

SUBDIVISION PLAT
ESTABLISHING

HUEBNER BLANCO CROSSING

A 3.843 ACRE TRACT (3.053 SITE ACRES AND 0.790 OFF-LOT EASEMENT ACRES) BEING SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE REMAINING PORTION OF A 18.56 ACRE TRACT, OUT OF THE FRAYEAN DE LA GARZA SURVEY NO. 5, ABSTRACT 849, NEW CITY BLOCK 16334 IN BEXAR COUNTY, TEXAS, CONVEYED TO L & R BLANCO, LTD. AS RECORDED IN VOLUME 12358, PAGES 1948-1954 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

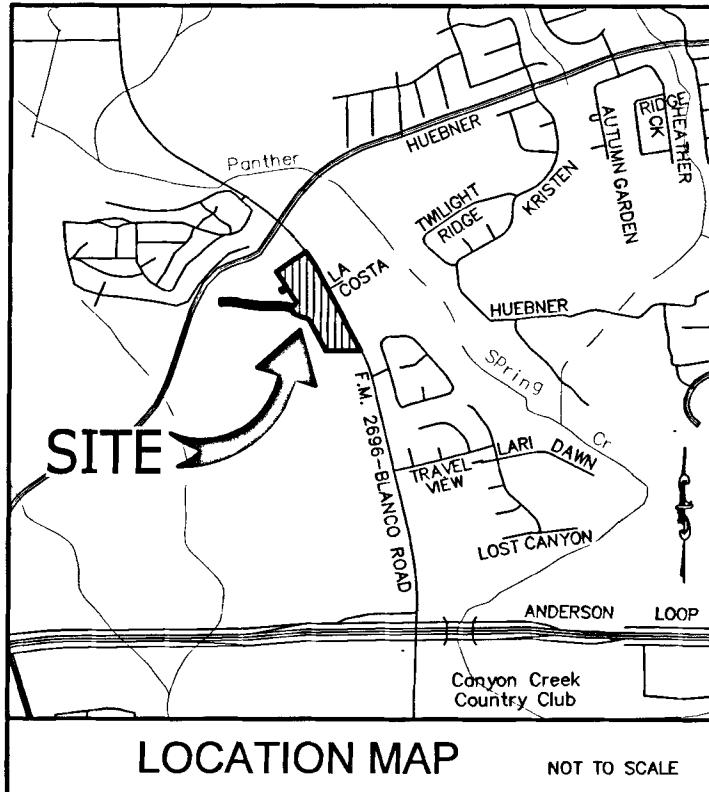
SCALE: 1"=50'

50 25 0 50



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



LEGEND

- 998 EXISTING CONTOURS
- 998 PROPOSED CONTOURS
- EXISTING EASEMENT LINE
- STREET CENTERLINE
- PROPERTY BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- IRON ROD SET
- IRON ROD FOUND
- A.C. ACRE(S)
- BLK. BLOCK
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- NCB NEW CITY BLOCK
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- P.G. PAGE
- P.G.S. PAGES
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME

NOTES:

- EXCEPT AS SHOWN; PROPERTY CORNERS ARE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG".
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
- 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 EASEMENTS, AS APPRISED, 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.
- THE DEVELOPER DEDICATES THE OFF-LOT SANITARY SEWER MAINS UPON COMPLETION BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

EDWARDS AQUIFER RECHARGE ZONE NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER AND IRREVOCABLE ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

IMPACT FEE PAYMENT NOTE:
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.

CPS 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 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 LOCATE AND PLACE WITHIN THE EASEMENT A RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH 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.
- 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.
- 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.

