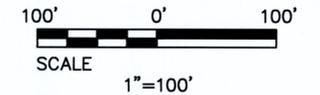




REPLAT ESTABLISHING  
HILL COUNTRY SQUARE -  
COUNTRY PLACE

BEING 8.631 ACRES OF LAND, ESTABLISHING LOTS 1 THROUGH 6 BLOCK 1 AND LOT 901, AND BEING ALL OF LOTS 2, 3 AND 4 OUT OF THE SUBDIVISION PLAT OF COUNTRY PLACE UNIT-5 AS RECORDED IN VOLUME 9500, PAGE 203 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 4.228 ACRES OUT OF LOT 2, BLOCK 1, COUNTY BLOCK 4861 OF THE AMENDING PLAT OF HILL COUNTRY SQUARE-MCINTOSH SUBDIVISION AS RECORDED IN VOLUME 9562, PAGE 88 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



ENGINEER:  
**6S ENGINEERING, INC.**  
TBPE F-18435  
PO BOX 689  
Pleasanton, Tx. 78064  
830.570.3220

SURVEYOR:  
**SurGIS of Texas**  
12274 Bandera Road Ste 123  
Helotes, Texas 78023  
www.surgis-texas.com  
210-367-5843  
firm # 10193840

DATE OF PREPARATION: APRIL 14, 2021

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: DAVID BEENE  
27546 TWIN PEAK ST.  
SAN ANTONIO, TEXAS, 78261  
(210) 325-8990

OWNER/DEVELOPER: DAVID BEENE  
MANAGEMENT MATTERS, INC  
27546 TWIN PEAK ST.  
SAN ANTONIO, TEXAS, 78261  
(210) 325-8990

OWNER/DEVELOPER: DAVID BEENE  
JERTIF INC  
27546 TWIN PEAK ST.  
SAN ANTONIO, TEXAS, 78261  
(210) 325-8990

STATE OF TEXAS  
COUNTY OF BEXAR

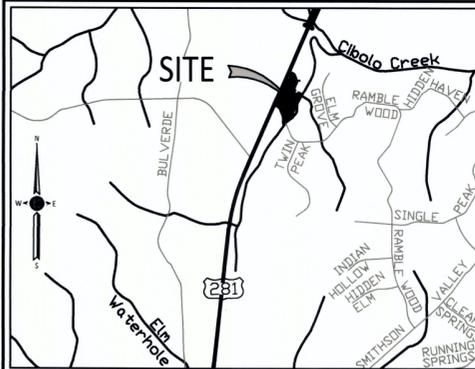
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BEENE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 22nd DAY OF April, A.D. 2021.

*Margret Mina*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HILL COUNTRY SQUARE - COUNTRY PLACE 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



LEGEND  
PROPERTY INFORMATION:

- 1 UNPLATTED STEVEN J. KOSTANTENACO AND WIFE LINDA M KOSTANTENACO VOL. 2441, PG. 953, OPR
- 2 BULVERDE METHODIST CHURCH VOL. 8700, PG. 225, DPR
- 3 UNPLATTED ARROW INVESTMENTS EASEMENT DEED VOL. 8530, PG. 690, OPR
- 4 JERTIF, INC VOL. 8577, PG. 104, DPR
- 5 HILL COUNTRY SQUARE-MCINTOSH SUBDIVISION VOL. 9562, PG. 88, DPR
- 6 75' SEPTIC SYSTEM SETBACK VOL. 8200, PG. 113, DPR
- 7 VARIABLE WIDTH DRAINAGE ESM'T VOL. 9500, PG. 203, DPR
- 8 40' BRIDLE PATH ESM'T VOL. 8200, PG. 113, DPR
- 9 COUNTRY PLACE-UNIT 5 VOL. 9500, PG. 203, DPR
- 10 85'X100' DRAIN ESM'T VOL. 8200, PG. 113, DPR
- 11 VARIABLE WIDTH ELECTRIC ESM'T VOL. 9500, PG. 203, DPR
- 12 75' SEPTIC SYSTEM SETBACK VOL. 9500, PG. 203, DPR
- 13 25' BUILDING SETBACK & 25' DRAINAGE ESM'T VOL. 9534, PG. 172, DPR
- 14 25' BUILDING SETBACK VOL. 9534, PG. 172, DPR
- 15 14' E.G.T & CATV ESM'T VOL. 9562, PG. 88, DPR
- 16 SIGN AND WATER AGREEMENT VOL. 12198, PG. 549, OPR
- 17 LOT 1 BLOCK 1 HILL COUNTRY SQUARE-MCINTOSH SUBDIVISION VOL. 9562, PG. 88, DPR
- 18 25' DRAINAGE EASEMENT VOL. 9534, PG. 172 DPR

**CITY OF SAN ANTONIO NOTES:**  
1.) DRAINAGE EASEMENT NOTES:  
NO STRUCTURES, FENCE, 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 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.

**EDWARDS AQUIFER NOTES:**  
1.) THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

**TEXAS DEPARTMENT OF TRANSPORTATION NOTES:**  
1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) EXISTING ACCESS POINT(S) ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 904.4'.  
3.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

**SHARED CROSS ACCESS NOTE:**  
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (R)(3).

**EASEMENT FOR FLOODPLAIN NOTES:**  
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFRM PANEL 48029001306, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREE BOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS OR FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

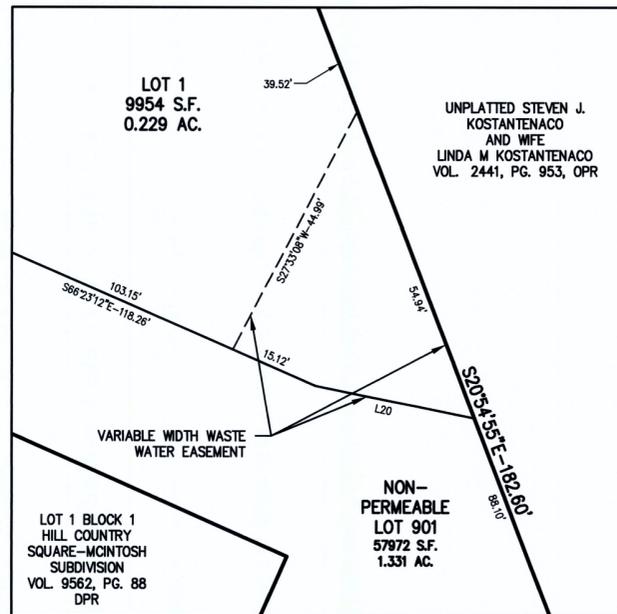
**COMMON AREA MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 4 AND LOT 901 BLOCK 1 NCB 19202, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OF THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF SAN ANTONIO OR BEXAR COUNTY.

**FINISHED FLOOR ELEVATION NOTE:**  
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE/ IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

**DETENTION POND NOTE:**  
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED IN CONJUNCTION WITH THE 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 ON-SITE 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.

**CPS/SAWS/COSA/UTILITY NOTE:**  
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 REASON 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 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 ENCORACHMENT 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 HERE ON.

**GENERAL PLATTING NOTES:**  
1.) 1/2" IRON RODS WITH 5520 CAPS SET AT ALL SUBDIVISION CORNERS UNLESS NOTED.  
2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES DIVIDE SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 1.00017.  
3.) EXISTING CONTOURS OBTAINED FROM SAN ANTONIO RIVER AUTHORITY "LIDAR DATA BASE".  
4.) STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.  
5.) LOT 901 AND LOT 4 ARE AN ELECTRIC, GAS, TELEPHONE, DRAINAGE, WATER, SEWER AND CABLE TELEVISION EASEMENT, A COMMON SHARED ACCESS AND IS IRREVOCABLE INGRESS EGRESS EASEMENT.



DETAIL "A"  
SCALE: 1" = 20'

LINE	BEARING	LENGTH
L1	N23°57'45"E	100.65'
L2	N23°57'45"E	99.90'
L3	S66°33'46"E	102.58'
L4	N69°05'06"E	48.09'
L5	S20°11'48"E	43.20'
L6	S88°54'35"W	58.87'
L7	S06°06'45"W	43.28'
L8	S48°05'11"W	7.74'
L9	S05°31'07"E	49.12'
L10	S66°22'07"E	9.92'
L11	S33°41'18"W	47.11'
L12	S66°10'49"E	71.27'
L13	N33°41'18"E	47.11'
L14	S66°10'49"E	102.65'
L15	S28°59'24"E	58.09'
L16	N29°05'36"W	13.11'
L17	N03°13'13"E	72.57'
L18	N66°02'54"W	15.37'
L19	N88°43'38"W	37.93'
L20	S78°29'03"E	27.13'

LINE	BEARING	LENGTH
L21	S66°02'11"E	55.00'
L22	S23°38'03"W	30.00'
L23	S66°02'11"E	17.94'
L24	S66°02'15"E	67.75'
L25	N66°02'51"W	52.25'
L26	S23°57'09"W	40.00'
L27	S66°02'51"E	52.24'
L28	S21°35'45"W	2.99'
L29	S66°02'15"E	24.38'
L30	N14°24'22"W	60.48'
L31	N23°40'30"E	35.46'
L32	N34°22'49"E	45.65'
L33	N45°06'01"E	36.80'
L34	N82°51'20"E	39.03'
L36	S48°38'35"W	43.63'
L37	S77°06'36"W	42.01'
L38	S22°35'41"W	25.38'
L39	S08°28'08"W	36.59'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	32°18'49"	120.00'	67.68'	34.77'	N12°56'12"W	66.78'
C2	23°59'00"	180.00'	75.35'	38.23'	N08°46'17"W	74.80'
C3	45°17'07"	167.00'	131.99'	69.66'	N43°24'21"W	128.58'



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.

*Jose Cantu* 4/22/21  
LICENSED PROFESSIONAL ENGINEER NO. 111313

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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Philip Hampton* 4/22/21  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

BEXAR COUNTY, TEXAS, 78261 (210) 325-8990