

LOCATION MAP

PRIVATE STREET NOTE

LOT 999, BLOCK 32, CB 4712, (TIDAL CRK, MERCHANTS LDG, GRIERSON RD & PLEASANT BEACH) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE. ELECTRIC, GAS, TÉLEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

INGRESS/EGRESS SEWER:
"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

INGRESS/EGRESS WATER:

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"

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION

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

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 1750 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:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TWO CREEKS, UNIT-13A-15 (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE TWO CREEKS. UNIT-13A-15 (ENCLAVE) HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

EDU 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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY 1. THE CITY OF SAN ANIONION AS PART OF THE ELECTRIC AND GAS STITEM (CITY POBLIC SERVICE PARENTY). THE RESEMENTS 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 ISTALLING, 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 THE RIGHT OF INCRESS 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 AREA.

2. ANY CPS ENERGY 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 FASEMENTS ARE DESCRIBED BELOW-
- 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

OF BEXAR COUNTY, TEXAS

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY)

RIGHT-OF-WAY

CRK CREEK

LDG LANDING

(UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD

EXISTING CONTOURS

PROPOSED CONTOURS 10' GAS, ELECTRIC, TELEPHONE 3 AND CABLE TV EASEMEN

FOUND 1/2" IRON ROD

5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

VARIABLE WIDTH CLEAR VISION **6**

VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET. OFF-LOT

(0.07 OF AN ACRE)

VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET. OFF-LOT (0.48 OF AN ACRE)

10' BUILDING SETBACK LINE 30' ACCESS EASEMENT TO EXPIRE UPON

INCORPORATION INTO PLATTED PRIVATE STREET OFF-LOT (0.64 OF AN ACRE)

5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(VOLUME 9661, PAGES 41-43 DPR) VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT (VOLUME 9661, PAGES 41-43 DPR) MINIMUM 5' SIDE BUILDING

SETBACK LINE (VOLUME 9661, PAGES 41-43 DPR) 26' PRIVATE DRAINAGE AND SANITARY

SEWER EASEMENT (VOLUME 9675, PAGE 138 DPR) MINIMUM 10' FRONT BUILDING

(VOLUME 9661, PAGES 41-43 DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9661, PAGES 41-43 DPR)

SETBACK LINE

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1751998) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS

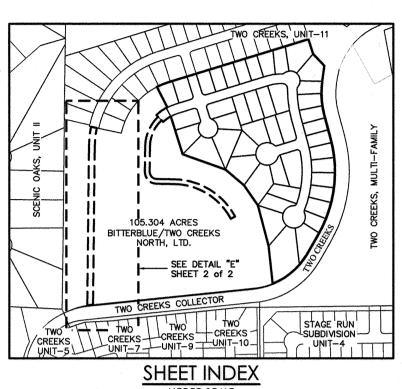
ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PROR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H).

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 CORS 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.



LINE TABLE

S17'10'28"E

S43°20'58"E

S08*37'30"W

S15°00'00"E

S30°00'00"W

N44*13'59"W

S00'36'52"W

N89°23'08"W

N00'36'52"E

N4413'59"W

N27*08'19"W

N72*49'32"E

N17°10'28"W

S1710'28"E

N89'39'25"E

S00'20'35"E

S72*49'32"W

N00°20'35"W

S89'39'25"W

S1710'28"E

N17*10'28"W

L28 N28'44'51"W

L9

L10

L11

L12

L18

L19

L22

L24

L29

BEARING LENGTH

S89'23'08"E 89.29'

S15*00'00"E 150.14'

N72*49'32"E 93.82'

N15'00'00"W 97.02'

| S72*49'32"W | 89.48'

N03°25'24"W 201.83'

S66°07'34"W 140.47'

N34°36'23"W 128.19'

L32 N49°24'07"W 126.74'

L33 S77'56'19"E 30.00'

L34 | S84*03'39"W | 15.98'

S62'34'44"W 25.00'

80.94

84.75

111.94

130.04

89.29

130.04

12.50'

89.48'

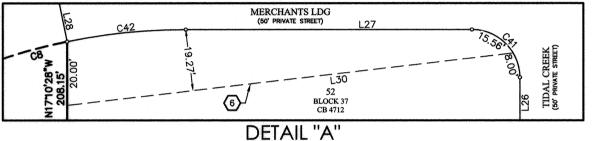
105.00'

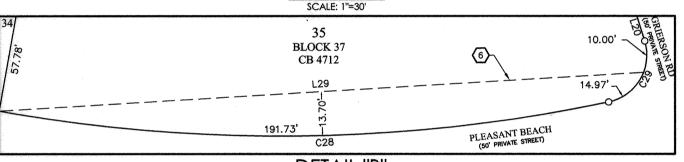
5.78'

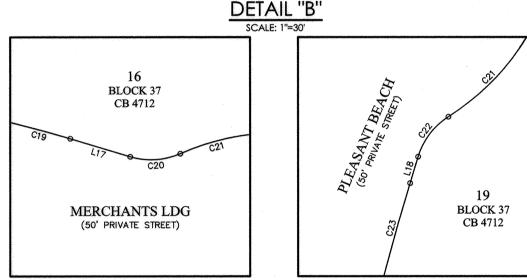
90.03

8.86

16.13







DETAIL "C"	DETAIL "D
SCALE: 1"=20'	SCALE: 1"=20'

