



STATE OF TEXAS
COUNTY OF BEXAR

REBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM NDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND VEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. HARRY B. JEWETT III, R.P.L.S.

SANDALWOOD SUBDIVISION UNIT 1 OAKCREST POINT LTD PRTNRSHP. (VOL. 9397, PG. 1337) D.P.R.

N 00°26'49" W ~ 725.60'

MIND CANON

CLEAR VISION AREA
EASEMENT
(VOL. 16908. PG. 613-619)
O.P.R.

STATE OF TEXAS

COUNTY OF BEXAR

THIS PLAT OF WINDCREST HEIGHTS U-IV 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 ADMINISTRATIIVE EXCEPTIONIS) AND/OR VARIANCE(S) HAVE BEEN
GRANTED.

DATED THIS

DAY OF

, A.D., 20_

BY:

COUNTY CLERK, BEXAR COUNTY, TEXAS

「S 00|°27'09" 日

i = 13,738,565.09i = 2,171,831.87

NORTH

15'B.S.L

CLEAR VISION EASEMENT

DETAIL

SCALE:

1"

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GIVEN UNDER MY HAND AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION STATE OF TEXAS COUNTY OF BEXAR LOCATION MAP (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY ERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS R RESTRICTIONS. N WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPO NISIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THERE EXPRESSED AND THE EXPRESSED AND THE PROPERTY THERE EXPRESSED AND THE EXP AND SEAL OF OFFICE

SANDALWOOD SUBDIVISION UNIT 1 OAKCREST POINT LTD PRTNRSHP. (VOL. 9397, PG. 1337) D.P.R. KEMAINING PORTION LOT 2, C.B. 5960 3.793 ACRES UNPLATTED (VOL. 11884, PG. 1844) POLARIS SUBDIVISION (VOL. 9619, PG. 90) D.P.R. REMAINING PORTION & OF LOT 1, C.B. 5051 ZINK SUBDIVISION (V.6500,P.82) D.P.R. VARIABLE WIDTH INTERCEPTOR DRAIN R.O.W. (20' MIN.) COUNTY OF BEXAR (VOL. 9536, PG. 110) D.P.R. CRESTRIDGE SUBDIVISION UNIT III (VOL. 9536, PG. 110-111) D.P.R.

B.S.L. D.P.R. O.P.R. C.B. N = 13,739,289.06E = 2,171,619.71EXISTING CONTOUR LINE ELECTRIC, GAS, TELEPHONE CABLE TV EASEMENT PROPOSED CONTOUR LINE BUILDING SETBACK LINE MIND PATH WWONN

	LINE TABLE	BLE
LINE	LENGTH	BEARING
L-1	13.08'	N "64,95°00 N
L-2	35.16'	N 00°26'49" W
L-3	50.00'	S 31°42'37" E
L-4	50.00'	S 31°42'37" E
L-5	21.54'	N 89°33'11" E

WIND CANYON -10'E.G.T&TVESMI

BY:

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.

A.D. AT SAID COUNTY, IN BOOK VOLUME ________ ON PAGE TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL IN THE RECORDS OF OF OFFICE.

PLAT REPLAT ESTABLISHING Z₀ 140414

OR TO

WINDCREST HEIGHTS U-IV SUBDIVISION

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 STRUCTURE, FENCES, WALLS 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 GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING DESTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE PAYMENT: IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRI WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

ISED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 (93).

R OF WATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE SYSTEM UNDER THE DEVELOPMENT SERVICES DEPARTMENT.

EDU NOTE: THE NUMBEI

<u>DETENTION POND NOTE</u> STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 902, BLOCK 29, WINDCREST HIEGHTS SUBDIVISION UNIT II, RECORDED IN VOLUME 9657, PAGE 103 (COSA PLAT # 130034).

HE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEMS HAS BEEN M FIRE FLOW DEMAND OF 1,700 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED ERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MAINTENANCE NOTE
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, THE HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

5051, ZINK SUBDIVISION UNIT I AS RECORDED IN VOLUME 6500, PAGE 82, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 4.204 ACRES OUT OF THE REMAINING PORTION OF LOT 2, C.B. 5960, POLARIS SUBDIVISION AS RECORDED IN VOLUME 9619, PAGE 90, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 7.342 ACRES BEING OUT OF THE WILLIAM WINDFORD SURVEY NO. 326, BEXAR COUNTY, TEXAS. BEING A TOTAL OF 7.342 ACRE 3.138 ACRES OUT OF THE REM BEXAR COUNTY TEXAS.

HARRY JEWETT ASSOCIATES

Engineers • Architects • Planners

SCALE: 1" = 100' 307 West Rhapsody San Antonio, TX 78216-3109 (210) 737-3417 (866) 737-3417 Fax (210) 733-5384

VISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED .

VISE NOTED. THE DEVELOPER OR BEXAR COUNTY

CLEAR VISION EASEMENT NOTE CLEAR VISION EASEMENT HOLD STANDARD IN ACCORDANCE WITH UDC 35-506(d)(5)

LEGEND

EXISTING AND PR

AT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, EWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES HE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

TATE OF TEXAS OUNTY 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 / DEVELOPER:
KB HOME LONGSTAR, INC.
4800 FREDERICKSBURG ROAD SAN ANTONIO, TEXAS 78229

(210) 342-5122

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS ______DAY OF______

20

MY COMMISSION EXPIRES:

NOTARY PUBLIC

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DAY OF

JOB NO: 13013 DATE: 12/09/15

7 West Rhapsody
17 VBelf-3IO9
19() 737-34(7)
1866) 737-34(7)
1867) 737-34(7)
1867) 737-34(7)
1868) 737-34(7)
1869) 737-34(7)
1869) 737-34(7)
1869) 737-34(7)
1869) 738-3384
1869) 7000 N Mopac Expressway
2nd Nopac Express