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

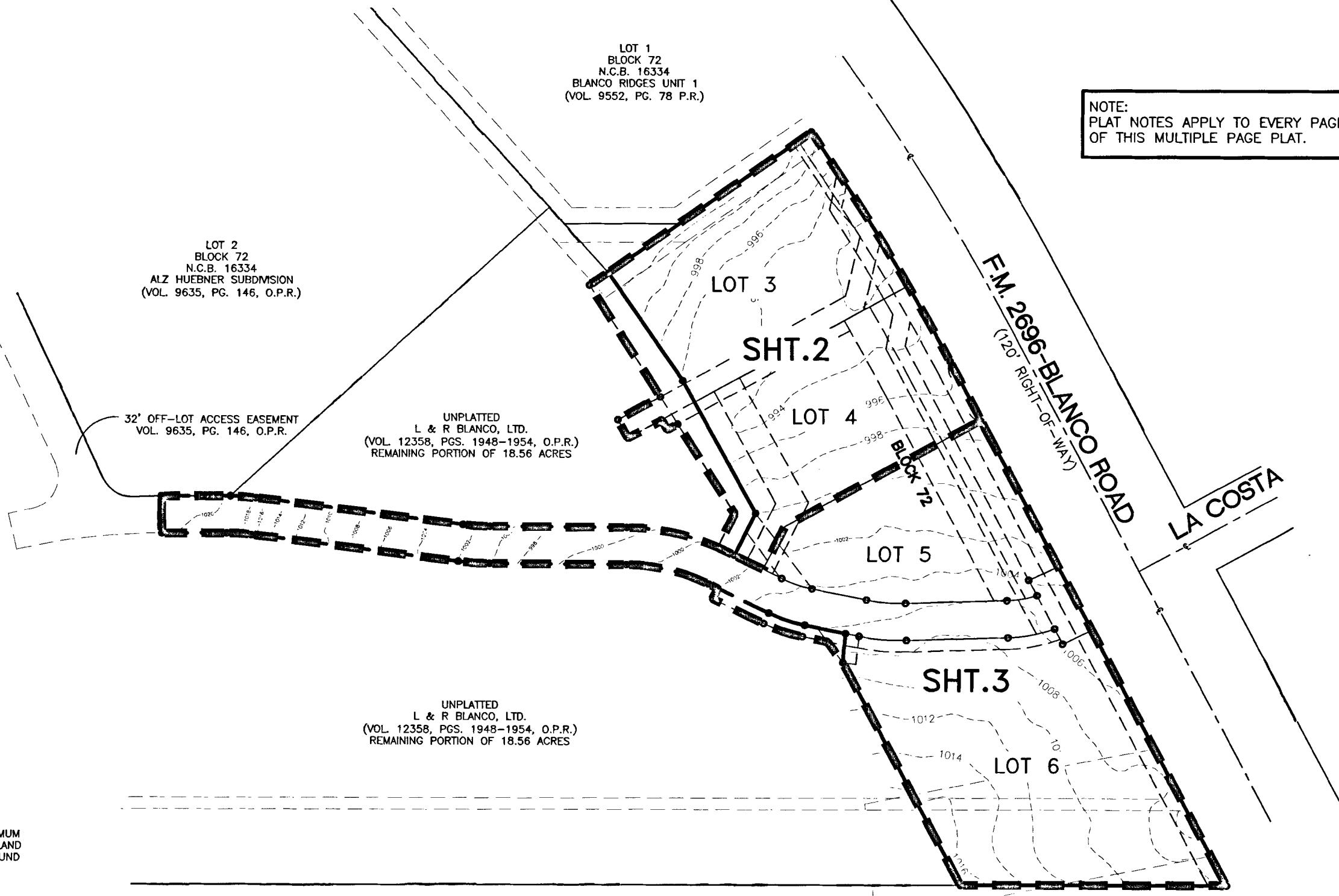
SAWS ACCESS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

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

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG F.M. 2696, BLANCO ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTOAGE OF 744.15'.

ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).



NOTE:
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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.

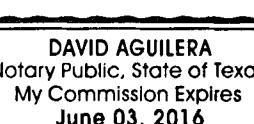
Todd A. Gold
OWNER/DEVELOPER:
L & R BLANCO, LTD.
TODD A. GOLD
8023 VANTAGE DRIVE, SUITE 1200
SAN ANTONIO, TEXAS 78230-4726
(210) 524-4000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Todd A. Gold 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 3rd DAY OF JULY

2015



DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires
June 03, 2016

David Aguilera
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS
JUNE 3, 2016
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF HUEBNER BLANCO CROSSING 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 10 DAY OF AD. 2015

