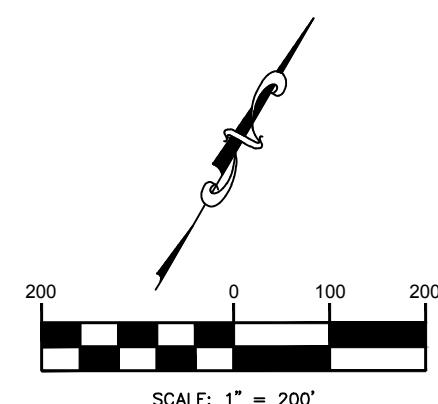


SUMMIT AT LOOKOUT ENCLAVE

BEING A TOTAL OF 21.997 ACRES OF LAND OUT OF THE H. MENDIOLA SURVEY NO. 308, ABSTRACT NO. 491, COUNTY BLOCK 5038 AND THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, N.C.B. 14049, SAN ANTONIO, BEAR COUNTY, TEXAS AND OUT OF A 26.82 ACRE TRACT RECORDED IN VOLUME 15472 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOT 12, BLOCK 3, LOTS 1-20, 901, 902, BLOCK 10, LOTS 1-29, 901, 902, 903 AND 904, BLOCK 11; LOTS 1-8, 901, BLOCK 12, N.C.B. 14050, SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 200'



JOB NO. 118001.00 DATE: 05/24/18 CAD TECH: OT

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 ____ DAY OF _____, 2016

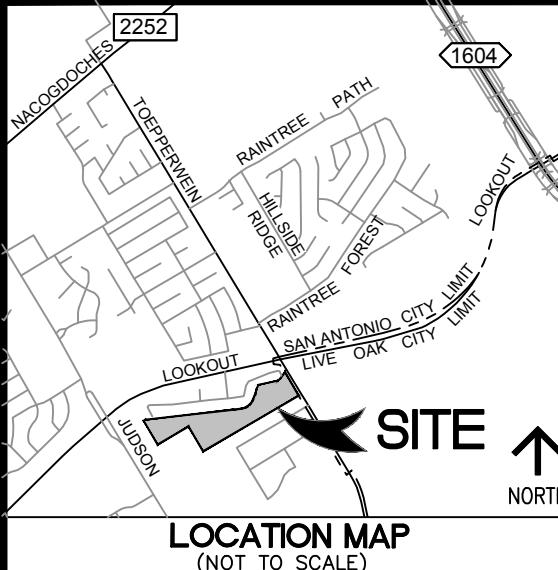
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §
THIS PLAT OF SUMMIT AT LOOKOUT 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. 2018.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



GENERAL NOTES:
1. SET 1/2" IRON RODS 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 & 902, BLOCK 10, LOTS 901 & 902, BLOCK 11, AND LOT 901, BLOCK 12 ARE GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENTS.
5. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48D29C0280F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
6. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 8, N.C.B. 14050, TESORO RIDGE SUBDIVISION, RECORDED IN VOLUME 9661, PAGE 55 (PLAT # 070464).
8. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2376711) WHICH REQUIRES COMPLIANCE BY THE OWNER OF THE PROPERTY WITH THE TREE BOUNDARY, AND THE EMPLOYER OF THE CONTRACTOR, 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 TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(i).

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.
WASTEWATER EDU NOTE:
THE NUMBER OF WATER 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 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.

FIRE FLOW 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 THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE MET DURING THE CONSTRUCTION PHASE 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.