		CU	RVE TABLE		
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	355.00'	09*57'51"	N67°50'37"E	61.66	61.74
C2	310.00'	07*58'03"	S07°40'43"W	43.07	43.11'
C3	310.00'	04*55'49"	S06°09'36"W	26.67	26.68'
C4	432.00'	23°37'30"	S03"11'15"E	176.87	178.13
C5	670.00'	45*00'00"	S07*30'00"W	512.80'	526.22'
C6	357.00'	38*30'10"	S49*15'05"W	235.42'	239.90'
C7	-	-	-		_
C8	185.00'	15*29'07"	S53*30'35"W	49.85'	50.00'
C9	197.50'	45*09'09"	S23*11'27"W	151.65'	155.64
C10	37.50'	90'00'00"	S44°23'08"E	53.03'	58.90'
C11	362.50'	61*57'52"	S58°24'12"E	373.21'	392.04
C12	337.50'	61*57'52"	N58°24'12"W	347.47	365.00'
C13	62.50'	90'00'00"	N44°23'08"W	88.39'	98.17
C14	222.50'	45*09'09"	N23"11'27"E	170.84	175.34
C15	235.00'	17°05'40"	N54°18'51"E	69.85'	70.11
C16	235.00'	11°34'24"	N67°02'20"E	47.39'	47.47
C17	15.00'	90°00'00"	N27°49'32"E	21.21'	23.56'
C18	15.00'	90'00'00"	S62110'28"E	21.21'	23.56'
C19	225.00'	16*49'53"	N81°14'29"E	65.86'	66.10'
C20	15.00'	40°44'57"	N69°16'57"E	10.44	10.67
C21	51.00'	171'29'53"	S45°20'35"E	101.72	152.65'
C22	15.00'	40*44'57"	S20°01'54"W	10.44	10.67
C23	550.00'	14'39'25"	S07*40'17"E	140.31	140.70

		CU	RVE TABLE		
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C24	550.00'	36*33'46"	S03'16'53"W	345.05	350.98
C25	15.00'	44*39'43"	S00°46'06"E	11.40'	11.69'
C26	59.00'	292'43'12"	N56*44'21"W	65.37	301.43'
C27	15.00'	70°01'20"	N54*36'35"E	17.21	18.33'
C28	500.00'	31*24'40"	N03*53'34"E	270.69	274.11
C29	15.00'	95*21'42"	N59*29'37"W	22.18'	24.97
C30	15.00'	5716'46"	S44°11'09"W	14.38'	15.00'
C31	59.00'	294°33'33"	N17°10'28"W	63.78'	303.32
C32	15.00'	57*16'46"	S78'32'04"E	14.38'	15.00'
C33	15.00'	87*49'32"	N28 ° 54'46"E	20.81	22.99'
C34	600.00'	14'39'25"	N07*40'17"W	153.07	153.49
C35	25.00'	90'00'00"	N45°20'35"W	35.36'	39.27
C36	175.00'	16*49'53"	S81*14'29"W	51.22'	51.41'
C37	15.00'	90'00'00"	S27*49'32"W	21.21'	23.56'
C38	15.00'	52*41'41"	S43°31'18"E	13.31'	13.80'
C39	51.00'	285*23'23"	S72*49'32"W	61.82'	254.03
C40	15.00'	52°41'41"	N0910'23"E	13.31'	13.80'
C41	15.00'	90'00'00"	N62*10'28"W	21.21'	23.56'
C42	185.00'	11*34'24"	S67°02'20"W	37.31'	37.37
C43	485.00'	11°26'49"	S06'20'17"W	96.74	96.90'
C44	330.00'	02*28'30"	S82*49'24"W	14.25'	14.25'
C45	515.00'	11*26'49"	N06°20'17"E	102.72	102.89

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

M. MCCULLOCK SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY, TEXAS.
I DADE DAWCON
PAPE-DAWSON ENGINEERS TBPE, FIRM REGISTRATION # 470
2000 NW LOOP 410 SAN ANTONIO, TEXAS 78213 PHONE: 210.375.9000 FAX: 210.375.9010
DATE OF PRINT: October 29, 2015
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

LLOYD A. DENTON, JR, BITTERBLUE - TWO CREEKS NORTH, LTD. 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218 (210) 828-6131

PLAT NUMBER 140306

SUBDIVISION PLAT

OF

TWO CREEKS, UNIT-13A-15 (ENCLAVE)

15.669 ACRE TRACT OF LAND OUT OF THAT 105.304 ACRE TRACT

CONVEYED TO BITTERBLUE/TWO CREEKS NORTH, LTD. IN DEED

RECORDED IN VOLUME 15579, PAGES 1901-1919 THE OFFICIAL PUBLIC

RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.

STATE OF TEXAS COUNTY OF BEXAR

> BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 ______, A.D. 20 ______.

