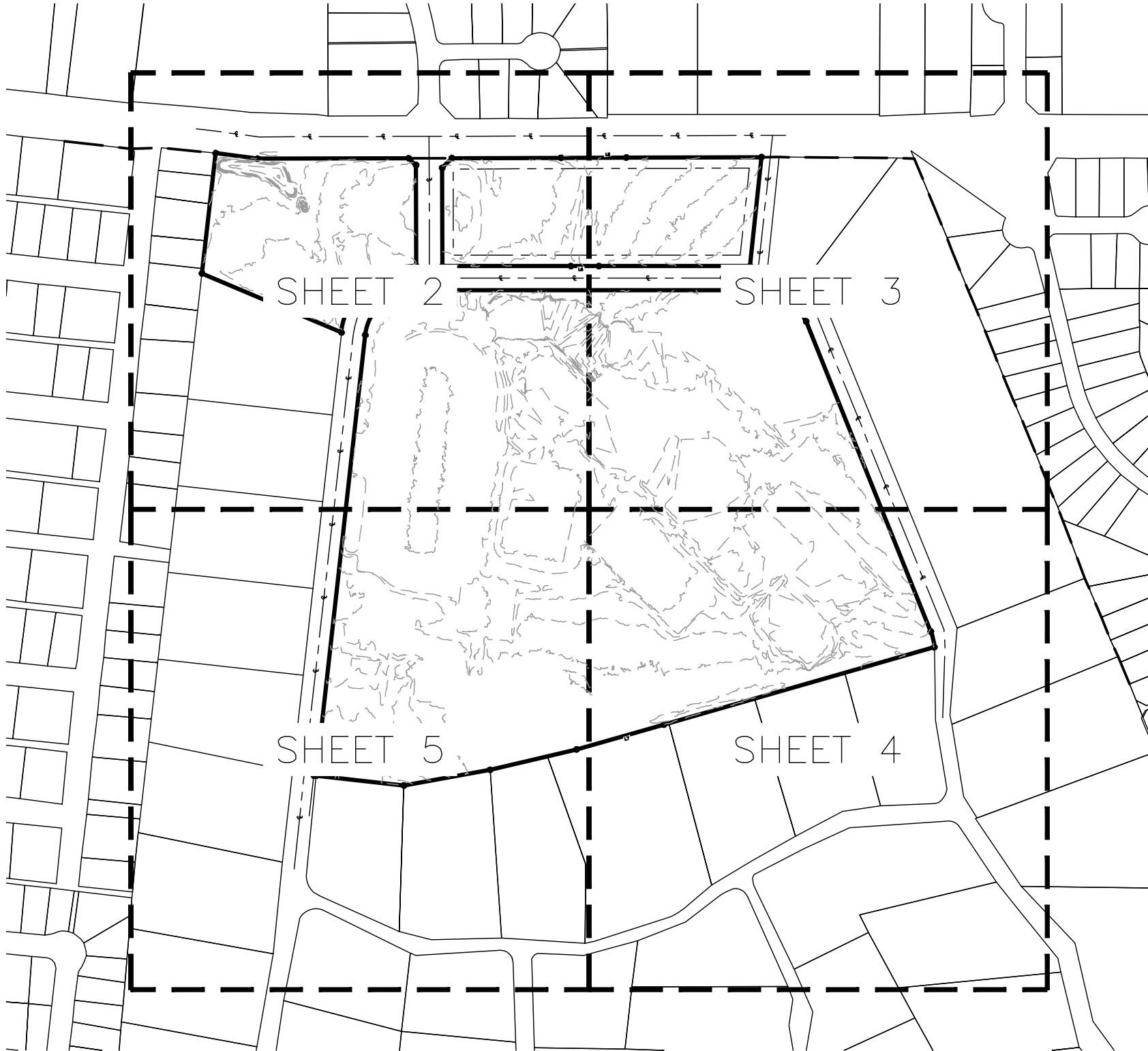
STATE OF TEXAS
COUNTY OF BEXAR

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

ROLANDO RAMIREZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87870
MOY TARIN RAMIREZ ENGINEERS, LLC
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, A.D. 20____