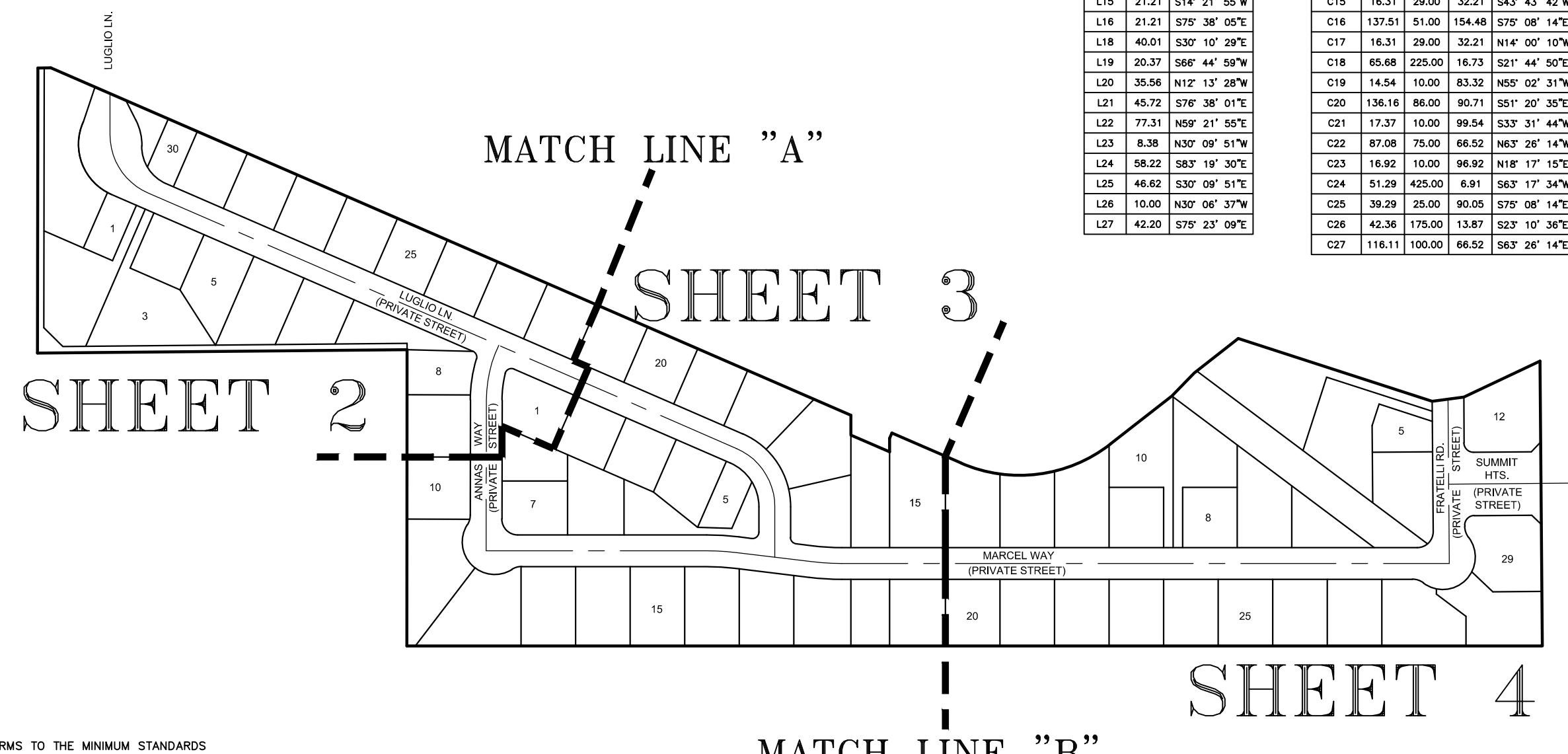
DRAINAGE EASEMENT NOTE:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS SHALL BE PERMITTED. THOSE THAT DO NOT CONFORM TO THE REQUIREMENTS 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.