SARAH E CARRINGTON My Commission Expires August 2, 2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

BEXAR COUNTY, TEXAS	

COUNTY CLERK, BEXAR COUNTY, TEXAS

DATED THIS _____ DAY OF ____

THIS PLAT OF TWO CREEKS, UNIT-13A-15 (ENCLAVE) 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 __

BY:	<u> </u>			
	CHAIRMAN			
BY:				
,	SECRETARY			
STATE OF TEXAS				
COUNTY OF BEXAR				
l	COUNTY CLERK OF BEXAR COUNTY, DO HEREBY			
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY				
OF	, A.D. <u>20</u> ATM. AND DULY RECORDED THE			
DAY OF	, A.D. <u>20</u> ATM. IN THE			

OF	, A.D. <u>20</u>	AT	M. AND DULY	RECORDED THE
DAY OF		_, A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT RECORD	OS OF BEXAR COU	INTY, IN BOC	K/ VOLUME	ON
PAGE IN TES	TIMONY WHEREO	F, WITNESS M	Y HAND AND C	OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

_ DAY OF_

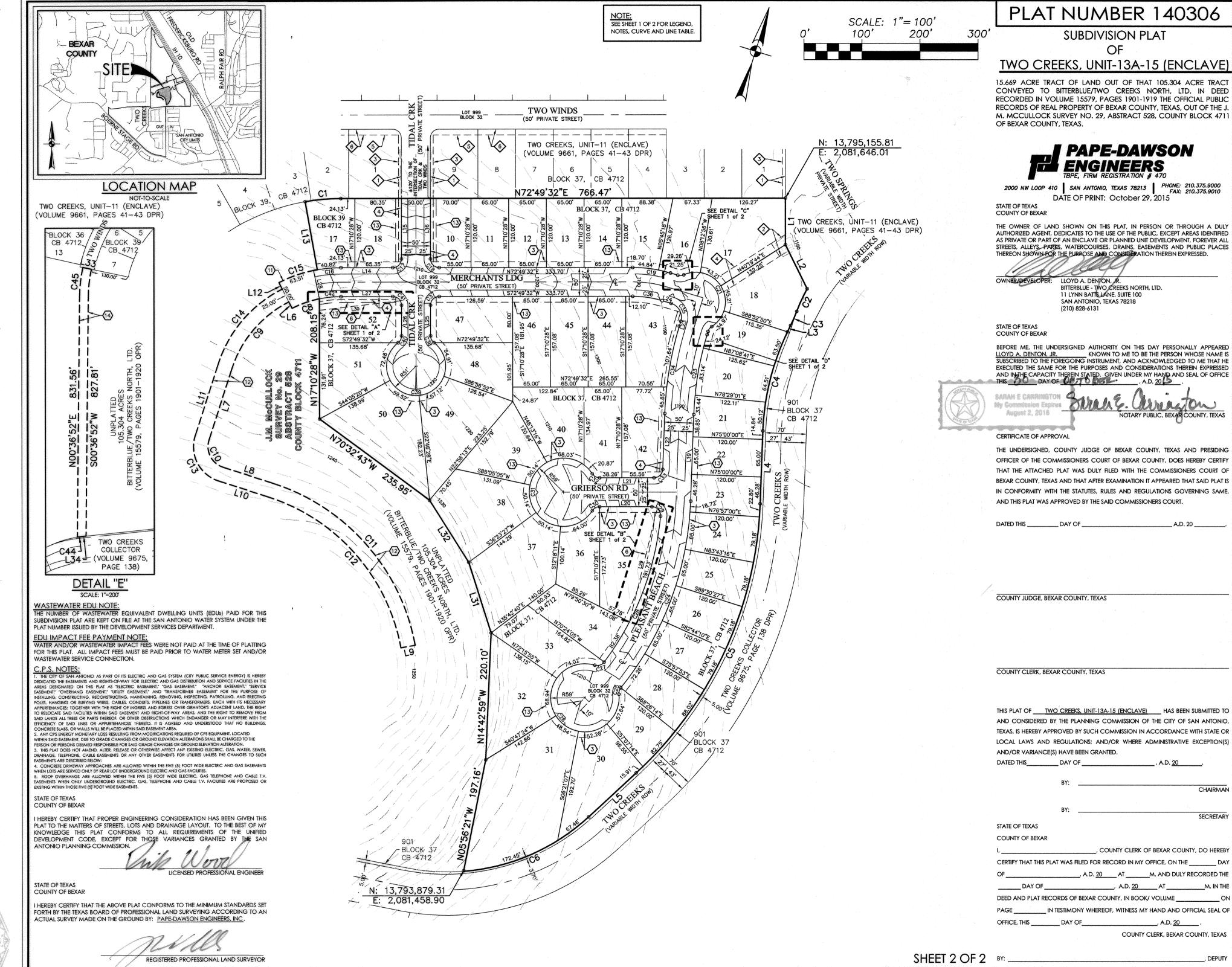
SHEET 1 OF 2 BY: _

OFFICE, THIS __











OF

W.R. WOOD

65364