BY Chairman

BY Secretary

STATE OF TEXAS
COUNTY OF BEXAR

I, County Clerk of Bexar County, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10 DAY OF AD. 2015 AT 10:00 AM AND DULY RECORDED THE 10 DAY OF AD. 2015 AT 10:00 AM IN THE RECORDS OF County Clerk of Bexar County AND OF SAID COUNTY, IN BOOK Volume 12358 ON PAGE 1948-1954 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF AD. 2015

COUNTY CLERK, BEXAR COUNTY, TEXAS

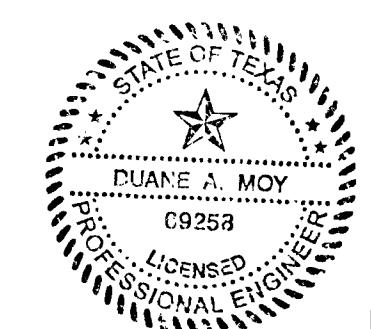
BY: Deputy

INDEX MAP



STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
STEPHANIE L. JAMES
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTRY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.
Duane A. Moy, P.E.
DUANE A. MOY
LICENSED PROFESSIONAL ENGINEER NO. 69258
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051



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HUEBNER BLANCO CROSSING

A 3.843 ACRE TRACT (3.053 SITE ACRES AND 0.790 OFF-LOT EASEMENT ACRES) BEING SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE REMAINING PORTION OF A 18.56 ACRE TRACT, OUT OF THE FRAYEAN DE LA GARZA SURVEY NO. 5, ABSTRACT 849, NEW CITY BLOCK 16334 IN BEXAR COUNTY, TEXAS, CONVEYED TO L & R BLANCO, LTD. AS RECORDED IN VOLUME 12358, PAGES 1948-1954 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