LINE TABLE

Line #	Length	Direction
L1	20.39	N59° 17' 33"E
L2	31.39	S30° 10' 29"E
L3	66.51	N83° 18' 01"E
L4	21.50	S30° 10' 29"E
L5	9.07	N06° 41' 59"W
L6	119.08	S83° 18' 01"W
L7	123.08	S21° 51' 12"E
L8	50.49	N13° 50' 45"E
L9	88.24	S21° 49' 16"E
L10	50.38	S52° 18' 03"W
L11	132.89	S34° 33' 01"W
L12	35.63	S56° 53' 42"E
L13	48.51	S30° 10' 29"E
L14	26.93	S66° 44' 59"W
L15	21.21	S14° 21' 55"W
L16	21.21	S75° 38' 05"E
L18	40.01	S30° 10' 29"E
L19	20.37	S66° 44' 59"W
L20	35.56	N12° 13' 28"W
L21	45.72	S76° 38' 01"E
L22	77.31	N59° 21' 55"E
L23	8.38	N30° 09' 51"W
L24	58.22	S83° 19' 30"E
L25	46.62	S30° 09' 51"E
L26	10.00	N30° 06' 37"W
L27	42.20	S75° 23' 09"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	248.81	232.00	61.45	N52° 34' 37"E	237.06
C2	41.28	86.00	27.50	N43° 08' 45"W	40.88
C3	75.18	64.00	67.30	S63° 02' 53"E	70.93
C4	145.13	125.00	66.52	N63° 26' 14"W	137.12
C5	14.50	10.00	83.08	S71° 42' 45"E	13.26
C6	45.25	375.00	6.91	N63° 17' 34"E	45.22
C7	39.48	25.00	90.47	N14° 36' 02"E	35.50
C8	23.56	15.00	90.00	S75° 38' 05"W	21.21
C9	23.56	15.00	90.00	S14° 21' 55"W	21.21
C10	18.75	29.00	37.04	S49° 09' 14"E	18.42
C11	146.47	51.00	164.55	N14° 36' 02"E	101.07
C12	18.75	29.00	37.04	S78° 21' 17"E	18.42
C13	51.29	425.00	6.91	N63° 17' 34"E	51.25
C14	45.25	375.00	6.91	S63° 17' 34"W	45.22
C15	16.31	29.00	32.21	S43° 43' 42"W	16.09
C16	137.51	51.00	154.48	S75° 06' 14"E	99.48
C17	16.31	29.00	32.21	N14° 00' 10"W	16.09
C18	65.68	225.00	16.73	S21° 44' 50"E	65.45
C19	14.54	10.00	83.32	N55° 02' 31"W	13.29
C20	136.16	66.00	90.71	S51° 20' 35"E	122.38
C21	17.37	10.00	99.54	S33° 31' 44"W	15.27
C22	87.08	75.00	66.52	N63° 26' 14"W	82.27
C23	16.92	10.00	96.92	N18° 17' 15"E	14.97
C24	51.29	425.00	6.91	S63° 17' 34"W	51.25
C25	39.29	25.00	90.00	S75° 08' 35"E	35.37
C26	42.36	175.00	13.87	S23° 10' 36"E	42.25
C27	116.11	100.00	66.52	S63° 26' 14"E	109.69



INDEX MAP

SCALE 1"=200'

REGISTERED PROFESSIONAL LAND SURVEYOR

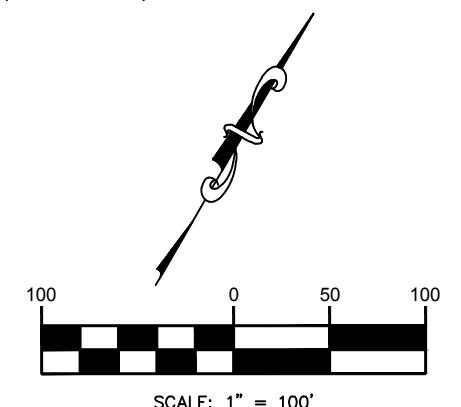
STATE OF TEXAS §
COUNTY OF BEXAR §
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: CDS MUERY

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

SUMMIT AT LOOKOUT ENCLAVE

BEING A TOTAL OF 21.997 ACRES OF LAND OUT OF THE H. MENDIOLA SURVEY NO. 308, ABSTRACT NO. 491, COUNTY BLOCK 5038 AND THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, N.C.B. 14049, SAN ANTONIO, BEXAR COUNTY, TEXAS AND OUT OF A 26.82 ACRE TRACT RECORDED IN VOLUME 18471, PAGE 100, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOT 12, BLOCK 3, LOTS 1-20, 901, 902, BLOCK 10, 1-29, 901, 902, 903 AND 904, BLOCK 11; LOTS 1-8, 901, BLOCK 12, N.C.B. 14050, SAN ANTONIO, BEXAR COUNTY, TEXAS.



