



LOCATION MAP
(NOT TO SCALE)

LEGEND:	
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
VW	PROPOSED VARIABLE WIDTH
EGTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DE	DRAINAGE EASEMENT
NTS	NOT TO SCALE
R	RADIUS
€	CENTERLINE
ESM'T	EASEMENT
DPR	DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
7,000	LOT SQUARE FOOTAGE

GENERAL NOTES:
1. SET 1/2" IRON ROD WITH CDS MUERY YELLOW CAP AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2011).
3. CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY, GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
4. LOTS 901, & 903, BLOCK 24 ARE OPEN SPACE AND DRAIN EASEMENTS.
5. LOT 999, BLOCK 24 INCLUDES ALL PRIVATE STREETS (1.016 ACRES).
6. LOT 999, BLOCK 24 DESIGNATED AS A PRIVATE STREETS SHOWN HEREON IS ALSO A WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V., DRAINAGE, AND ACCESS EASEMENT.
7. "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY); CLEAR VISION EASEMENT MUST BE FREE OF ANY STRUCTURES, FENCES, AND OBSTRUCTIONS WHICH ARE HIGHER THAN 10 FEET ABOVE THE PAVEMENT, AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, LATEST VERSION THEREOF.
8. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
9. 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 STORM WATER DETENTION. DRAINAGE CONSTRUCTION, BUT NOT APPROVAL, IS THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

13. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#243487) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REGARDING TREE PERMIT, THE DEVELOPER SHALL CONSULT WITH THE CITY ARBORIST AND THE CITY ARBORIST IS REVERSED THE APPROVED TREE PRESERVATION PLAN AND PROCEDURE FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(6).
SINCE SITE IS INSIDE CITY LIMITS, CANOPY REQUIREMENTS WILL BE DEFERRED AND SHALL BE MET AT THE BUILDING PERMIT STAGE.

Maintenance Note:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND ELEMENTS OF ANY NATURE WITHIN TOEPERWEIN 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.

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 AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

WATER/ELECTRIC/EASEMENT NOTE:
THE NUMBER OF WATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE BASED ON THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

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

FIREFLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR THIS SYSTEM WILL BE MET BY THE EXISTING PUBLIC WATER MAIN SYSTEM IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT'S FIRE MARSHALL.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL 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.

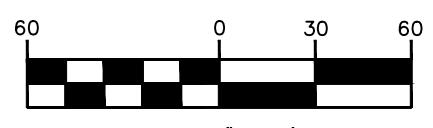
DRAINAGE EASEMENT NOTE:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT SHALL BE PLACED THEREIN. THE OWNER OF THE DRAINAGE EASEMENT OR 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 THE DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PLAT NO. 170001

23 DUPLEX LOTS
A SUBDIVISION PLAT ESTABLISHING

TOEPERWEIN BLUFFS ENCLAVE

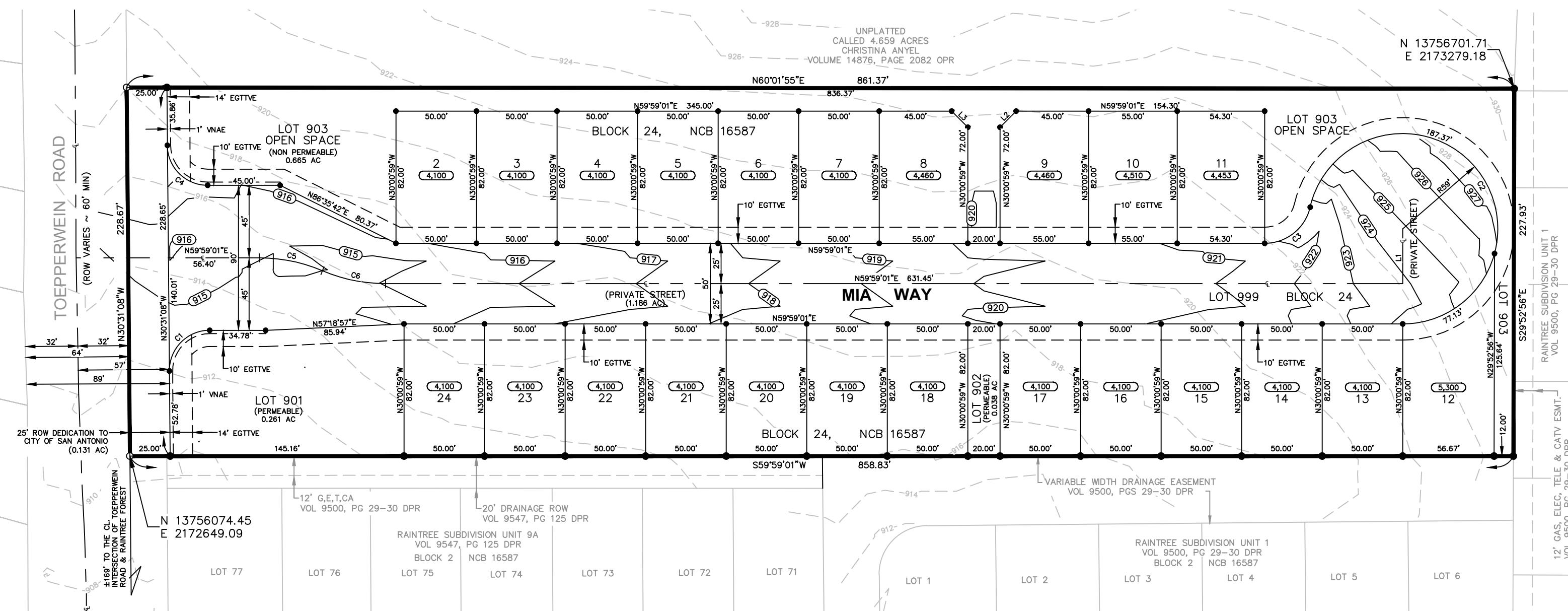
BEING A TOTAL OF 4.508 ACRE TRACT OF LAND SITUATED IN THE JOSE FELIPE SANTIAGO VALVERDE SURVEY NO. 277, ABSTRACT 782, FORMERLY IN COUNTY BEXAR, TEXAS, NOW IN THE CITY OF SAN ANTONIO, TEXAS. SAID 4.508 ACRE TRACT OF LAND BEING THE SAME LAND AS DESCRIBED IN A DEED TO CALEB AFRICAN METHODIST EPISCOPAL ZION 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.



SCALE: 1" = 60'



JOB No. 117001 DATE: 04/21/17 CADTECH: TMjr



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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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
ROBERTO C LEAL 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 2016 DAY OF 2016

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §
THIS PLAT OF TOEPERWEIN 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 2017 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
PLAT TO THE MATTERS OF STREETS, LOT, 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

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

BY: DEPUTY
SHEET 1 OF 1