

LEGEND

- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- CI = CURVE NUMBER
- C.B. = COUNTY BLOCK
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT. = EASEMENT
- F.I.R. = FOUND IRON PIN
- L1 = LINE NUMBER
- L.S. = LANDSCAPE
- NGS = NATIONAL GEODETIC SURVEY
- NO. = NUMBER
- O.P.R.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- PERM. = PERMEABLE
- R.O.W. = RIGHT-OF-WAY
- VAR. = VARIABLE
- V.N.A.E. = VARIABLE NON ACCESS EASEMENT
- VOL. = VOLUME
- WID. = WIDTH
- ELEV. = PROPOSED CONTOUR
- STREET CENTERLINE = STREET CENTERLINE
- EXISTING GROUND MAJOR CONTOUR = EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR = EXISTING GROUND MINOR CONTOUR
- EXISTING PROPERTY LINE = EXISTING PROPERTY LINE
- CITY LIMIT LINE = CITY LIMIT LINE
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF HORIZON POINTE SUBDIVISION, UNIT 10A WHICH IS RECORDED IN VOLUME 9618, PG. 197, BEXAR COUNTY DEED AND PLAT RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 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: *J.L. Guerra, Jr.*
DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 1st DAY OF May 2019.

Melanie A. Pierce
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-4-2021

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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNIE, P.E.

Jeffrey A. Mckinnie
LICENSED PROFESSIONAL ENGINEER
4-29-19

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:

M.W. CUDE ENGINEERS, L.L.C.
JAMES RUSSELL, R.P.L.S.

James W. Russell
REGISTERED PROFESSIONAL LAND SURVEYOR
4-29-19

CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS)) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS NOTES:

- IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- 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 OWNER 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.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MISCELLANEOUS NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 AND 902, BLOCK 30, CB 5090, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

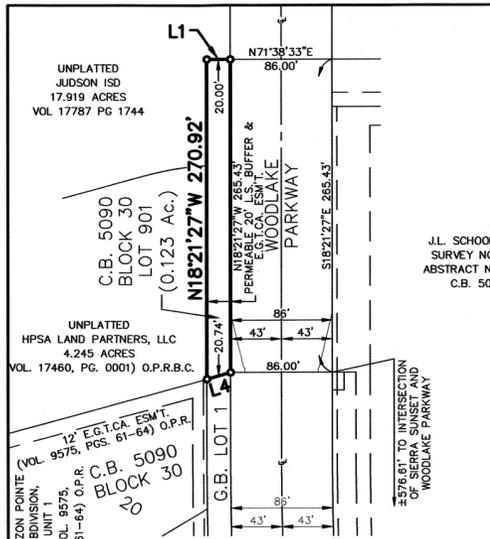
SARA NOTES:

- SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO RIVER AUTHORITY.

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C04306, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTES:

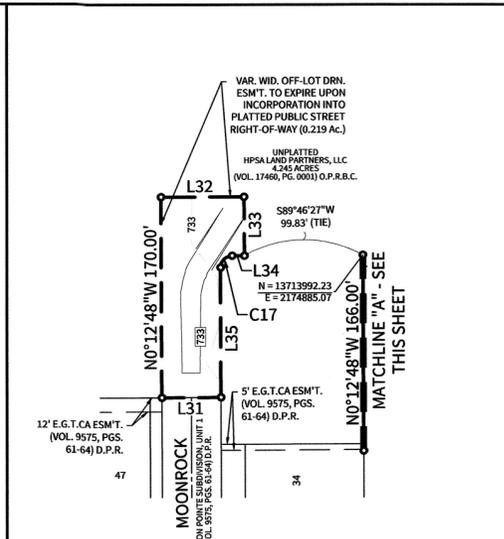
- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TKS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TKS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).



LINE TABLE

LINE	LENGTH	BEARING
L1	20.00'	N71°38'33"E
L4	20.74'	S56°18'19"W

0.123 AC. AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS LOT 901, BLOCK 30, C.B. 5090 AS SHOWN ON PLAT OF HORIZON POINTE SUBDIVISION, UNIT 10A RECORDED IN VOLUME 9618, PAGE 197, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

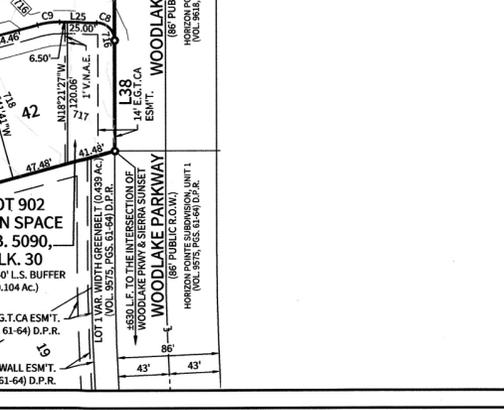
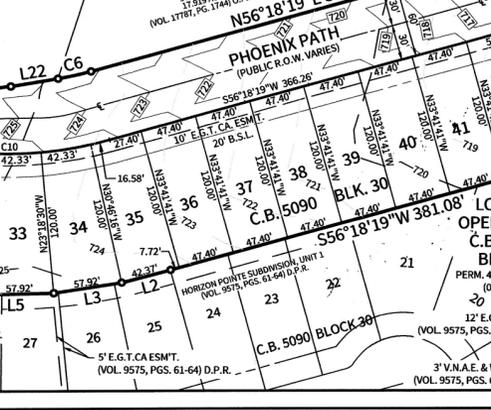
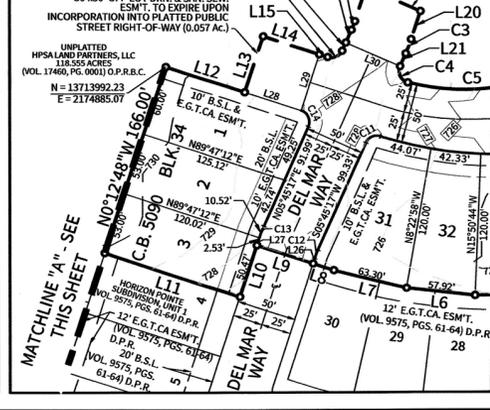
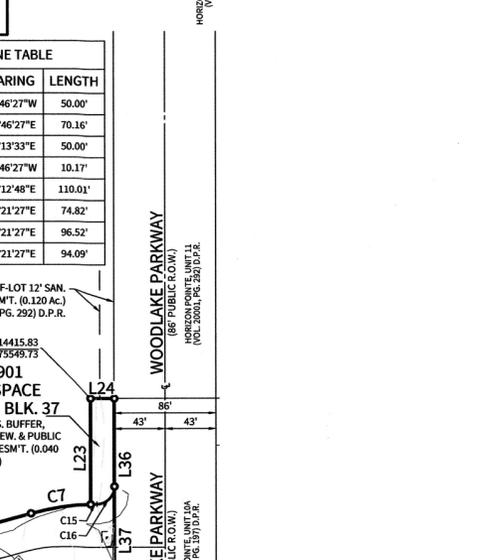


CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1	10.00'	84°01'10"	9.01'	N47°45'52"E	13.39'	14.66'
C2	75.00'	5°58'05"	3.91'	N02°46'14"E	7.81'	7.81'
C3	125.00'	5°58'05"	6.52'	S02°46'14"W	13.01'	13.02'
C4	10.00'	99°22'16"	11.79'	S43°56'12"E	15.25'	17.34'
C5	189.49'	23°55'01"	40.13'	N74°24'49"E	78.53'	79.10'
C6	264.94'	6°09'04"	14.24'	N59°22'48"E	28.43'	28.44'
C7	235.00'	12°28'28"	25.68'	N62°32'33"E	51.06'	51.16'
C8	15.00'	90°00'00"	15.00'	N63°21'27"W	21.21'	23.56'
C9	70.00'	15°20'14"	9.43'	S63°58'26"W	18.68'	18.74'
C10	325.00'	33°04'45"	96.51'	S72°50'42"W	185.04'	187.64'
C11	10.00'	83°37'48"	8.95'	S47°34'10"W	13.33'	14.60'
C12	75.00'	5°58'50"	3.92'	S02°45'52"W	7.82'	7.83'
C13	125.00'	5°58'50"	6.53'	N02°45'52"E	13.04'	13.05'
C14	10.00'	95°58'50"	11.10'	N42°14'08"W	14.86'	16.75'
C15	235.00'	1°19'07"	2.70'	N69°26'20"E	5.41'	5.41'
C16	15.00'	88°27'21"	14.60'	N25°52'17"E	20.93'	23.16'
C17	10.00'	89°59'15"	10.00'	S44°46'49"W	14.14'	15.71'

LINE TABLE

LINE	BEARING	LENGTH
L2	S57°05'18"W	42.37'
L3	S62°57'37"W	57.92'
L5	S70°25'23"W	57.92'
L6	S77°53'09"W	57.92'
L7	S85°41'44"W	63.30'
L8	S89°46'27"W	18.42'
L9	S89°46'27"W	50.00'
L10	S00°12'48"E	46.02'
L11	S89°47'12"W	120.00'
L12	N89°46'27"E	70.29'
L13	N00°13'33"W	50.00'
L14	N89°46'27"E	50.00'
L15	N89°46'27"E	7.33'
L16	N05°45'17"E	7.65'
L17	N05°45'17"E	11.92'
L18	N00°12'48"W	30.27'
L19	S84°16'00"E	50.27'
L20	S00°12'48"E	25.06'
L21	S05°45'17"W	11.92'
L22	N62°27'18"E	40.14'
L23	N18°21'27"W	90.02'
L24	N71°38'33"E	20.00'
L25	S71°38'33"W	31.50'
L26	S00°13'33"E	4.44'
L27	N00°13'54"W	4.44'
L28	S89°46'27"W	50.00'
L29	N00°13'33"W	50.00'
L30	S84°14'43"E	50.00'



PLAT NUMBER: 180471

REPLAT AND SUBDIVISION PLAT ESTABLISHING HORIZON POINTE SUBDIVISION, UNIT 12A

BEING A TOTAL OF 3.705 ACRES OUT OF THE REMAINING PORTION OF A 118.555 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 17460, PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE JOSHUA L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5090, AS LO BEING A PORTION OF A PERMEABLE 20' L.S. BUFFER & E.G.T.C.A. EASEMENT AS SHOWN ON PLAT OF HORIZON POINTE UNIT 10A, RECORDED IN VOLUME 9618, PAGE 197, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. # S-101
SAN ANTONIO, TEXAS 78231
T:210.581.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE #455 • TBPLS #10048500
MWC: JEFFREY A. MCKINNIE
PRJ. NO.: 01792.007.0

SCALE: 1"=100'

100 50 0 100

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 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
HPSA LAND PARTNERS, LLC
16607 BLANCO ROAD, SUITE 707
SAN ANTONIO, TEXAS 78232
PHONE: (210) 495-8777
CONTACT PERSON: J.L. "JOEY" GUERRA JR.

OWNER
J.L. Guerra, Jr.
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

J.L. Guerra, Jr. 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 1st DAY OF May 2019.

Melanie A. Pierce
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

MELANIE A. PIERCE
Notary ID #12244-03
My Commission Expires
Mar 4, 2021

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS' COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HORIZON POINTE SUBDIVISION, UNIT 12A 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