100 0 50 100
SCALE: 1" = 100'



GENERAL NOTES:

1. 1/2" IRON RODS 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 HEREON ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
4. LOTS 901 & 902, BLOCK 10, LOTS 901 & 904, BLOCK 11, AND LOT 901, BLOCK 12 ARE GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENTS.
5. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0280F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
6. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 8, N.C.B. 14050, TESORO RIDGE SUBDIVISION, RECORDED IN VOLUME 9661, PAGE 55 (PLAT# 070464).
8. THIS PLAT IS SUBJECT TO A MASTER TREE PLAN (AP # 237611) WHICH REQUIRES COMPLIANCE BY THE OWNER OF THE PROPERTY, THE BUILDER, AND THEIR EMPLOYEES OR 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 TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PT 35-477(R).

LEGEND:

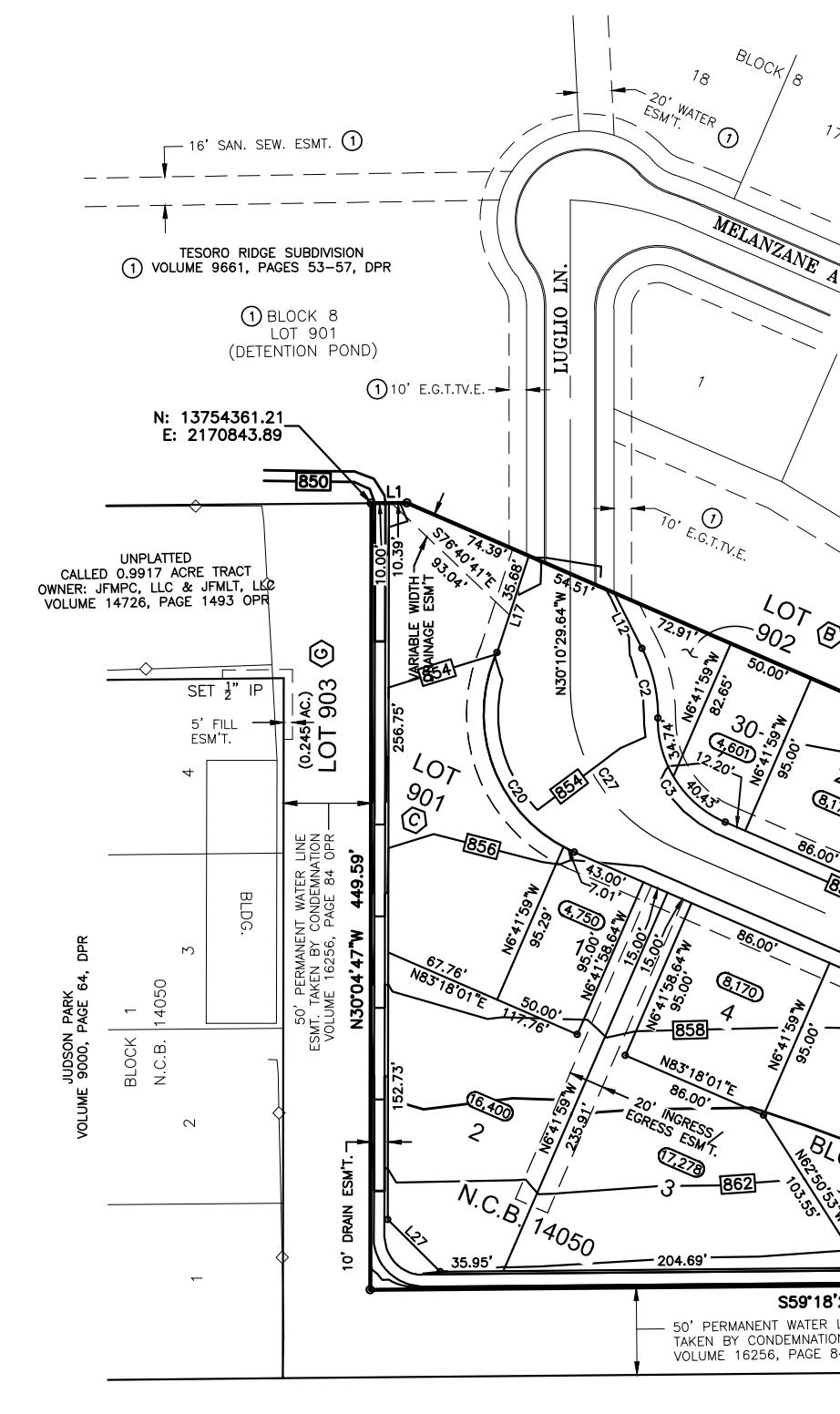
R81	EXISTING CONTOUR	VOL	VOLUME
BB3	PROPOSED CONTOUR	PG	PAGE
VW	VARIABLE WIDTH	VNAE	VEHICULAR NON-ACCESS EASEMENT
EGTVE	ELECTRIC, GAS, TELEPHONE, & CABLE WATER EASEMENT	VWSCE	VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
DE	DRAINAGE EASEMENT	ROW	RIGHT OF WAY
NTS	NOT TO SCALE	FFE	FINISHED FLOOR ELEVATION
R	RADIUS	BSL	BUILDING SETBACK LINE
C	CENTERLINE	—	FOUND 1/2" IRON PIN
ESM'T	EASEMENT	—	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS	—	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS	7,000	LOT SQUARE FOOTAGE
①	TESORO RIDGE SUBDIVISION VOLUME 9661, PAGES 53-57, DPR		

