E COURTLAND PLACE

CITY OF

SAN ANTONIO

C.P.S. NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS FLECTING AND GAS SYSTEM (CITY DIRECT SPOYING BOADOUR MODERN DEDICATED THE EASEMENTS AND RICHIS-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," "OVERHAND CASEMENT," TUILITY EASEMENT," AND "TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIS, 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 SALD FACELITIES 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 AREA.

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 ALTERATIONS ALLE BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES HOT 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 ASEMENTS ARE DESCRIBED BELOW

EASEMENTS ARE DESCRIBED BELLYW:

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE FLECTRIC AND GAS EASEMENTS

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACRITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE I.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OF EXISTING WITHIN THOSE FIVE (S) FOOT WIDE EASEMENTS

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.

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

LEGEND

BLK BLOCK DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS NEW CITY BLOCK

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

4340 — EXISTING CONTOURS

10' GAS, ELECTRIC, TELEPHONE

15' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

5' PRIVATE MAINTENANCE

TELEPHONE, CABLE TV AND

ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

IRREVOCABLE INGRESS/EGRESS,

DRAINAGE, SEWER, WATER, GAS,

PUBLIC WATER EASEMENT

5' X 5' GAS, ELECTRIC.

PG PAGE(S) ROW RIGHT-OF-WAY FOUND 1/2" IRON ROD (SURVEYOR) OFFICIAL PUBLIC RECORDS (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) (OFFICIAL PUBLIC RECORDS ZERO LOT LINE

VOL VOLUME

15 10' BUILDING SET BACK LINE — PROPOSED CONTOURS (18) 15' BUILDING SET BACK LINE

> 5.75' PRIVATE MAINTENANCE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.023 ACRES)

> > 15' SOUTHWESTERN BELL TELEPHONE EASEMENT (VOL 8556, PG 1974, OPR)

IMPACT FEE PAYMENT 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. MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN EAST COURTLAND PLACE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE EAST COURTLAND PLACE THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT

DESIGNATION NOT

AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, 1726, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT. 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 1000 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 MARSHAL FINISHED FLOOR NOTE

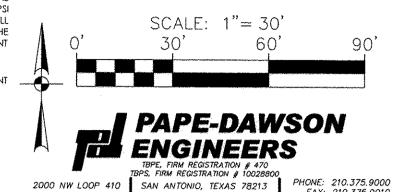
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT

PLAT NUMBER 150101

REPLAT ESTABLISHING

HADE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE EAST COURTLAND PLACE HADE SUBDIVISION ON THE PLACE SASSOCIATION ON THEIR SUCCESSORS AND ANTONIO ON THE COURT OF THE COURT

LOTS 3-6 AND 14, BLOCK 3, RECORDED IN VOLUME 368, PAGE 38 OF THE LOT 901, BLOCK 3, NCB 1726 IS AN INGRESS/EGRESS EASEMENT AND IS DESIGNATED AS DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK



DATE OF PRINT: April 9, 2015

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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

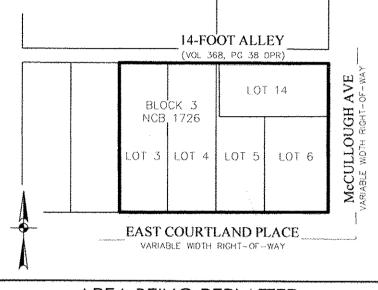
GARY RUNNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

GARY RUNNER DAVID WEEKLEY HOMES

(210)980-6287

26495 US HWY 281 NORTH

SAN ANTONIO, TEXAS 78261



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

0.776 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 3-6 AND 14 OF BLOCK 3 OF THE PLAT RECORDED IN VOLUME 368, PAGE 38 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT WHICH IS RECORDED IN VOLUME 368, PAGE 38, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS

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: GARY RUNNER DAVID WEEKLEY HOMES 26495 US HWY 281 NORTH SAN ANTONIO, TEXAS 78261 (210)980-6287

STATE OF TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS THE DAY OF MOY

Haren biganbothom
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 4/25/2016

KAREN HIGGINBOTHAM My Commission Expires April 25, 2016

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 CORS 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

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.

LICENSED PROFESSIONAL ENGINEER

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.



CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		
C1	24.00	031'48'18"	\$15*56'22"E	13.15	13.32'		
C2	24.00	031'04'31"	N15'30'05"E	12.86	13.02		
C3	8,00,	090.00,00,	N45'02'12"W	12.73	14,14		
C4	9.00'	080.00,00.	N44'57'48"E	12.73	14.14'		
C5	9.00'	038'22'57"	N19*13*39*W	5.92'	6.03"		
C6	9.00'	052'21'31"	S26*08'34"W	7.94'	8.22		
C7	15.00'	089'48'57"	\$44*52*16**W	21.18*	23.51		

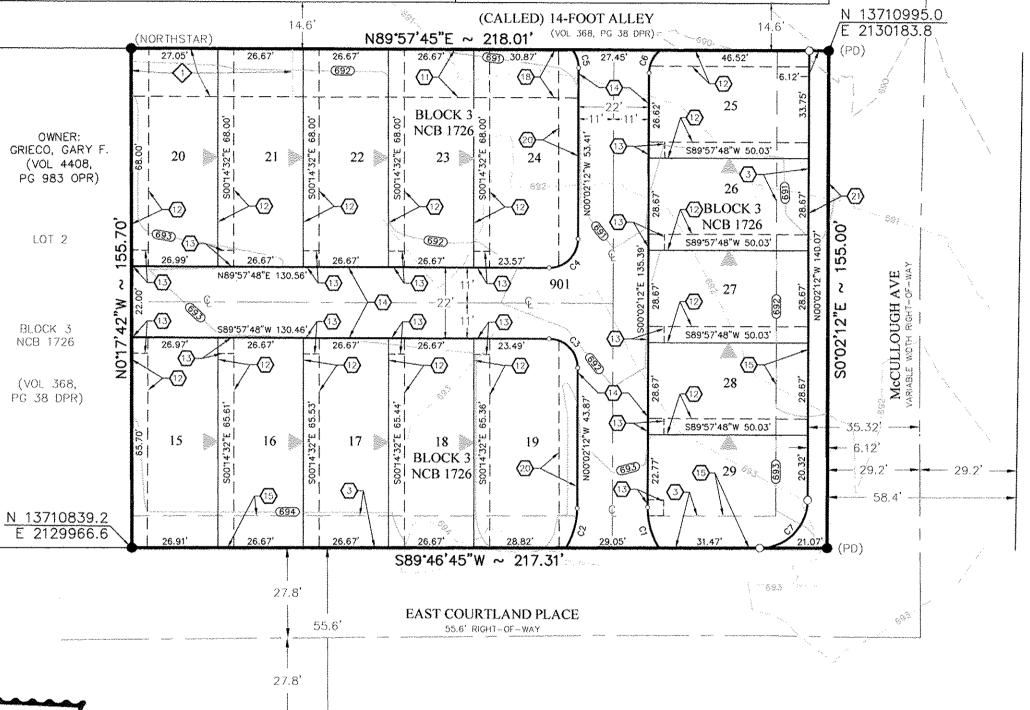
SAWS HIGH PRESSURE NOTE:

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



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. 2015. KAREN HIGGINBOTHAM

STATE OF TEXAS COUNTY OF BEXAR

OWNER/DEVELOPER:

STATE OF TEXAS

My Commission Expires

April 25, 2016

COUNTY OF BEXAR

THIS PLAT OF _____EAST_COURTLAND_PLACE ___ 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

SECRETARY

, DEPUTY

STATE OF TEXAS

COUNTY OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

, A.D. 20 AT M. AND DULY RECORDED THE , A.D. <u>20</u> AT __

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _ ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS _____ DAY OF___ . A.D. <u>20</u>

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1 BY:



ARA C. TACKET

89491

11111111

