

LOCATION MAP
NOT-TO-SCALE

- LEGEND**
- CB COUNTY BLOCK
 - DOC DOCUMENT
 - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - NO NUMBER
 - AC ACRES
 - (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - ⊙ EASEMENT P.I. POINT
 - ★ SEE COUNTY FINISHED FLOOR NOTE, SHEET 3 OF 3
 - CENTERLINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - CITY LIMIT LINE
 - FEMA 100-YR FLOODPLAIN MAP FIRM #48029CD430G EFFECTIVE SEPTEMBER 29, 2010
 - 1% (100-YR) FLOODPLAIN PER CLOMR CASE # 19-06-0470R
 - 690 MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER
 - 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)
 - 6 VARIABLE WIDTH CLEAR VISION EASEMENT
 - 11 15' BUILDING SETBACK LINE
 - 13 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 14 50'X50' PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (OFF-LOT 0.06 AC. PERMEABLE)
 - 15 VARIABLE WIDTH PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (OFF-LOT 0.06 AC. PERMEABLE)
 - 16 50' WIDE DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (OFF-LOT 0.97 AC. PERMEABLE)
 - 17 8' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 ACRES OFF LOT EACH)
 - 1' OFF-LOT ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1845 PR)
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1919-1920 PR)
 - 15' BUILDING SETBACK LINE (VOL 20001, PG 1919-1920 PR)
 - 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1919-1920 PR)
 - 10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1919-1920 PR)
 - 30' SANITARY SEWER EASEMENT (VOL 20001, PG 1919-1920 PR)
 - 20' TEMPORARY ELECTRIC EASEMENT (DOC NO. 20190142037)

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 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 NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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.

6-18-2020
REGISTERED PROFESSIONAL LAND SURVEYOR

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 DEDICATING 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 BUILDING, STRUCTURE, 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.

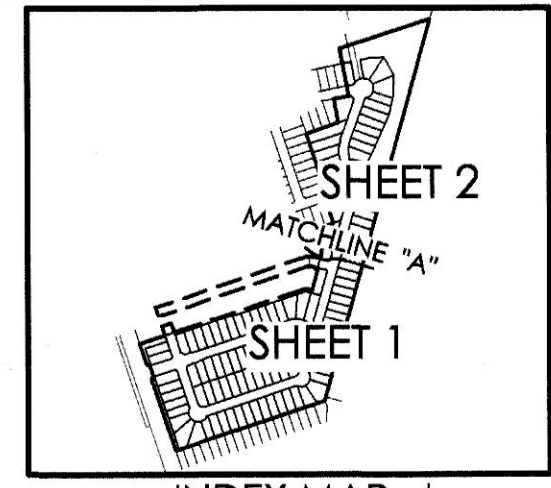
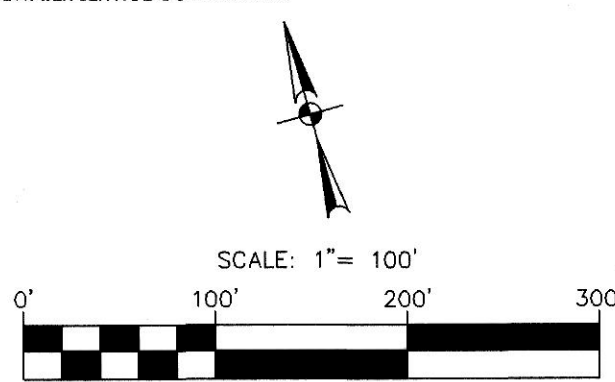
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