LEGEND	
---	EXISTING CONTOUR
---	ADJACENT PROPERTY
---	EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
---	CITY LIMITS
E.G.T.C.T.V.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
CB	COUNTY BLOCK
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
①	PROPOSED EASEMENT
①	EXISTING EASEMENT



SHEET 2 SHEET 3

SHEET 5 SHEET 4

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT S "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATED SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- 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. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- FIRE PROTECTION ON THIS COMMERCIAL LOT WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

FLOODPLAIN NOTE:

- NO PART OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION PLAT IS WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE CITY'S FLOOD INSURANCE RATE MAP.

REPLAT ESTABLISHING
JOHN MARSHALL HIGH SCHOOL

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SCALE: 1"=100'

100

50

0

100

MTR

• Engineers

• Surveyors

• Planners

Moy Tarin Ramirez Engineers, LLC

MBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085
PREPARED NOVEMBER 12, 2025

LEGEND	
---	EXISTING CONTOUR
---	ADJACENT PROPERTY
---	EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
E.G.T.C.T.V.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
CB	COUNTY BLOCK
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
①	PROPOSED EASEMENT
②	EXISTING EASEMENT

- KEYNOTES
- ①

14' ELECTRIC EASEMENT
DOCUMENT NUMBER 20230033172, O.P.R.B.C.T.
- ②

20' ELECTRIC LINE RIGHT OF WAY
DOCUMENT NUMBER 20230033169, O.P.R.B.C.T.
- ③

20' GAS EASEMENT
VOLUME 9544, PAGES 31-32, O.P.R.B.C.T.
- ④

14' E.G.T.C.T.V. EASEMENT
VOLUME 9544, PAGES 31-32, O.P.R.B.C.T.
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28' OVERHEAD ELECTRIC EASEMENT
VOLUME 9544, PAGES 31-32, O.P.R.B.C.T.
- ⑧

VARIABLE WIDTH ELECTRIC EASEMENT
DOCUMENT NUMBER 20190110940, O.P.R.B.C.T.
- ⑨

VARIABLE WIDTH ELECTRIC EASEMENT
VOLUME 14326, PAGE 628, O.P.R.B.C.T.
- ⑩

16' SANITARY SEWER EASEMENT
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- ⑪

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20' WATER EASEMENT
VOLUME 8057, PAGE 170, O.P.R.B.C.T.
- ⑬

10' WATER EASEMENT
VOLUME 9544, PAGES 31-32, O.P.R.B.C.T.
- ①

14' E.G.T.C.T.V. EASEMENT
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25' BUILDING SETBACK



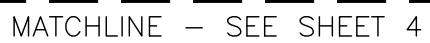
SCALE: 1"=100'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings: 100, 50, 0, and 100. The bar is divided into segments of 25 feet each, with the first and last segments being white and the others black.

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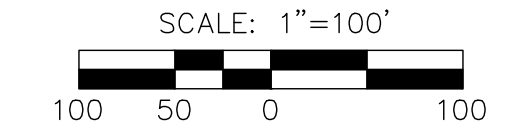
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	83°36'52"	171.19'	249.83'	S70°55'4"E	228.24'
C2	83°26'42"	116.19'	169.22'	N70°04'49"W	154.66'
C3	67°38'24"	116.20'	137.18'	N68°31'50"E	129.35'
C4	17°37'56"	120.00'	36.93'	S68°23'03"E	36.78'

- ## KEYNOTES
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| ① | 14' E.G.T.C.T.V. EASEMENT |
| ② | 25' BUILDING SETBACK |



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	96.84'	N42°10'12"E
L2	23.57'	N79°34'44"E
L3	1.26'	S34°42'32"W
L4	31.28'	N10°25'16"W
L5	149.43'	N34°25'32"E
L6	360.57'	S34°42'32"W
L7	207.96'	S18°52'32"W

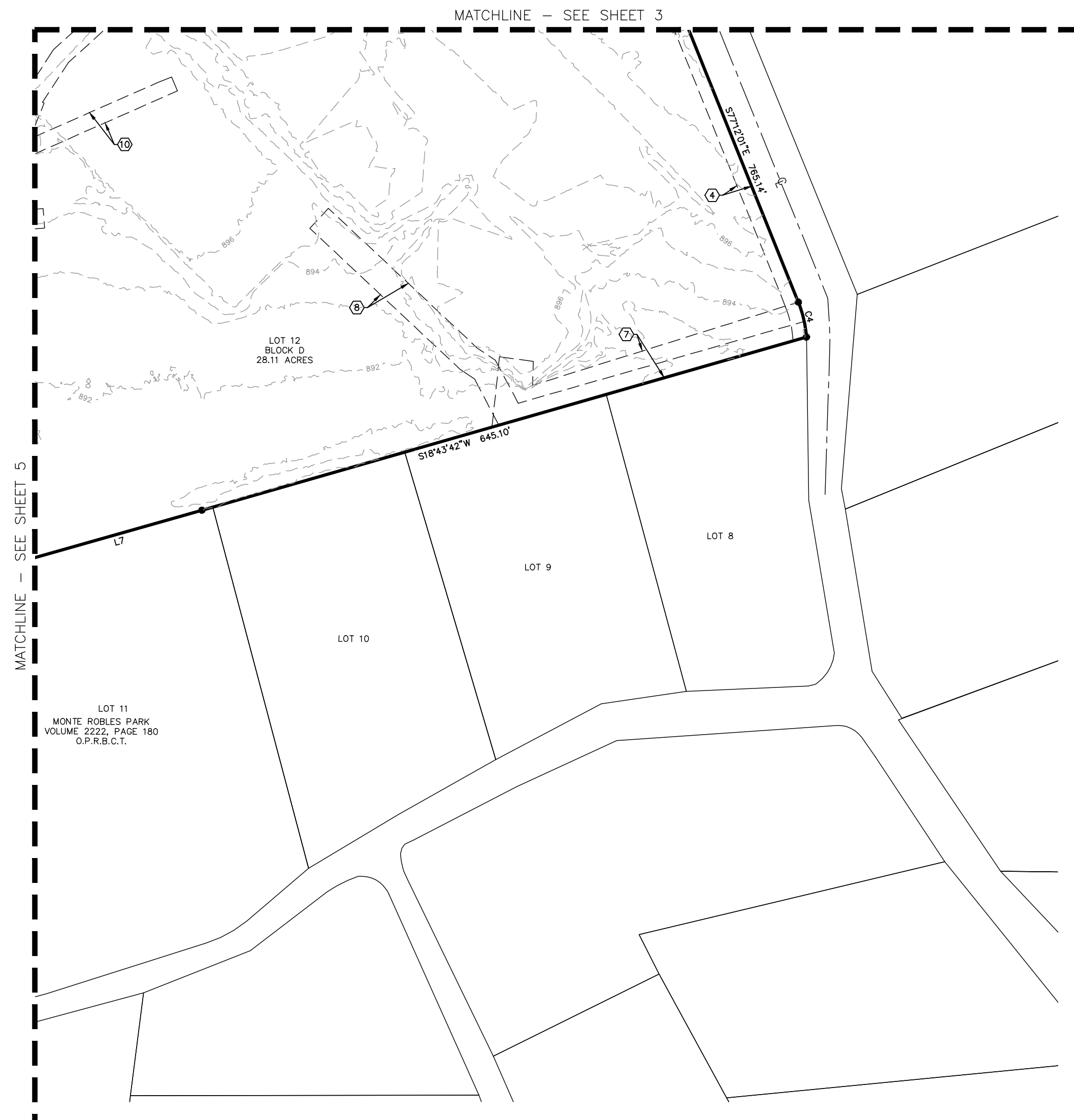
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- Engineers
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- Planners

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----- EASEMENT

---C--- CENTERLINE

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E.G.T.C.T.V. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION

R.O.W. RIGHT OF WAY

CB COUNTY BLOCK

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS

① PROPOSED EASEMENT

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KEYNOTES

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