

LOCATION MAP
NOT-TO-SCALE

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 DEDICATED 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.

LEGEND		VOL	
BLK	BLOCK	PG	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS EASEMENT	PG	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION NEW CITY BLOCK	PG	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	PG	SET 1/2" IRON ROD (PD)-ROW
NCB	NEW CITY BLOCK	PG	FINISHED FLOOR ELEVATION
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	PG	ZERO LOT LINE
---	EXISTING CONTOURS	1234.56	
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	STREET NAME LIMITS		
---	CENTERLINE		

PLAT NUMBER 19-11800008
SUBDIVISION PLAT ESTABLISHING
DOMINION HEIGHTS, PHASE IA
(PUD)

BEING A 18.551 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-41, 901-903 & 999, BLOCK 44, LOTS 1-24, & 904, BLOCK 45 BEING ALL OF A 17.579 ACRE TRACT OF LAND RECORDED IN VOLUME 17609, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, 0.011 OF AN ACRE OUT OF LOT 20, BLOCK 21 OF THE DOMINION HOMEOWNERS ASSOCIATION SUBDIVISION RECORDED IN VOLUME 9600, PAGE 15 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.811 OF AN ACRE OUT OF THE REMAINDER OF A 67.942 ACRE TRACT RECORDED IN VOLUME 18271, PAGE 2114 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE LUDOVIC COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4043, IN NEW CITY BLOCK 16385, IN THE CITY OF SAN ANTONIO, 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 | TPPLS FIRM REGISTRATION #10028800

DATE OF PRINT: May 13, 2019

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLE.

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:
 DOMINION HOMEOWNERS ASSOCIATION
 20 DOMINION DRIVE
 SAN ANTONIO, TEXAS 78257
 (210) 698-1232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, A.D. 20____.

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER:
 ANTONIO BRUNET
 AGORA ASSETS LC
 8 DOMINION DRIVE, UNIT 102
 SAN ANTONIO, TEXAS 78257
 (210) 698-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO BRUNET 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 _____ DAY OF _____, A.D. 20____.

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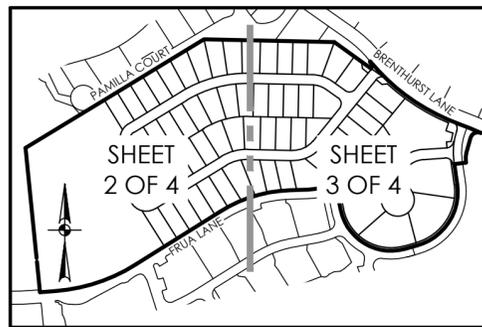
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

 LICENSED PROFESSIONAL ENGINEER

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



INDEX MAP
SCALE: 1"= 400'

- 1 5' WATER EASEMENT
- 2 10' WATER EASEMENT
- 3 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 4 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5 12' SANITARY SEWER EASEMENT
- 6 VARIABLE WIDTH DRAINAGE EASEMENT (0.709 ACRES)
- 7 12' SANITARY SEWER EASEMENT (OFF-SITE)(0.011 OF AN ACRE)
- 8 5' ELECTRIC EASEMENT
- 9 10' UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT
- 10 28' ELECTRIC EASEMENT (OFF-SITE)(0.811 ACRES)
- 11 VARIABLE WIDTH CLEAR VIEW EASEMENT
- 12 10' DRAINAGE EASEMENT
- 13 5' DRAINAGE EASEMENT
- 14 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT (OFF-SITE)(0.011 ACRES)
- 15 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT (OFF-SITE)(0.141 ACRES)
- 16 LOT 1, BLOCK 21, NCB 16385 ENCLAVE AT THE DOMINION (PUD) (VOL 9559, PG 135, DPR)
- 17 LOT 17, BLOCK 21, NCB 16385 ENCLAVE AT THE DOMINION (PUD) (VOL 9565, PG 178, DPR)
- 18 LOT 19, BLK 21, NCB 16385 ENCLAVE AT THE DOMINION (PUD) (VOL 9559, PG 135, DPR)
- 19 LOT 20, BLK 21, NCB 16385 DOMINION HOMEOWNERS ASSOCIATION (VOL 9600, PG 15, DPR)
- 20 LOT 18, BLK 21, NCB 16385 ENCLAVE AT THE DOMINION (PUD) (VOL 9559, PG 135, DPR)
- 21 LOT 999, BLK 50, NCB 16385 (FRUA LANE) LUCCHESI VILLAGE (PUD) (VOL 9721, PG 153, DPR)
- 22 UNPLATTED 67.942 ACRES AGORA ASSETS LC (VOL 18271, PG 2114, OPR)
- 23 REMAINING PORTION OF LOT 1, BLK 28, NCB 16385 INDEPENDENCE VILLAGE AT DOMINION, PHASE I (VOL 9563, PG 132, DPR)
- 24 LOT 18, BLOCK 21, NCB 16385 ENCLAVE AT THE DOMINION (PUD) (VOL 9559, PG 135, DPR)