KEY LEGEND:

- Ⓐ LOT 901, BLOCK 10
GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.145 ACRE) PERMEABLE
- Ⓑ LOT 902, BLOCK 10
GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.062 ACRE) PERMEABLE
- Ⓒ LOT 901, BLOCK 11
GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.429 ACRE) PERMEABLE
- Ⓓ LOT 902, BLOCK 11
GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.173 ACRE) PERMEABLE
- Ⓔ LOT 901, BLOCK 12
GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.217 ACRE) PERMEABLE
- Ⓕ LOT 904, BLOCK 11
PRIVATE STREET (4.431 ACRE) NON PERMEABLE
- Ⓖ LOT 903, BLOCK 11
10' DRAIN EASEMENT (0.245 ACRE) NON PERMEABLE

Maintenance Note:
The maintenance of all private streets, open space, greenbelts, parks, drainage easements and easements of any nature within Summit at Lookout 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. Any easement required to 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 permitted without the prior written consent of the city of San Antonio. 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.

Private Street Note:
LOT 904, BLOCK 11, N.C.B. 14050, is a private street and is designated as an infrastructure and service facilities easement for gas, electric, street light, telephone, cable television, drainage, pedestrian, public water, wastewater, and recycled water mains.



STATE OF TEXAS §
COUNTY OF BEXAR §
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REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
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LICENSED PROFESSIONAL ENGINEER

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 EASEMENT NOTE:
THE NUMBER OF WATER 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 THE DEVELOPMENT SERVICES DEPARTMENT.

DEVELOPER'S 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.

FLOW FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO 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 THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE MET DURING THE CONSTRUCTION PHASE 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.

HIGH PRESSURE NOTE:
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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 TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS SHALL BE PERMITTED THOUGH THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS SHALL BE MAINTAINED AS BEING CONFORMANT TO THE REQUIREMENTS OF THE CITY 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 IMPEDED 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 DEPARTMENT HEREBY DEDICATES 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 PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, MOVING, PATROLLING, AND REMOVING ELECTRIC, GAS, AND UTILITY FACILITIES, AND FOR THE CONSTRUCTION, PLACEMENT, AND REMOVAL OF TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY; TOGETHER WITH THE RIGHT OF PLACEMENT, REMOVAL, AND RELOCATION OF THE SAME; AND TO THE USE OF THE EASEMENT 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 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 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.