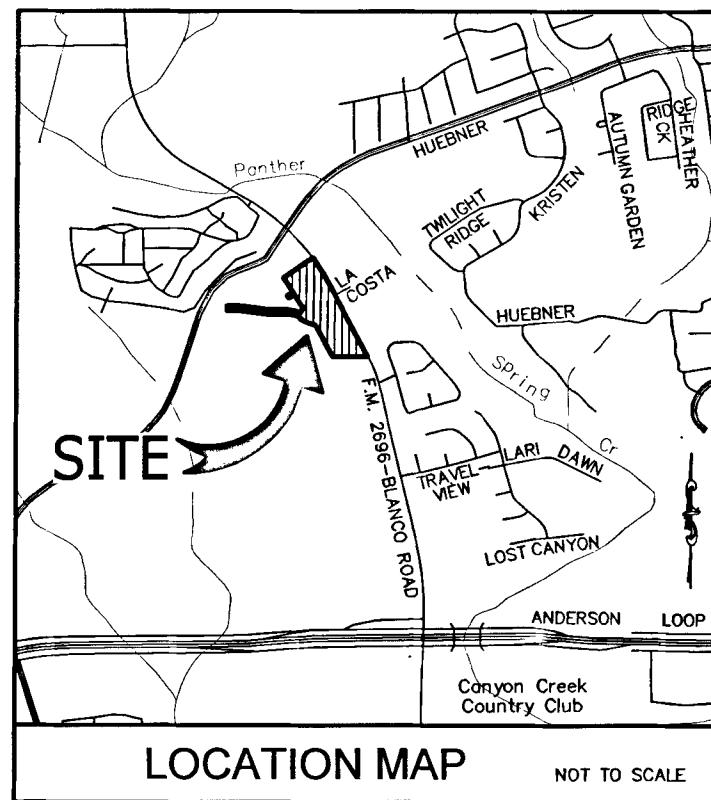


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LEGEND

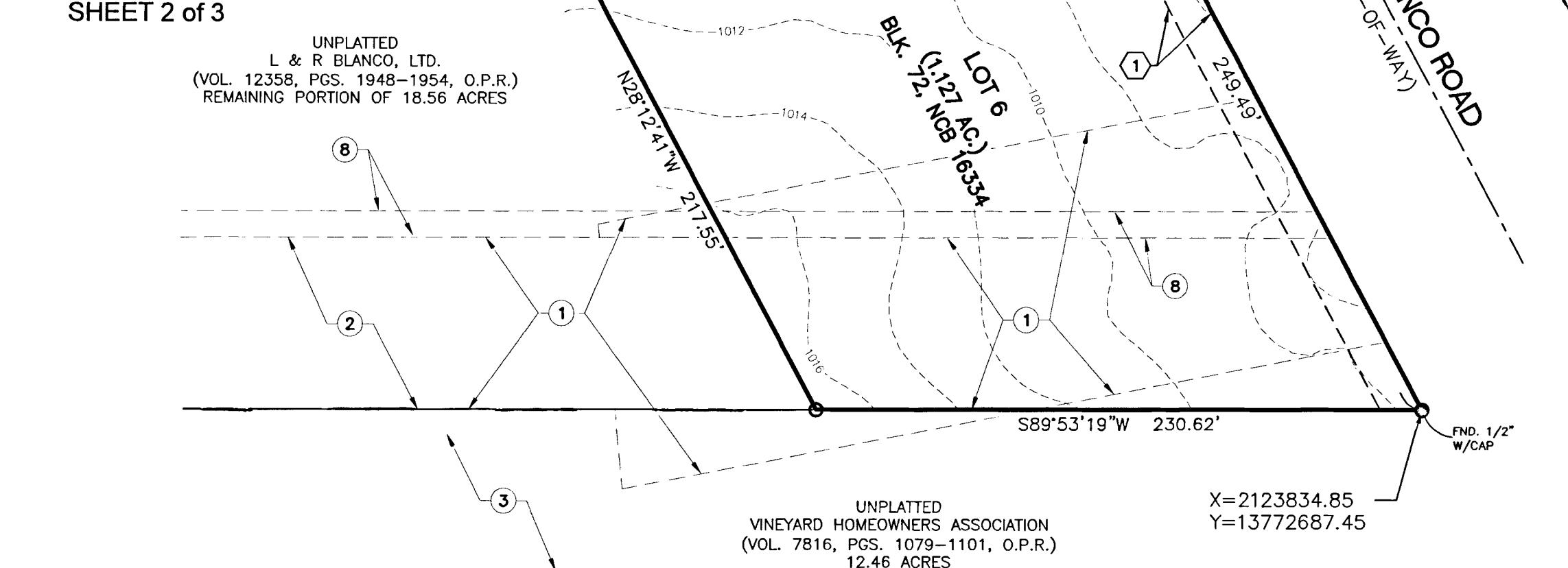
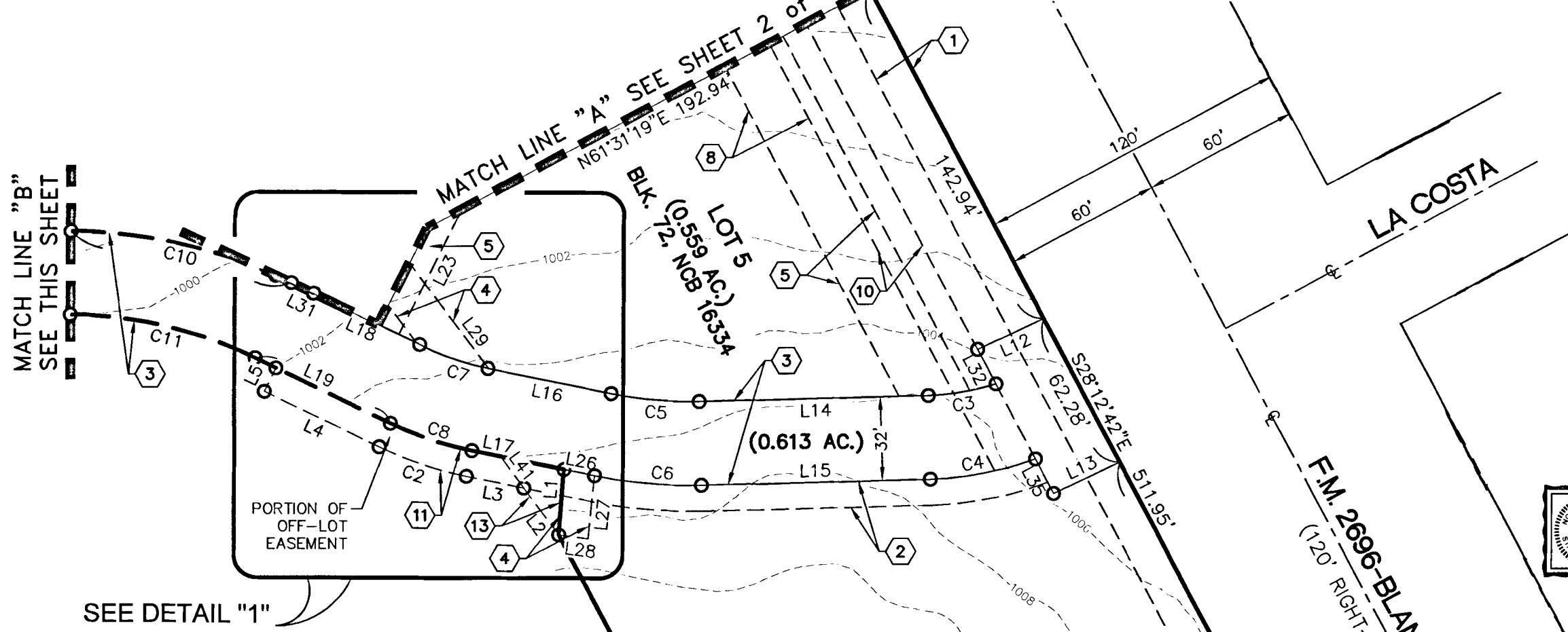
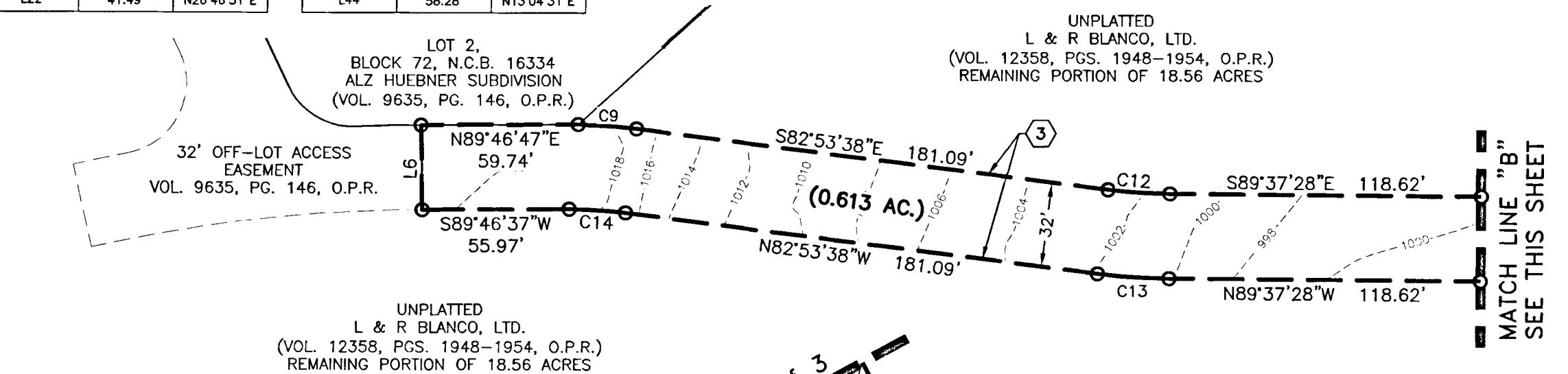
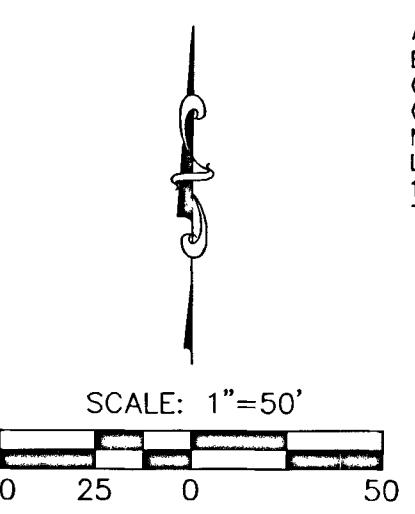
998	EXISTING CONTOURS
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PG.	PAGE
PGS.	PAGES
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.17'	N04°24'45"E
L2	22.52'	N36°58'36"W
L3	48.25'	N78°41'31"W
L4	49.03'	N64°30'43"W
L5	10.00'	N25°39'47"E
L6	32.01'	N01°04'58"W
L7	32.39'	N26°38'53"E
L8	32.80'	S61°24'59"W
L9	18.00'	N29°08'57"W
L10	41.68'	N61°24'59"E
L11	19.50'	N57°12'53"E
L12	28.04'	S64°45'44"W
L13	28.03'	S64°29'58"W
L14	88.06'	S88°17'58"W
L15	88.06'	S88°17'58"W
L16	48.41'	N78°41'31"W
L17	36.26'	N78°41'31"W
L18	45.36'	N64°30'44"W
L19	57.78'	N64°30'43"W
L20	40.57'	N26°36'51"E
L21	55.79'	N26°36'26"E
L22	41.49'	N26°46'51"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L23	68.54'	N26°36'26"E
L24	123.37'	N29°12'46"W
L25	110.40'	N29°12'46"W
L26	11.99'	N78°41'31"W
L27	24.34'	N05°43'48"E
L28	11.36'	S82°32'07"E
L29	81.56'	S37°10'37"E
L30	49.05'	S36°53'22"E
