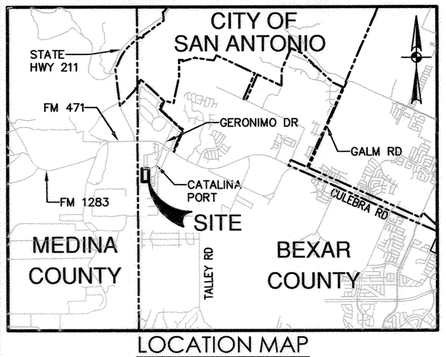
PLAT NUMBER 180279

SUBDIVISION PLAT OF FALCON LANDING-UNIT 4

BEING A TOTAL OF A 15.117 ACRE TRACT OF LAND OUT OF A 139.995 ACRE TRACT OF LAND RECORDED IN VOLUME 15021, PAGES 72-112 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOSE JACINTO GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-27, LOT 901, BLOCK 17, LOTS 1-24, AND LOT 901, BLOCK 15, AND LOTS 1-36, BLOCK 16.



LOCATION MAP
NOT-TO-SCALE

WASTEWATER EDU NOTE:
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.

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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

OPEN SPACE NOTE:
LOT 901, BLOCK 15 AND LOT 901, BLOCK 17, CB 4404 SHALL BE CONSIDERED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

DRAINAGE EASEMENT NOTE:
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 / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

SETBACK NOTE:
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1388791) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
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.

REGIONAL DETENTION NOTE:
STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 909, FALCON LANDING-UNIT 1A, RECORDED IN VOLUME 9699, PAGE 118 (COSA PLAT # 160161)

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 17, AND LOT 901, BLOCK 15, CB 4404, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FIRE FLOW DEMAND 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 1,500 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

LEGEND

BLK	BLOCK
CATV	CABLE TELEVISION
CB	COUNTY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
	CITY OF SAN ANTONIO LIMITS
℄	CENTERLINE
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	SET 1/2" IRON ROD (PD)
	SET 1/2" IRON ROD (PD)-ROW

(2) 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(11) 10' BUILDING SETBACK LINE
(12) 20' BUILDING SETBACK LINE
(14) 12' GETCTV EASEMENT OFFSITE (0.012 OF AN ACRE)
(1) 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9661, PG. 155-159, DPR)
(2) 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9661, PG 155-159, DPR)
(3) VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9699, PG 118, DPR)
(4) VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9683, PG 19-21, DPR)
(5) 28' GAS AND ELECTRIC EASEMENT (VOL 17888, PG 468-483, DPR)
(6) VARIABLE WIDTH DRAINAGE ROW (VOL 9661, PG 155-159, DPR)
(7) VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL 20001, PG 116-117, PR)
(8) VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20001, PG 116-117, PR)
(9) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PG 116-117, PR)
(10) 10' GETCTV EASEMENT (VOL 20001, PG 116-117, PR)
(11) 10' BUILIDNG SETBACK LINE (VOL 20001, PG 116-117, PR)
(12) 14' GETCTV EASEMENT (VOL 20001, PG 116-117, PR)
(13) 5' GETCTV EASEMENT (VOL 20001, PG 116-117, PR)
(14) 15' BUILDING SETBACK LINE (VOL 20001, PG 116-117, PR)
(15) 14' GETCTV AND DRAINAGE EASEMENT (VOL 20001, PG 116-117, PR)
(17) 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (FALCON LANDING-UNIT 3, PH1) (VOL 9721, PG 205-207, DPR)
(18) ±45 LF TO INTERSECTION OF CATALINA PORT AND BROUSSARD

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CPS/SAWS/COSA UTILITY:
1.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 DEDICATED 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," "SANITARY SEWER 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, SEWER, 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.
2. 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.
3. 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.
4. 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.
5. 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.

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.