3411 MAGIC DRIVE SAN ANTONIO, TEXAS 78258 | TEL: (210) 581-1111 | FAX: (210) 581-1111 | E-MAIL: info@csmuery.com

JOB NO. 118001.00 DATE: 05/24/18 CAD TECH: OT

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

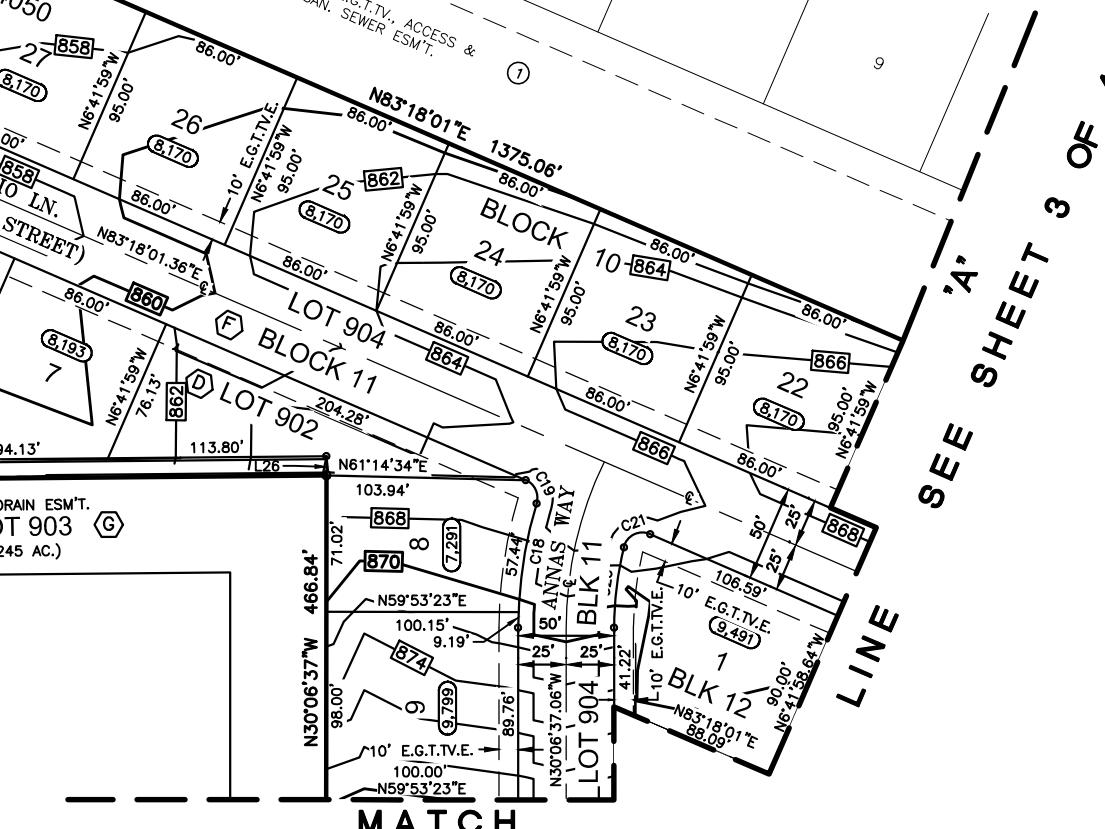
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AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE
THIS 2016 DAY OF 2016

NOTARY PUBLIC
BEXAR COUNTY, TEXAS
STATE OF TEXAS §
COUNTY OF BEXAR §
THIS PLAT OF SUMMIT AT LOOKOUT ENCLAVE HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
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WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE
EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 2018 DAY OF A.D. 2018.

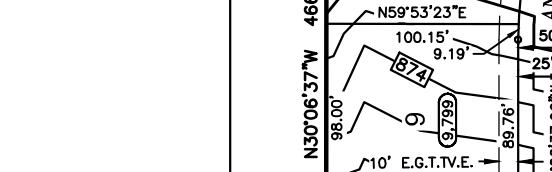
BY: CHAIRMAN

BY: SECRETARY

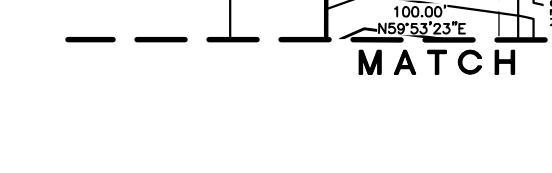


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SEE SHEET 3 OF 4
LINE
MATCH



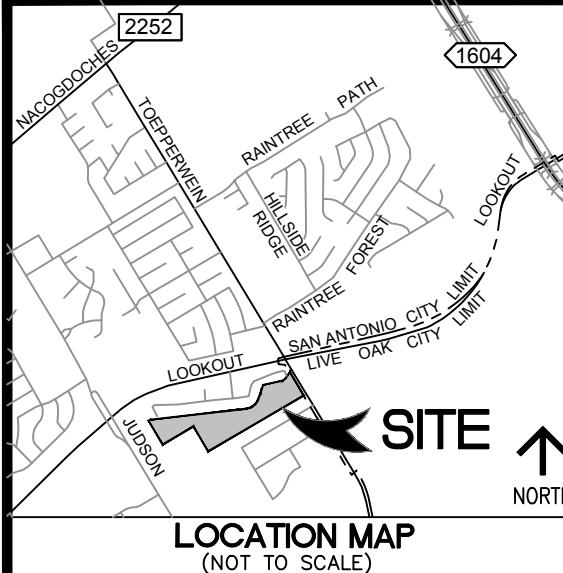
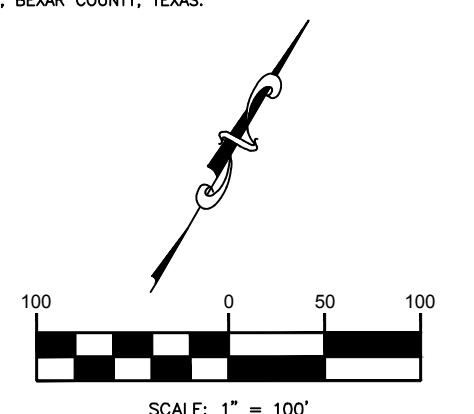
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SUMMIT AT LOOKOUT ENCLAVE

BEING A TOTAL OF 21.997 ACRES OF LAND OUT OF THE H. MENDIOLA SURVEY NO. 308, ABSTRACT NO. 491, COUNTY BLOCK 5038 AND THE JOSE O. CARRION SURVEY NO. 278, ABSTRACT NO. 141, COUNTY BLOCK 5039, N.C.B. 14049, SAN ANTONIO, BEAR COUNTY, TEXAS AND OUT OF A 26.82 ACRE TRACT RECORDED IN VOLUME 18472, PAGE 100, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOT 12, BLOCK 3, LOTS 10, 20, 902, BLOCK 10, LOTS 1-29, 901, 902, 903 AND 904, BLOCK 11; LOTS 1-8, 901, BLOCK 12, N.C.B. 14050, SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP (NOT TO SCALE)

LEGEND:	RR1	EXISTING CONTOUR	VOL	VOLUME
VW	PROPOSED CONTOUR	PG	PAGE	VEHICULAR NON-ACCESS
EGTVE	VARIABLE WIDTH	VNAE	VSCE	EASEMENT
DE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT			
DE	DRAINAGE EASEMENT			
NTS	NOT TO SCALE	ROW		RIGHT OF WAY
R	RADIUS	FFE		FINISHED FLOOR ELEVATION
C	CENTERLINE	BSL		BUILDING SETBACK LINE
ESMT	EASEMENT	FOUND 1/2" IRON PIN		UNLESS OTHERWISE NOTED
DPR	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS	SET IRON PIN WITH CDS MUERY YELLOW CAP		UNLESS OTHERWISE NOTED
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS	7,000		LOT SQUARE FOOTAGE
①	TESORO RIDGE SUBDIVISION VOLUME 9661, PAGES 53-57, DPR			

KEY LEGEND:

- (A) LOT 901, BLOCK 10 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.145 ACRE) PERMEABLE
- (B) LOT 902, BLOCK 10 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.062 ACRE) PERMEABLE
- (C) LOT 901, BLOCK 11 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.429 ACRE) PERMEABLE
- (D) LOT 902, BLOCK 11 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.173 ACRE) PERMEABLE
- (E) LOT 901, BLOCK 12 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.217 ACRE) PERMEABLE
- (F) LOT 904, BLOCK 11 PRIVATE STREET (4.431 ACRE) NON PERMEABLE
- (G) LOT 903, BLOCK 11 10' DRAIN EASEMENT (0.245 ACRE) NON PERMEABLE

SEE SHEET 3 OF 4

MATCH

GENERAL NOTES:
1. SET 1/2" IRON RODS 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 HEREON ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
4. LOTS 901 & 902, BLOCK 10, LOTS 901 & 902, BLOCK 11, AND LOT 901, BLOCK 12 ARE GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENTS.
5. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0280F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
6. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
7. STORM WATER DETENTION IS REQUIRED FOR THIS PLAT AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 8, N.C.B. 14050, TESORO RIDGE SUBDIVISION, RECORDED IN VOLUME 9661, PAGE 55 (PLAT # 070464).
8. THIS PLAT IS SUBJECT TO A MASTER TREE PLAN (AP # 2376711) WHICH REQUIRES COMPLIANCE BY THE OWNER OF THE PROPERTY WITH THE BOARDFIRE, AND FIRE DEPARTMENT, AND THE CONTRACTOR, 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 TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477K.

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.
WASTEWATER EDU NOTE:
THE NUMBER OF WATER 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 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.

PIPE FLOW 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 THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE MET DURING CONSTRUCTION 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-SECTIONS OF THE DRAINAGE EASEMENTS SHALL BE PERMITTED. THROUGH THE USE OF THE DRAINAGE EASEMENTS, THE CITY 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 IMPEDED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

Maintenance Note:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SUMMIT AT LOOKOUT ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. THIS PLAT IS SUBJECT TO BEING DIVIDED TO: BLOCK 10, LOTS 901, 902 AND 903, BLOCK 11, LOTS 901, 902, AND 904 & BLOCK 12, LOT 901.

PRIVATE STREET DESIGNATION
LOT 904, BLOCK 11, N.C.B. 14050, IS A PRIVATE STREET AND IS DESIGNATED AS AN INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

KEY LEGEND:

- (A) LOT 901, BLOCK 10 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.145 ACRE) PERMEABLE
- (B) LOT 902, BLOCK 10 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.062 ACRE) PERMEABLE
- (C) LOT 901, BLOCK 11 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.429 ACRE) PERMEABLE
- (D) LOT 902, BLOCK 11 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.173 ACRE) PERMEABLE
- (E) LOT 901, BLOCK 12 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.217 ACRE) PERMEABLE
- (F) LOT 904, BLOCK 11 PRIVATE STREET (4.431 ACRE) NON PERMEABLE
- (G) LOT 903, BLOCK 11 10' DRAIN EASEMENT (0.245 ACRE) NON PERMEABLE

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

SAWS NOTE:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE DEPARTMENT) HAS BEEN GRANTED THE RIGHT OF INGRESS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION SYSTEMS LOCATED ON THIS PLAT AS AN "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 MAINTAINING THE APPURTENANCES TO THE EASEMENT, AND THE EQUIPMENT 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 RIGHT TO REMOVE FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS ANY APPURTENANCES 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 AREAS.

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE DEPARTMENT) HAS BEEN GRANTED THE RIGHT OF INGRESS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION SYSTEMS LOCATED ON THIS PLAT AS AN "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 MAINTAINING THE APPURTENANCES TO THE EASEMENT, AND THE EQUIPMENT 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 RIGHT TO REMOVE FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS ANY APPURTENANCES 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 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 PAID BY THE OWNER OF THE EASEMENT. NO CHARGE SHALL BE MADE FOR THE REMOVAL OF CPS EQUIPMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THE CITY DOES NOT ENDORSE, ALTER, OR USE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR DRAINAGE APPROVED 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 EASEMENTS.

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.

