

PLAT NUMBER 130443

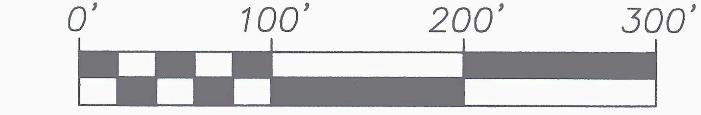
SUBDIVISION PLAT

OF

AVILA AT THE DOMINION UNIT 2
PLANNED UNIT DEVELOPMENT

ESTABLISHING LOT 999, BLOCK 35 AND LOTS 34-37, BLOCK 37, BEING A 23.102 ACRE TRACT OF LAND COMPRISING OF A 16.465 ACRE TRACT OUT OF THAT 61.41 ACRE TRACT IN DEED RECORDED IN VOLUME 13970, PAGE 1156 AND 6.637 ACRES OUT OF THAT 71.92 ACRE TRACT IN DEED RECORDED IN VOLUME 13516, PAGE 257, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A. GUGGER SURVEY NUMBER 323, ABSTRACT 284 AND OUT OF THE AUG. LIEBE SURVEY NO. 6, ABSTRACT 1219, COUNTY BLOCK 4758, NOW IN NEW CITY BLOCK 16385, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213

PHONE: 210.375.9000

FAX: 210.375.9010

DATE OF PRINT: March 5, 2015

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.

Rajeev Puri
OWNER/DEVELOPER: RAJEEV PURI
HIGHLANDS DOMINION, LLC.
6002 CAMP BULLIS ROAD
SAN ANTONIO, TX 78257
(210) 698-3004

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI 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 6th DAY OF March, A.D. 2015.

Joni L. Warren
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

Rajeev Puri
OWNER/DEVELOPER: RAJEEV PURI
THE PANHANDLE AT BRENTHURST LLC.
6002 CAMP BULLIS ROAD
SAN ANTONIO, TX 78257
(210) 698-3004

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI 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 6th DAY OF March, A.D. 2015.

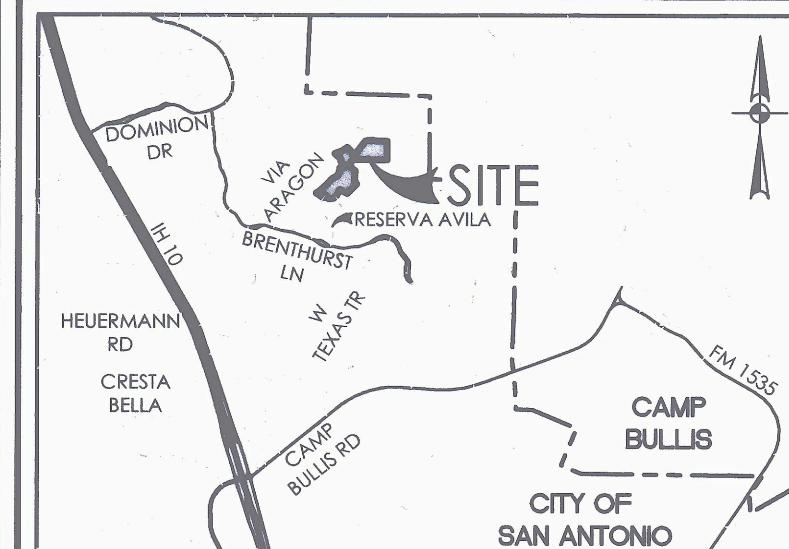
Joni L. Warren
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF AVILA AT THE DOMINION UNIT 2 PLANNED UNIT DEVELOPMENT 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 25th DAY OF March, A.D. 2015.

BY: *[Signature]* CHAIRMANBY: *[Signature]* SECRETARY

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 _____, M. 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____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

LOCATION MAP
NOT-TO-SCALE
LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PROPERTY) OF BEXAR COUNTY, TEXAS
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
	ORIGINAL SURVEY/COUNTY LINE
8	10' PRIVATE DRAINAGE EASEMENT
10	10' WATER EASEMENT
11	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12	5' WATER EASEMENT
13	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14	PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT
15	30' PRIVATE DRAINAGE EASEMENT
16	5' PRIVATE DRAINAGE EASEMENT
17	10' WATER EASEMENT (VOL 9646, PG 106-107, DPR)
18	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9646, PG 106-107, DPR)
19	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9646, PG 106-107, DPR)
20	DECLARATION OF CONSERVATION RESTRICTION (VOL 14873, PG 1182-1204, OPR)
21	10' WATER EASEMENT (BRENTHURST AT THE DOMINION PHASE 2 PUD PLAT NO. 130444)

SURVEYOR'S NOTES:

- PROPER CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS OTHERWISE STATED.
- 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.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE BRENTHURST AT THE DOMINION PHASE 1 SUBDIVISION RECORDED IN VOLUME 9631, PAGES 141-144, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, WITH A ROTATION COUNTER CLOCK-WISE OF 01°03'01" TO MATCH STATE PLANE.

EDU NOTE:

THE NUMBER OF 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 FEES NOTE:

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

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 THE PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RELOCATING, REMOVING, MODIFYING, AND ERASING POLES, HANGERS, OR BURING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH THE NECESSARY APPEARANCES, 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 ANY TREES OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFECTIVENESS OF SAID FACILITIES OR APPEARANCES THEREON. 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 RESPONSIBLE FOR THE CHANGES.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENT 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 WHEREVER THE EASEMENT IS LOCATED UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) 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.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW 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 1500 GPM AT 25 PSI RESIDUAL PRESSURE.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 35, NCB 16385 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