Shauna L Weaver 11.8.18
LICENSED PROFESSIONAL ENGINEER

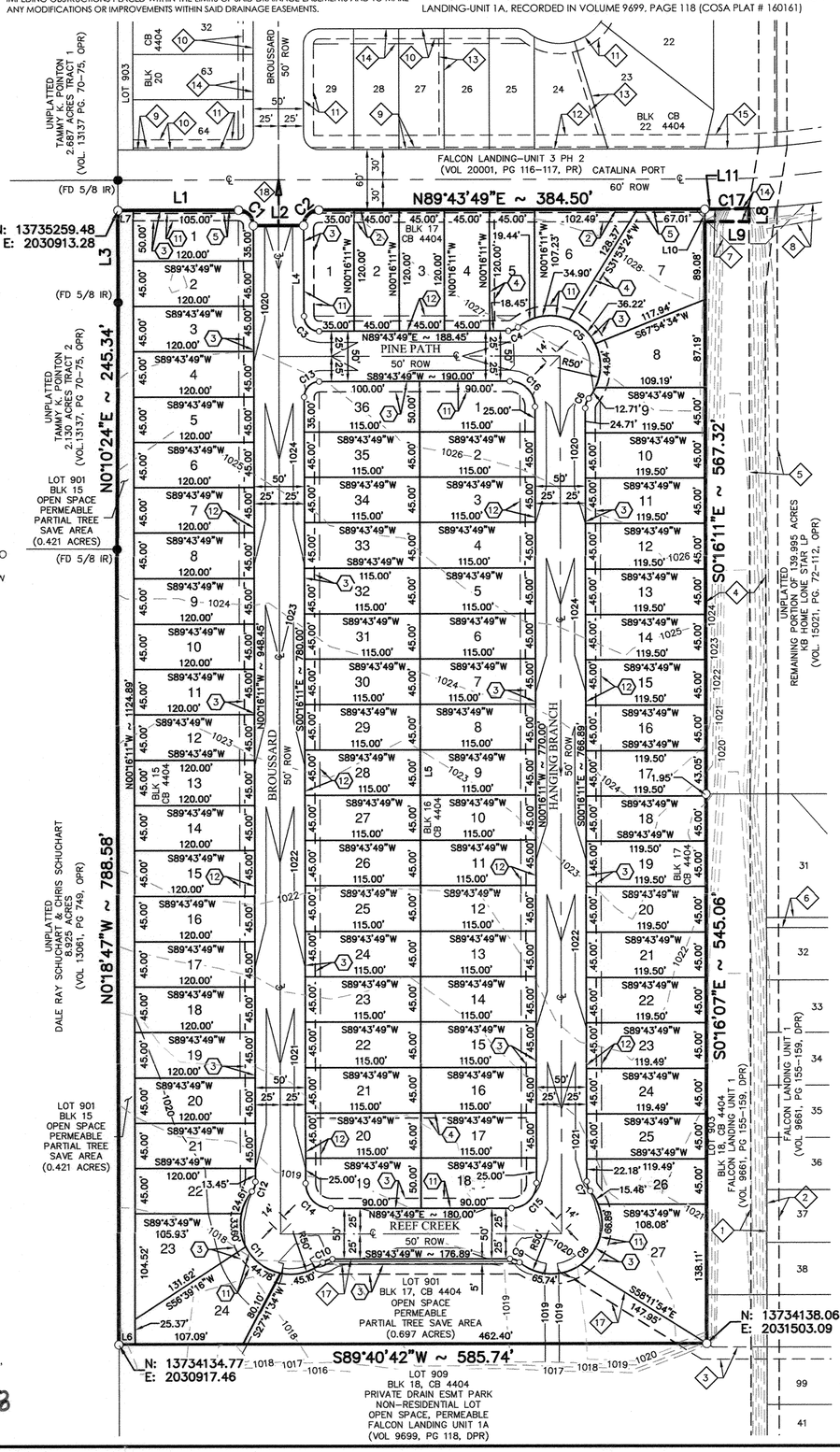
STATE OF TEXAS
COUNTY OF BEXAR

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, INC.

9/10/2018
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
SHAUNA L. WEAVER
89512
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
ANGELA MARIE CARLIN
5981
PROFESSIONAL
LAND SURVEYOR



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S45°16'11"E	21.21'	23.56'
C2	15.00'	90°00'00"	N44°43'49"E	21.21'	23.56'
C3	15.00'	90°00'00"	S45°16'11"E	21.21'	23.56'
C4	15.00'	39°51'13"	N69°48'12"E	10.22'	10.43'
C5	50.00'	169°42'26"	S45°16'11"E	99.60'	148.10'
C6	15.00'	39°51'13"	S19°39'25"W	10.22'	10.43'
C7	15.00'	39°51'13"	S20°11'48"E	10.22'	10.43'
C8	50.00'	169°42'26"	S44°43'49"W	99.60'	148.10'
C9	15.00'	39°51'13"	N70°20'35"W	10.22'	10.43'
C10	15.00'	39°51'13"	S69°48'12"W	10.22'	10.43'
C11	50.00'	169°42'26"	N45°16'11"W	99.60'	148.10'
C12	15.00'	39°51'13"	N19°39'25"E	10.22'	10.43'
C13	15.00'	90°00'00"	S44°43'49"W	21.21'	23.56'
C14	25.00'	90°00'01"	S45°16'11"E	35.36'	39.27'
C15	25.00'	90°00'00"	N44°43'49"E	35.36'	39.27'
C16	25.00'	90°00'00"	N45°16'11"W	35.36'	39.27'
C17	830.00'	2°18'31"	N88°34'33"E	33.44'	33.44'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°43'49"E	120.14'
L2	N89°43'49"E	50.00'
L3	N0°23'16"W	90.99'
L4	S0°16'11"E	90.00'
L5	N0°16'11"W	820.00'
L6	S89°40'42"W	16.25'
L7	N89°43'49"E	15.14'
L8	S0°16'11"E	12.67'
L9	S89°43'49"W	44.00'
L10	N0°16'11"W	12.00'
L11	N89°43'49"E	10.56'

SCALE: 1"= 100'
0' 100' 200' 300'

STORM WATER DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNER'S ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREE SAVE:
LOT 901, BLOCK 15, CB 4404 (0.421 AC.) AND LOT 901, BLOCK 17, CB 4404, (0.697 AC.) ARE DESIGNATED AS PARTIAL TREE SAVE AREAS.

SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 19, 2018

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: JOSEPH HERNANDEZ
K.B. HOME LONE STAR INC
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229
(210) 301-2886

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ 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 September 19, A.D. 20

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF FALCON LANDING-UNIT 4 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 _____ DAY OF _____, A.D. 20 _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 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

FALCON LANDING-UNIT 4

Civil Job No. 8337-11; Survey Job No. 9145-11

Date: Sep 19, 2018 @ 8:37am User ID: ADomberlin
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