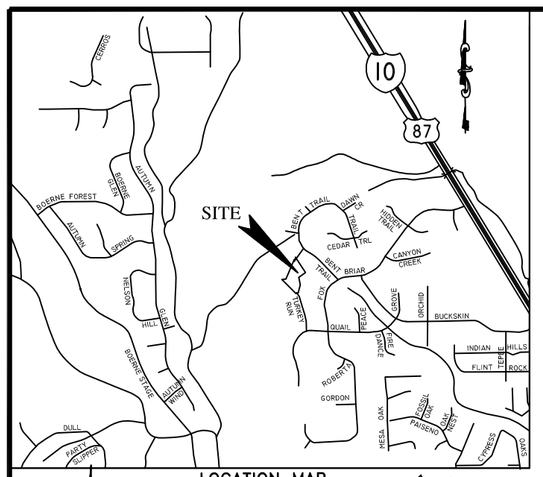
PLAT I.D. # 180010

REPLAT

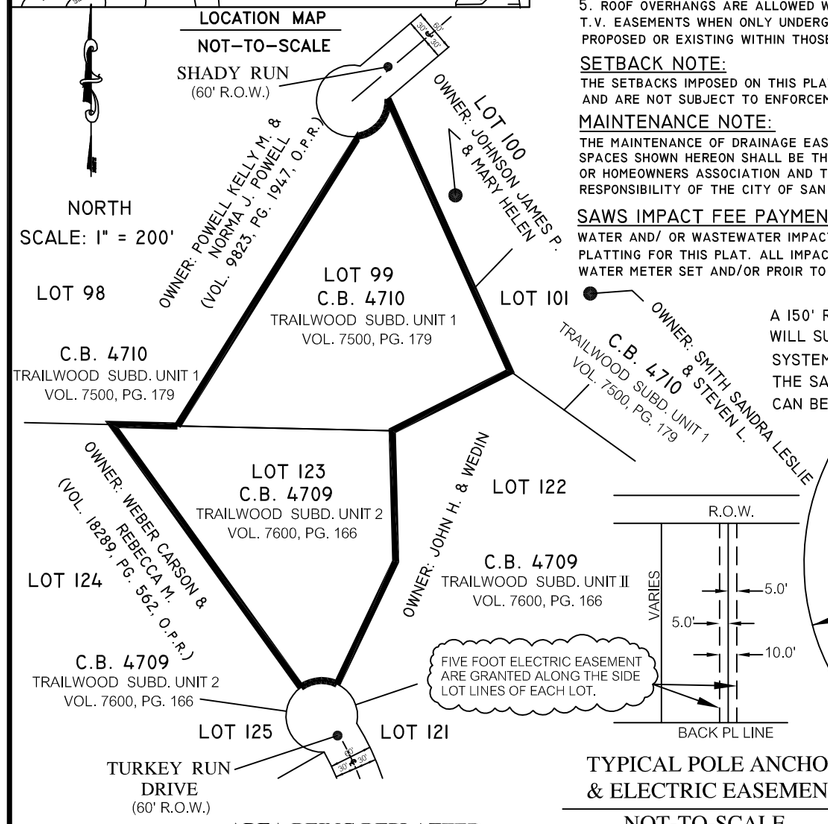
TRAILWOOD SUBDIVISION

UNIT - I AND UNIT - II

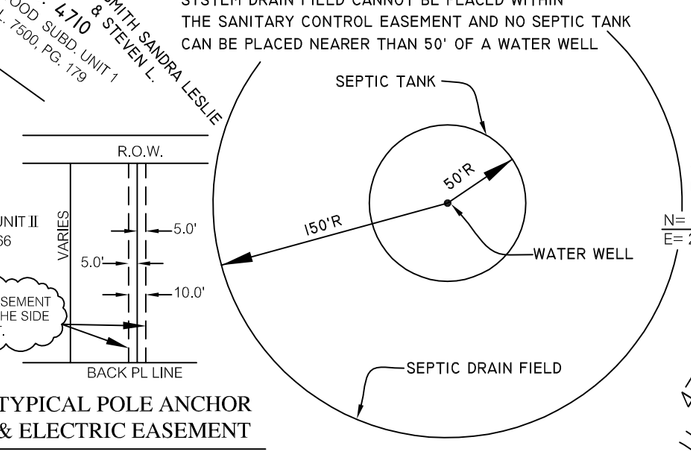
BEING A TOTAL OF 4.5113 ACRES BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOT 99, C.B. 4710, TRAILWOOD SUBDIVISION, UNIT I, RECORDED IN VOL. 7500, PG. 179, AND LOT 123, C.B. 4709, TRAILWOOD SUBDIVISION, UNIT II, RECORDED IN VOL. 7600, PG. 166, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOT 251 (1.8897 ACRES) C.B. 4710 AND LOT 250 (2.6216 ACRES), C.B. 4709, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE



A 150' RADIUS SANITARY CONTROL EASEMENT WILL SURROUND ANY WATER WELL AND SEPTIC SYSTEM DRAIN FIELD CANNOT BE PLACED WITHIN THE SANITARY CONTROL EASEMENT AND NO SEPTIC TANK CAN BE PLACED NEARER THAN 50' OF A WATER WELL



TYPICAL POLE ANCHOR & ELECTRIC EASEMENT

NOT-TO-SCALE

AREA BEING REPLATTED
THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING A TOTAL OF 4.5113 ACRES BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOT 99, C.B. 4710, TRAILWOOD SUBDIVISION, UNIT I, RECORDED IN VOL. 7500, PG. 179, AND LOT 123, C.B. 4709, TRAILWOOD SUBDIVISION, UNIT II, RECORDED IN VOL. 7600, PG. 166, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN PLATS TRAILWOOD SUBDIVISION UNITS I AND II WHICH IS RECORDED IN VOL. 7500, PG. 179 AND VOL. 7600, PG. 166, BEXAR COUNTY PLAT AND DEED RECORDS.

I (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'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE_____DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____.

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:
RAMON M. RUIZ, R.P.L.S. NO. 3976

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, 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.

REGISTERED PROFESSIONAL ENGINEER
PAUL B. HARTNETT, P.E. LIC. NO. 70956

CITY PUBLIC SERVICE NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE ENERGY 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, CONTRUCTING, 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 RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREEED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. 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.

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.

SETBACK NOTE:

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE 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.

SAWS 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

DRAINAGE EASEMENT NOTES:

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 EASEMENT, AS APPROVED, 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 AND TO DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISH FLOOR NOTE:

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

WATER WELL CERTIFICATION NOTE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