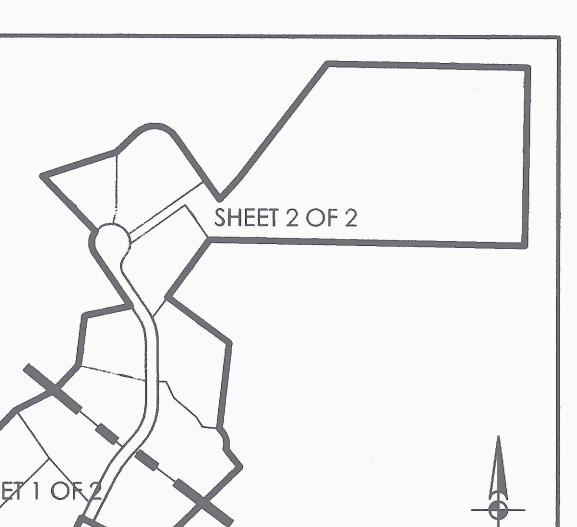
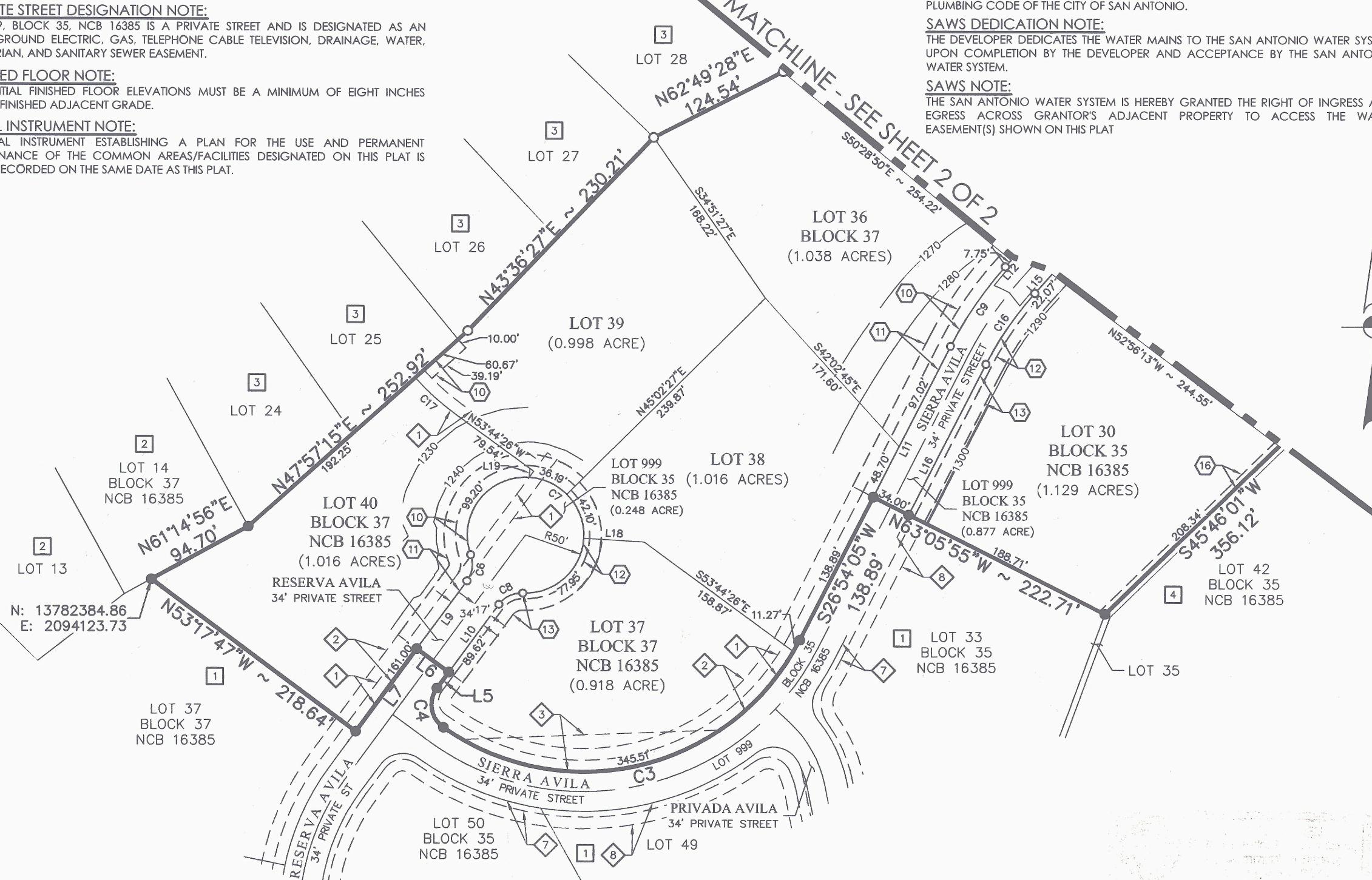
FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENTS(S) SHOWN ON THIS PLAT.



NOT-TO-SCALE
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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 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.

MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE, WITHIN AVILA AT THE DOMINION UNIT 2 PLANNED UNIT DEVELOPMENT SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DOMINION HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 35, NCB 16385.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N45°54'29"E	78.26'
L2	N41°38'41"E	31.15'
L3	N41°51'10"E	53.52'
L4	S38°16'55"E	65.32'
L5	N36°11'27"E	17.00'
L6	N53°44'26"W	34.00'
L7	S36°15'34"W	88.38'
L8	N77°35'56"E	135.27'
L9	N36°15'34"E	72.62'
L10	S36°15'34"W	72.62'
L11	N26°54'05"E	145.72'
L12	N41°54'05"E	51.47'
L13	N00°15'36"W	172.78'

LINE TABLE

LINE #	BEARING	LENGTH
L14	S00°15'36"E	172.78'
L15	S41°54'05"W	51.47'
L16	S26°54'05"W	145.72'
L17	S13°59'45"W	41.71'
L18	S86°42'39"E	51.86'

