

LEGEND

FOUND IRON ROD	●
SET IRON ROD	○
KNUCKLE RADIUS POINT	X
CENTERLINE OF ROAD	—
PROPOSED CONTOUR LINE (MAJOR)	— 11.30 —
PROPOSED CONTOUR LINE (MINOR)	— 11.30 —
EXISTING CONTOUR LINE (MAJOR)	— 11.30 —
EXISTING CONTOUR LINE (MINOR)	— 11.30 —
CENTER LINE	—

ABBREVIATIONS

ELEC = ELECTRIC	R.O.W. = RIGHT-OF-WAY
TEL = TELEPHONE	N.C.B. = NEW CITY BLOCK
CATV = CABLE TELEVISION	VOL. = VOLUME
U.E. = UTILITY EASEMENT	PG. = PAGE
S.S. = SANITARY SEWER	G.E.T.T.V. = GAS, ELECTRICAL, TELEPHONE, TV
S.B. = SETBACK	D.P.R. = DEED & PLAT RECORDS
A.E. = ACCESS EASEMENT	O.P.R. = OFFICIAL PUBLIC RECORDS

- CITY PUBLIC SERVICE (CPS) NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 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 EASEMENTS ARE DESCRIBED BELOW.
 - 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.
 - 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 EASEMENT

**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.

JUAN G. RODRIGUEZ, P.E.
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 UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE NOTES:

- NO STRUCTURES, 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 EASEMENTS, 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 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 WITHIN SAID DRAINAGE EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE [SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-504(E)(5)].

WATER AND SANITARY SEWER NOTE:

- THE SOLE WASTEWATER SERVICE PURVEYOR FOR THE COVE SUBDIVISION PHASE 1 IS SAN ANTONIO WATER SYSTEM (SAWS).
- THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

IMPACT FEE PAYMENT DUE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT 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 ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, DETENTION POND AND OUTLET STRUCTURE, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE COVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE COVE SUBDIVISION HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOTS 73-98, BLOCK F, NCB 11440.

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

SURVEYOR'S NOTES:

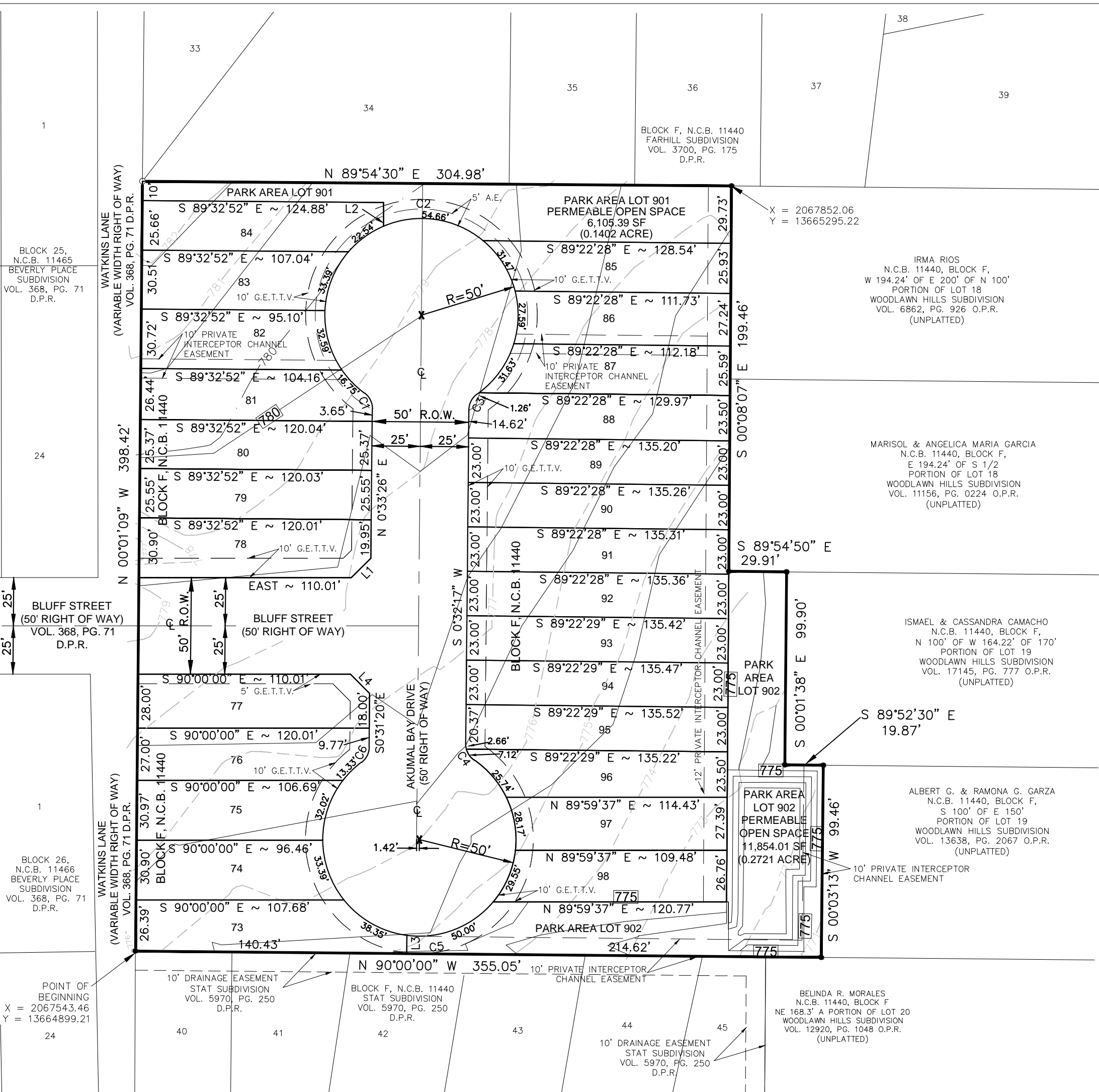
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).
- ELEVATIONS ARE BASED ON NAVD 88.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.), COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD 83)
- DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