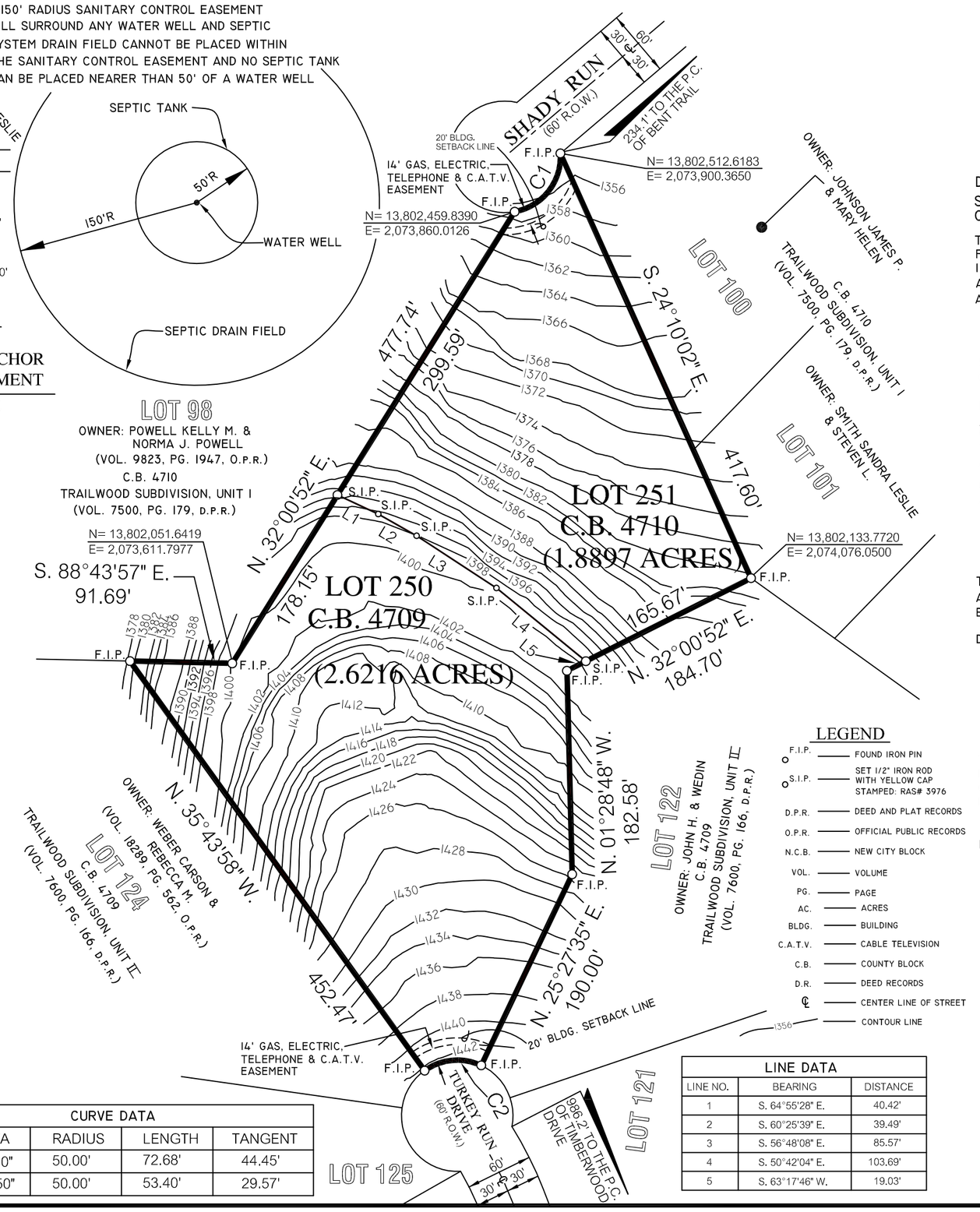
REGISTERED PROFESSIONAL ENGINEER
PAUL B. HARTNETT, P.E. LIC. NO. 70956

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE_____DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____.



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	83°16'10"	50.00'	72.68'	44.45'
C2	61°11'50"	50.00'	53.40'	29.57'

LINE DATA		
LINE NO.	BEARING	DISTANCE
1	S. 64°55'28" E.	40.42'
2	S. 60°25'39" E.	39.49'
3	S. 56°48'08" E.	85.57'
4	S. 50°42'04" E.	103.69'
5	S. 63°17'46" W.	19.03'

LEGEND

F.I.P.	FOUND IRON PIN
S.I.P.	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED: RAS# 3976
D.P.R.	DEED AND PLAT RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
N.C.B.	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
AC.	ACRES
BLDG.	BUILDING
C.A.T.V.	CABLE TELEVISION
C.B.	COUNTY BLOCK
D.R.	DEED RECORDS
℄	CENTER LINE OF STREET
1350	CONTOUR LINE

OWNER/DEVELOPER:

ROBYNN RAE SWEET
26726 TURKEY RUN
BOERNE, TX 78006
PHONE: 210-328-9031

SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 300

(IN FEET)
1 inch = 100 ft.

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 * SAN ANTONIO, TEXAS 78228
Phone: (210) 735-8514 Fax (210) 738-2835
Email: ruizandassociates@sbcglobal.net
Web: www.ruizassociatessurveying.com
Firm Registration Number: 100297-00

DATE: MAY 15, 2018

RAS JOB NO. 2017-075

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT TRAILWOOD SUBDIVISION UNITS I AND II PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IN 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: ROBYNN RAE SWEET
26726 TURKEY RUN
BOERNE, TX 78006
PHONE: 210-328-9031

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBYNN RAE SWEET 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., 2018.

BY:_____
NOTARY PUBLIC STATE OF TEXAS

THIS PLAT OF TRAILWOOD SUBDIVISION UNITS I AND II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE

DATED THIS_____DAY OF_____A.D. 20 _____.

BY:_____
CHAIRMAN

BY:_____
SECRETARY

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/ COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS_____DAY OF_____A.D. 2018

BY:_____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS