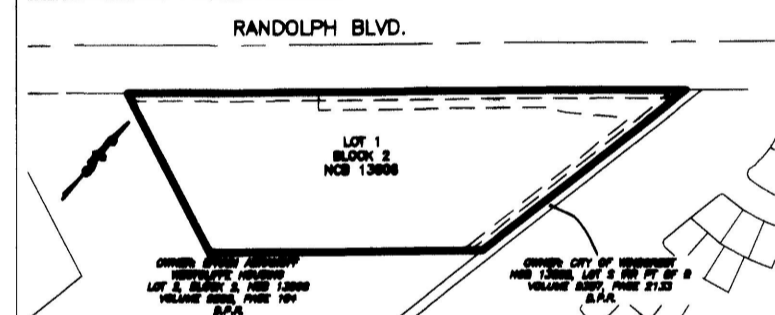


EASEMENT TABLE

1	= 10' INGRESS/EGRESS EASEMENT (VOL. 13461, PG. 1805, R.P.R.)
2	= 14' ELECTRIC EASEMENT (VOL. 9508, PG. 104, D.P.R.)
3	= 10' EQUIPMENT EASEMENT (VOL. 13461, PG. 1805, R.P.R.)
4	= VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9508, PG. 104, D.P.R.)
5	= 14' TELEPHONE, ELECTRIC, AND CABLE TV EASEMENT (VOL. 9508, PG. 104, D.P.R.)
6	= 5' MAINTENANCE EASEMENT
7	= 5' WATER EASEMENT
8	= VARIABLE WIDTH SANITARY SEWER EASEMENT
9	= 10' x 10' ELECTRICAL EASEMENT
10	= 1' NON-VEHICULAR ACCESS EASEMENT
11	= VARIABLE WIDTH E.G.T.C. AND SANITARY SEWER & WATER EASEMENT
12	= 8' x 10' WATER EASEMENT
13	= 10' E.G.T.C. EASEMENT
14	= VARIABLE WIDTH CLEAR VISION EASEMENT



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF AIRWAYS SUBDIVISION WHICH IS RECORDED IN VOLUME 9508, PAGE 104, BEXAR COUNTY DEED AND PLAT 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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

[Signature]
OWNER

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 27 DAY OF February 2017.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 4/8/18

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.

[Signature]
ROBERT R. DELGADO, P.E. TEXAS NO. 95644
BIG RED DOG, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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 TEXAS LANDMARK SURVEYING:

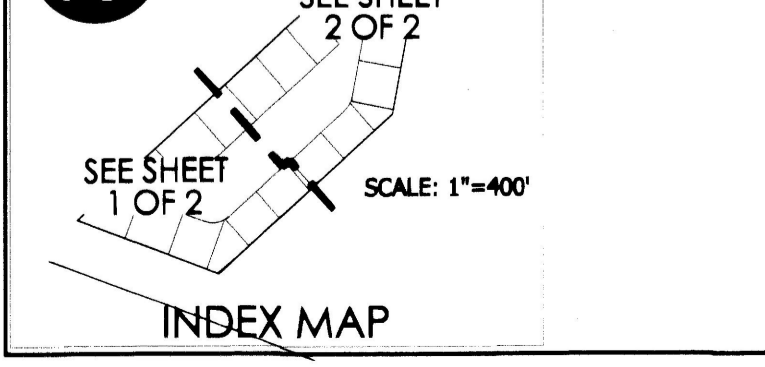
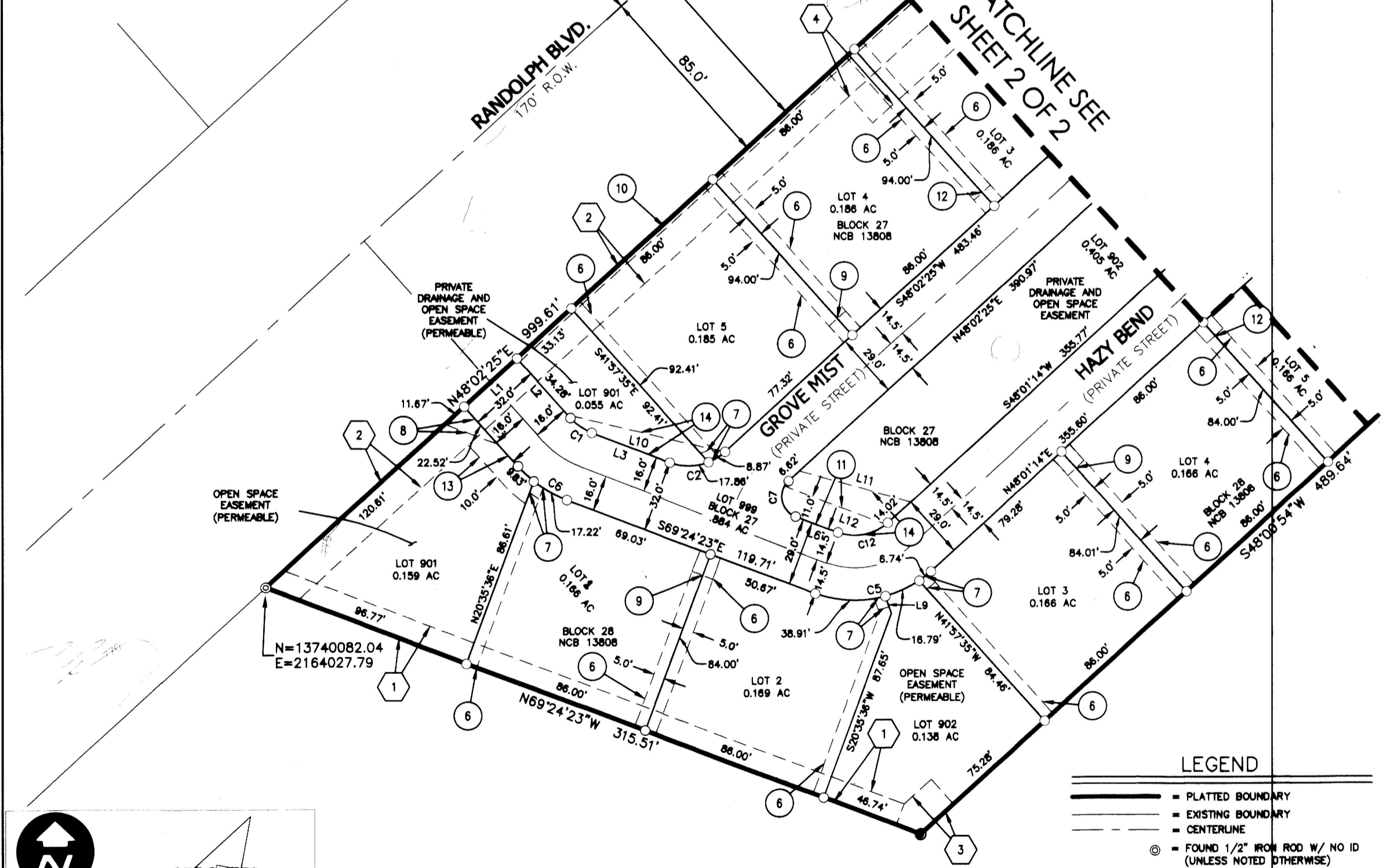
[Signature]
ROBERT S. RUGLOSKI, R.P.L.S. TEXAS NO. 6002
TEXAS LANDMARK SURVEYING

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY 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 GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE 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 AREAS.
- 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 ALTERATIONS.
- 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 BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LINE TABLE

LINE	BEARING	LENGTH
L1	S48°02'25"W	32.00'
L2	N41°57'35"W	36.17'
L3	N69°24'23"W	37.56'
L4	S79°27'56"E	29.00'
L5	S41°57'35"E	36.17'
L6	N69°24'23"W	20.51'
L7	S10°07'02"W	6.65'
L8	S41°57'35"E	23.17'
L9	S19°49'35"E	8.09'
L10	S76°57'29"E	72.90'
L11	S74°25'40"E	52.08'
L12	N69°24'23"W	48.94'



DRAINAGE NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANITOR'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.
- THE MAINTENANCE OF THE DETENTION POND OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
- RESIDENTIAL FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

SURVEY NOTES:
ALL LOT CORNERS AND ROW CURVES ARE MARKED WITH A 1/2" REBAR WITH PLASTIC CAP STAMPED "TXLMS.COM RPL540002".

FIRE NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS NOTES:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS IMPACT FEE NOTE: 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS ACCESS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN IN THIS PLAT.

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 27, NCB 13808, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND WATER, SANITARY SEWER, TELEPHONE, ELECTRIC, AND CABLE TV EASEMENT.

PLAT NUMBER: 150280

RE-PLAT ESTABLISHING

RANDOLPH PARK ESTATES, PUD

BEING A TOTAL OF 4.784 ACRES OF LAND ESTABLISHING LOTS 1-5, 901-903, BLOCK 27, AND LOTS 1-9, 901-903, BLOCK 28, AND LOT 999, NCB 13808, OUT OF ORIGINAL LOT 1, BLOCK 2, NCB 13808, AIRWAYS SUBDIVISION AS RECORDED IN VOLUME 9508, PAGE 104, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BIG RED DOG
ENGINEERING | CONSULTING
2710 W. HAUDEMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 | TEXAS REG. NO. F-11201
210.860.9224 | WWW.BIGREDDOG.COM

TEXAS LANDMARK SURVEYING
39329 Interstate 10 West, Suite 1, Boerne, TX 78006
info@landmark-surveying.com | (817) 544-1274
TBLPS FIRM #10164600

SCALE: 1"=50'

50 25 0 50

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
RANDOLPH TOWNSHOMES, LLC
P.O. BOX 180248
SAN ANTONIO, TX 78280
(210) 410-6105
JORGE GARCIA

[Signature]
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jorge Garcia 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 27 DAY OF February 2017.

[Signature]
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

AMANDA SALDIVAR
Notary Public, State of Texas
My Commission Expires
April 08, 2018

THIS PLAT OF **RANDOLPH PARK ESTATES, PUD** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

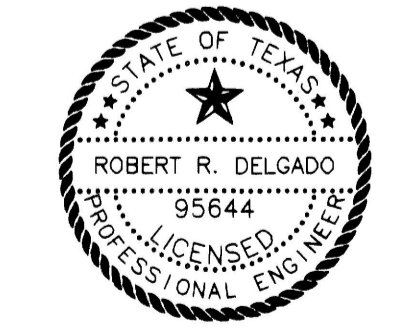
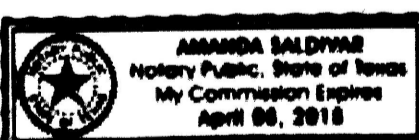
STATE OF TEXAS
COUNTY OF BEXAR

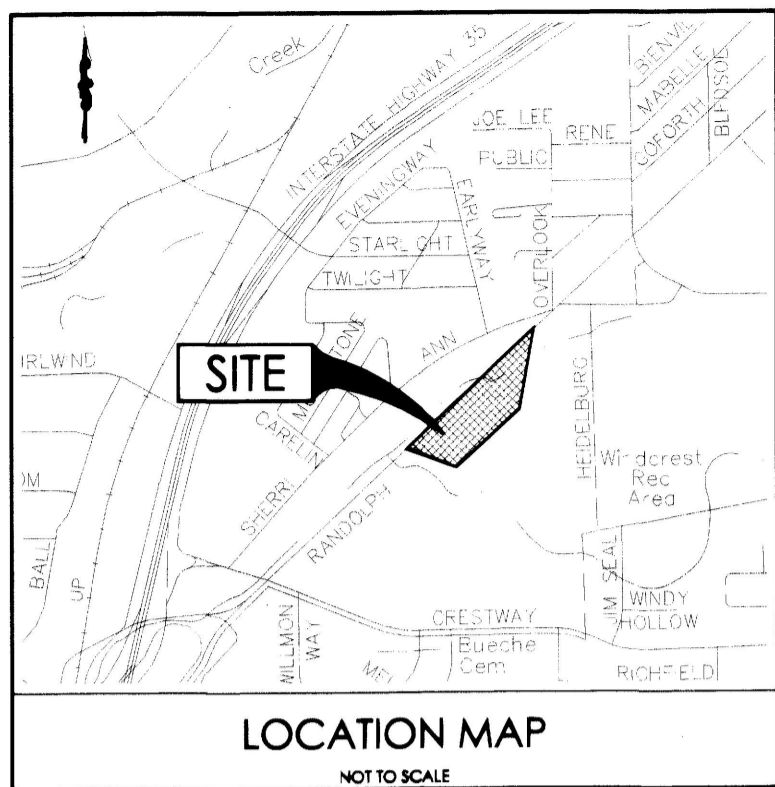
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 2