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OWNER/DEVELOPER:
 ANTONIO BRUNET
 R/A DOMINION DEVELOPMENT PROPERTIES, LLC
 8 DOMINION DRIVE, UNIT 102
 SAN ANTONIO, TEXAS 78257
 (210) 698-3000

STATE OF TEXAS
COUNTY OF BEXAR

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 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ DOMINION HEIGHTS, PHASE IA (PUD) _____ 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____.

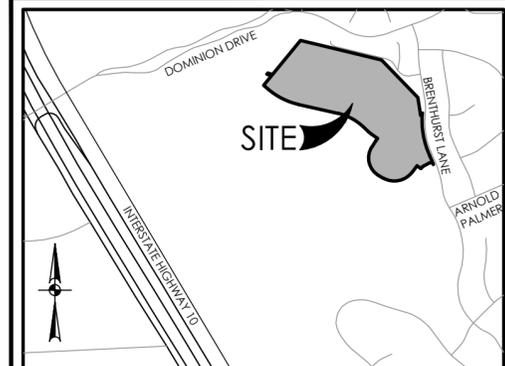
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NUMBER 19-11800008

**SUBDIVISION PLAT ESTABLISHING
DOMINION HEIGHTS, PHASE IA
(PUD)**

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LICENSED PROFESSIONAL ENGINEER

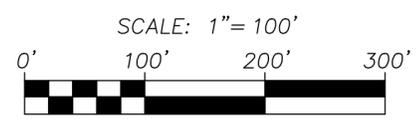
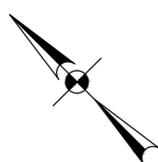
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REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE 'A' - SEE SHEET 3 OF 4



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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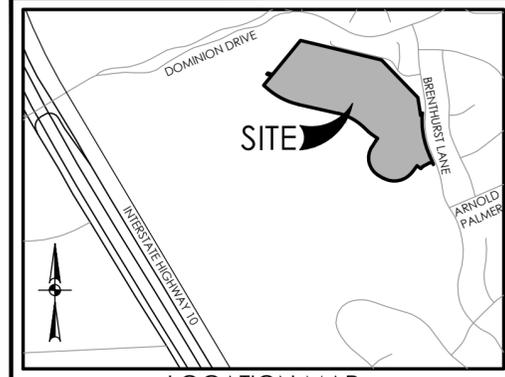
BY: _____ CHAIRMAN

BY: _____ SECRETARY

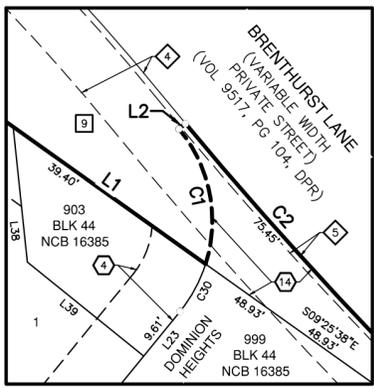
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SUBDIVISION PLAT ESTABLISHING
DOMINION HEIGHTS, PHASE IA
(PUD)

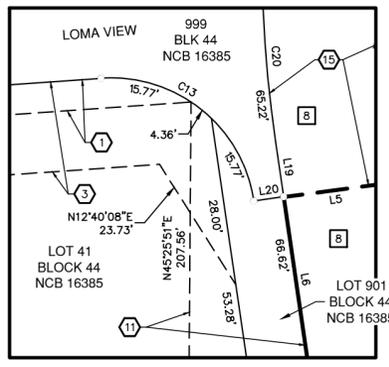
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LOCATION MAP
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DETAIL 1
SCALE: 1"= 20'



DETAIL 2
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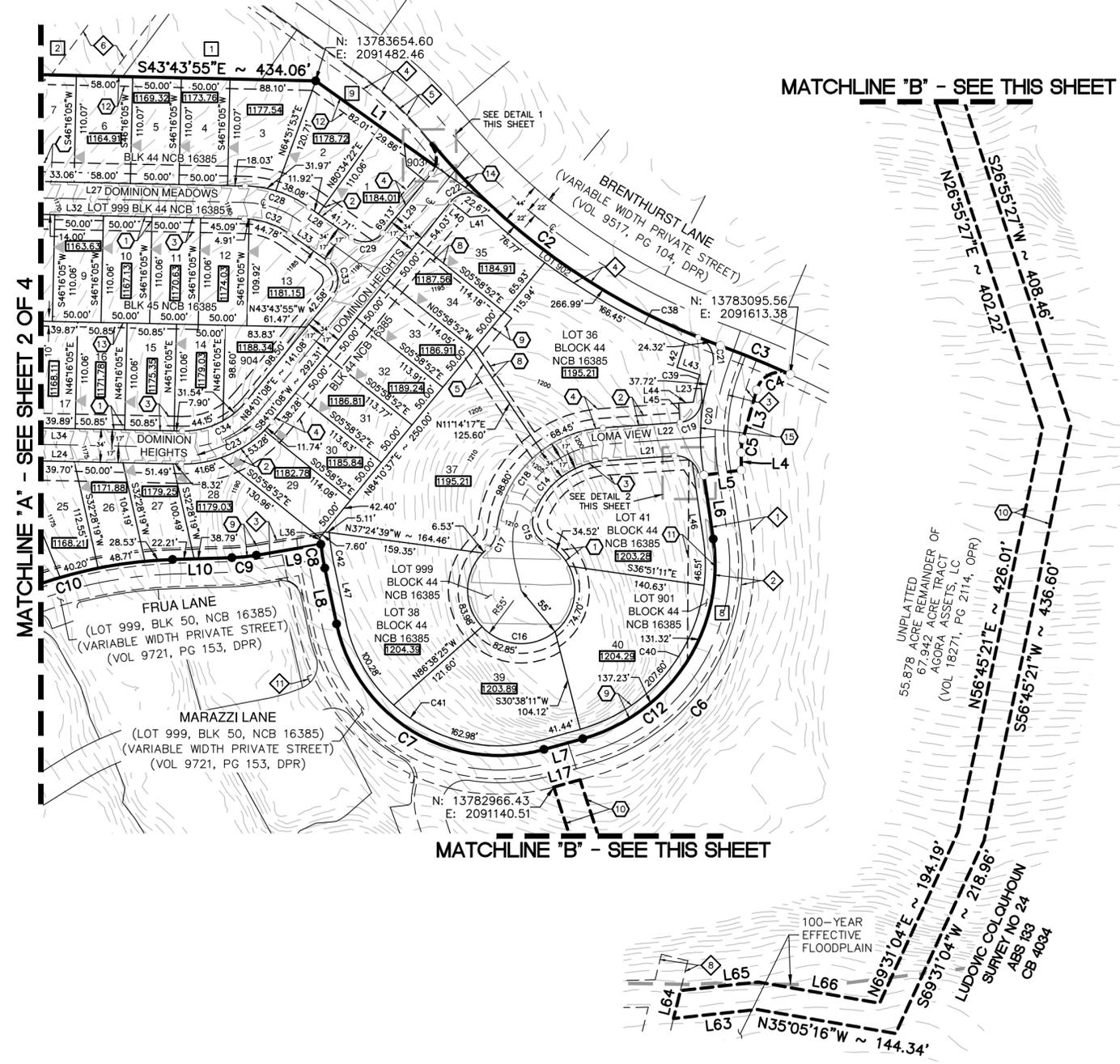
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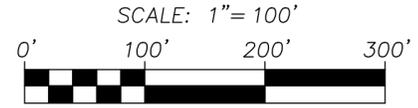
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REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE "B" - SEE THIS SHEET

MATCHLINE "B" - SEE THIS SHEET



SCALE: 1"= 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

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STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO BRUNET 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF DOMINION HEIGHTS, PHASE IA (PUD) 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

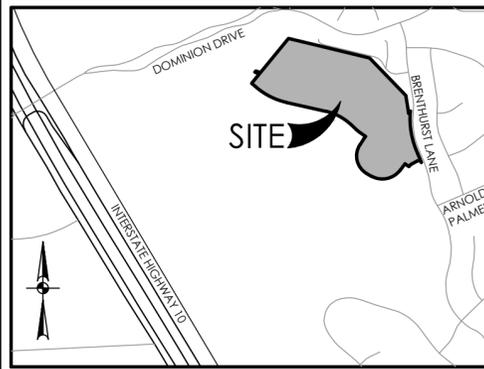
BY: _____ SECRETARY

DOMINION HEIGHTS, PHASE IA (PUD) Civil Job No. 5845-97; Survey Job No. 9185-11 DATE: 5/13/2019 10:44 AM USER: ID: Akrington FILE: P:\5845-97\Design\Civil\Print\584597.dwg

