# PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 DATE OF PRINT: May 10, 2016

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.

JOE HERNANDEZ KR HOME 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229 (210) 308-1316

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND, AND SEAL OF OFFICE

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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_ A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRABEL, UNIT-2 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.

CHAIRMA

STATE OF TEXAS COUNTY OF BEXAR

OFFICE, THIS \_\_\_\_\_ DAY OF\_

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE A.D. 20 AT M. AND DULY RECORDED THE

, A.D. <u>20</u> AT DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

> , A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

LEGEND STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMIT FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM AC ACRE(S) WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE BLK BLOCK ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CB COUNTY BLOCK CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. DPR DEED AND PLAT RECORDS OF MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE BEXAR COUNTY, TEXAS RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND DR DEED RECORDS OF BEXAR

COUNTY, TEXAS

FFE FINISHED FLOOR ELEVATION

1140 EXISTING CONTOURS

CITY OF SAN ANTONIO LIMITS

AND CABLE TV EASEMENT AND

5' GAS, ELECTRIC, TELEPHONE

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

12' SANITARY SEWER EASEMENT

TELEPHONE AND CABLE TV

30' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

(NOT PERMEABLE, 0.06 ACRES)

10' BUILDING SETBACK LINE

EASEMENT

VARIABLE WIDTH GAS, ELECTRIC,

AND CABLE TV EASEMENT

ORIGINAL SURVEY/COUNTY LINE

PROPOSED CONTOURS

3 10' GAS, ELECTRIC, TELEPHONE

**BUILDING SETBACK LINE** 

 $\langle 4 \rangle$ 

 $\langle 14 \rangle$ 

**16** 

EASEMENT

NCB NEW CITY BLOCK

EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATIONS REQUIRED OF UPS EQUIRMENT, LOCATED WITHIN SAID EASEMENTS, 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, STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 901, BLOCK 62 Drainage, telephone. Cable easements or any other easements for utilities unless the changes to such SUBDIVISION MIRABEL, UNIT-1, RECORDED IN VOLUME 9683, PAGE 24 (COSA PLAT CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS i. Concrete diviewant approaches are allowed within the five (5) foot wide electric and gas easements. When lots are served doily 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.

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," "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.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAIR

EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR

THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR

BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT

HE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE

SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR

HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE

PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE

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

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 1,500 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

**CURVE TABLE** 

N03\*48'42"F

N01'48'18"E

N48\*43'23"E

S88\*06'26"F

S61\*12'34"W

N61\*05'01"W

S45°03'46"W

S20\*33'28"E

S48\*53'06"W

N61°40'20"W

S8810'46"W

N39\*38'19"E

S40'50'02"E

N48\*53'06"F

N44°56'14"W

N88\*06'26"W

N87\*43'48"W

N89\*33'36"W

S38'20'12"W

S70\*57'36"W

N52\*26'46"F

S64\*51'12"E

S56\*33'53"E

S85\*25'06"E

CHORD BEARING CHORD LENGT

131.80'

21.76

19.80'

61.57

13.51

13.51

19.80'

9.86'

102.00'

9.86

4.63'

74.28

18.54

37.63'

19.80'

66.17'

48.89

12.68

12.30'

52.91

58.25

59.14

63.62

11.54

2.21

131.90

21.76

21.99

61.58

14.10

14.10'

21.99

10.08

160.33

10.08

4.66'

290.36

20.26

42.61

21.99

66.18

48.89

12.68

12.32

54,87

60,92

61 94

67.19

11.89'

2.21

MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAI

DELTA

007'47'28

003'46'4

090,00,00

003'39'36

057"42"26

990,00,00

04114'29'

180'07'37

041\*14\*29

019"03"18

281\*58'23

082\*55'05

097\*38'39

002\*54\*22

011 57 42

05317'06"

048'40'10

1036.00' 003'39'36'

59.00' 059'09'35

59.00' 060'09'15

14.00' 009'02'16"

90,00,00,

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

BY THE SAN ANTONIO WATER SYSTEM

DRAINAGE EASEMENT NOTE:

