

LEGEND

- FOUND 1/2" DIAMETER STEEL PIN
- SET 1/2" STEEL PIN WITH PLASTIC CAP (MARKED ACS, INC)
- MINIMUM FINISHED FLOOR ELEVATION FOR OCCUPIABLE STRUCTURES (LOTS 5-11)
- 1249— EXISTING CONTOUR LINE (FT)
- C— RIGHT-OF-WAY CENTERLINE
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- COSA = CITY OF SAN ANTONIO
- EGTC = ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- CB = COUNTY BLOCK
- ESMT = EASEMENT
- N.T.S. = NOT TO SCALE
- B.S.L. = BUILDING SETBACK LINE

SURVEYOR NOTES/MONUMENTATION LEGEND:

- BEARING BASIS: GRID STATE PLANE COORDINATES (4204 TEXAS SOUTH CENTRAL) NAD 83 (2011) (EPOCH:2010.0000) DERIVED FROM GPS OBSERVATION TAKEN AT LATITUDE 29°41'39.790" NORTH AND LONGITUDE 98°30'12.085" WEST ON SEPTEMBER 6, 2013 AND SEPTEMBER 24, 2014, NGS OPUS SOLUTIONS FROM DJ7862, DJ7872, DF4371 AND DE6248.
- DISTANCES AND AREAS SHOWN HEREON ARE SURFACE.
- GRID TO SURFACE COMBINED FACTOR = 1.00017317
- ELEVATIONS SHOWN HEREON ARE NAVD88 (GEOID12A)
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C110G, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STATE OF TEXAS:
COUNTY OF BEXAR:

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (TIMBERWOOD PARK UNITS 50, 51 & 52) WHICH IS RECORDED IN VOLUME 9507, PAGES 173-175, BEXAR COUNTY DEED AND PLAT RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I, THE OWNER OF THE PROPERTY SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

TIMBERWOOD DEVELOPMENT CO.
BY: JASON GALE, VICE PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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.

DONALD OROIAN, M.S., P.E.
c/o ADA CONSULTING GROUP, INC.
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

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:

MICHAEL J. HARRIS, R.P.L.S.
c/o ACS SURVEYING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4381
T.B.P.L.S. FIRM REGISTRATION NO. 101691-00

CITY PUBLIC SERVICE (CPS ENERGY) NOTES:

- THE CITY OF SAN ANTONIO AS A 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 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 AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 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:
 - TO REPLACE THE PREVIOUSLY PLATTED 15' FRONT UTILITY EASEMENT WITH A 10' EGTC EASEMENT WITHIN ALL OF TIMBERWOOD PARK UNITS 50-52.
 - TO REMOVE THE PREVIOUSLY PLATTED 6' SIDE AND 6' REAR UTILITY EASEMENTS WITHIN ALL TIMBERWOOD PARK UNITS 50-52.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

GENERAL NOTES:

- 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.
- PLAT NOTES ON THIS SHEET APPLY TO EACH PAGE OF THIS MULTIPLE PAGE PLAT.

RESIDENTIAL FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S 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 INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

DRAINAGE EASEMENT NOTE:

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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

IMPACT FEE PAYMENT DUE:

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.

EDU NOTE:

THE NUMBER OF WASTEWATER 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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1335 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.

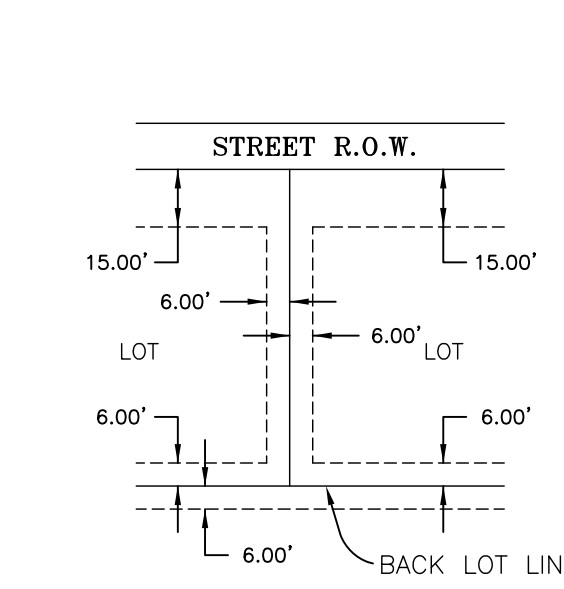
SAWS DEDICATION NOTE:

THE DEVELOPER 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.

BEXAR COUNTY MAINTENANCE NOTE:

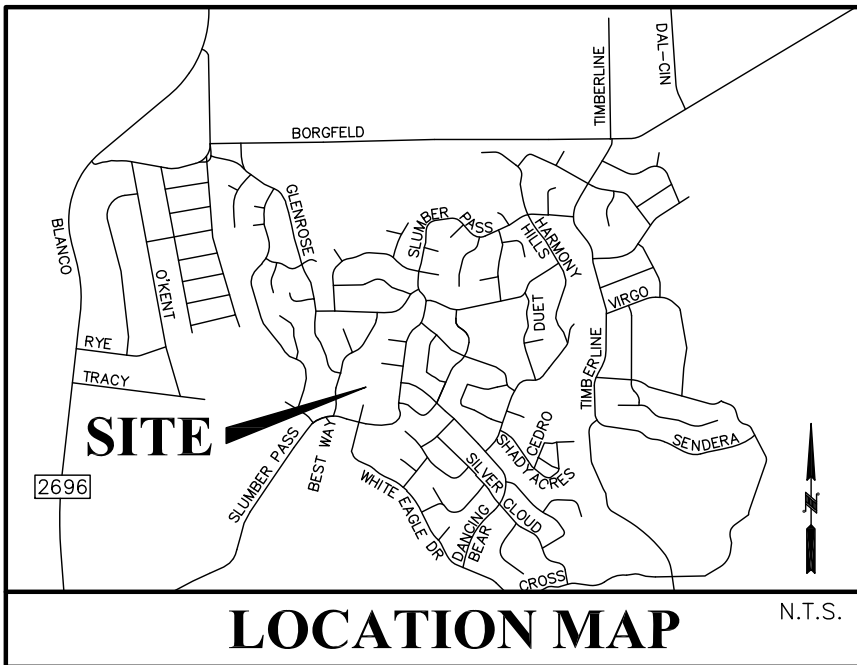
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

CURVE TABLE				
CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LENGTH
C1	140.62'	504.15'	15°58'52"	140.16'
C2	107.44'	140.00'	43°58'10"	104.82'
C3	70.11'	50.00'	80°20'09"	64.50'
C4	191.59'	50.00'	219°33'06"	94.10'
C5	65.48'	50.00'	75°02'17"	60.90'
C6	24.41'	25.00'	55°56'38"	23.45'
C7	260.48'	55.00'	271°21'11"	76.86'
C8	15.45'	25.00'	35°24'34"	15.21'
C9	151.00'	80.00'	108°08'50"	129.56'
C10	37.99'	25.00'	87°03'20"	34.44'
C11	238.04'	55.00'	247°58'32.5"	91.21'
C12	29.66'	25.00'	67°58'33"	27.95'
C13	38.00'	25.00'	87°04'57"	34.44'
C14	99.64'	564.15'	10°07'09"	99.51'
C15	174.98'	170.00'	58°58'25"	167.36'
C16	85.95'	200.00'	24°37'23"	85.29'
C17	59.78'	285.26'	12°00'26"	59.67'
C18	40.35'	300.00'	7°42'25"	40.32'



TYPICAL UTILITY EASEMENTS BEING REPLATTED





LEGEND

- FOUND 1/2" DIAMETER STEEL PIN
○ SET 1/2" STEEL PIN WITH PLASTIC CAP (MARKED ACS, INC)
MFF=XXX.X MINIMUM FINISHED FLOOR ELEVATION FOR OCCUPIABLE STRUCTURES (LOTS 5-11)
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COSA = CITY OF SAN ANTONIO B.S.L. = BUILDING SETBACK LINE
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O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

PROPERTY KEYNOTE LEGEND:

- (A) 10' B.S.L. (VOL. 9507, PG. 173, D.P.R.).
(B) 20' B.S.L. (VOL. 9507, PG. 173, D.P.R.).
(C) COMMON AREA TO BE RETAINED BY TIMBERWOOD DEVELOPMENT CO. COMMON AREA TO BE USED FOR SEPTIC SYSTEM LEACHING FIELDS FOR LOTS IN UNITS 50-52. (VOL. 9507, PG. 173, D.P.R.).
(D) 10' B.S.L. (VOL. 9507, PG. 174, D.P.R.).
(E) 20' B.S.L. (VOL. 9507, PG. 174, D.P.R.).
(F) COMMON AREA TO BE RETAINED BY TIMBERWOOD DEVELOPMENT CO. COMMON AREA TO BE USED FOR SEPTIC SYSTEM LEACHING FIELDS FOR LOTS IN UNITS 50-52. (VOL. 9507, PG. 175, D.P.R.).
(G) 10' B.S.L. (VOL. 9507, PG. 175, D.P.R.).
(H) 20' B.S.L. (VOL. 9507, PG. 175, D.P.R.).
(I) 40' B.S.L. (VOL. 9507, PG. 175, D.P.R.).
(J) COMMON AREA TO BE RETAINED BY TIMBERWOOD DEVELOPMENT CO. COMMON AREA TO BE USED FOR SEPTIC SYSTEM LEACHING FIELDS FOR LOTS IN UNITS 50-52. (VOL. 9507, PG. 175, D.P.R.).
(K) 25' DRAINAGE EASEMENT
(L) 10' PRIVATE DRAINAGE EASEMENT
(M) 12' PRIVATE DRAINAGE EASEMENT
(N) 13' PRIVATE DRAINAGE EASEMENT
(O) VARIABLE WIDTH CLEAR VISION EASEMENT
(P) 28' DRAINAGE EASEMENT

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.

DONALD OROIAN, M.S., P.E.
c/o ADA CONSULTING GROUP, INC.
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

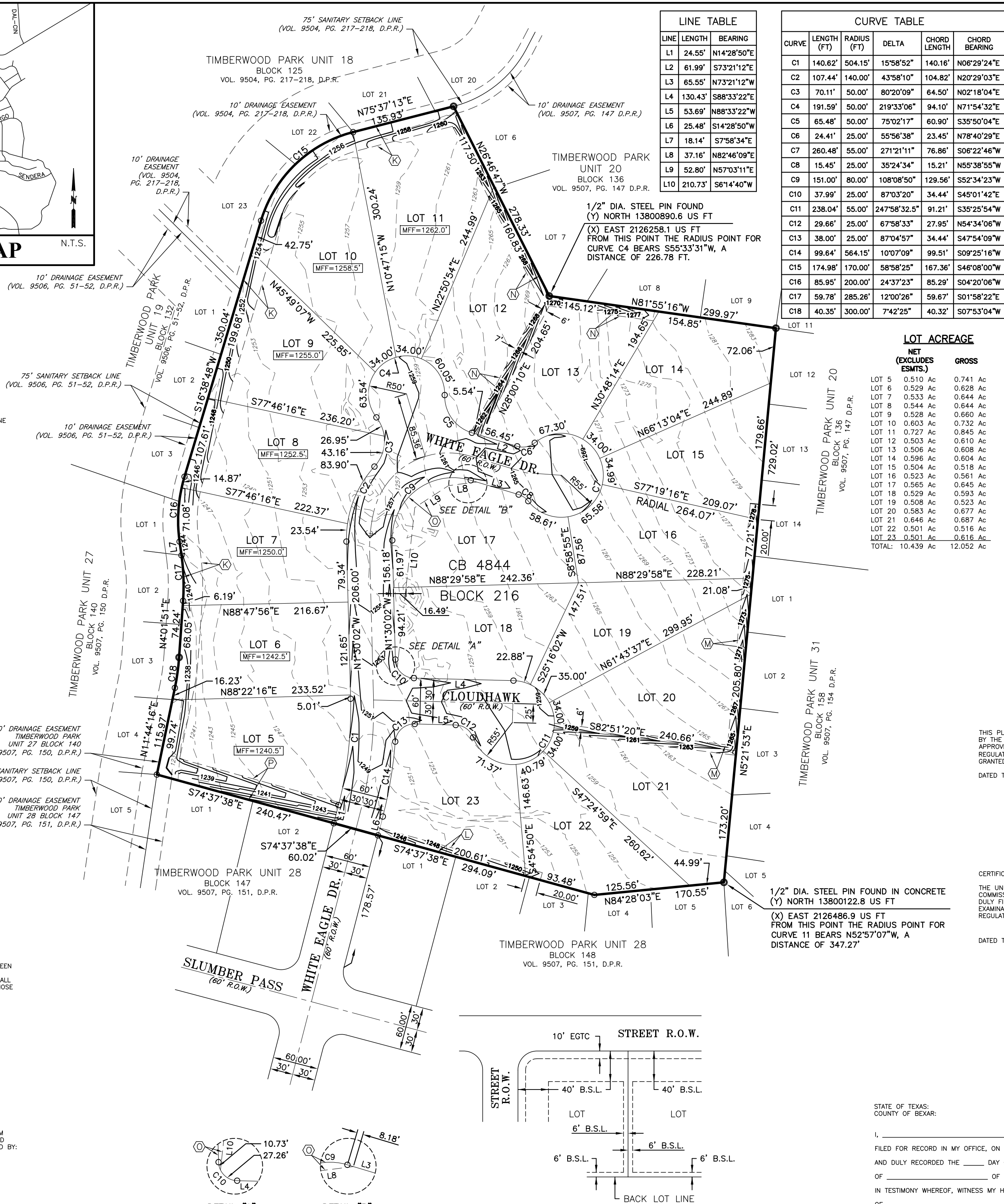
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COUNTY OF BEXAR:

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:

MICHAEL J. HARRIS, R.P.L.S.
c/o ACS SURVEYING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4381
T.B.P.L.S. FIRM REGISTRATION NO. 101691-00

DRAWN BY: ADRIAN LONGORIA c/o ADA CONSULTING GROUP, INC.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW REVIEW UNDER THE AUTHORITY OF DONALD OROIAN, P.E. (TX 90244) ADA CONSULTING GROUP, INC. TYPE FIRM NO. F-3512 DATE 10-23-2017 IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION, BIDDING AND PERMITTING.

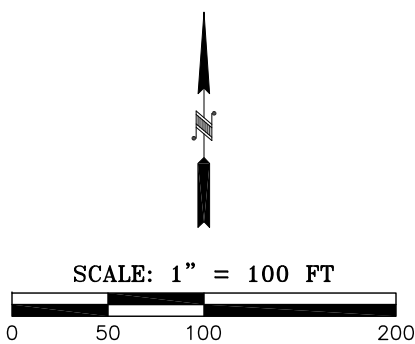


PLAT NO. 160137

REPLAT ESTABLISHING:

TIMBERWOOD PARK UNIT 65

BEING 13.77 ACRES, BEING ALL OF TIMBERWOOD PARK UNITS 50-52, RECORDED IN VOLUME 9507, PAGES 173-175, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



ADA CONSULTING GROUP, INC.

TEXAS REGISTERED ENGINEERING FIRM NO. F-3512
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX, 78216
(210) 340-5670 WWW.ADACG.COM

ADACG PROJECT No. 482-08

DATE: OCTOBER 23, 2017

OWNER/DEVELOPER:

TIMBERWOOD DEVELOPMENT CO.
15315 SAN PEDRO AVE.
SAN ANTONIO, TX 78232

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.

STATE OF TEXAS:
COUNTY OF BEXAR:

TIMBERWOOD DEVELOPMENT CO.
BY: JASON GALE, VICE PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON GALE, 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 _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT OF TIMBERWOOD PARK UNIT 65 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 ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF _____ A.D. 2017.

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.

DATED THIS ____ DAY OF _____ A.D. 20____

BY: COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: COUNTY CLERK, BEXAR COUNTY, TEXAS

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 ____ DAY OF _____ A.D. 20____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. 20____ AT ____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. ____

BY: COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY