

LOCATION MAP  
NOT TO SCALE

#### CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS (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 BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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 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 REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

#### NOTES

- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, P.I.D. AY 0950.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 4.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 5.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
- 6.) 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.
- 7.) THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 390 OF 785, MAP NUMBER 48029C0390G, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
- \* 8.) MINIMUM FINISHED FLOOR ELEVATION OR 12" ABOVE ADJACENT EXISTING GROUND, WHICHEVER IS GREATER.

#### SAWS High Pressure Note (PRVs Required):

Contractor to verify that no portion of the tract is below ground elevation of 745 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below 745 feet, 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. No dual services allowed for any lot(s) if \*PRV is/are required for such lot(s), only single service connections shall be allowed. \*Note: A pressure regulator is also known as a pressure reducing valve (PRV).

#### EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS 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 WASTEWATER SERVICE CONNECTION.

#### 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.

#### Dedication of the Sanitary Sewer and Water Mains:

The Developer dedicates the sanitary sewer mains and water mains to the San Antonio Water System upon completion by the Developer and acceptance by the San Antonio Water System.

#### Fire Flow Demand 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 1,000 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 Planning and Development Services and the San Antonio Fire Department Fire Marshal.

PLAT NO. 140559

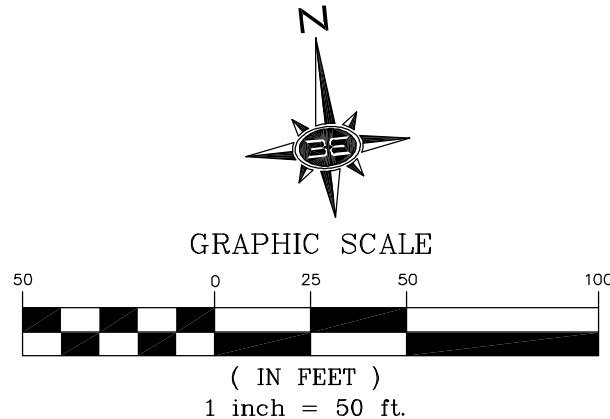
SHEET 1 OF 2

21 RESIDENTIAL LOTS

REPLAT  
ESTABLISHING

## HOPE VILLAGE SUBDIVISION

BEING 3.824 ACRES, ESTABLISHING LOTS 27-35, BLOCK 6, N.C.B. 9266, LOTS 27-33, BLOCK 7, N.C.B. 9267 AND LOTS 14-18, BLOCK 8, N.C.B. 9268, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**BRIONES**  
CONSULTING & ENGINEERING LTD.

8118 BROADWAY  
SAN ANTONIO, TX 78209  
TBPE FIRM REG. NO. F-5028

(210) 828-1431  
(210) 828 1432 fax



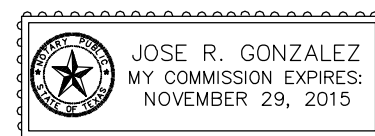
STATE OF TEXAS  
COUNTY OF BEXAR

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: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
NATALIE GRIFFITH, PRESIDENT & CEO

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH, 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 \_\_\_\_\_, 20\_\_\_\_.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

#### OWNER/DEVELOPER:

HABITAT FOR HUMANITY  
OF SAN ANTONIO, INC.  
311 PROBANDT STREET  
SAN ANTONIO, TEXAS 78204  
TELEPHONE: (210) 223-5203  
FAX: (210) 223-5536

THIS PLAT OF HOPE VILLAGE SUBDIVISION 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

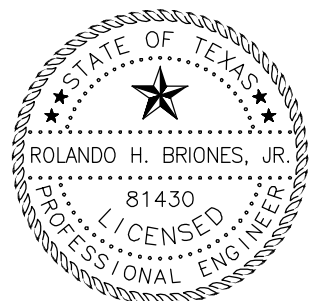
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID 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 SAID 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



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 GEORGE OZUNA, JR., R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PROSPERITY HEIGHTS WHICH IS RECORDED IN VOLUME 2805, PAGE 121, 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.

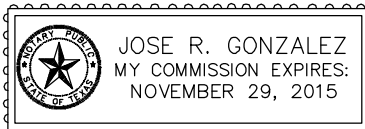
I THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
NATALIE GRIFFITH, PRESIDENT & C.E.O.

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

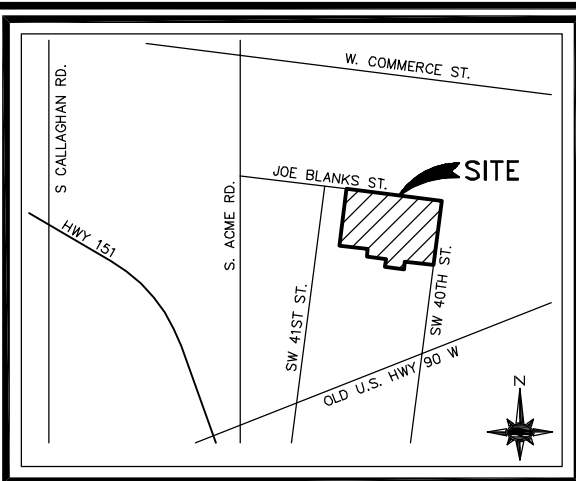
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



#### LEGEND

- D.&P. = DEED & PLAT RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- R.P.R. = REAL PROPERTY RECORDS
- D.R. = DEED RECORDS
- S.W.D. = SPECIAL WARRANTY DEED
- W.D. = WARRANTY DEED
- E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 680 = PROPOSED CONTOURS
- R.O.W. = RIGHT OF WAY
- 710 = EXISTING CONTOURS
- Z = LAND HOOK
- MIN. F.F. = MINIMUM FINISHED FLOOR



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PLAT NO. 140559

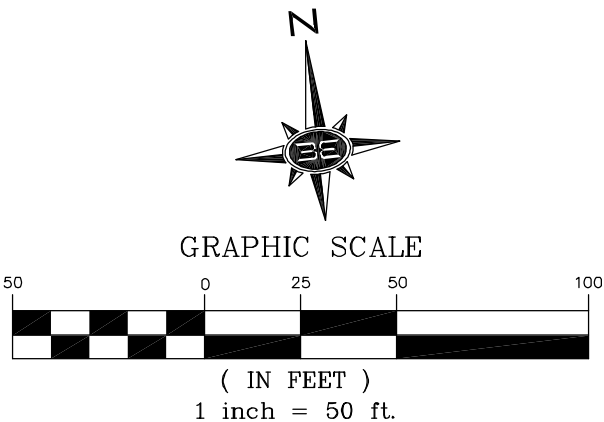
SHEET 2 OF 2

21 RESIDENTIAL LOTS

REPLAT  
ESTABLISHING

## HOPE VILLAGE SUBDIVISION

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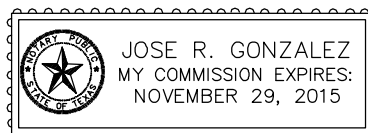
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NATALIE GRIFFITH, PRESIDENT & CEO

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COUNTY OF BEXAR

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311 PROBANDT STREET  
SAN ANTONIO, TEXAS 78204  
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
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REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N84°00'29"W
L2	40.21	S05°59'32"W
L3	40.00	N05°59'32"E
L4	40.00	N05°59'32"E
L5	53.22	S04°39'22"E
L6	53.22	N04°39'22"W
L7	12.26	N24°58'18"W
L8	12.36	N36°57'22"E
L9	12.29	N25°05'27"W
L10	12.33	N36°49'57"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	29.00	18.29	9.46	36°08'23"
C2	51.00	144.45	327.16	162°16'45"
C3	25.00	39.27	25.00	90°00'00"
C4	125.00	23.23	11.65	10°38'54"
C5	175.00	32.52	16.31	10°38'54"

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OF BEXAR COUNTY, TEXAS  
O.P.R. = OFFICIAL PUBLIC RECORDS  
OF BEXAR COUNTY, TEXAS  
R.P.R. = REAL PROPERTY RECORDS  
OF BEXAR COUNTY, TEXAS  
D.R. = DEED RECORDS  
S.W.D. = SPECIAL WARRANTY DEED  
W.D. = WARRANTY DEED  
E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE &  
CABLE T.V. EASEMENT  
680 = PROPOSED CONTOURS  
710 = RIGHT OF WAY  
EXISTING CONTOURS  
Z = LAND HOOK  
MIN. F.F. = MINIMUM FINISHED FLOOR