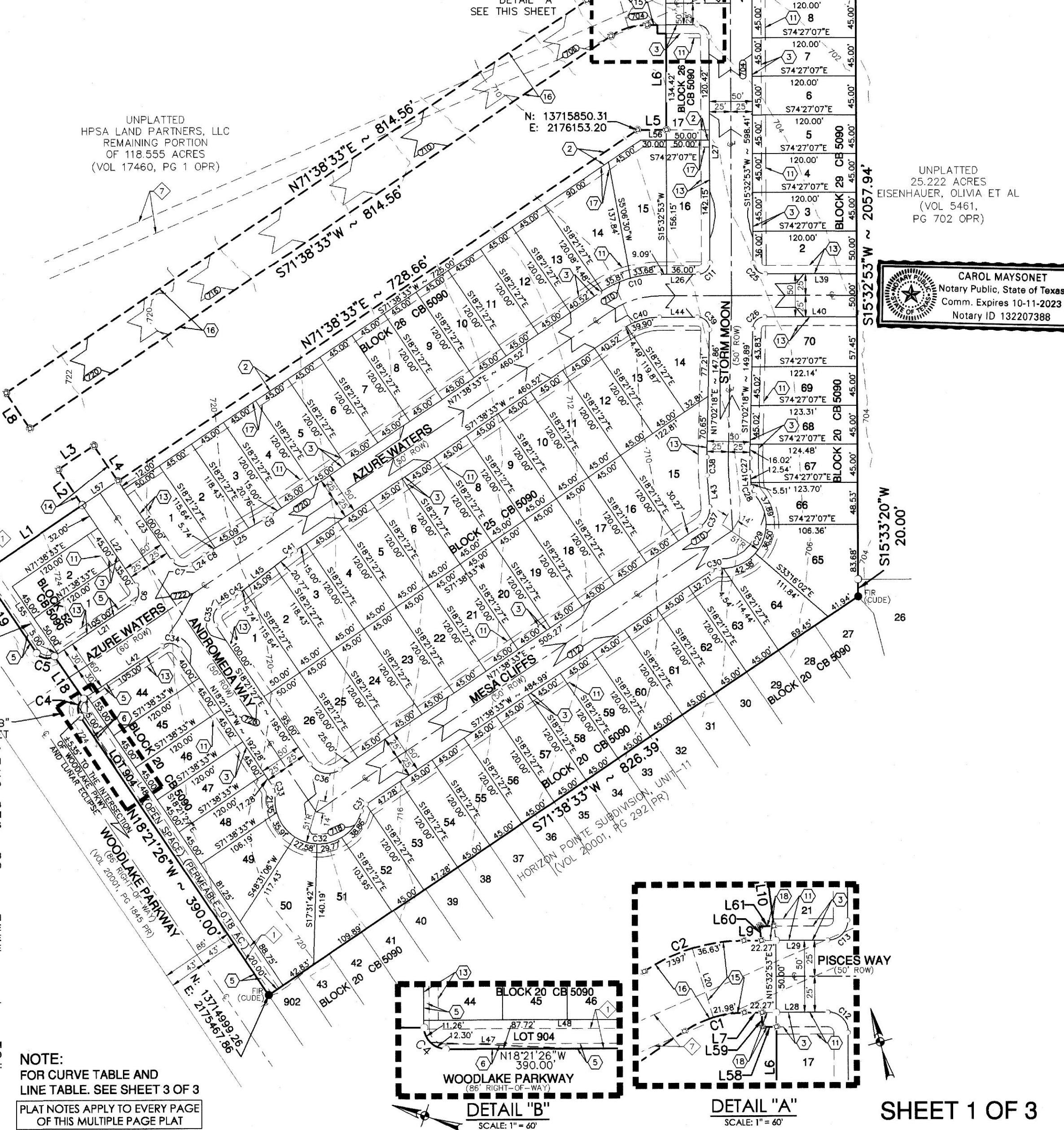
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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 WASTEWATER SERVICE CONNECTION.



INDEX MAP
NOT TO SCALE



PLAT NUMBER 19-11800490

SUBDIVISION PLAT
OF
HORIZON POINTE, UNIT-15

BEING A TOTAL OF 24.80 ACRE OUT OF THE REMAINING PORTION OF A 118.555 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 17460, PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE JOSHUA SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: June 18, 2020

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: J.L. JOEY GUERRA, JR.
HPSA LAND PARTNERS, LLC
16607 BLANCO ROAD, SUITE 707
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 495-8777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J.L. JOEY GUERRA, JR., 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 JUNE, A.D. 2020.

CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF HORIZON POINTE, UNIT-15 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

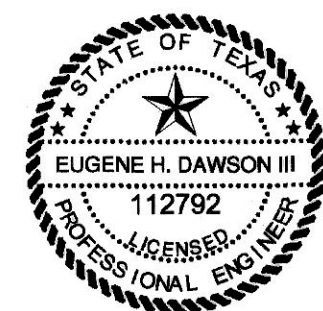
CERTIFICATE OF APPROVAL

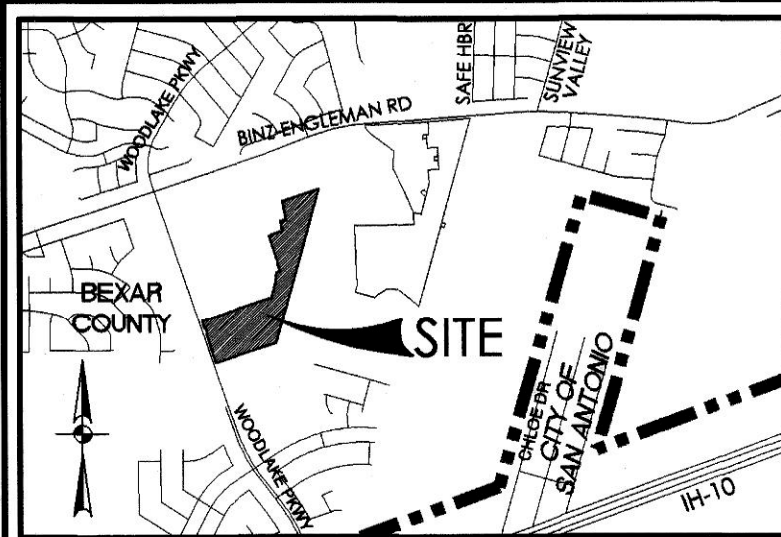
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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





LOCATION MAP

NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK
DOC DOCUMENT
PR PLAT RECORDS OF
BEXAR COUNTY, TEXAS
PG PAGE(S)
ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS
(OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY) OF
BEXAR COUNTY, TEXAS
VOL VOLUME
NO NUMBER
AC ACRES(S)
(SURVEYOR)
● FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW
③ EASEMENT P.I. POINT
★ SEE COUNTY FINISHED
FLOOR NOTE, SHEET 3 OF 3
--- CENTERLINE
--- EXISTING CONTOURS
--- PROPOSED CONTOURS
--- CITY LIMIT LINE
--- FEMA 100-YR FLOODPLAIN MAP
FIRM #48029C0430G EFFECTIVE
SEPTEMBER 29, 2010
--- 1% (100-YR) FLOODPLAIN
PER CLOMR CASE # 19-06-0470R
--- MINIMUM FINISHED FLOOR
ELEVATION FOR SANITARY SEWER
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)
⑥ VARIABLE WIDTH CLEAR
VISION EASEMENT
⑦ 15' BUILDING SETBACK LINE
⑧ 10' BUILDING SETBACK LINE,
GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
⑨ 50'X50' PERMEABLE SANITARY
SEWER, WATER, ELECTRIC, GAS,
CABLE TELEVISION AND
DRAINAGE EASEMENT
(EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED
PUBLIC RIGHT OF WAY)
(OFF-LOT 0.06 AC. PERMEABLE)
⑩ VARIABLE WIDTH PERMEABLE
SANITARY SEWER, WATER,
ELECTRIC, GAS, CABLE
TELEVISION AND DRAINAGE
EASEMENT
(EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED
PUBLIC RIGHT OF WAY)
(OFF-LOT 0.06 AC. PERMEABLE)
⑪ 50' WIDE DRAINAGE EASEMENT
(EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED
PUBLIC RIGHT OF WAY)
(OFF-LOT 0.07 AC. PERMEABLE)
⑫ 8' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
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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.

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

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 DEDICATING 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 "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 BUILDING, STRUCTURE, 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.

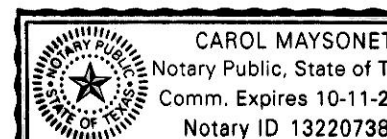
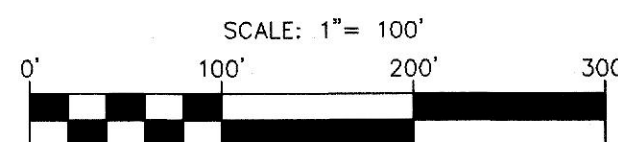
SAWS IMPACT FEE:

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 WASTEWATER SERVICE CONNECTION.

UNPLATTED
HPSA LAND PARTNERS, LLC
REMAINING PORTION
OF 118.555 ACRES
(VOL 17460, PG 1 OPR)

N: 13717261.04
E: 2176808.95

LOT 902
BLOCK 29
CB 5090
(OPEN SPACE/
PUBLIC
DRAINAGE
EASEMENT)
(PERMEABLE)
(3.24 AC.)



PLAT NUMBER 19-11800490

SUBDIVISION PLAT
OF
HORIZON POINTE, UNIT-15

BEING A TOTAL OF 24.80 ACRE OUT OF THE REMAINING PORTION OF A 118.555 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 17460, PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE JOSHUA SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.



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: June 18, 2020

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: J.L. JOEY GUERRA, JR.
HPSA LAND PARTNERS, LLC
16607 BLANCO ROAD, SUITE 707
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 495-8777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J.L. JOEY GUERRA, JR., 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 JUNE, A.D. 20 20.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HORIZON POINTE, UNIT-15, 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

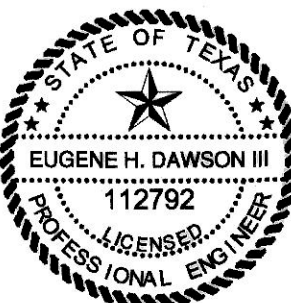
CERTIFICATE OF APPROVAL

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



NOTE:
FOR CURVE TABLE AND
LINE TABLE. SEE SHEET 3 OF 3
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 19-11800490

SUBDIVISION PLAT
OF
HORIZON POINTE, UNIT-15

BEING A TOTAL OF 24.80 ACRE OUT OF THE REMAINING PORTION OF A 118.555 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 17460, PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE JOSHUA SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.

**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: June 18, 2020

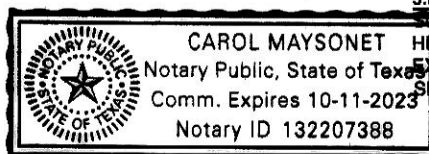
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OWNER/DEVELOPER: J.L. JOEY GUERRA, JR.
HP&A LAND PARTNERS, LLC
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STATE OF TEXAS
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J.L. JOEY GUERRA, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESCRIBED 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 June, A.D. 2020.



NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF HORIZON POINTE, UNIT-15 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

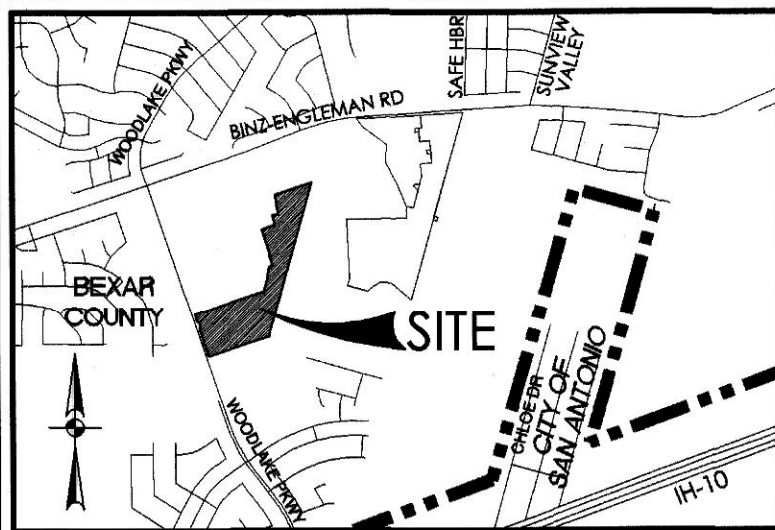
CERTIFICATE OF APPROVAL

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



LOCATION MAP
NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK
- DOC DOCUMENT
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- NO NUMBER
- AC ACRE(S)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- ★ EASEMENT P.I. POINT
- ★ SEE COUNTY FINISHED FLOOR NOTE, SHEET 3 OF 3
- CENTERLINE
- 670' EXISTING CONTOURS
- 670' PROPOSED CONTOURS
- CITY LIMIT LINE
- FEMA 100-YR FLOODPLAIN MAP FIRM #48029C0430G EFFECTIVE SEPTEMBER 29, 2010
- 19-100-YR FLOODPLAIN PER CLOMR CASE # 19-04-0470R
- 690 MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 50X50 PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (OFF-LOT 0.04 AC. PERMEABLE)
- VARIABLE WIDTH PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (OFF-LOT 0.04 AC. PERMEABLE)
- 50' WIDE DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (OFF-LOT 0.97 AC. PERMEABLE)
- 8' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG. 1845 PR)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG. 1919-1920 PR)
- 15' BUILDING SETBACK LINE (VOL. 20001, PG. 1919-1920 PR)
- 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG. 1919-1920 PR)
- 10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG. 1919-1920 PR)
- 30' SANITARY SEWER EASEMENT (VOL. 20001, PG. 1919-1920 PR)
- 20' TEMPORARY ELECTRIC EASEMENT (DOC. NO. 20190142037)

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 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 NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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

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 DEDICATING 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, UTILITIES, EASEMENTS, AND RIGHTS-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 MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY 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.

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 HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 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.

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 OR 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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM FIRM 48029C0430G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN RULS. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 20, LOT 901 AND 902, BLOCK 29, AND LOT 903, BLOCK 52, CB 5090, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOT 904, BLOCK 20, LOT 901, BLOCK 29, AND LOT 903, BLOCK 52, CB 5090 ARE DESIGNATED AS AN OPEN SPACE, A COMMON AREA, AND AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 902, BLOCK 29, CB 5090 IS DESIGNATED AS AN OPEN SPACE, A COMMON AREA, AND A PUBLIC DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

*COUNTY FINISHED FLOOR ELEVATION:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2424486) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

SAN ANTONIO RIVER AUTHORITY SEWER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

SAN ANTONIO RIVER AUTHORITY EDU:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CLOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY CUDE ENGINEERS AND APPROVED BY FEMA ON AUGUST 28, 2012 (CASE NO. 19-04-0470R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS IMPACT FEE:

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 WASTEWATER SERVICE CONNECTION.

CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|---------|------------|---------------|---------|---------|
| C1 | 75.00' | 33°54'20" | N88°35'43"E | 43.74' | 44.38' |
| C2 | 125.00' | 33°54'20" | S88°35'43"W | 72.90' | 73.97' |
| C3 | 25.00' | 8°04'15" | N83°25'54"E | 3.52' | 3.52' |
| C4 | 15.00' | 90°00'00" | N26°38'34"E | 21.21' | 23.56' |
| C5 | 15.00' | 90°00'00" | N63°21'26"W | 21.21' | 23.56' |
| C6 | 15.00' | 90°00'00" | N26°38'33"E | 21.21' | 23.56' |
| C7 | 15.00' | 90°00'00" | S63°21'27"E | 21.21' | 23.56' |
| C8 | 150.00' | 3°32'41" | N73°24'54"E | 9.28' | 9.28' |
| C9 | 150.00' | 3°32'42" | N73°24'54"E | 9.28' | 9.28' |
| C10 | 125.00' | 33°54'20" | N88°35'43"E | 72.90' | 73.97' |
| C11 | 14.00' | 90°00'00" | N60°32'53"E | 19.80' | 21.99' |
| C12 | 14.00' | 90°00'00" | N29°27'07"W | 19.80' | 21.99' |
| C13 | 14.00' | 90°00'00" | N60°32'53"E | 19.80' | 21.99' |
| C14 | 125.00' | 3°54'20" | N13°35'43"E | 8.52' | 8.52' |
| C15 | 15.00' | 120°00'00" | N48°21'27"W | 25.98' | 31.42' |
| C16 | 14.00' | 90°00'00" | N26°38'33"E | 19.80' | 21.99' |
| C17 | 175.00' | 37°45'14" | N0°31'10"E | 113.24' | 115.31' |
| C18 | 25.00' | 111°55'42" | N36°34'04"W | 41.43' | 48.84' |
| C19 | 14.00' | 53°07'48" | N52°49'53"E | 12.52' | 12.98' |
| C20 | 51.00' | 226°15'37" | S40°36'13"E | 93.80' | 201.40' |
| C21 | 14.00' | 53°07'48" | S45°57'41"W | 12.52' | 12.98' |
| C22 | 125.00' | 37°45'14" | S0°31'10"W | 80.88' | 82.37' |
| C23 | 175.00' | 30°00'00" | S3°21'27"E | 90.59' | 91.63' |
| C24 | 175.00' | 3°54'20" | S13°35'43"W | 11.93' | 11.93' |
| C25 | 14.00' | 90°00'00" | S29°27'07"E | 19.80' | 21.99' |
| C26 | 14.00' | 88°30'35" | S61°17'36"W | 19.54' | 21.63' |
| C27 | 175.00' | 5°23'45" | S14°20'26"W | 16.47' | 16.48' |
| C28 | 14.00' | 38°29'13" | S7°36'03"E | 9.23' | 9.40' |
| C29 | 51.00' | 136°17'35" | S41°18'08"W | 94.67' | 121.32' |
| C30 | 14.00' | 37°48'22" | N89°27'16"W | 9.07' | 9.24' |
| C31 | 14.00' | 41°12'36" | S51°02'15"W | 9.85' | 10.07' |
| C32 | 51.00' | 172°25'13" | N63°21'27"W | 101.78' | 153.47' |
| C33 | 14.00' | 41°12'36" | N21°45'51"E | 9.85' | 10.07' |
| C34 | 15.00' | 90°00'00" | N63°21'27"W | 21.21' | 23.56' |
| C35 | 15.00' | 90°00'00" | S26°38'33"W | 21.21' | 23.56' |
| C36 | 25.00' | 90°00'00" | S63°21'27"E | 35.36' | 39.27' |
| C37 | 25.00' | 60°00'00" | N41°38'33"E | 25.00' | 26.18' |
| C38 | 225.00' | 5°23'45" | N14°20'26"E | 21.18' | 21.19' |
| C39 | 14.00' | 91°29'25" | N28°42'24"W | 20.05' | 22.36' |
| C40 | 75.00' | 33°54'20" | S88°35'43"W | 43.74' | 44.38' |
| C41 | 150.00' | 3°32'42" | S69°52'12"W | 9.28' | 9.28' |
| C42 | 150.00' | 3°32'42" | S69°52'12"W | 9.28' | 9.28' |

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N71°38'33"E | 140.00' |
| L2 | N18°21'27"W | 50.00' |
| L3 | N71°38'33"E | 50.00' |
| L4 | S18°21'27"E | 50.00' |
| L5 | S74°27'07"E | 33.65' |
| L6 | N15°32'53"E | 112.42' |
| L7 | S74°27'07"E | 12.27' |
| L8 | N18°21'27"W | 50.00' |
| L9 | N74°27'07"W | 12.19' |
| L10 | N8°19'31"E | 161.98' |
| L11 | N71°38'33"E | 45.13' |
| L12 | N18°21'27"W | 120.25' |
| L13 | N71°38'33"E | 15.00' |
| L14 | N70°31'54"E | 179.08' |
| L15 | N10°36'13"W | 127.06' |
| L16 | N79°23'47"E | 73.32' |
| L17 | N10°36'13"W | 250.53' |
| L18 | N18°21'26"W | 60.00' |
| L19 | N18°21'26"W | 112.00' |
| L20 | S11°43'4"E | 50.00' |
| L21 | N71°38'33"E | 110.00' |
| L22 | N18°21'27"W | 112.00' |
| L23 | S18°21'27"E | 112.00' |
| L24 | N71°38'33"E | 20.00' |
| L25 | N75°11'15"E | 71.59' |
| L26 | S74°27'07"E | 45.09' |
| L27 | N15°32'53"E | 262.56' |
| L28 | N74°27'07"W | 36.00' |
| L29 | S74°27'07"E | 36.00' |
| L30 | N11°38'33"E | 53.72' |
| L31 | S71°38'33"W | 74.13' |
| L32 | N18°21'27"W | 50.00' |
| L33 | N71°38'33"E | 105.84' |
| L34 | N18°21'27"W | 109.32' |
| L35 | N10°36'13"W | 50.17' |
| L36 | N79°23'47"E | 31.05' |
| L37 | S18°21'27"E | 105.65' |
| L38 | S11°38'33"W | 85.67' |
| L39 | S74°27'07"E | 106.00' |
| L40 | N74°27'07"W | 107.00 |