EASEMENT TABLE

- 1 = 10' INGRESS/EGRESS EASEMENT (VOL. 13461, PG. 1805, R.P.R.)
- 2 = 14' ELECTRIC EASEMENT (VOL. 9508, PG. 104, D.P.R.)
- 3 = 10' EQUIPMENT EASEMENT (VOL. 13461, PG. 1805, R.P.R.)
- 4 = VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9508, PG. 104, D.P.R.)
- 5 = 14' TELEPHONE, ELECTRIC, AND CABLE TV EASEMENT (VOL. 9508, PG. 104, D.P.R.)
- 6 = 5' MAINTENANCE EASEMENT
- 7 = 5' WATER EASEMENT
- 8 = VARIABLE WIDTH SANITARY SEWER EASEMENT
- 9 = 10' x 10' ELECTRICAL EASEMENT
- 10 = 1' NON-VEHICULAR ACCESS EASEMENT
- 11 = VARIABLE WIDTH E.G.T.C. AND SANITARY SEWER & WATER EASEMENT
- 12 = 8' x 10' WATER EASEMENT
- 13 = 10' E.G.T.C. EASEMENT
- 14 = VARIABLE WIDTH CLEAR VISION EASEMENT

LEGEND

- PLATTED BOUNDARY
- EXISTING BOUNDARY
- CENTERLINE
- ⊙ FOUND 1/2" IRON ROD W/ NO ID (UNLESS NOTED OTHERWISE)
- ⊙ FOUND 5/8" IRON ROD STAMPED "B&W SURVEYING 5787"
- SET 1/2" REBAR W/ PLASTIC CAP "TXLMS.COM RPLS#6002"

O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
R.O.W. = RIGHT OF WAY
A.C. = ACRES
E.G.T.C. = ELECTRIC, GAS, TELE. & CABLE TV
— EXISTING CONTOUR
- - - EASEMENT

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	LENGTH
C1	24.50'	27°28'48"	11.62'	N55°40'59"W	11.74'
C2	24.50'	62°33'12"	25.44'	S79°19'01"W	26.75'
C3	24.50'	37°30'21"	15.75'	S29°17'15"W	16.04'
C4	53.50'	37°31'00"	34.41'	N29°15'45"E	35.03'
C5	51.00'	62°34'22"	52.97'	N79°18'25"E	55.70'
C6	56.50'	27°28'48"	26.81'	S55°40'59"E	27.07'
C7	9.50'	117°28'48"	16.24'	N10°40'59"W	19.47'
C8	24.00'	18°42'58"	7.80'	N57°23'54"E	7.84'
C9	9.50'	48°40'31"	7.83'	S88°54'22"E	8.07'
C10	24.00'	74°41'08"	29.12'	S27°13'32"E	31.28'
C11	24.50'	36°41'08"	15.42'	S29°18'55"W	15.89'
C12	22.00'	62°34'22"	22.85'	S79°18'26"W	24.03'

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.

Robert R. Delgado
ROBERT R. DELGADO, P.E. TEXAS NO. 95644
BIG RED DOG, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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 TEXAS LANDMARK SURVEYING.

