

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TOEPPERWEIN BLUFFS ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: BLOCK 24, LOTS 901, 902, 903 AND 999.

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DRAINAGE EASEMENT NOTE:

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 OBSTRUCTIONS SHALL BE PLACED WITHIN 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 OF 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICING UTILITIES AND ASSIGNATIONS ON THIS TRACT AS "TRIBUTARY EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "TRANSFORMER EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING, REPLACING, PATROLLING, INSPECTING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OF TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS FROM THE ADJACENT LANDS AND TO RELATE SAID RIGHTS OF WAY TO FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL MATERIALS WHICH MAY BE DEPOSITED THEREON BY ANY PERSONS WHO 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 TRACT OVERHANG AREAS.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAPAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES CROSSING THE TRACTS. SUCH EASEMENTS ARE DESCRIBED IN THE FOLLOWING:

4. CONCRETE DRIVEWAYS APPROXIMATELY FIFTY (50) FEET WIDE ELECTRIC AND GAS FACILITIES BETWEEN LOTS 78, SERVING UP 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. EASEMENTS ARE PROVIDED OR EXIST WITHIN FIVE (5) FOOT WIDE EASEMENTS.

PLAT NO. 170001

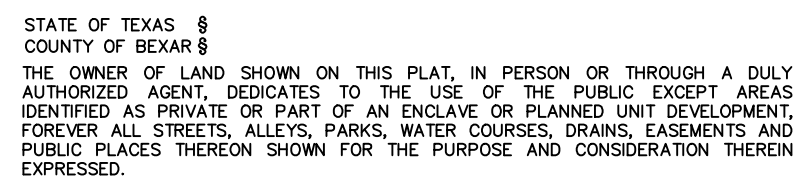
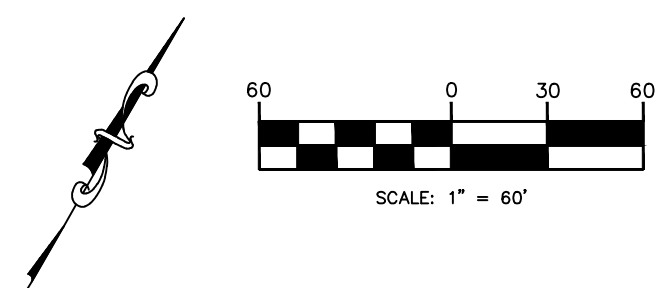
23 DUPLEX LOTS

A SUBDIVISION PLAT ESTABLISHING

TOEPPERWEIN BLUFFS

ENCLAVE

BEING A TOTAL OF 4.508 ACRE TRACT OF LAND SITUATED IN THE JOSE FELIPE, SANTIAGO VALDERRE SURVEY NO. 277, ABSTRACT 782, FORMERLY IN COUNTY BLOCK 5040 NOW IN NEW CITY BLOCK 16587, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 4.508 ACRE TRACT OF LAND BEING THE SAME LAND AS DESCRIBED IN A DEED TO CALEB AFRICAN METHODIST EPISCOPAL ZION CHURCH, INC., RECORDED IN VOLUME 9892, PAGE 1362 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 2-23, 901, 902 & 903, BLOCK 24 N.C.B. 16587, SAN ANTONIO, BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER: LECA CONSTRUCTION, LLC
17811 WILD BASIN
SAN ANTONIO, TX 78258

OWNER: LECA CONSTRUCTION, LLC
ROBERTO C. LEAL

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____
ROBERT C LEA, 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 & SEAL OF OFFICE
THIS _____ DAY OF _____, 2016

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS PLAT OF _____ TOEPPERWEIN BLUFFS ENCLAVE _____ 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. 2017.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS §
COUNTY OF BEXAR §

I, _____, COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THE _____ DAY OF _____ A.D. _____ AT _____ M AND DULY
RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M IN THE
RECORDS OF _____ OF SAID COUNTY, IN THE 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

BY: _____, DEPUTY
SHEET 1 OF 1



CDS Muery F-1733



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: CDS MUERY

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAN TO THE MATTERS OF STREETS, LOT, AND DRAINAGE LAYOUT. TO THE BEST OF
MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO
PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	39.49'	25.00'	90°30'09"	S14°43'57"W	35.51'	25.22'
C2	264.50'	59.00'	256°51'48"	N68°26'53"W	92.44'	74.35'
C3	38.90'	29.00'	76°51'48"	N21°33'07"E	36.05'	23.01'
C4	39.05'	25.00'	89°29'51"	S75°16'03"E	35.20'	24.78'
C5	40.27'	100.00'	23°04'26"	S71°31'14"W	40.00'	20.41'
C6	40.27'	100.00'	23°04'26"	N71°31'14"E	40.00'	20.41'

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.00'	S30°00'59"E
L2	14.14'	N14°59'01"E
L3	14.14'	N75°00'59"W