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.

WATER AND WASTEWATER EDU NOTE:

THE NUMBER OF EQUIVALENT WASTEWATER 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 THE DEVELOPMENT SERVICES DEPARTMENT.



GENERAL NOTES:

- FINISHED CONTOURS SHOWN ON THIS MAP ARE FOR GRAPHICAL PURPOSES ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED ON THIS MAP DUE TO THE SCALE OF THE PLAT.
- INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CURVE	RADIUS	CURVE TABLE				CHORD DISTANCE	CURVE LENGTH
		CENTRAL ANGLE	CHORD BEARING	CHORD BEARING	CHORD BEARING		
C1	10.00	54°19'59"	N 26°36'33" W	9.13	9.48		
C2	55.00	288°37'42"	S 89°27'41" E	58.33	251.88		
C3	10.00	54°18'53"	S 27°41'44" W	9.13	9.48		
C4	10.00	56°01'18"	S 27°28'22" E	9.39	9.78		
C5	50.00	288°35'32"	S 88°48'45" W	58.36	251.84		
C6	10.00	52°35'11"	N 26°48'56" E	8.86	9.18		

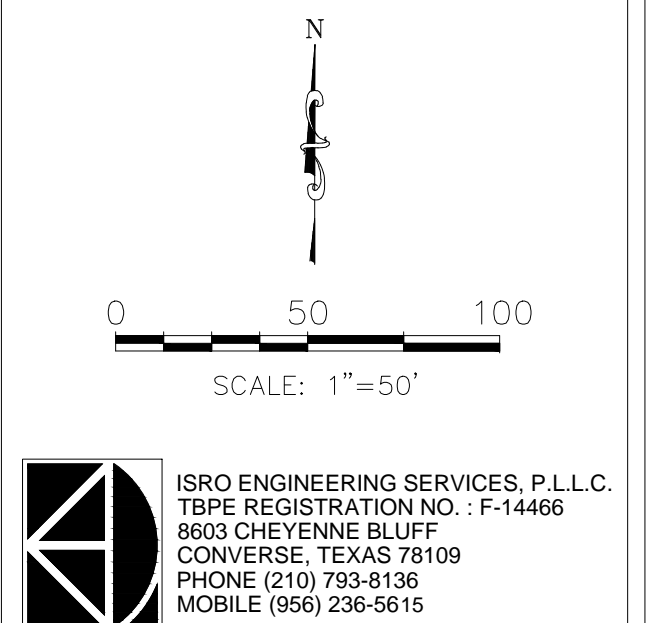
LINE	BEARING	LENGTH
L1	N45°15'40"E	14.21
L2	S0°00'00"W	12.36
L3	N0°32'29"E	9.34
L4	S44°44'20"E	14.08

PLAT NUMBER: 150539

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

THE COVE SUBDIVISION

BEING A TOTAL OF 2.976 ACRES OF LAND, AN ANTIQUATED PLAT, OUT OF LOTS 18 AND 19, BLOCK F, NCB 11440, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 642, PAGE 107, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING OUT OF THAT CALLED 2.976 ACRES IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 16762, PAGE 430, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; ESTABLISHING LOTS 73-98, BLOCK F, NCB 11440, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**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 / DEVELOPER: ROBERTO G. SADA
RENOVATIO, LLC
17101 LA CANTERA PARKWAY, SUITE #8408
SAN ANTONIO, TEXAS 78256

**STATE OF TEXAS
COUNTY OF BEXAR:**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____, 2016.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF BEXAR:**

THIS PLAT OF THE COVE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ A.D. 2016.

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. 2016 AT _____ M. AND DULY RECORDED THE DAY OF _____ A.D. 2016 AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, 2016.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____
DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS