

AREA BEING REPLATTED THROUGH A PUBLIC HEARING
 16 FOOT WATER EASEMENT TOTAL OF 0.05 ACRES,
 60 FOOT WIDE INGRESS-EGRESS & UTILITY EASEMENT
 TOTAL OF 0.30 ACRES, 16 FOOT SANITARY SEWER EASEMENTS,
 TOTAL OF 0.10 ACRES, 16 FOOT SANITARY SEWER EASEMENTS,
 TOTAL OF 0.19 ACRES, AND A 28 FOOT GAS, ELECTRIC,
 TELEPHONE, & CABLE TV EASEMENT TOTAL OF 0.25 ACRES
 DESCRIBED IN VOLUME 9604, PG 86 D/P/R.

SCALE: 1" = 200'

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (BIG COUNTRY SUBDIVISION UNIT 18-PHASE I, 150186), WHICH IS RECORDED IN VOL. 7353, PG. 504, BEAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER: JOHNNY STEVENS

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 30th DAY OF Sept, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF KANSAS

MY COMMISSION EXPIRES: 9-20-2018

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 JOB #282-14

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251
 DAVID A. CASANOVA
 TPLS REGISTRATION #10028800
 2000 NW LOOP 410
 SAN ANTONIO, TEXAS 78213

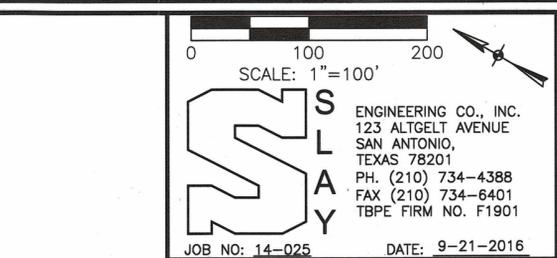
STATE OF TEXAS
 COUNTY OF BEXAR

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.

REGISTERED PROFESSIONAL ENGINEER NO. 44379
 MICHAEL M. SLAY, P.E.

- CPS NOTES:**
- 28' ELECTRIC EASEMENT (VOL. 4659, PG. 1787 O/P/R)
 - 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL. 9604, PG. 86 D/P/R)
 - 42' INTERCEPTOR DRAIN EASEMENT (VOL. 9505, PG. 146 D/P/R)
 - 16' WATER EASEMENT (VOL. 9604, PG. 86 D/P/R)
 - 60' WIDE INGRESS-EGRESS & UTILITY EASEMENT (VOL. 9604, PG. 86 D/P/R)
 - 16' SANITARY SEWER EASEMENT (VOL. 9604, PG. 86 D/P/R)
 - 28' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL. 9604, PG. 86 D/P/R)
 - 28' INTERCEPTOR DRAIN EASEMENT (VOL. 9505, PG. 146 D/P/R)
 - 16' SANITARY SEWER EASEMENT (VOL. 9604, PG. 86 D/P/R)
 - 28' ELECTRIC EASEMENT (VOL. 3222, PG. 1206 O/P/R)
 - 15' ACCESS EASEMENT
 - VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, UTILITY, & PRIVATE DRAINAGE EASEMENT
 - 20' ELECTRIC EASEMENT (VOL. 3222, PG. 1206 OPR)
- LEGEND**
- PROPERTY LINE
 - PROPERTY MARKER
 - R.O.W.
 - RIGHT OF WAY
 - ADJACENT PROPERTY LINE
 - PROPOSED ROAD
 - EASEMENT LINE
 - EASEMENT TAG
 - MAJOR CONTOUR
 - MINOR CONTOUR

- ABBREVIATIONS**
- BSL - BUILDING SETBACK LINE
 - GETC - GAS, ELECTRIC, TELEPHONE CABLE
 - VNAE - VEHICULAR NON-ACCESS EASEMENT
 - DPR - DEED AND PUBLIC RECORDS
 - ESMT - EASEMENT
 - TV - TELEVISION
 - PRVT - PRIVATE
- IMPACT FEE PAYMENT DUE:**
- 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 THE METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- SHARED ACCESS NOTES:**
- ALL LOTS SHALL HAVE SHARED CROSS ACCESS WITH ADJACENT LOTS BY MEANS OF RECORDED DEED COVENANT PROVIDING COMMON ACCESS ACROSS THE LOT WITH ADJACENT LOT(S).
 - OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (f)(3).
- CLEAR VISION NOTE:**
- CLEAR VISION AREA MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE STREET PAVEMENT, AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506 (d) (5).
- WASTEWATER EDU NOTE:**
- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING SERVICES DIVISION.
- MINIMUM FINISHED FLOOR NOTE:**
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
- BEXAR COUNTY MAINTENANCE NOTE:**
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE BIG COUNTRY UNIT 18 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- INGRESS/EGRESS EASEMENT NOTE:**
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.
- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT



TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINT TO STATE HIGHWAY FROM THE PROPERTY WILL REGULATE AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG LP 1604 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 657.39'.

WASTEWATER EDU NOTE:

- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING SERVICES DIVISION.

MINIMUM FINISHED FLOOR NOTE:

- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

BEXAR COUNTY MAINTENANCE NOTE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE BIG COUNTRY UNIT 18 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

INGRESS/EGRESS EASEMENT NOTE:

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT

