

REPLAT AND SUBDIVISION PLAT ESTABLISHING
**FREEDOM HILLS
UNITS 3 AND 4 SUBDIVISION**

BEING A TOTAL OF 9.25 ACRES COMPRISING OF ALL OF LOT 6, BLOCK 153, N.C.B. 15228, A 0.11 ACRE SANITARY SEWER EASEMENT, FREEDOM HILL UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9572, PAGE 173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, A 1.83 ACRE (79,803 SQUARE FEET) TRACT, AND A 7.31 ACRE (318,303 SQUARE FEET) TRACT, BOTH OUT OF A 39.43 ACRE TRACT AS DESCRIBED IN VOLUME 11462, PAGE 758, REAL DEED RECORDS OF BEXAR COUNTY, TEXAS.

LJA Engineering & Surveying, Inc.

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419 BIG BEND CANYON LAKE, TX 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W.
- VOL.
- PG.
- V.M.A.E.
- ESMT
- NCB
- BLK
- G.E.T.C.A.
- RIGHT-OF-WAY
- VOLUME
- PAGE
- VEHICULAR NON-ACCESS ESM'T.
- EASEMENT
- NEW CITY BLOCK
- BLOCK
- GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- CITY LIMITS/ETJ LINE

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER(S) 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
HDC FREEDOM HILLS LLC
45 NE LOOP 410
SAN ANTONIO, TEXAS 78216
BRYAN SIMS,

BRYAN SIMS,

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bryan Nelson Sims KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 31st DAY OF March, 2017.

Debra A. Aggs
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: 04-27-2020

THIS PLAT OF FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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 26 DAY OF April A.D. 2017

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 23 DAY OF October A.D. 2017 AT 2:42 P.M. AND DULY RECORDED THE 23 DAY OF October A.D. 2017 AT _____ M. IN THE RECORDS OF Deed AND Record OF SAID COUNTY, IN BOOK VOLUME ON PAGE 972-2-170

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 23 DAY OF October A.D., 2017

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Viviana Plata DEPUTY

C.P.S. 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 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 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 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAWS HIGH PRESSURE NOTE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

BEARINGS AND COORDINATES:

- BEARINGS AND COORDINATES SHOWN HERE ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).

DRAINAGE NOTES

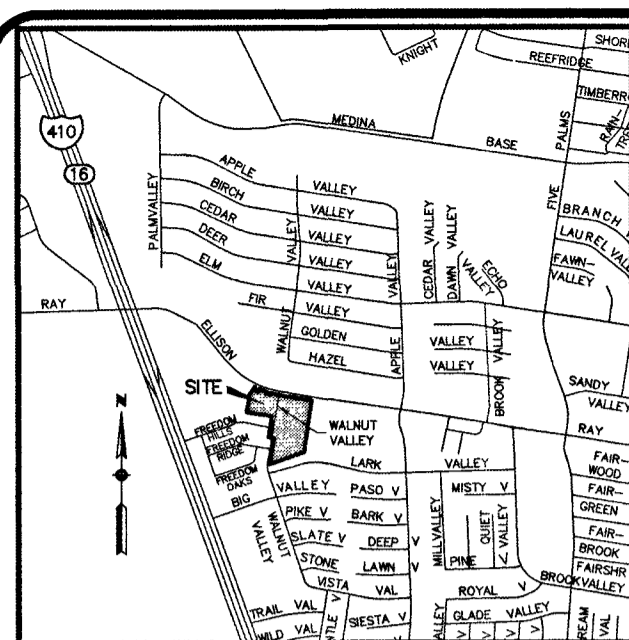
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI. 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.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO BLK 147 LOTS 21-31, BLK 151 LOTS 18-42, BLK 152 LOTS 1-10, BLK 153 LOTS 1-10.

TREE NOTE:

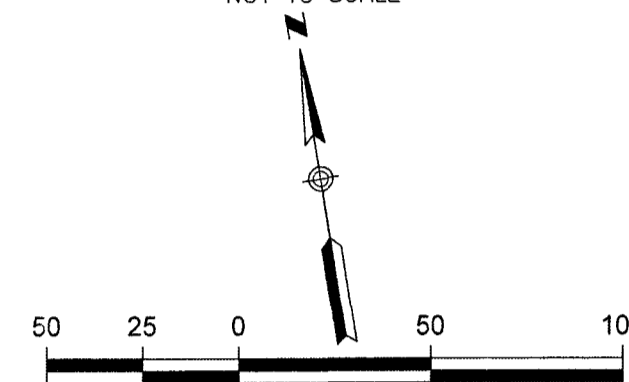
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2228582) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

MULTIPLE PAGE PLAT NOTE:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



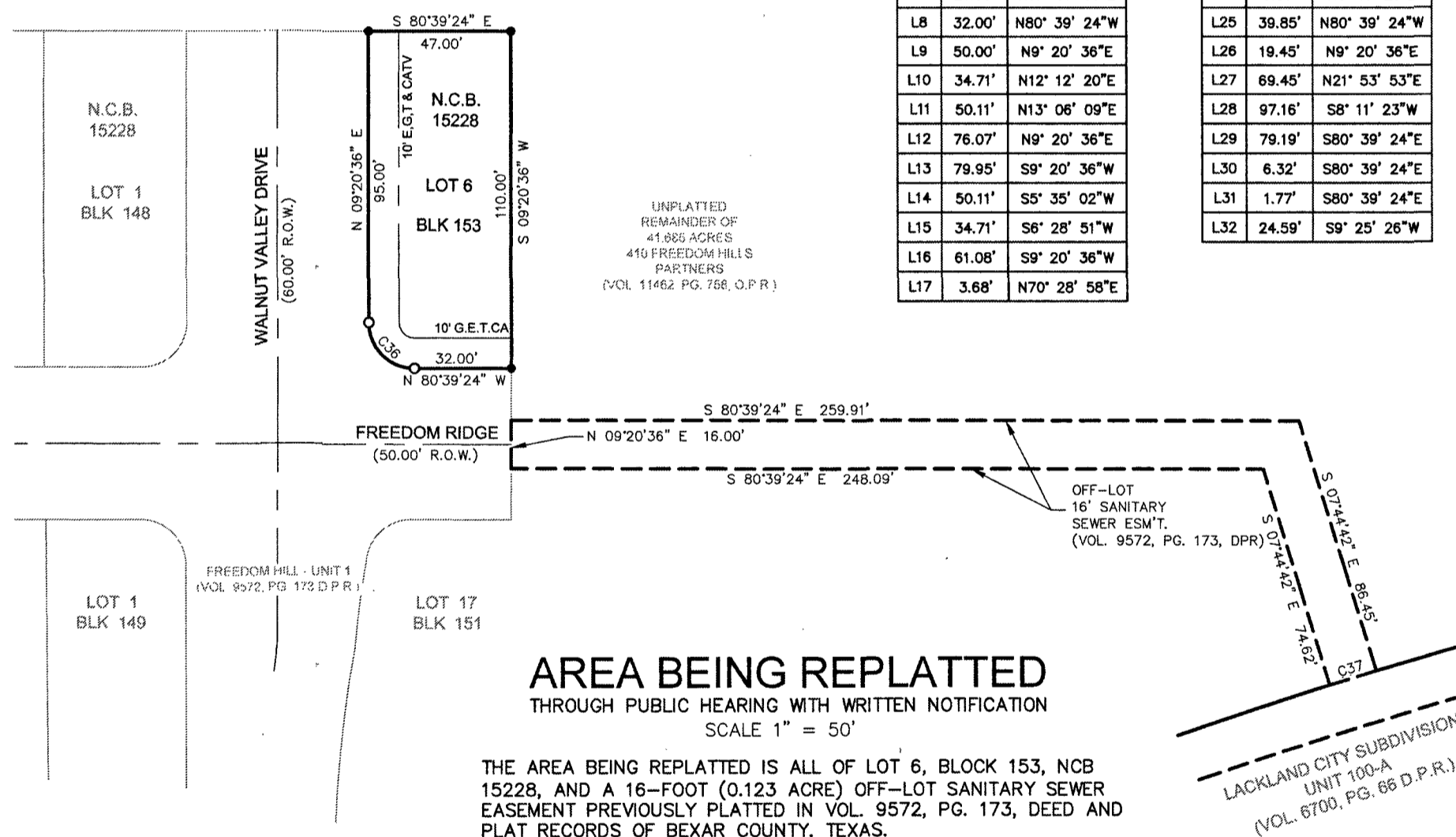
LOCATION MAP
NOT TO SCALE



SCALE: 1" = 50'

CURVE #	I	RAD	ARC	TAN	CHORD	CHORD BEARING
C1	4'24"13"	1195.00'	91.84'	45.94'	91.82'	S88° 27' 48"E
C2	0'40"23"	1195.00'	14.04'	7.02'	14.04'	S73° 18' 13"E
C3	69'35"09"	25.00'	30.36'	17.37'	28.53'	S25° 26' 59"E
C4	90'00"00"	15.00'	23.56'	15.00'	21.21'	S54° 20' 36"W
C5	87'08"15"	15.00'	22.81'	14.27'	20.68'	S37° 05' 17"E
C6	73'52"54"	20.00'	25.79'	15.04'	24.04'	N46° 17' 02"E
C7	90'00"00"	15.00'	23.56'	15.00'	21.21'	N35° 39' 24"W
C8	87'08"15"	15.00'	22.81'	14.27'	20.68'	N55° 46' 28"E
C9	90'00"00"	15.00'	23.56'	15.00'	21.21'	N35° 39' 24"W
C10	90'00"00"	15.00'	23.56'	15.00'	21.21'	N54° 20' 36"E
C11	27'30"06"	50.00'	338.36'	47.34'	68.75'	S9° 20' 36"W
C12	46'34"03"	30.00'	24.38'	12.91'	23.72'	N57° 22' 23"W
C13	46'34"03"	30.00'	24.38'	12.91'	23.72'	N76° 03' 34"E
C14	34'46"26"	30.00'	18.21'	9.39'	17.93'	N81° 57' 23"E
C15	158'23"38"	50.00'	138.22'	262.03'	98.23'	S36° 14' 01"E
C16	34'46"26"	30.00'	18.21'	9.39'	17.93'	S25° 34' 35"W
C17	88'50'47"	25.00'	38.77'	24.50'	35.00'	N36° 14' 01"W
C18	91'09'13"	10.00'	15.91'	10.20'	14.28'	N53° 45' 59"E
C19	88'50'47"	10.00'	15.91'	9.80'	14.00'	S36° 14' 01"E
C20	32'00'30"	30.00'	16.76'	8.60'	16.54'	N7° 48' 52"W
C21	126'18'35"	50.00'	110.23'	98.79'	89.22'	N39° 20' 10"E
C22	32'00'30"	30.00'	16.76'	8.60'	16.54'	N88° 29' 13"E
C23	62'17'35"	25.00'	27.18'	15.11'	25.86'	S39° 20' 10"W
C24	28'51'38"	75.00'	37.78'	19.30'	37.38'	S84° 54' 47"W
C25	29'38'51"	30.00'	15.52'	7.94'	15.35'	N55° 59' 25"E
C26	88'09'20"	50.00'	76.93'	48.42'	69.56'	N84° 54' 47"E
C27	29'38'51"	30.00'	15.52'	7.94'	15.35'	S65° 49' 59"E
C28	2'07'58"	1195.00'	44.48'	22.24'	44.48'	S79° 33' 11"E
C29	1'21'06"	1195.00'	28.19'	14.10'	28.19'	S66° 56' 15"E
C30	5'17'09"	30.00'	2.77'	1.38'	2.77'	N10° 49' 57"E
C31	0'50'47"	1195.00'	17.65'	8.83'	17.65'	S70° 14' 31"E
C32	1'42'18"	1195.00'	35.56'	17.78'	35.56'	S79° 20' 21"E
C33	0'25'39"	1195.00'	8.92'	4.46'	8.92'	S80° 24' 20"E
C34	1'32'30"	30.00'	0.81'	0.40'	0.81'	N79° 53' 11"W
C35	9'57'44"	50.00'	8.69'	4.36'	8.68'	S55° 59' 25"E
C36	90'00"00"	15.00'	23.56'	15.00'	21.21'	N35° 39' 24"W
C37	0'33'12"	1656.96'	16.00'	8.00'	16.00'	S82° 17' 01"W
C38	26'47'22"	50.00'	23.38'	11.91'	23.17'	S77° 57' 51"W
C39	45'01'35"	30.00'	23.58'	12.43'	22.97'	N56° 36' 09"W

