

LEGEND:

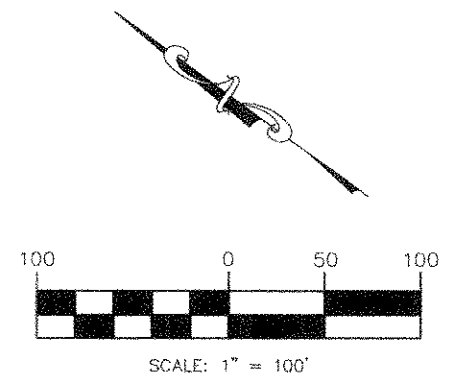
---	EXISTING CONTOUR
V.W.	VARIABLE WIDTH
SAN. SEWER	SANITARY SEWER
E	CENTERLINE
ESM/T	EASEMENT
DPR	DEED AND PLAT RECORDS
RPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL.	VOLUME
PAGE	PAGE
R.O.W.	RIGHT OF WAY
F.F.E.	FINISHED FLOOR ELEVATION
E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
o	FOUND 1/2" IRON ROD
•	SET 1/2" IRON ROD

- GENERAL NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
  2. 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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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 EASEMENT.
  3. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT WAS RECORDED IN VOLUME 2956 PAGE 61-63 (DATED OCTOBER 18, 1983).
  4. ALL PRIVATE STREETS (LOT 66) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL WATER, SANITARY SEWER AND DRAINAGE EASEMENTS. (VOL. 9572, PGS 130-134, DPR, VOL. 9601, PG. 40, DPR)
  5. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
  6. BEARINGS ARE BASED UPON THE PLAT OF THE CHATEAUX AT THE DOMINION PUD RECORDED IN VOLUME 9572, PAGES 130-134 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
- SURVEYOR'S NOTES:
1. THE TWO SETS OF COORDINATE VALUES SHOWN HEREON ARE IN THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM 1983.
  2. ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.99983.

- 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 AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- IMPACT FEE NOTE:
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- FIRE FLOW NOTE:
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1700 GPM AT 20 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- EDU NOTE:
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
- CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (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 THE 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 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 ALTERATIONS.
  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.
- CLEAR VISION NOTE:
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5)

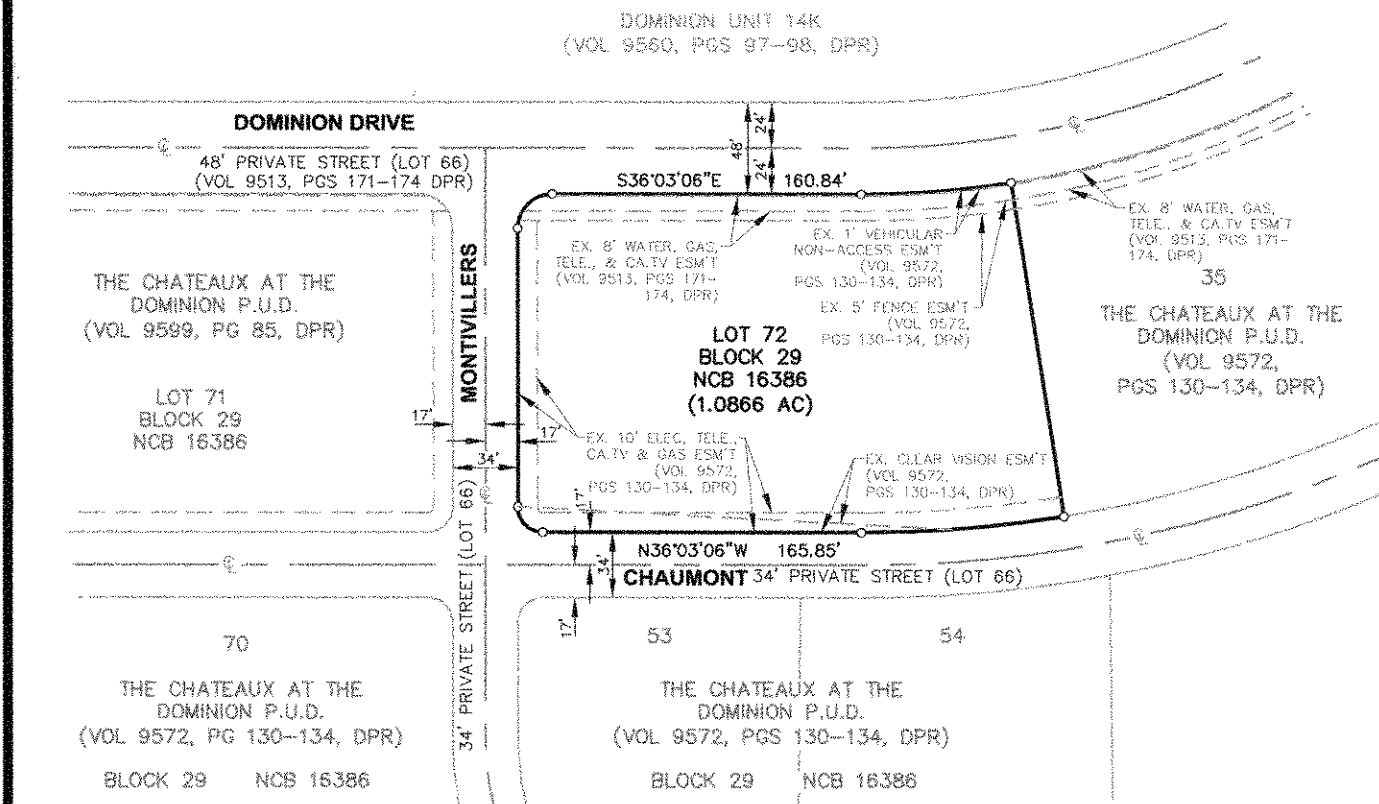
PLAT NO. 150532  
REPLAT ESTABLISHING  
**THE CHATEAUX AT THE  
DOMINION P.U.D.**

BEING A TOTAL OF 1.0866 ACRE TRACT OF LAND, ESTABLISHING LOTS 83-84, BLOCK 29, NCB 16386 PREVIOUSLY PLATTED AS LOT 72, BLOCK 29, NCB 16386 OF THE CHATEAUX AT THE DOMINION PLANNED UNIT DEVELOPMENT AS RECORDED IN VOLUME 9601, PAGE 40 DEED AND PLAT RECORDS BEAR COUNTY, TEXAS.



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CKE JOB NO. 14023.20

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Land Surveying Co.  
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MLS JOB NO. 52476-01

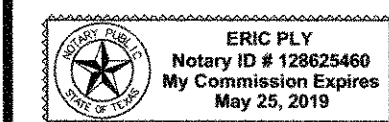


**AREA BEING REPLATTED  
THROUGH A PUBLIC HEARING  
WITH WRITTEN NOTIFICATION**

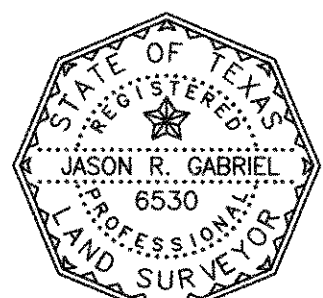
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 72, BLOCK 29, NCB 16386 OF THE CHATEAUX AT THE DOMINION PUD IN VOLUME 9601 PAGE 40, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF BEAR §  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE CHATEAUX AT THE DOMINION PUD PLAT WHICH IS RECORDED IN VOLUME 9601, PAGE 40, BEAR 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/DEVELOPER: WINTHROP DOWNS/LINKS GREEN, INC.  
24165 IH-10 WEST, SUITE 217  
SAN ANTONIO, TX 78257  
*Elba Juncos Mendez*  
ELBA JUNCOS MENDEZ, PRESIDENT

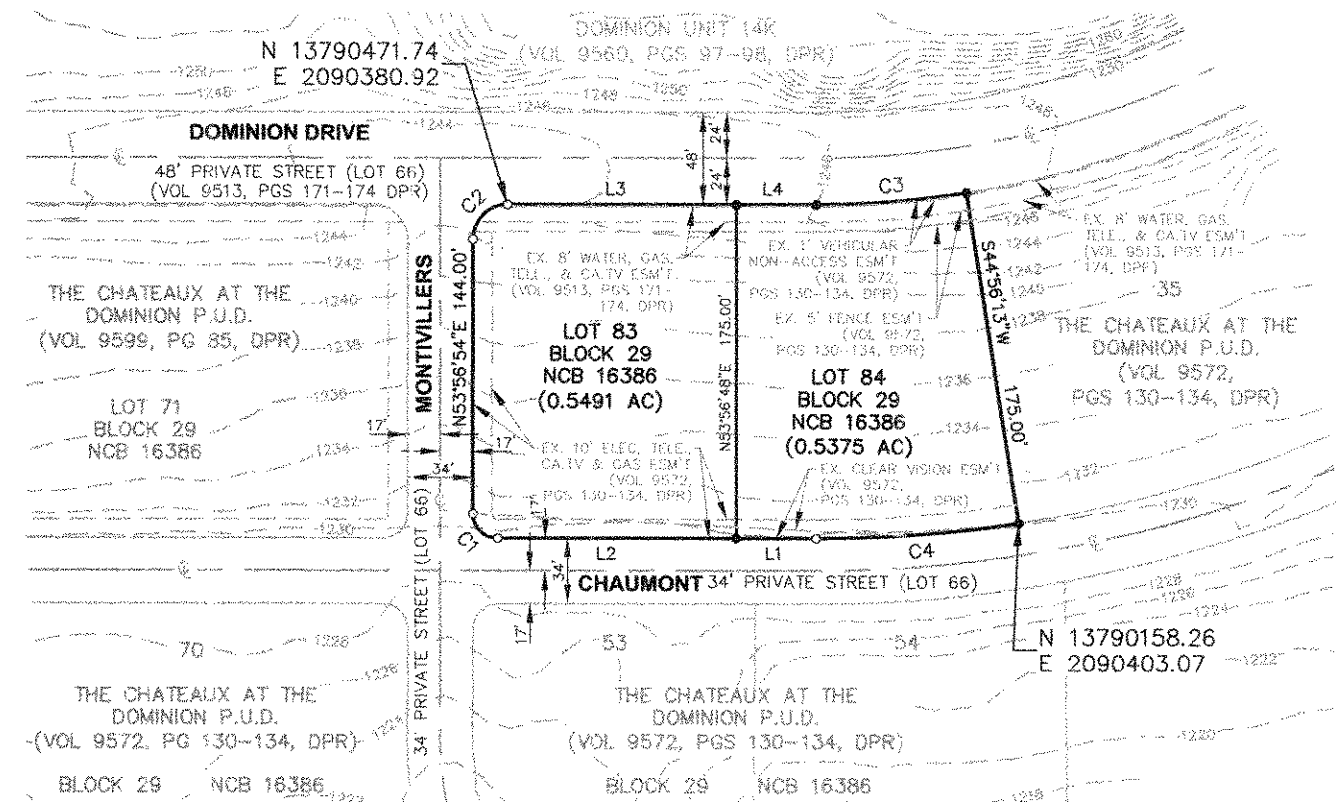
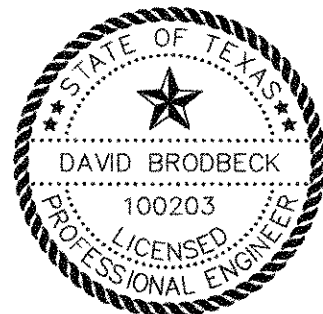
STATE OF TEXAS §  
COUNTY OF BEAR §  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ ELBA JUNCOS MENDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 10th DAY OF December, 2015



STATE OF TEXAS §  
COUNTY OF BEAR §  
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 MAVERICK LAND SURVEYING CO.,  
*Jason R. Gabriel*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
JASON R. GABRIEL, R.P.L.S. 6530

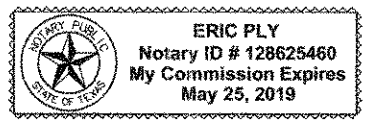


STATE OF TEXAS §  
COUNTY OF BEAR §  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION  
*David Brodbeck*  
LICENSED PROFESSIONAL ENGINEER



LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°03'04"W	41.56'
L2	N36°03'07"W	124.28'
L3	S36°03'06"E	119.28'
L4	S36°03'06"E	41.56'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	20.42'	13.00'	90°00'00"	S8°56'54"W
C2	28.27'	18.00'	90°00'00"	N81°03'06"W
C3	78.48'	499.00'	9°00'41"	S40°33'26"E
C4	106.01'	674.00'	9°00'41"	S40°33'26"E



STATE OF TEXAS §  
COUNTY OF BEAR §  
THIS PLAT OF \_\_\_\_\_ THE CHATEAUX AT THE DOMINION P.U.D. \_\_\_\_\_ 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 BEAR §  
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 RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN THE BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY