

### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE (2.122 ACRES) BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 7, NCB 16051, 16' SANITARY SEWER EASEMENT, 12' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT & 25X9' SANITARY SEWER EASEMENT OF THE TAUSCH FARMS UNIT-1A RECORDED IN VOLUME 9633, PAGES 77 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY OF THE TAUSCH FARMS UNIT 1B & 1D RECORDED IN VOLUME 9639, PAGES 125-127 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TAUSCH FARMS UNIT-1A, PLAT NO. 070316 WHICH IS RECORDED IN VOLUME 9633, PAGE(S) 77, BEXAR COUNTY PLAT AND DEED RECORDS, AND PLAT TAUSCH FARMS UNIT 1B & 1D, PLAT NO. 110195 WHICH IS RECORDED IN VOLUME 9639, PAGE(S) 125-127, BEXAR COUNTY PLAT AND DEED 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(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/DEVELOPER: IAN CUDE, ASSISTANT SECRETARY  
BY: CHIEF OF TEXAS, INC.  
A DELAWARE CORPORATION,  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
211 N LOOP 1604 E, SUITE 130  
SAN ANTONIO, TX 78232  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

ALLISON NAGELBERG  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires  
November 14, 2017

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

ALLISON NAGELBERG  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/14/17

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.

SHAUNA L. WEAVER  
LICENSED PROFESSIONAL ENGINEER  
89512

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.

DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
4251

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COUNTY OF BEXAR

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**C.P.S. NOTES:**  
1. 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 DISCLOSED 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, HANDING 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. 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.

**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.

**SETBACK NOTE:**  
SETBACKS IMPOSED ON THE 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 PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TAUSCH FARMS UNIT 1C SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE TAUSCH FARMS HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 102

**FINISHED FLOOR NOTE:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO 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.

**OPEN SPACE NOTE:**  
LOT 901, BLOCK 102, CB 4449 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE AND ACCESS EASEMENT.

**LEGEND**

AC ACRE(S)  
BLK BLOCK  
CB COUNTY BLOCK  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
ESMT EASEMENT  
NCB NEW CITY BLOCK  
VOL VOLUME  
PG PAGE(S)

OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS  
ROW RIGHT-OF-WAY  
VAR WID VARIABLE WIDTH  
FOUND 1/2" IRON ROD  
SET 1/2" IRON ROD (PD)  
SET 1/2" IRON ROD (PD)-ROW

EXISTING CONTOURS  
PROPOSED CONTOURS  
BEXAR COUNTY LINE  
MINIMUM FINISHED FLOOR ELEVATION

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
VARIABLE WIDTH CLEAR VISION EASEMENT  
16' SANITARY SEWER EASEMENT  
10' BUILDING SETBACK  
20' BUILDING SETBACK  
2' LANDSCAPE EASEMENT (NOT-TO-SCALE)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9639, PG 125-127 DPR)  
10' BUILDING SETBACK (VOL 9639, PG 125-127 DPR)  
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2' LANDSCAPE EASEMENT (VOL 9639, PG 125-127 DPR)  
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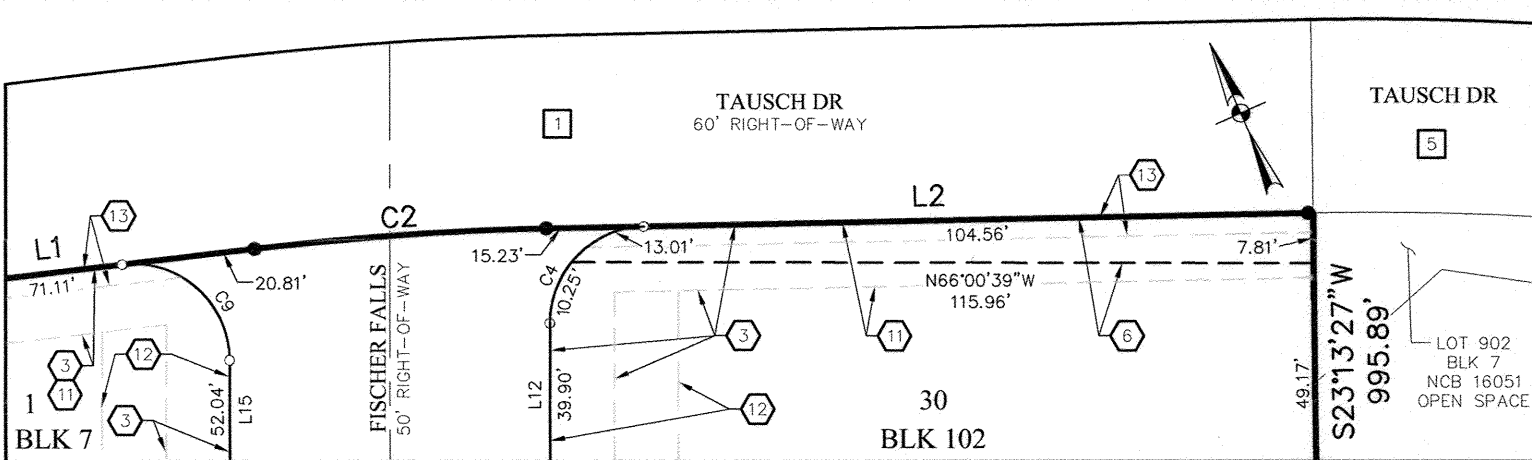
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20' BUILDING SETBACK (VOL 9639, PG 125-127 DPR)  
2' LANDSCAPE EASEMENT (VOL 9639, PG 125-127 DPR)  
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TAUSCH FARMS UNIT 3C (PLAT NO. CP201412)

10' BUILDING SETBACK TAUSCH FARMS UNIT 3C (PLAT NO. CP201412)  
20' BUILDING SETBACK TAUSCH FARMS UNIT 3C (PLAT NO. CP201412)  
16' SANITARY SEWER EASEMENT (VOL 9633, PG 77 DPR)  
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9639, PGS 125-127 DPR)  
3' LANDSCAPE AND VEHICLE NON-ACCESS EASEMENT (SHOWN NOT-TO-SCALE) (VOL 9644, PGS 132 DPR)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9639, PG 125-127 DPR)  
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10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TAUSCH FARMS UNIT 3C (PLAT NO. CP201412)



### LEGEND CONTINUED

1 TAUSCH FARMS UNIT 1B & 1D (VOL 9639, PGS 125-127 DPR)  
2 TAUSCH FARMS UNIT 3C (PLAT NO. CP201412)  
3 TAUSCH FARMS UNIT 3A (VOL 9665, PGS 50-51 DPR)  
4 TAUSCH FARMS UNIT 2A (VOL 9644, PGS 132 DPR)  
5 TAUSCH FARMS UNIT-1A (VOL 9633, PGS 77 DPR)  
6 LOT 901, BLOCK 7, NCB 16051 (VOL 9633, PGS 77 DPR)

7 16' SANITARY SEWER EASEMENT (VOL 9633, PGS 77 DPR)  
8 12' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT (VOL 9633, PGS 77 DPR)  
9 25X9' SANITARY SEWER EASEMENT (VOL 9633, PGS 77 DPR)  
10 16' SANITARY SEWER EASEMENT EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL 9639, PGS 125-127 DPR)

SAWS NOTE:  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT

SAWS HIGH PRESSURE NOTE:  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

OWNER: AMERICAN SPECTRUM INVESTMENTS, LLC  
12.841 ACRE TRACT  
AS PER CITY ORDINANCE 79037

OWNER: GRACE POINT CHUR