UNPLATTED REMAINDER OF 41.685 ACRES 410 FREEDOM HILLS PARTNERS (VOL. 11462, PG. 758, O.P.R.)



AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE 1" = 50'

THE AREA BEING REPLATTED IS ALL OF LOT 6, BLOCK 153, NCB 15228, AND A 16-FOOT (0.123 ACRE) OFF-LOT SANITARY SEWER EASEMENT PREVIOUSLY PLATTED IN VOL. 9572, PG. 173, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 060587, FREEDOM HILL UNIT 1, WHICH IS RECORDED IN VOLUME 9572, PAGE 173, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF / / 2017 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

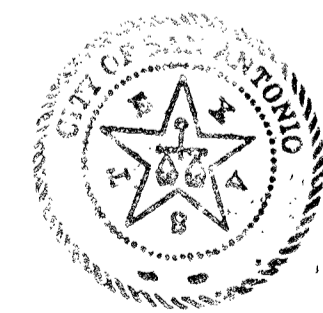
OWNER/DEVELOPER:

OWNER/DEVELOPER
HDC FREEDOM HILLS LLC
45 NE LOOP 410
SAN ANTONIO, TEXAS 78216
BRYAN SIMS,

BRYAN SIMS,
SWORN AND SUBSCRIBED BEFORE ME THIS THE 31st DAY OF March 2017.

NOTARY PUBLIC IN AND OF THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-27-2020



RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIABILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Doc# 20170209912 Fees: \$62.00
Filed & Recorded in the Office of
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Book 9722 Page 170
1ps



K:\SA158 Heartwood\401 Freedom\426 Site Development\Plans\DWG-Sheets\sh_plat.ctb
User: ploras
Plot Date/Time: Mar. 26, 17 - 16:55:55

REPLAT AND SUBDIVISION PLAT ESTABLISHING

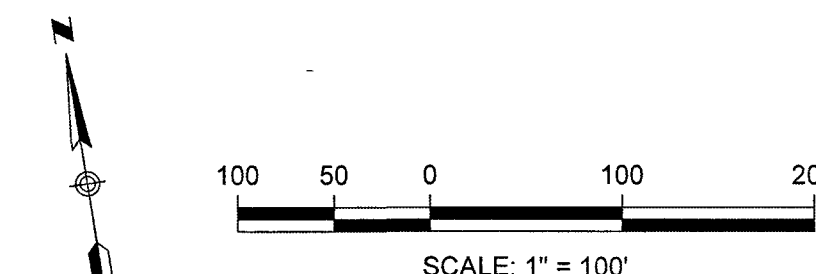
FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION

BEING A TOTAL OF 9.25 ACRES COMPRISING OF ALL OF LOT 6, BLOCK 153, N.C.B. 15228, A 0.11 ACRE SANITARY SEWER EASEMENT, FREEDOM HILL UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9572, PAGE 173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, A 1.83 ACRE (79,803 SQUARE FEET) TRACT, AND A 7.31 ACRE (318,303 SQUARE FEET) TRACT, BOTH OUT OF A 39.43 ACRE TRACT AS DESCRIBED IN VOLUME 11462, PAGE 758, REAL DEED RECORDS OF BEXAR COUNTY, TEXAS.

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STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER(S) 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
HDC FREEDOM HILLS LLC
45 NE LOOP 410
SAN ANTONIO, TEXAS 78216
BRYAN SIMS,

BRYAN SIMS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bryan Nelson Sims KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 31st DAY OF March 2017.

Diana L. Ayers
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: 04-27-2020

THIS PLAT OF FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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 26 DAY OF April A.D. 2017

BY: [Signature]
CHAIRMAN
BY: [Signature]
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 23 DAY OF October A.D. 2017 AT 2:42p M. AND DULY RECORDED THE 23 DAY OF October A.D. 2017 AT 2:42p M. IN THE RECORDS OF Deed AND Record OF SAID COUNTY, IN BOOK VOLUME ON PAGE 9722/17!

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 23 DAY OF October A.D., 2017

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Vimiana Plata DEPUTY

C.P.S. NOTES:

1. 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 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 AREA.
2. 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.
3. 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.
4. 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

BEARINGS AND COORDINATES:

1. BEARINGS AND COORDINATES SHOWN HERE ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).

REFER TO SHEET 1 OF 2 FOR LINE AND CURVE TABLE.

MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

WASTEWATER EDU NOTE:

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

IMPACT FEES PAYMENT DUE:

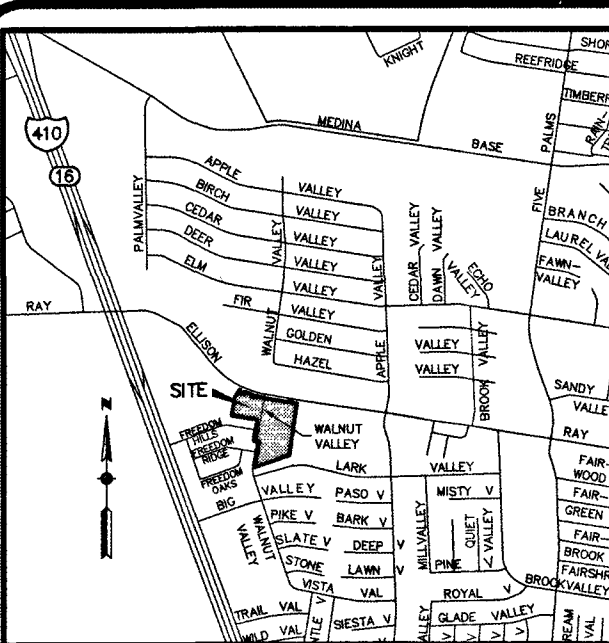
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

ADDITIONAL NOTES:

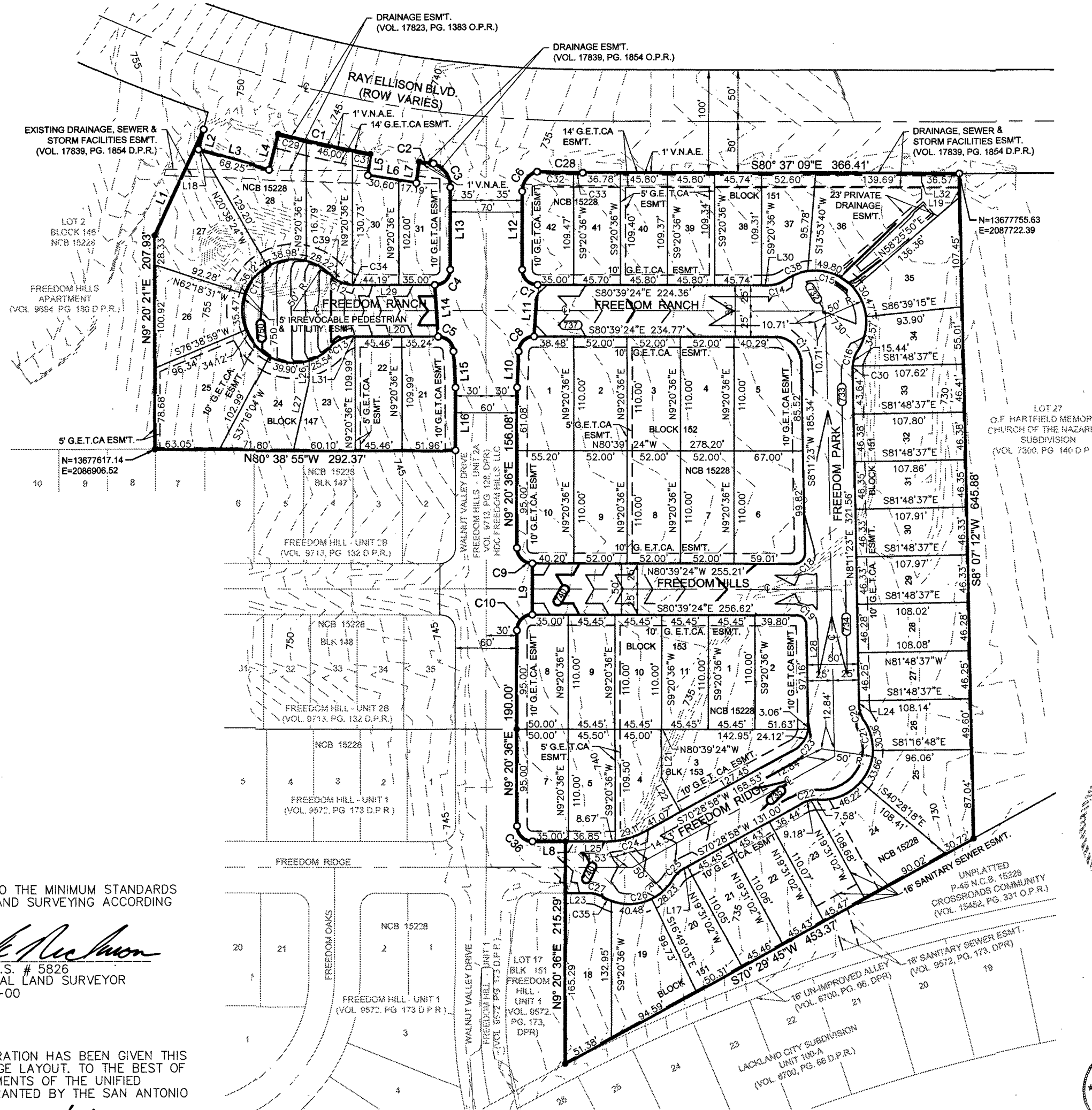
1. NO PORTION OF THIS PROPERTY IS IN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48029C0535G, EFFECTIVE DATE: SEPT. 29, 2010.
2. ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.
3. 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.
4. INGRESS & EGRESS (SEWER): 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.



LOCATION MAP
NOT TO SCALE

LEGEND

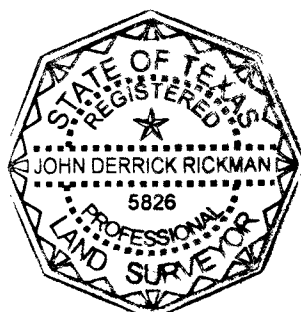
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- 500 --- EXISTING CONTOURS
- 500 --- PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CITY LIMITS/ETJ LINE
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESMT.
- ESMT. EASEMENT
- N.C.B. NEW CITY BLOCK
- BLK. BLOCK
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION



RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLICIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Doc# 20170209913 Fees: \$82.00
10/23/2017 Recorded in the Official Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

4pgs
Book 9722 Page 171



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 OF MADE ON THE GROUND BY:
Gerard Rickhoff
DERRICK RICKMAN, R.P.L.S. # 5826
REGISTERED PROFESSIONAL LAND SURVEYOR
TBPLS FIRM NO. 101919-00

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.
Brady Bagg 3/28/17
BRADY BAGG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162



K:\SA\05 Heartwood\401 Freedom\401 Freedom\426 Site Development\Plans\DWG\DWG-Sheets\sh_plat.dwg
User: rlfors
Plot Date/Time: Mar. 26, 17 16:55:58