

## PLAT NUMBER 140355

SUBDIVISION PLAT  
OF  
MILLER RANCH UNIT 6B

A 10.125 ACRE TRACT OF LAND OUT OF A 97.94 ACRE TRACT DESCRIBED IN DEED TO SIVAGE INVESTMENTS, LTD. RECORDED IN VOLUME 11457, PAGE 511 AND SIVAGE COMMUNITY DEVELOPMENT, INC. RECORDED IN VOLUME 11457, PAGE 724 AND VOLUME 12357, PAGE 1320. ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE J. CHAPPEL SURVEY NO. 322, ABSTRACT 590, COUNTY BLOCK 5094 AND THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT 743, COUNTY BLOCK 5098 IN BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



**PAPE-DAWSON**  
ENGINEERS  
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: February 26, 2015

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: JOE C. HERNANDEZ  
KB HOME LONE STAR, INC.  
4800 FREDERICKSBURG RD  
SAN ANTONIO, TEXAS 78229  
(210) 349-1111

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE C. HERNANDEZ 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 26 DAY OF FEBRUARY, A.D. 2015.

Meghan J. Grace  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

## 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

THIS PLAT OF MILLER RANCH UNIT 6B 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

STATE OF TEXAS  
COUNTY OF BEXAR

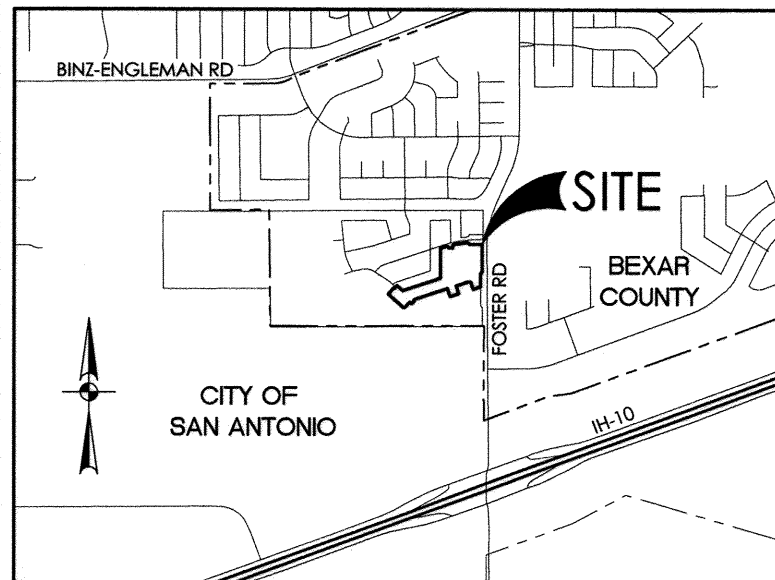
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

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

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_ ON PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

LOCATION MAP  
NOT-TO-SCALE

- LEGEND**
- ACRE(S)
  - BLK BLOCK
  - BSL BUILDING SETBACK LINE
  - CB COUNTY BLOCK
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - DR DRAINAGE
  - ESMT EASEMENT
  - ELEC ELECTRIC
  - GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
  - NCB NEW CITY BLOCK
  - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
  - PR PRIVATE
  - VOL VOLUME
  - VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
  - PG PAGE(S)
  - ROW RIGHT-OF-WAY
  - VAR WID VARIABLE WIDTH
  - CLV CLEAR VISION
  - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET 1/2" IRON ROD (PD)
  - 1234.56 MIN. FINISHED FLOOR ELEVATION PER FLOODPLAIN
  - -685--- EXISTING CONTOURS
  - -705--- PROPOSED CONTOURS
  - EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN
  - ① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ② 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ③ 10' BUILDING SETBACK LINE

## SETBACK NOTE:

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.

## 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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

## EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) 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:

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

## C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS 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 BURNING 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 THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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, CHANGE, 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.
- 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, 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.

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 BY: PAPE-DAWSON ENGINEERS, INC.

## 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 EASEMENTS, 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

## FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

## PUBLIC WORKS STORM WATER:

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.

