

19-11800178

REPLAT & SUBDIVISION PLAT
ESTABLISHING

CANDLEMEADOW ENCLAVE

BEING A TOTAL OF 4.640 ACRES, ESTABLISHING LOTS 2-10, 901 & 999 BLOCK 1, AND LOTS 70-86, BLOCK 18, IN CB 5092 INCLUSIVE OF A 0.150 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, IN BEXAR COUNTY, TEXAS, A REPLAT BEING 32' DRAINAGE EASEMENT OF THE REPLAT CANDLEWOOD PARK, UNIT 15 RECORDED IN VOLUME 9553, PAGE 106 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE SAME 4.640 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P. CALLED 4.640 ACRES RECORDED IN VOLUME 14491, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, CADENA SURVEY NO. 133, ABSTRACT NO. 134, COUNTY BLOCK 5092, OF BEXAR COUNTY, TEXAS



DATE OF PREPARATION: September 11, 2019
CDS MUERY JOB 119076.00 T301

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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: DENA MACIAS
D&G PROPERTY INVESTMENTS, LLC
41590 ROWLAND CT
TEMECULA, CA 92592
(714) 356-2352

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DENA MACIAS, 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, RIVERSIDE COUNTY, CALIFORNIA

THIS PLAT OF CANDLEMEADOW 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. 20_____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, A.D. 20_____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LEGEND

| | | | |
|-----|---|--------|--------------------------------|
| AC | ACRE(S) | CL | CENTER LINE |
| BLK | BLOCK | VAR WD | VARIABLE WIDTH |
| CB | COUNTY BLOCK | ESMT | EASEMENT |
| NCB | NEW CITY BLOCK | " | REPETITIVE BEARING |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | | AND/OR DISTANCE |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | VOL | VOLUME |
| BSL | BUILDING SETBACK LINE | PG | PAGE(S) |
| | | ROW | RIGHT-OF-WAY |
| | | ● | FOUND 1/2" IRON ROD (SURVEYOR) |
| | | ● | (UNLESS NOTED OTHERWISE) |
| | | ● | SET 1/2" IRON ROD (CDS) |
| | | ● | SET 1/2" IRON ROD (CDS)-ROW |

--- 1140- --- EXISTING CONTOURS
--- 1140 --- PROPOSED CONTOURS

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 12' SANITARY SEWER EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 13' STREET ROW DEDICATION (0.150 ACRE)
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 24' AERIAL ELECTRIC, CABLE TV, TELEPHONE EASEMENT COMMENCING AT A HEIGHT OF 22 VERTICAL FEET FROM FINISH GROUND SURFACE

- 15' HUMBLE GASOLINE PRODUCTS EASEMENT (VOL 4711, PG 74, 75, OPR)
- 25' BUILDING SETBACK LINE & ELECTRICAL EASEMENT (VOL 9512, PG 145, DPR)
- 28' ELECTRIC EASEMENT (VOL 3786, PG 680, OPR)
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9553, PG 106, DPR)

- 5' TELEPHONE EASEMENT (VOL 9553, PG 106, DPR)
- 8' CLEAR VISION EASEMENT (VOL 9553, PG 106, DPR)
- 32' DRAINAGE EASEMENT (VOL 9553, PG 106, DPR)
- 15'x15' DRAINAGE EASEMENT (VOL 9553, PG 106, DPR)
- 15' DRAINAGE EASEMENT (VOL 9553, PG 106, DPR)
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9553, PG 175, DPR)
- 24'AERIAL ELECTRIC, CABLE TV, TELEPHONE EASEMENT COMMENCING AT A HEIGHT OF 22 VERTICAL FEET FROM FINISHED GROUND SURFACE (VOL 9554, PG 198, DPR)
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9553, PG 175, DPR)
- 1' VEHICULAR NON-ACCESS ESMT (VOL 9553, PG 175, DPR)
- 50' GAS PIPELINE ESMT PARCEL 2 (VOL 10228, PG 315, OPR)
- PIPELINE EASEMENT (VOL.9553, PG. 175 D.P.R.)

CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|---------|-----------|---------------|--------|--------|
| C1 | 75.00' | 10'09'47" | N63°21'38"E | 13.29' | 13.30' |
| C2 | 125.00' | 10'09'47" | N63°21'38"E | 22.14' | 22.17' |
| C3 | 23.00' | 89°57'03" | N23°28'00"E | 32.51' | 36.11' |
| C4 | 23.00' | 90°02'57" | N66°32'00"W | 32.54' | 36.15' |
| C5 | 75.00' | 10'09'47" | S63°21'38"W | 13.29' | 13.30' |
| C6 | 125.00' | 10'09'47" | S63°21'38"W | 22.14' | 22.17' |
| C7 | 10.00' | 89°58'38" | S23°27'12"W | 14.14' | 15.70' |

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N21°32'07"W | 138.33' |
| L2 | N68°26'32"E | 374.83' |
| L3 | N21°38'42"W | 162.24' |
| L4 | S21°30'31"E | 299.88' |
| L5 | S68°23'41"W | 875.60' |
| L6 | N68°26'32"E | 374.83' |
| L7 | N58°16'44"E | 50.22' |
| L8 | N68°26'32"E | 359.14' |

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L9 | N21°30'31"W | 23.02' |
| L10 | N68°26'32"E | 34.00' |
| L11 | N21°30'31"W | 76.61' |
| L12 | S68°26'32"W | 359.06' |
| L13 | S58°16'44"W | 50.22' |
| L14 | S68°26'32"W | 364.86' |

SAWS DEDICATION

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

LEGAL INSTRUMENT

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.

OPEN SPACE:

LOT 901, BLOCK 1, CB 5092 IS DESIGNATED AS OPEN SPACE, GAS PIPELINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. (PERMEABLE)

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 1, CB 5092, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 1, CB 5092, & LOT 999, BLOCK 1, CB 5092, 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.

BUILDING SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

SAWS HIGH PRESSURE NOTE:

THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL AT EACH LOT, ON THE COSTUMER'S SIDE OF THE METER, INSTALL AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE 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 GRANTOR'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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.

RESIDENTIAL FINISHED FLOOR ELEVATION:

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

CPS/SAWS/COSA UTILITY (RESIDENTIAL):

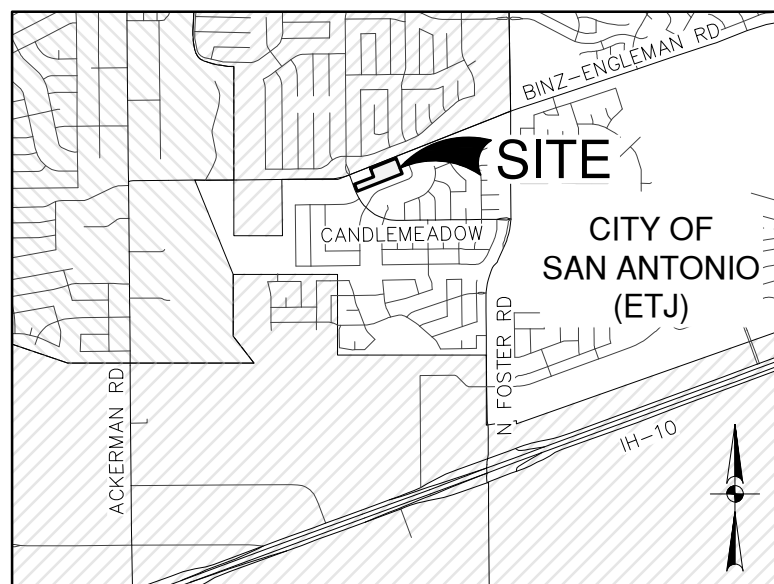
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 BUILDINGS, STRUCTURES, 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.

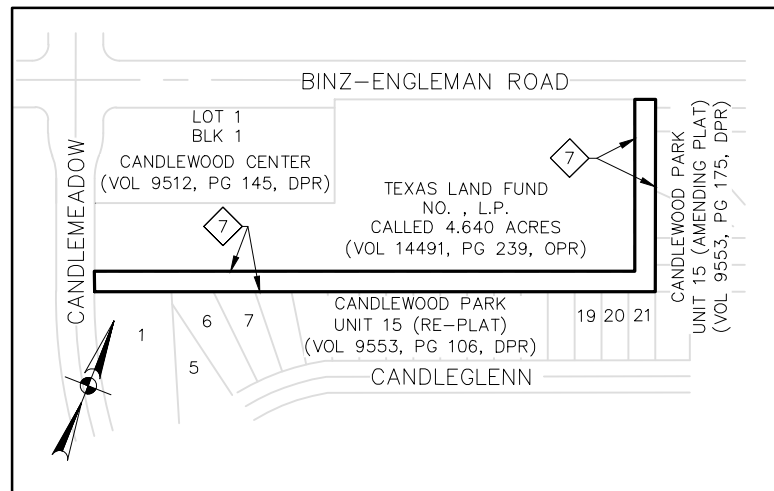
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.



LOCATION MAP

NOT-TO-SCALE

AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 300'

0.842 ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS 32' DRAINAGE EASEMENT OF THE REPLAT OF CANDLEWOOD PARK, UNIT 15 RECORDED IN VOLUME 9553, PAGES 106 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CANDLEWOOD PARK, UNIT 15 (REPLAT) WHICH IS RECORDED IN VOLUME 9553, PAGE(S) 106, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY, (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: DENA MACIAS
D&G PROPERTY INVESTMENTS, LLC
41590 ROWLAND CT
TEMECULA, CA 92592

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20_____

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE;
2. 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 CORS NETWORK;
3. DIMENSIONS SHOWN ARE SURFACE; AND
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

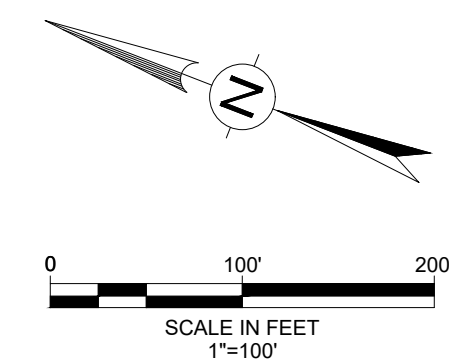
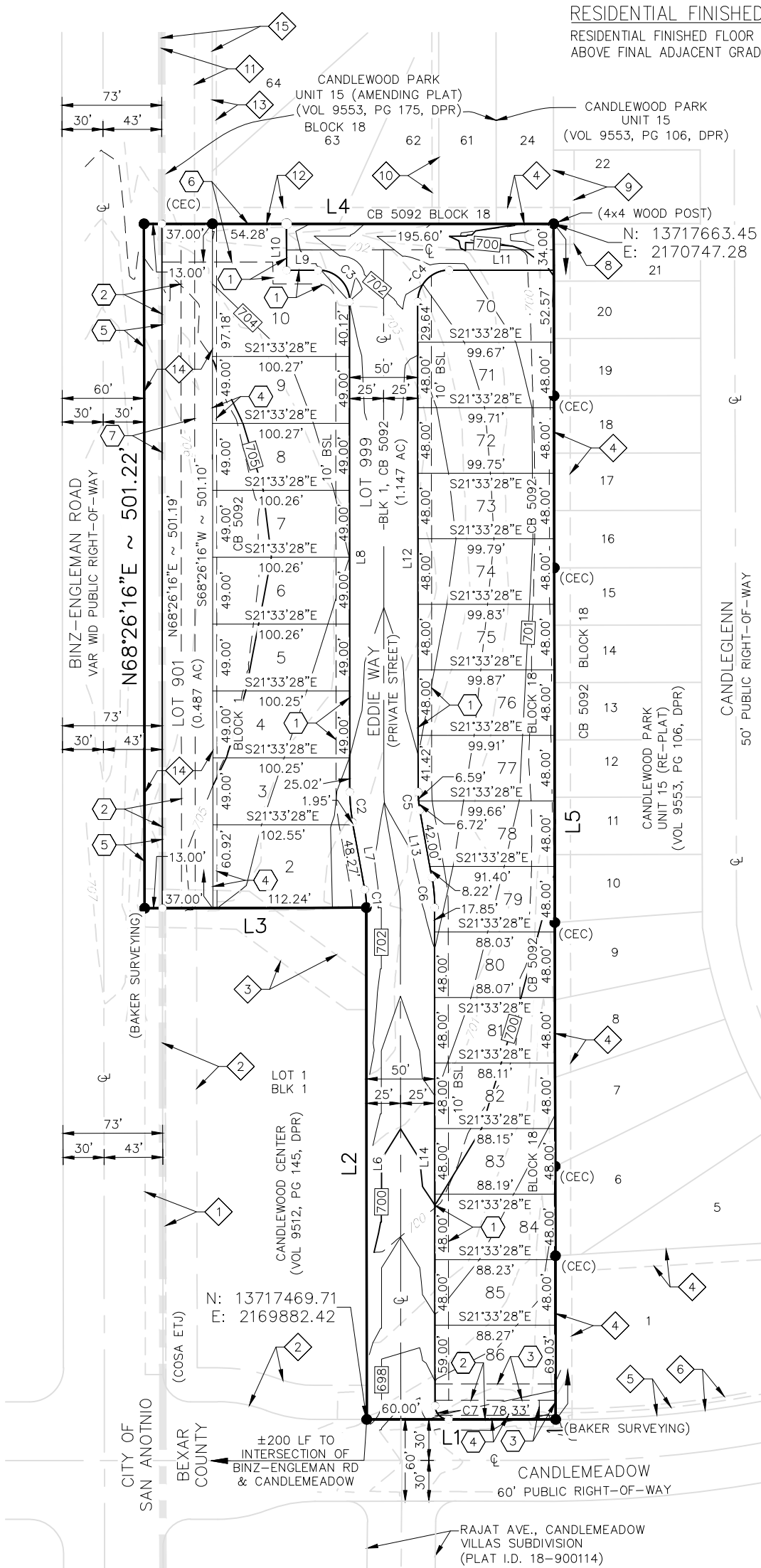
LICENSED PROFESSIONAL ENGINEER

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:

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET 1 OF 1