

REPLAT ESTABLISHING
PARK PLACE PHASE II, UNIT 1A

BEING A TOTAL OF 2.185 ACRES OUT OF THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS AND OUT OF A 213.9 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 10199, PAGE 352 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'



MTR
• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

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.

Robert Trautmann
OWNER/DEVELOPER
MARBACH DEVELOPMENT, LLC.
CONTACT: ROBERT TRAUTMANN
110 UMBRIA
SAN ANTONIO, TEXAS 78230
PHONE NO.: (956) 237-0364

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Robert Trautmann** 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 18th DAY OF July 2016

Judith Daniels
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF **PARK PLACE PHASE II, UNIT 1A** HAS BEEN REVIEWED BY 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. _____

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.

ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

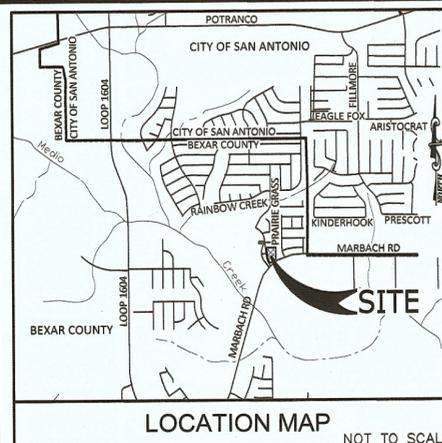
STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

SHEET 1 OF 1



- CPS NOTES:**
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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.
 - 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 T.V. 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, 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.

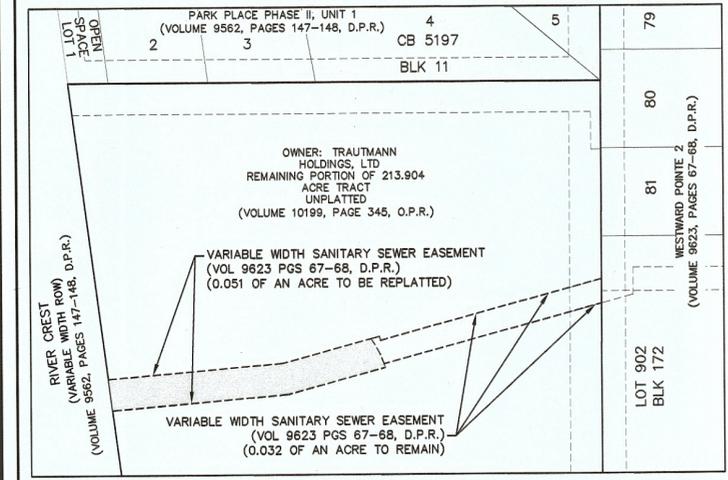
- NOTES:**
- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0365F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
 - 2) 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - 4) NO STRUCTURES, 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. 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.
 - 5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
 - 6) 7 RESIDENTIAL LOTS ESTABLISHED
 - 7) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 - 8) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PARK PLACE PHASE II, UNIT 1A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 901-902, LOTS 11-17, BLOCK 11, C.B. 5197.

LEGEND

- 1250--- EXISTING CONTOUR
- 1310--- PROPOSED CONTOUR
- E.G.T,CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊕ CENTERLINE
- ESM.T. EASEMENT
- D.P.R. DEED & PLAT RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- VOL VOLUME
- PG PAGE
- CVE CLEAR VISION EASEMENT

LINE TABLE

LINE	LENGTH	DIRECTION
L1	65.28'	N82°13'10"W
L2	24.90'	N89°45'24"E
L3	14.92'	S89°45'24"W
L4	62.81'	N10°53'37"W



SCALE: 1"=60'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

0.051 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS VARIABLE WIDTH SANITARY SEWER EASEMENT OF THE WESTWARD POINT 2 SUBDIVISION RECORDED IN VOLUME 9623, PAGES 67-68, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTWARD POINT 2, PLAT NO. 110081 WHICH IS RECORDED IN VOLUME 9623, PAGES 67-68, BEXAR COUNTY PLAT AND DEED 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.

Robert Trautmann
OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF July 2016
Judith Daniels
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/1/2018

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:

MOY TARIN RAMIREZ ENGINEERS, LLC
Stephanie L. James
STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

Samuel B. Bledsoe, III
SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

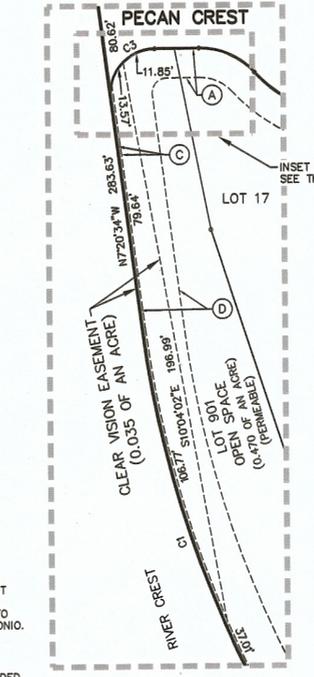
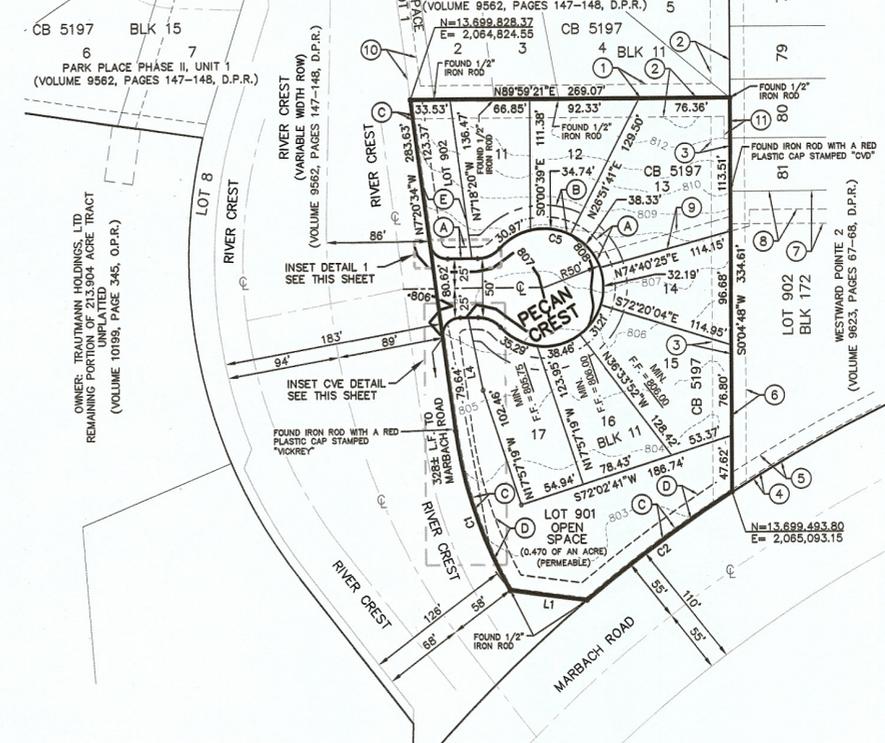
KEYNOTES ~ EXISTING

- 1) 12' E.G.T.CATV EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- 2) 16' E.G.T.CATV EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- 3) VARIABLE WIDTH & 16' E.G.T.CATV EASEMENT (VOL. 9623 PGS 67-68, D.P.R.)
- 4) 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9623 PGS 67-68, D.P.R.)
- 5) 14' E.G.T.CATV EASEMENT (VOL. 9623 PGS 67-68, D.P.R.)
- 6) 12' E.G.T.CATV EASEMENT (VOL. 9623 PGS 67-68, D.P.R.)
- 7) 28' E.G.T.CATV EASEMENT (VOL. 9623 PGS 67-68, D.P.R.)
- 8) 16' SANITARY EASEMENT (VOL. 9623 PGS 67-68, D.P.R.)
- 9) VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 9623 PGS 67-68, D.P.R.)
- 10) 10' E.G.T.CATV EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- 11) 5' E.G.T.CATV EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)

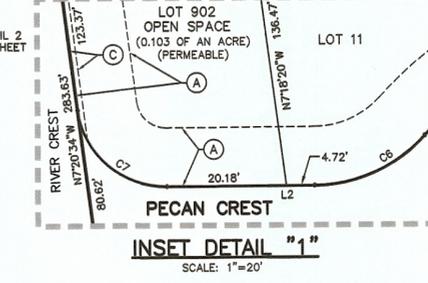
- A) 10' E.G.T.CATV EASEMENT
- B) 20' BUILDING SETBACK LINE
- C) 1' VEHICULAR NON-ACCESS EASEMENT
- D) 14' E.G.T.CATV EASEMENT
- E) LOT 902, BLOCK 11, CB 5197 OPEN SPACE (PERMEABLE) (0.103 OF AN ACRE)

CURVE TABLE

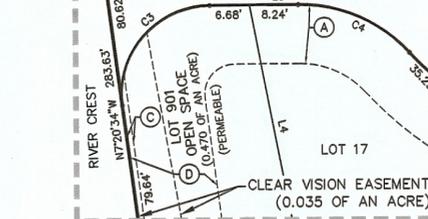
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	21°58'04"	375.00'	143.78'	N18°19'35"W	142.90'
C2	7°20'31"	1194.28'	153.03'	S53°22'43"W	152.93'
C3	97°05'58"	15.00'	25.42'	S41°12'25"W	22.49'
C4	48°11'23"	25.00'	21.03'	N66°08'54"W	20.41'
C5	276°22'46"	50.00'	241.19'	N01°4'36"W	66.67'
C6	48°11'23"	25.00'	21.03'	N65°39'43"E	20.41'
C7	82°54'02"	15.00'	21.70'	S48°47'35"E	19.86'



SCALE: 1"=40'



SCALE: 1"=20'



SCALE: 1"=20'