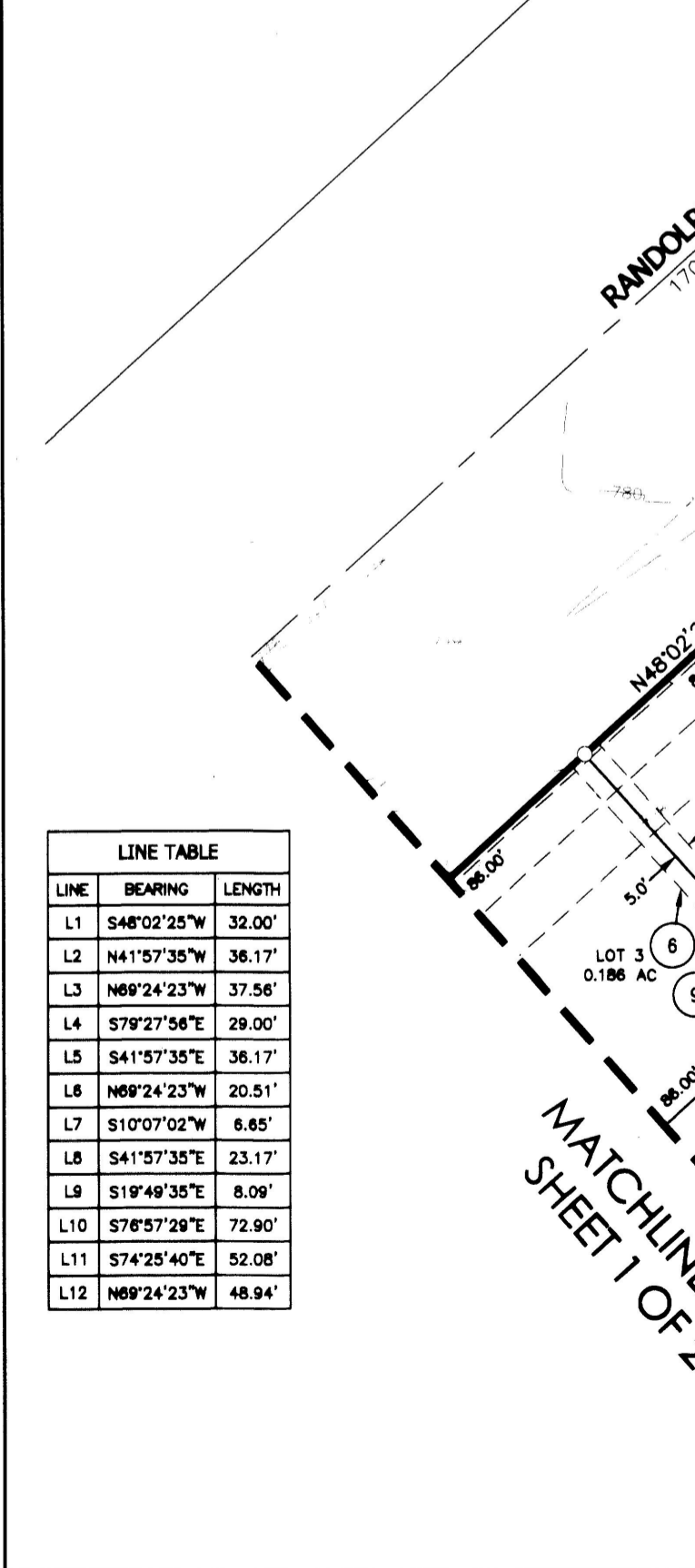
Robert S. Rugloski
ROBERT S. RUGLOSKI, R.P.L.S. TEXAS NO. 6002
TEXAS LANDMARK SURVEYING

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY 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 RELOCATE 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 AREAS.
- 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 ALTERATIONS.
- 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 BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LINE TABLE

LINE	BEARING	LENGTH
L1	S48°02'25"W	32.00'
L2	N41°57'35"W	36.17'
L3	N69°24'23"W	37.56'
L4	S79°27'58"E	29.00'
L5	S41°57'35"E	36.17'
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L8	S41°57'35"E	23.17'
L9	S19°49'35"E	8.09'
L10	S76°57'29"E	72.90'
L11	S74°25'40"E	52.08'
L12	N69°24'23"W	48.94'



DRAINAGE NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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.
- THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OPPOSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
- RESIDENTIAL FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

SURVEY NOTES:
ALL LOT CORNERS AND ROW CURVES ARE MARKED WITH A 3/8" REBAR WITH PLASTIC CAP STAMPED "TXLMS.COM RPLS#6002".

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 27, NCB 13808, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND WATER, SANITARY SEWER, TELEPHONE, ELECTRIC, AND CABLE TV EASEMENT.

PLATE NUMBER: 150280

RE-PLAT ESTABLISHING RANDOLPH PARK ESTATES, PUD

BEING A TOTAL OF 4.784 ACRES OF LAND ESTABLISHING LOTS 1-5, 901-903, BLOCK 27, AND LOTS 1-9, 901-903, BLOCK 28, AND LOT 999, NCB 13808, OUT OF ORIGINAL LOT 1, BLOCK 2, NCB 13808, AIRWAYS SUBDIVISION AS RECORDED IN VOLUME 9508, PAGE 104, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BIG RED DOG ENGINEERING CONSULTING
5710 W. HAUSSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201
210.860.9224 WWW.BIGREDDOG.COM

LANDMARK SURVEYING
39320 International 10 West, Suite 1, Borman, TX 78008
info@landmark-surveying.com (817) 428-1229
TBLPS FIRM #10164800

SCALE: 1"=50'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
RANDOLPH TOWNHOMES, LLC
P.O. BOX 180248
SAN ANTONIO, TX 78280
(210) 410-6105
JORGE GARCIA

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jorge Garcia 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 27 DAY OF February, 2017.

