

PLAT NUMBER 150037

REPLAT ESTABLISHING SENDERO RANCH UNIT 1C

BEING A 9.041 ACRE TRACT OF LAND ESTABLISHING LOT 182, AND LOT 183, BLOCK 1, C.B. 4900, BEXAR COUNTY, TEXAS, THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, VOLUME 9551, PAGES 218, APRIL 13, 2015

A PLANNED UNIT DEVELOPMENT

Kimley»Horn

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San Antonio, Texas 78216 TBPLS FIRM #10193973 www.kimley-horn.com

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.

BY: *Anthony J. Frankowiak* *Brenda Frankowiak*
ANTHONY J. FRANKOWIAK BRENDA FRANKOWIAK

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTHONY J. FRANKOWIAK AND BRENDA FRANKOWIAK KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20TH DAY OF APRIL, 2015

Loretta M. Rodriguez
LORETTA M. RODRIGUEZ
Notary Public, State of Texas
My Commission Expires July 30, 2016

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WERE PREVIOUSLY PLATTED ON PLAT, SENDERO RANCH UNIT 1B, WHICH IS RECORDED IN VOLUME 9551, PAGE 218, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF APRIL 13, 2015 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.

BY: *Anthony J. Frankowiak* *Brenda Frankowiak*
ANTHONY J. FRANKOWIAK BRENDA FRANKOWIAK

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20TH DAY OF APRIL, 2015

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTHONY J. FRANKOWIAK AND BRENDA FRANKOWIAK KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20TH DAY OF APRIL, 2015

Loretta M. Rodriguez
LORETTA M. RODRIGUEZ
Notary Public, State of Texas
My Commission Expires July 30, 2016

THIS MINOR PLAT SENDERO RANCH UNIT 1C HAS BEEN SUBMITTED TO THE BEXAR COUNTY 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 ____, 2015.

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

THIS PLAT OF SENDERO RANCH UNIT 1C 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 AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____, 2015.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 ____, 2015 AT ____ M., AND DULY RECORDED

THE ____ DAY OF ____, 2015 AT ____ M., IN THE RECORDS OF

____ OF SAID COUNTY, IN BOOK VOLUME ____ ON

PAGE ____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____

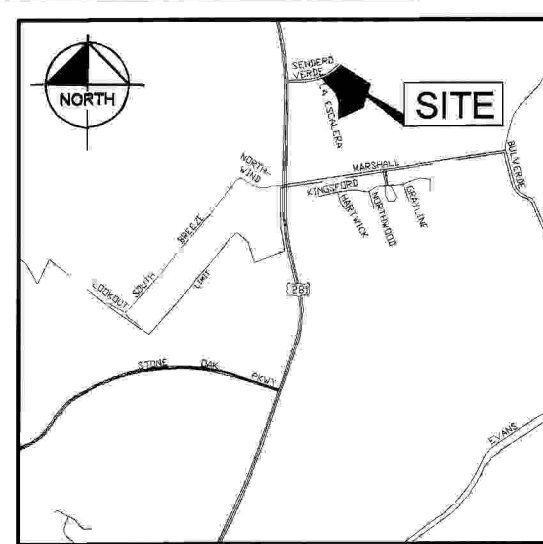
DAY OF ____, 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

Sheet No.

1 OF 1



LOCATION MAP
NOT TO SCALE

9.041 ACRES
LOT 170, BLOCK 1, C.B. 4900
SENDERO RANCH UNIT 1B
VOL.9551, PG.218 DEED AND PLAT
RECORDS, BEXAR COUNTY TEXAS

AREA BEING REPLATTED
THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION
SCALE 1"=200'

THE 9.041-ACRE AREA BEING
REPLATTED WAS PREVIOUSLY
PLATTED AS LOT 170, BLOCK 1, C.B.
4900 OF SENDERO RANCH UNIT 1B,
RECORDED IN VOLUME 9551, PAGES
218, DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS.

SURVEYOR NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 5/8" IRON ROD "KHA" MARKED CAP, UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. CONSTRUCTION OR DEVELOPMENT OF ANY KIND WITHIN THE 100-YEAR FLOOD PLAIN IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR.
6. EACH LOT CONTAINS A MINIMUM OF ONE (1) ACRE OF NON-EASEMENT AREA.
7. SLOPS DO NOT EXCEED 20% IN THE BUILDING SITE AREA FOR THE LOT WITH IN THIS REPLAT.
8. BEXAR COUNTY SOIL SURVEY FROM UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) INDICATES THAT THE SOIL (TARRANT TYPE) IN THIS SUBDIVISION IS NOT SUITABLE FOR CONVENTIONAL ON SITE SEPTIC SYSTEMS.

LEGEND

- IRFC IRON ROD FOUND
- IRSC 5/8" IRON ROD W/ "KHA" CAP SET
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT OF WAY
- N.C.B. NEW CITY BLOCK
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT OF WAY
- 1100- EXISTING CONTOURS

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:

James W. Russell
JAMES W. RUSSELL, P.L.S. (4230)
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.

Stephen C. Gose
STEPHEN C. GOSE, P.E. (95682)
LICENSED PROFESSIONAL ENGINEER

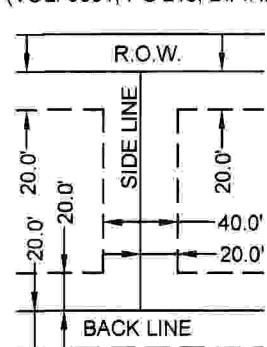
SAWS NOTES:

1. 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 WASTEWATER SERVICE CONNECTION.
2. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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.

SAWS AQUIFER NOTE:

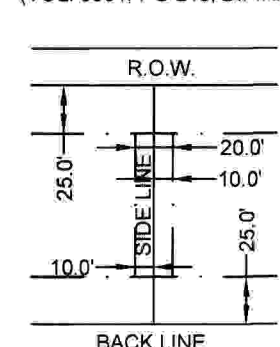
1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TYPICAL
UTILITY EASEMENT
(VOL. 9551, PG. 218, D.P.R.)



20' ELECTRIC, & UTILITY
EASEMENTS ARE GRANTED
ALONG THE FRONT, SIDE
AND BACK LOT LINES

TYPICAL
BUILDING SETBACK LINES
(VOL. 9551, PG. 218, D.P.R.)



ALL LOTS HAVE A MINIMUM BUILDING SETBACK
OF 25' ALONG THE FRONT AND BACK, AND 10'
ALONG THE SIDES AS SHOWN ABOVE, EXCEPT
FOR SPECIFIC BUILDING SETBACKS REFERRED
TO IN THE SUBDIVISION DEED RESTRICTIONS

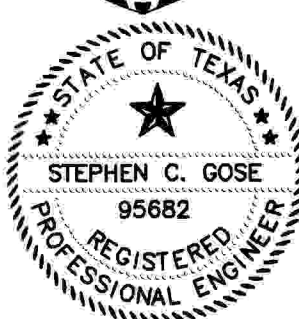


0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

REPLAT

6.991 ACRES
304,538 SQ. FT.

2.050 ACRES
89,302 SQ. FT.



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