URVE # RADIUS

C.3

C6

C8

C10

C11

C12

C13

C14

C16

C18

C19

C20

970.00

330.00

14.00'

963.99

14.00

14.00'

14.00'

14.00

51.00

14.00

14 00'

59.00'

14.00'

25.00

14.00'

964.00

964.00

59.00'

59.00'

14.00

BEXAR COUNTY MAINTENANCE NOTE

RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

SETRACK NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2074341) 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 PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H)

"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"

WASTEWATER EDU NOTE: HE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE

EDU IMPACT FEE PAYMENT NOTE:

PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS OT 901, BLOCK 68, CB 4711, LOT 901 AND 902, BLOCK 69, CB 4711 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED

URVE # RADIUS

51.00'

51.00'

51.00

51.00'

59.00'

59.00'

59.00'

59.00'

59.00'

59.00'

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C37

C38

C39

C40

C41

C42

C43

C44

C45

. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND

ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF  $\overline{\text{ZERO}}$  ACCESS POINTS ALONG RALPH FAIR ROAD (FM 3351), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 340'.

**CURVE TABLE** 

CHORD BEARING CHORD LENGTI

38.19'

31.31

36.12

41.08

10.15

1.43'

37.96

34.79

37.72

62.24

61.75

35.45

14.00

50.04

2.14

139.95

17.94

45.73

28.00'

63.04

39.14

31.82'

36.92

42.29

10.16

11.45

38.65

35.32

38.40

65.56

64.98

14.00

50.04

2.14

140.06

46.96

28.20

304.20

N19"11'28"W

N20'40'20"E

N591715"E

S76\*13'15"E

S46'45'35"F

N84"12'43"E

S71\*27'38"E

S35'32'40"E

S0014'54"W

S50'43'32"W

N65\*53'21"W

N16\*51'21"W

S89\*33'00"E

S87'46'45"E

S86"20'10"E

N03'48'42"E

N00°26'03"W

S00'26'03"E

S00'03'46"W

DELTA

043\*58'29

)41\*28'43

047\*30'19

011\*25\*00

011'07'12'

037'32'05

034\*17'50'

0371718

063\*39'59

063'06'15

59.00' 034\*57'44'

036.00' 000\*46'27

036.00' 002\*46'03'

1036 00' | 000'07'05'

030.00' 007'47'28'

270.00' 003'48'25

59.00' 045'36'24

69.00' 023'24'47'

59.00' 295\*24'52"

035'45'07

MEGHAN J. GRACE Notary Public, State of Texas Comm. Expires 08-25-2016 Notary ID 12081891

OPR OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

20' RIGHT-OF-WAY RESERVATION

17' DRAINAGE EASEMENT

PRIVATE 14' DRAINAGE

15' WATER EASEMENT

(VOL 4297, PG 1240, OPR)

AND CABLE TV EASEMENT

(VOL 9683, PG 24-27 DPR)

20' BUILDING SETBACK LINE

1' VEHICULAR NON-ACCESS

(VOL 9576, PG 223-225, VOL

(VOL 9683, PG 24-27 DPR)

10' GAS, ELECTRIC, TELEPHONE

(UNLESS NOTED OTHERWISE)

REPETITIVE BEARING

AND/OR DISTANCE

PAGE(S)

1234.56 FLOOR ELEVATION

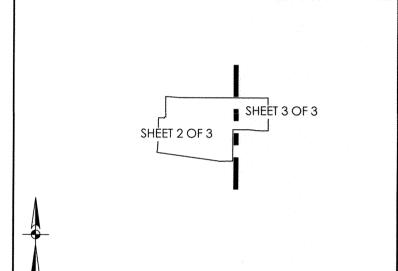
(0.16 ACRES)

EASEMENT

FASEMENT

9577, PG 1, DPR)

RIGHT-OF-WAY



INDEX MAP

#### (VOL 9683, PG 24 DPR) AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

MIRABEL

UNII-1

LOCATION MAP

NOT-TO-SCALE

CAMP STANLEY

CITY OF

SAN ANTONIO

SCALE: 1"= 100"