Amanda Saldivar
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

AMANDA SALDIVAR
Notary Public, State of Texas
My Commission Expires
April 08, 2018

THIS PLAT OF RANDOLPH PARK ESTATES, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

BY: _____ DEPUTY

SHEET 2 OF 2

SAWS IMPACT FEE NOTE: 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS ACCESS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN IN THIS PLAT.

FIRE NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS NOTE:
THE NUMBER OF WASTEWATER 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 SERVICES DEPARTMENT.

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

SURVEY NOTES:
ALL LOT CORNERS AND ROW CURVES ARE MARKED WITH A 3/8" REBAR WITH PLASTIC CAP STAMPED "TXLMS.COM RPLS#6002".

LEGAL INSTRUMENT NOTE:
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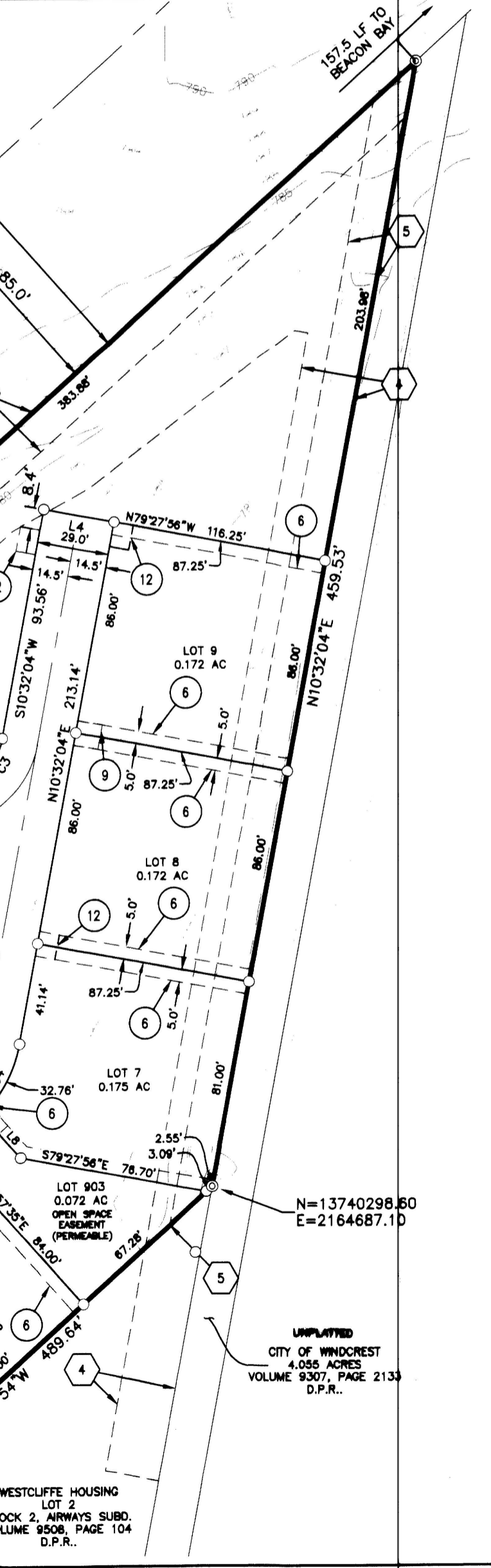


PLATE NUMBER: 150280

RE-PLAT ESTABLISHING RANDOLPH PARK ESTATES, PUD

BEING A TOTAL OF 4.784 ACRES OF LAND ESTABLISHING LOTS 1-5, 901-903, BLOCK 27, AND LOTS 1-9, 901-903, BLOCK 28, AND LOT 999, NCB 13808, OUT OF ORIGINAL LOT 1, BLOCK 2, NCB 13808, AIRWAYS SUBDIVISION AS RECORDED IN VOLUME 9508, PAGE 104, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BIG RED DOG ENGINEERING CONSULTING
5710 W. HAUSSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201
210.860.9224 WWW.BIGREDDOG.COM

LANDMARK SURVEYING
39320 International 10 West, Suite 1, Borman, TX 78008
info@landmark-surveying.com (817) 428-1229
TBLPS FIRM #10164800

SCALE: 1"=50'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
RANDOLPH TOWNHOMES, LLC
P.O. BOX 180248
SAN ANTONIO, TX 78280
(210) 410-6105
JORGE GARCIA

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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SHEET 2 OF 2