

PLAT NO. 130397

SUBDIVISION PLAT ESTABLISHING
ELM VALLEY U2

BEING A TOTAL OF 7.134 ACRES, LOT 19 THRU 45 BLOCK 4, LOT 1
THRU 8 BLOCK 5, N.C.B. 15258, OUT OF N.C.B. 15258 BLOCK
LOT P378, 31.89 ACRES & P37C, BEXAR COUNTY, SAN ANTONIO,
TEXAS.

SCALE: 1"=100'

Klove
ENGINEERING
Site Development Engineering Services
Firm No. 11042
11710 WARFIELD STREET, SAN ANTONIO, TEXAS 78216
www.kloveengineering.com (210) 485-5683

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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:
ELM VALLEY SUBDIVISION, LTD.
GENE LIGUORI
13423 BLANCO RD. #250
SAN ANTONIO, TEXAS 78216

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. _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF _____ ELM VALLEY U2 _____ HAS BEEN SUBMITTED
AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES,
IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND
REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE
HAVE BEEN GRANTED.

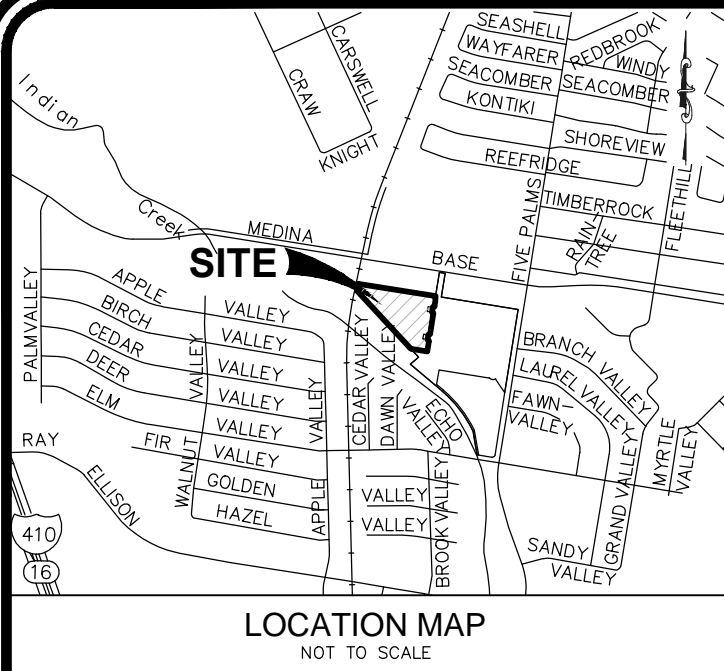
DATED THIS ____ DAY OF _____ A.D. _____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____
DAY OF _____ A.D. ____ AT ____ M. AND DULY RECORDED THE
____ DAY OF _____ A.D. ____ AT ____ M. IN THE DEED AND
AND PLAT 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. ____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1



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 1,500 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
MARSHALL.

UNPLATTED
5.698 AC. TRACT, P-100
N.C.B. 15217
(ABANDONED RAILROAD
EASEMENT)
OWNER: HEIRS OF JOHN D
HOLTON JR, ETAL

LACKLAND AIR FORCE
BASE SPUR LINE
(100' R.O.W.)

10' SANITARY
SEWER EASEMENT
VOL. 5300, PG. 93

LEGEND

— 609 —	EXISTING CONTOUR
Ac.	ACRES
B.S.L.	BUILDING SETBACK LINE
D.P.R.	DEED AND PLAT RECORDS
G.E.T.V.E.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT
ESM'T.	EASEMENT
EX.	EXISTING
N.C.B.	NEW CITY BLOCK
N.T.S.	NOT TO SCALE
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT-OF-WAY
R.P.R.	REAL PROPERTY RECORDS
BLK.	BLOCK
— — — — —	PROPERTY LINE
— — — — —	EXISTING EASEMENT
— — — — —	PROPOSED EASEMENT
●	CALCULATION POINT
PRBCT	REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
DPBCT	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.L.S.	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.

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
SUPERVISION BY: ELIZONDO & ASSOCIATES, LLC PO BOX 672, HELOTES,
TX 78023 (210) 375-4128

ENRIQUE C. ELIZONDO NO. 6386

CPS NOTES:

1. 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.
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.

FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

GENERAL NOTES:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93).
3. (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).
4. IRON PINS FOUND OR SET AT EACH CORNER.

DRAINAGE NOTES:

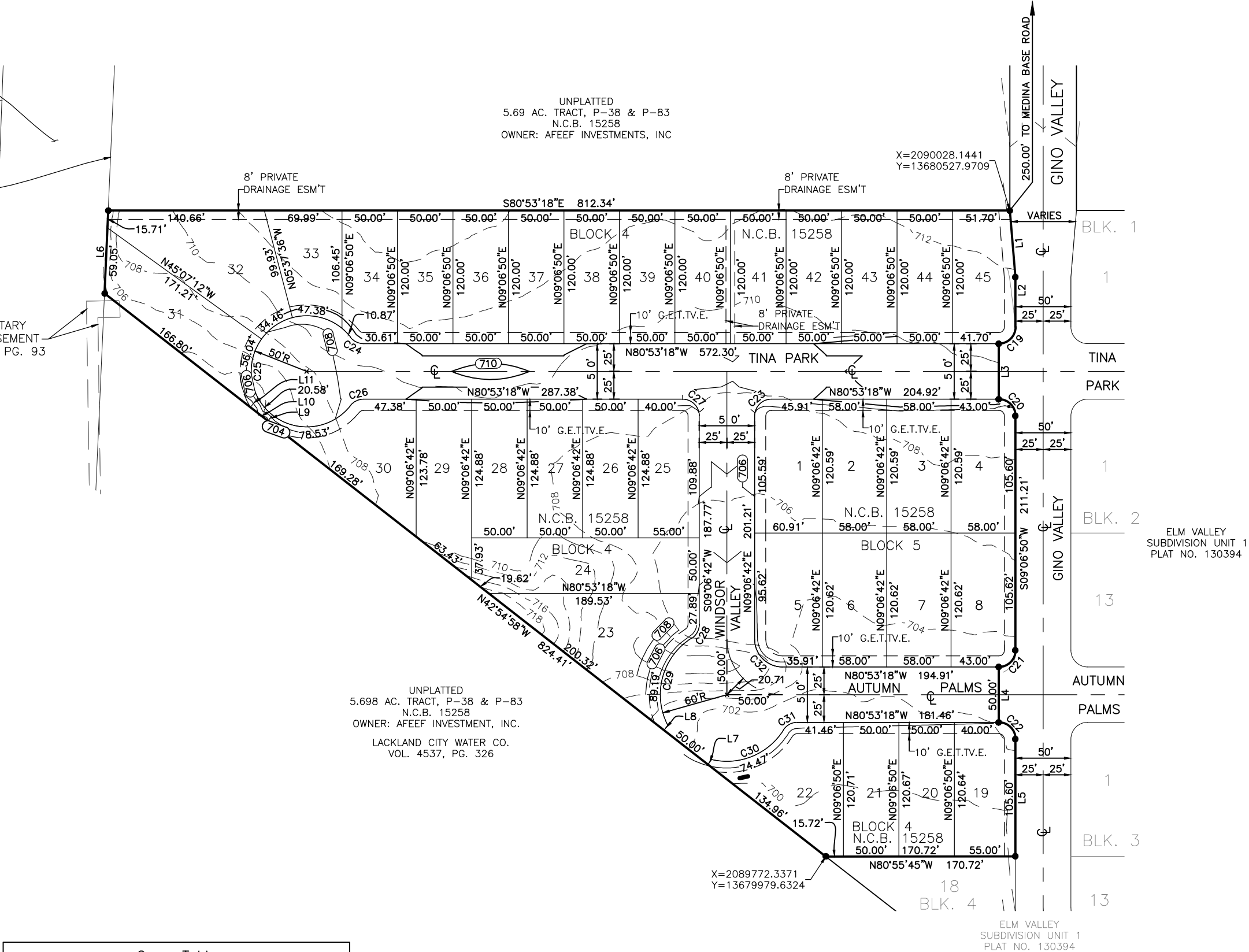
1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED 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 MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT WATER SURFACE ELEVATION.

EDU NOTE:

1. THE NUMBER OF 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.

IMPACT FEE NOTE:

1. WATER AND 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.



Curve Table					
Curve #	Length	Radius	Delta	Tangent	Bearing
C19	23.56'	15.00'	090°	15.00'	S54°06'46"W
C20	23.56'	15.00'	090°	15.00'	S35°53'14"E
C21	23.56'	15.00'	090°	15.00'	S54°06'46"W
C22	23.56'	15.00'	090°	15.00'	S35°53'14"E
C23	23.56'	15.00'	090°	15.00'	N54°06'42"E
C24	13.62'	15.00'	052°	7.32'	N54°52'42"W
C25	247.87'	50.00'	284°	39.04'	S09°06'42"W
C26	13.62'	15.00'	052°	7.32'	N73°06'06"E
C27	23.56'	15.00'	090°	15.00'	S35°53'18"E
C28	15.12'	15.00'	058°	8.28'	S37°59'46"W
C29	89.19'	60.00'	085°	55.15'	S24°17'40"W
C30	74.47'	60.00'	071°	42.89'	N76°54'04"E
C31	15.12'	15.00'	058°	8.28'	N70°13'38"E
C32	39.27'	25.00'	090°	25.00'	N35°53'18"W
C41	89.19'	60.00'	085°	55.15'	S24°17'40"W

Parcel Line Table		
Line #	Length	Direction
L1	60.15'	S04°20'45"W
L2	45.06'	S09°06'50"W
L3	50.00'	S09°06'55"W
L4	50.00'	S09°06'55"W
L5	105.60'	S09°06'50"W
L6	74.76'	N11°38'02"E
L7	5.46'	N47°05'02"E
L8	5.46'	S47°05'02"W
L9	6.61'	S47°05'02"W
L10	20.00'	N42°54'58"W
L11	10.78'	S47°05'02"W