L31	9.44'	S64°30'43"E
L32	15.00'	N28°12'42"W
L33	10.03'	N32°47'07"W
L34	10.03'	S61°24'59"W
L35	15.00'	N28°12'42"W
L36	21.37'	N10°47'41"E
L37	30.35'	N10°47'41"E
L38	3.25'	S58°04'31"W
L39	20.17'	S10°47'41"W
L40	34.41'	S10°47'41"W
L41	14.95'	S36°45'29"E
L42	33.56'	S41°23'49"E
L43	53.02'	N13°04'31"E
L44	58.28'	N13°04'31"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	6°46'49"	1962.20'	232.20'	116.24'	S31°35'24"E	232.07'
C2	14°10'48"	143.29'	35.46'	17.82'	N71°36'07"W	35.37'
C3	15°55'39"	95.00'	26.41'	13.29'	N80°20'09"E	26.32'
C4	18°36'51"	127.00'	41.26'	20.81'	N78°59'33"E	41.08'
C5	13°00'31"	150.00'	34.06'	17.10'	S85°11'47"E	33.98'
C6	13°00'31"	182.00'	41.32'	20.75'	S85°11'47"E	41.23'
C7	15°46'45"	101.29'	27.90'	14.04'	S70°48'09"E	27.81'
C8	14°10'48"	133.29'	32.99'	16.58'	S71°36'07"E	32.90'
C9	6°08'29"	207.92'	22.29'	11.15'	S86°01'08"E	22.28'
C10	25°06'45"	200.00'	87.66'	44.54'	N7704'06"W	86.96'
C11	25°06'45"	168.00'	73.63'	37.42'	N7704'06"W	73.05'
C12	6°43'50"	200.00'	23.49'	11.76'	S86°15'33"E	23.48'
C13	6°43'50"	232.00'	27.25'	13.64'	N86°15'33"W	27.24'
C14	7°19'38"	168.00'	21.48'	10.76'	N86°33'27"W	21.47'

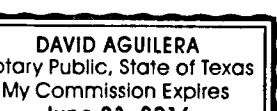


STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Todd A. Gold
OWNER/DEVELOPER:
L & R BLANCO, LTD.
TODD A. GOLD
8023 VANTAGE DRIVE, SUITE 1200
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STATE OF TEXAS
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Todd A. Gold KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
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CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF JULY
2015



DAVID AGUILERA

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

My Commission Expires
June 03, 2016

My Commission Expires
June 03, 2016

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF HUEBNER BLANCO CROSSING 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 20 DAY OF AD. 20, 2015

BY Chairman

BY Secretary

STATE OF TEXAS
COUNTY OF BEXAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THE 20 DAY OF AD. 20, 2015 AT
M. AND DULY RECORDED THE 20 DAY OF AD. 20, 2015 AT
OF SAID COUNTY, IN BOOK VOLUME 1079 ON PAGE 1079
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF AD. 20, 2015

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Deputy