PLAT NUMBER 19-11800008

SUBDIVISION PLAT ESTABLISHING DOMINION HEIGHTS, PHASE IA (PUD)

BEING A 18.551 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-41, 901-903 & 999, BLOCK 44, LOTS 1-24, & 904, BLOCK 45 BEING ALL OF A 17.579 ACRE TRACT OF LAND RECORDED IN VOLUME 17609, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, 0.011 OF AN ACRE OUT OF LOT 20, BLOCK 21 OF THE DOMINION HOMEOWNERS ASSOCIATION SUBDIVISION RECORDED IN VOLUME 9600, PAGE 15 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.811 OF AN ACRE OUT OF THE REMAINDER OF A 67.942 ACRE TRACT RECORDED IN VOLUME 18271, PAGE 2114 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE LUDOVIC COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4043, IN NEW CITY BLOCK 16385, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE

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:
DOMINION HOMEOWNERS ASSOCIATION
20 DOMINION DRIVE
SAN ANTONIO, TEXAS 78257
(210) 698-1232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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:
ANTONIO BRUNET
AGORA ASSETS LC
8 DOMINION DRIVE, UNIT 102
SAN ANTONIO, TEXAS 78257
(210) 698-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO BRUNET 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

LICENSED PROFESSIONAL ENGINEER

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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 44, NOB 16385, 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 44, NOB 16385 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE 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.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0115E, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. 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.

CLOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC AND APPROVED BY FEMA ON JANUARY 23, 2018 (CASE NO. 17-06-3966F). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR

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

NON-RESIDENTIAL FINISHED FLOOR ELEVATION

CITY ONLY FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE. IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT ENCROACHMENTS:

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 OF INGRESS AND EGRESS OVER THE GRANITOR'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.

ZERO LOT LINE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

SURVEYOR'S NOTES:

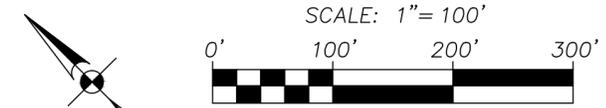
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S09°25'38"E	151.26'
L2	S84°43'12"E	1.41'
L3	S60°37'40"W	52.62'
L4	S44°20'52"W	18.17'
L5	S52°36'34"E	38.80'
L6	S36°42'03"W	66.56'
L7	N60°34'30"W	41.44'
L8	N33°06'54"E	58.96'
L9	N54°37'37"W	67.20'
L10	N46°48'22"W	61.01'
L11	N49°32'23"W	52.84'
L12	N39°18'33"E	8.01'
L13	N39°20'03"E	94.77'
L14	N70°35'42"W	41.15'
L15	N39°16'02"E	12.76'
L16	S70°35'42"E	41.17'
L17	S60°34'21"E	28.03'
L19	S36°42'03"W	9.42'
L20	S53°17'58"E	5.00'
L21	N49°01'17"W	71.42'
L22	S49°01'17"E	79.58'
L23	S35°50'15"E	1.75'
L24	N43°43'55"W	149.50'
L25	N76°25'37"W	277.51'
L26	S76°25'37"E	206.57'
L27	S43°43'55"E	209.09'
L28	S09°25'38"E	53.63'
L29	N84°01'08"W	78.74'
L31	N76°25'37"W	206.40'
L32	N43°43'55"W	209.09'
L33	N09°25'38"W	48.69'
L34	S43°43'55"E	149.50'
L35	S76°25'37"E	277.13'
L36	N36°22'43"E	7.00'
L38	S39°01'08"W	22.72'
L39	S05°58'52"E	24.94'
L40	S05°58'52"E	25.00'
L41	S50°58'52"E	17.87'
L42	S62°37'34"W	27.24'
L43	N27°22'26"W	24.41'
L44	N49°01'17"W	15.24'
L45	N40°58'43"E	20.00'
L46	S36°42'03"W	81.29'
L47	N33°06'54"E	58.96'
L48	S23°03'58"W	128.13'
L49	N401°3'36"W	24.79'
L50	N84°45'38"E	63.17'
L51	S72°03'47"E	95.10'
L52	S72°03'47"E	92.49'
L53	N84°45'38"E	67.36'
L54	S35°55'26"W	121.68'
L55	S60°08'14"W	29.26'
L56	S20°59'13"W	15.86'
L57	S54°36'56"W	39.05'
L58	S00°30'53"E	29.69'
L59	S49°17'55"E	19.33'
L60	S20°41'04"W	5.66'
L61	N85°53'24"W	46.12'
L63	N51°10'47"W	86.72'
L64	N58°53'31"E	29.81'
L65	S51°10'47"E	80.45'
L66	S35°05'16"E	126.66'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	24.00'	057°10'49"	N33°52'12"E	22.97'	23.95'
C2	694.59'	030°15'10"	S09°50'47"E	362.51'	366.75'
C3	978.00'	004°33'12"	S22°41'46"E	77.70'	77.72'
C4	25.00'	098°57'10"	N69°53'45"W	38.01'	43.18'
C5	50.00'	016°16'48"	S52°29'16"W	14.16'	14.21'
C6	214.00'	075°04'39"	S81°53'11"W	260.78'	280.41'
C7	171.00'	093°41'23"	N13°43'48"W	249.49'	279.62'
C8	286.00'	004°57'55"	N35°35'51"E	24.78'	24.79'
C9	186.00'	007°49'16"	N50°43'00"W	25.37'	25.39'
C10	464.00'	030°23'37"	N62°00'10"W	243.26'	246.14'
C11	586.00'	027°39'35"	N63°22'11"W	280.15'	282.89'
C12	186.00'	082°43'28"	S78°03'46"W	245.82'	268.55'
C13	24.00'	085°43'19"	N06°09'37"W	32.65'	35.91'
C14	84.00'	065°53'53"	N81°58'13"W	91.37'	96.61'
C15	24.00'	083°10'00"	S23°29'50"W	31.86'	34.84'
C16	55.00'	294°23'04"	S50°53'38"E	59.60'	282.59'
C17	24.00'	046°31'40"	N73°02'04"E	18.96'	19.49'
C18	118.00'	081°12'29"	N89°37'31"W	153.60'	167.25'
C19	24.00'	077°10'10"	S87°36'20"E	29.94'	32.32'
C20	214.00'	027°33'39"	S50°28'52"W	101.95'	102.94'
C21	25.00'	087°13'43"	S20°38'51"W	34.49'	38.06'
C22	24.00'	063°09'26"	N64°24'09"W	25.14'	26.46'
C23	117.00'	052°14'57"	N69°51'23"W	103.04'	106.69'
C24	130.00'	032°41'42"	N60°04'46"W	73.18'	74.18'
C25	57.75'	112°21'04"	N20°15'05"W	95.95'	113.24'
C26	57.75'	067°38'57"	N69°44'55"E	64.29'	68.19'
C27	418.00'	032°41'42"	S60°04'46"E	235.30'	238.53'
C28	117.00'	034°18'17"	S26°34'47"E	69.01'	70.05'
C29	24.00'	086°33'14"	S52°42'15"E	32.91'	36.26'
C30	24.00'	021°33'32"	N73°14'22"E	8.98'	9.03'
C31	384.00'	032°41'42"	N60°04'46"W	216.16'	219.12'
C32	83.00'	034°18'17"	N26°34'47"W	48.96'	49.69'
C33	24.00'	093°26'46"	N37°17'45"E	34.95'	39.14'
C34	83.00'	052°14'57"	S69°51'23"E	73.09'	75.69'
C35	164.00'	032°41'42"	S60°04'46"E	92.32'	93.58'
C36	24.00'	112°21'03"	S20°15'05"E	39.88'	47.06'
C37	24.00'	067°38'57"	S69°44'55"W	26.72'	28.34'
C38	704.60'	019°46'42"	S12°12'40"E	242.02'	243.23'
C39	224.00'	007°26'29"	S57°44'19"W	29.07'	29.09'
C40	176.00'	082°43'28"	N78°03'46"E	232.61'	254.11'
C41	161.00'	093°41'23"	S13°43'48"E	234.90'	263.27'
C42	276.00'	007°14'44"	S36°44'16"W	34.88'	34.90'
C45	274.12'	032°41'42"	N60°04'46"W	154.31'	156.42'
C46	69.75'	019°42'13"	S26°04'21"W	23.87'	23.99'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028000

DATE OF PRINT: May 13, 2019

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:
ANTONIO BRUNET
R/A DOMINION DEVELOPMENT PROPERTIES, LLC
8 DOMINION DRIVE, UNIT 102
SAN ANTONIO, TEXAS 78257
(210) 698-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO BRUNET 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ DOMINION HEIGHTS, PHASE IA (PUD) _____ 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

DOMINION HEIGHTS, PHASE IA (PUD) Civil Job No. 5845-97; Survey Job No. 9185-11 DATE: 5/13/2019 10:44 AM USER: ID: Akrington FILE: P:\5845-97\Design\Civil\Plat\19-11800008.dwg