LOT 901  
BLK 17  
OPEN SPACE  
PERMEABLE  
(0.01 AC)

3' ROW DEDICATION  
(0.025 AC)

1' VNAE  
SO°28'11"E

FOSTER RD  
(VAR WID RIGHT-OF-WAY)  
(60' MIN)

305.82' (DRE)

SO°33'47"E

193.96'

1' VNAE

VAR WID CLV ESMT  
(0.024 AC)

1' VNAE

VAR WID CLV ESMT  
(0.006 AC)

(SEE DETAIL "B" THIS SHEET)

VAR WID CLV ESMT  
(0.003 AC)

(SEE DETAIL "C" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.003 AC)

(SEE DETAIL "C" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

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(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

## 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.

## SAWS HIGH PRESSURE NOTE:

A PORTION OF 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 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.

## SAWS ACCESS 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.

## 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.

LOT 901  
BLK 17  
OPEN SPACE  
PERMEABLE  
(0.01 AC)

3' ROW DEDICATION  
(0.025 AC)

1' VNAE  
SO°28'11"E

FOSTER RD  
(VAR WID RIGHT-OF-WAY)  
(60' MIN)

305.82' (DRE)

SO°33'47"E

193.96'

1' VNAE

VAR WID CLV ESMT  
(0.024 AC)

1' VNAE

VAR WID CLV ESMT  
(0.006 AC)

(SEE DETAIL "B" THIS SHEET)

VAR WID CLV ESMT  
(0.003 AC)

(SEE DETAIL "C" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.003 AC)

(SEE DETAIL "C" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

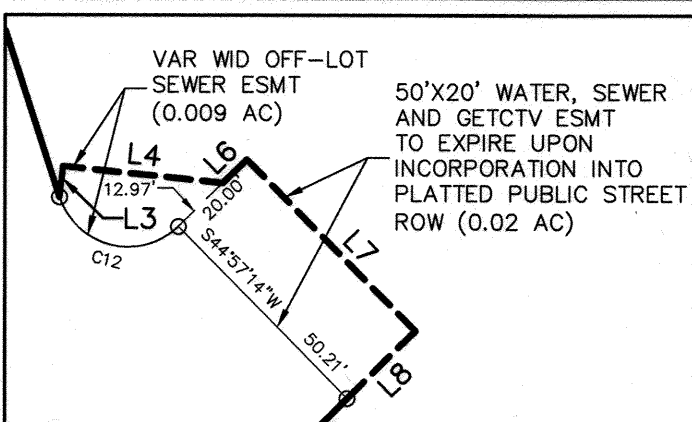
(SEE DETAIL "D" THIS SHEET)

1' VNAE

VAR WID CLV ESMT  
(0.001 AC)

(SEE DETAIL "D" THIS SHEET)

1' VNAE

DETAIL "A"  
NOT-TO-SCALE

BEXAR COUNTY MAINTENANCE NOTE:  
BEXAR COUNTY WILL NOT MAINTAIN 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.

## CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

## OPEN SPACE NOTE:

LOT 901, BLOCK 17, CB 5094 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT.

LINE #	BEARING	LENGTH
L1	S44°19'20"W	29.35'
L2	N10°36'23"W	22.76'
L3	S84°35'11"E	6.51'
L4	S5°24'49"W	33.52'
L5	S41°31'00"W	71.16'
L6	S45°02'46"E	7.03'
L7	S44°57'14"W	50.21'
L8	N45°02'46"W	20.00'
L9	N48°29'00"W	9.34'
L10	S41°31'00"W	100.00'
L11	S87°00'14"W	14.51'
L12	N41°31'00"E	110.17'
L13	S48°29'00"E	8.55'
L14	N41°31'00"E	50.00'

LINE #	BEARING	LENGTH
L15	N71°29'39"E	36.24'
L16	N89°37'43"E	50.00'
L17	N0°46'34"W	24.14'
L18	N89°09'13"E	171.71'
L19	N45°36'23"W	103.54'
L20	S0°24'43"W	69.17'
L21	N89°35'17"W	10.00'
L22	N0°24'43"E	78.82'
L23	N45°36'23"W	17.37'
L24	N54°32'21"W	15.00'
L25	N26°38'17"W	21.55'
L26	N41°31'00"E	63.14'
L27	N0°28'11"W	308.84'
L28	N31°34'11"W	43.37'

MEGHAN J. GRACE  
Notary Public, State of Texas  
My Commission Expires  
August 25, 2016

