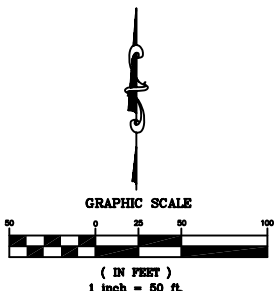




- : FOUND 1/2" STEEL ROD
- : SET 1/2" STEEL ROD
W/YELLOW CAP MARKED
RPLS 5286
- : BARBED WIRE FENCE
- : WOOD FENCE
- ⌚ : POWER POLE
- ⊙ : WELL
- ⊙ : WATER TANK



LINE TABLE		
LINE	LENGTH	BEARING
L1	68.68	N63°11'48"E
L2	34.37	N30°40'19"E
L3	17.65	S62°02'31"E
L4	99.63	N31°06'29"E
L5	87.21	S34°22'58"E

DAVID R DOBBS, SR
UNPLATTED
LOT P-51A & P-51B
C.B. 4007

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.

[illegible]

WASTEWATER 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 DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THE PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/ OR SEWER SERVICE.

COSA PUBLIC WORKS/ STORM WATER:
FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL 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.

NOTES:

1) BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND.

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

SURVEYOR'S NOTES:

3) BEARINGS SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.

SUBDIVISION PLAT ESTABLISHING
CALDWELL SUBDIVISION

BEING A 0.8360 ACRE TRACT OF LAND OUT OF AND PART OF A CALLED TRACT 1 BEING A 1.94 ACRE TRACT AND A CALLED TRACT 2 BEING A 3.1 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, AS RECORDED IN DEED VOLUME 2434, PAGE 1729-1733, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

14030 S. US. HIGHWAY 181
SAN ANTONIO, TEXAS 78223



BARRERA LAND SURVEYING
TBPLS FIRM No. 101830-00
1319 MARCH AVE., SUITE 102
SAN ANTONIO, TEXAS 78214
(210) 444-9023 OFFICE (210) 444-9479 FAX
(210) 837-4328 CELL
dbinsatx@yahoo.com

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:

JAMES CALDWELL JR & ELIZABETH CALDWELL
14030 US HIGHWAY 181,
SAN ANTONIO, TX 78223

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

CERTIFICATE OF APPROVAL: THIS MINOR PLAT 14030 S. US HIGHWAY 181 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. 20

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

THIS PLAT OF 14030 S. US HIGHWAY 181 HAS BEEN
SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN
REVIEWED BY THE DIRECTOR OF BEXAR COUNTY DEVELOPMENT
SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR
LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE
EXCEPTION(S) HAVE BEEN GRANTED.

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

BY: _____
DIRECTOR OF _____ DEVELOPMENT SERVICES

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. _____
AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ 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. _____,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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:

DAVID BARRERA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.

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.

NAME _____
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. _____

Date: Aug 12, 2014, 9:32am
File: S:\bbs-drawings\2014\14030 US 181\dwg\ACAD-14030 US 181.dwg