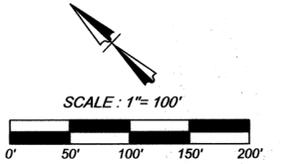


SUBDIVISION PLAT ESTABLISHING CARMEN HEIGHTS (P.U.D.)

BEING A TOTAL OF 5.863 ACRE TRACT OF LAND OUT OF THE MARIA TRINIDAD GUERRERA SURVEY NO. 88, ABSTRACT 260, NOW IN NEW CITY BLOCK (N.C.B.) 14735, ALSO BEING OUT OF TRACTS 14-18 OF THE A.B. RATHER SUBDIVISION, A PLAT OF RECORD IN VOLUME 642 PAGE 61 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND BEING ALL OF A CALLED 4.07 ACRE TRACT OF LAND CONVEYED TO SA CORDUROY, LLC OF RECORD IN VOLUME 18769 PAGE 1335 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND ALL OF A CALLED 1.793 ACRE TRACT OF LAND CONVEYED TO SA CORDUROY, LLC OF RECORD IN VOLUME 18769 PAGE 1335 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



OWNER / DEVELOPER: SA CORDUROY, LLC, 1802 NW MILITARY, STE. 100, SAN ANTONIO, TEXAS 78213, PH. (210) 764-9575



STATE OF TEXAS COUNTY OF BEAR

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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER: SA CORDUROY, LLC, 1802 NW MILITARY, STE. 100, SAN ANTONIO, TEXAS 78213, PH. (210) 764-9575

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature], 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 23rd DAY OF January A.D. 2018

[Signature] NOTARY PUBLIC BEAR COUNTY TEXAS

THIS PLAT OF CARMEN HEIGHTS (P.U.D.) 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

STATE OF TEXAS COUNTY OF BEAR I, ___ COUNTY CLERK OF BEAR 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 BEAR COUNTY IN BOOK VOLUME ___

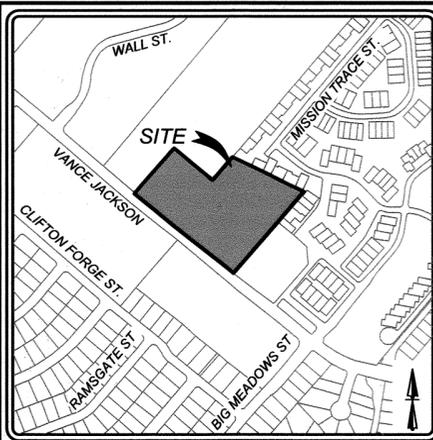
ON PAGE ___

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS ___ DAY OF ___ A.D. 20__

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: ___ DEPUTY



LOCATION MAP NOT-TO-SCALE

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curve data for C1 through C21.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
F.I.P. = FOUND 1" IRON PIPE
S.P.K. = SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
72 = PROPOSED CONTOURS
970 = EXISTING MAJOR CONTOURS
970 = EXISTING MINOR CONTOURS
VOL. = VOLUME
PG. = PAGE
N.C.B. = NEW COUNTY BLOCK
BLK. = BLOCK
VAR. = VARIABLE

SURVEYOR NOTES

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS REFERENCED IN FEMA MAP NO. 240 OF 785 COMMUNITY PANEL NO. 48029C0240G DATED SEPTEMBER 29, 2010 AND FEMA MAP NO. 245 OF 785 COMMUNITY PANEL NO. 48029C0245G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID08).

STATE OF TEXAS COUNTY OF BEAR

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 BY.

[Signature] LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR

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.

TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY., SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

C.P.S. 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 RIGHTS-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 FACILITIES 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 AREA.
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 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.

LINE TABLE

Table with columns: LINE, LENGTH, BEARING. Lists line data for L1 through L24.

KEY NOTES

- 1. 12' G.E.T.V. & PEDESTRIAN EASEMENT
2. 5x5' WATER & PEDESTRIAN EASEMENT
3. 5x15' G.E.T.V.E.
4. VARIABLE WIDTH IRREVOCABLE INGRESS, WATER, SEWER, UTILITY & PEDESTRIAN EASEMENT
5. 10' WATER & PEDESTRIAN EASEMENT
6. 10' G.E.T.V. & PEDESTRIAN EASEMENT
7. 13' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, (0.19 AC)
8. 5' PRIVATE DRAINAGE EASEMENT
9. 10' PERIMETER SETBACK
10. 6' PRIVATE DRAINAGE EASEMENT
11. 10' WATER EASEMENT
12. 14' G.E.T.V.E.
13. 10' G.E.T.V. & PEDESTRIAN EASEMENT
14. 20' G.E.T.V. & PEDESTRIAN EASEMENT
15. 16' SANITARY SEWER EASEMENT
16. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (ENTIRE LOT 903 BLOCK 1) (0.26 AC PERMEABLE)
17. 5x20' G.E.T.V.E.
18. 10' PERIMETER SETBACK & VEHICULAR NON-ACCESS EASEMENT
19. 5' G.E.T.V.E.

- 1. 5' BUILDING SETBACK & DRAINAGE EASEMENT (VOL. 7100 PGS. 102-105 D.P.R.)
2. EXISTING 16' SANITARY SEWER EASEMENT (VOL. 18355, PG. 1571 O.P.R.)
3. 30' BUILDING SETBACK LINE (VOL. 9017, PG. 143 D.P.R.)
4. 10' SANITARY SEWER EASEMENT (VOL. 7567, PG. 24 O.P.R.)

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2205003) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

DETENTION POND NOTES

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (F.L.O.) IF OFF-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.

DETENTION MAINTENANCE NOTE

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

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, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR NOTE

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

PRIVATE STREET DESIGNATION AS WATER AND SANITARY SEWER EASEMENTS: LOT 999, BLOCK 1, NCB 14735, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

PRIVATE STREET DESIGNATION NOTE: LOT 999, BLOCK 1, NCB 14735 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

EMERGENCY ACCESS NOTE: LOT 901, BLOCK 3, NCB 14735 IS DESIGNATED AS A 24' IRREVOCABLE EMERGENCY ACCESS EASEMENT.

PUD ORDINANCE NOTE: AREAS WITHIN THIS PLAT ARE ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE # 2016-06-02-0421