0.011 ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 62. COUNTY BLOCK 4711 OF THE MIRABEL, UNIT-1PLAT, RECORDED IN VOLUME 9683, PAGES 24-27 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES

**BEXAR** 

COUNTY

MRABEL, UNIT-

(VOL 9683,

3 24-27 DPR)

901

BLOCK 62

CB 471

LOST CREEK WAY

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK

DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT #140352, MIRABEL, UNIT-1 WHICH IS RECORDED IN VOLUME 9683, PAGE(S) 24-27, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF JUNE 22, 2016, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE

I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT

4800 FREDERICKSBURG RE SAN ANTONIO, TEXAS 78229 (210) 308-1316

SWORN AND SUBSCRIBED BEFORE ME THIS THE TO DAY OF

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THI PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIEL DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SA ANTONIO PLANNING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SE FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AI ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

	LINE TABLE								
	LINE #	BEARING	LENGTH						
IS Y D	L1	S85*58'42"E	146.87						
	L2	N89*56'14"W	68.90'						
	L3	N87*16'38"W	50.05						
	L4	N83*22'12"W	50.33'						
	L5	N87*44'12"W	50.04						
	L6	N07*42'26"E	30.12						
?	L7	S00*05'02"E	142.26						
	L8	N03*43'23"E	34.15'						
	L9	S86*16'37"E	60.00'						
	L10	N01"16'31"E	60.05'						

LINE TABLE						
LINE #	BEARING	LENGTH				
L11	N00'03'46"E	134.39'				
L12	N86*16'37"W	41.96'				
L13	S86*16'37"E	113.54				
L14	N11*55`51"E	41.26'				
L15	S07*42'26"W	100.95				
L16	S07*42'26"W	107.66				
L17	S07*42'26"W	114.37'				
L18	S07*42'26"W	121.08'				
L19	N89°01'52"E	50.01				
L20	N05 <b>'</b> 59'49"E	2.79'				

	LINE TABLE					
	LINE #	BEARING	LENGTH			
	L21	S88*23'02"E	49.62'			
	L22	N07*42'26"E	30.12'			
	L23	N03*43'23"E	33.99'			
	L24	N67*37*51"W	5.00'			
	L25	N66'45'44"E	5.00'			
	L26	N89*33'57"E	6.43'			
	L27	N89*33'57"E	6.43'			
]	L28	N86*01'33"W	31.09'			
	L29	N04'00'38"E	17.00'			
	L30	S86°01'33"E	29.91'			
_						

L	Æ	
LINE #	BEARING	LENG
L31	S00°03'46"W	1.12
L32	N89*56'14"W	14.00

NANCY EC WILLAFORD Notary Public, State of Texas Comm. Expires 01-27-2020 Notary ID 10027188

CARA C. TACKETT

89491

PLAT NOTES APPLY TO EVERY PAGE

SHEET 1 OF 3 BY:

(18)

(19)

20

 $\Diamond$ 

PROPOSED REPLATTING OF THIS PROPERTY. THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

STATE OF TEXAS **COUNTY OF BEXAR** 

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR

OF THIS MULTIPLE PAGE PLAT

CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF

DR DEED RECORDS OF BEXAR COUNTY, TEXAS ESMT EASEMENT FFE FINISHED FLOOR ELEVATION

BEXAR COUNTY, TEXAS

PAGE(S) RIGHT-OF-WAY FOUND 1/2" IRON ROD NCB NEW CITY BLOCK (SURVEYOR) SET 1/2" IRON ROD (PD) 1234.56 FLOOR ELEVATION

1140 EXISTING CONTOURS PROPOSED CONTOURS ORIGINAL SURVEY/COUNTY LINE CITY OF SAN ANTONIO LIMITS

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT AND BUILDING SETBACK LINE

5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 12' SANITARY SEWER EASEMENT

VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV

(14) 30' DRAINAGE EASEMENT 15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT (NOT PERMEABLE, 0.06 ACRES)

10' BUILDING SETBACK LINE

20' RIGHT-OF-WAY RESERVATION (0.16 ACRES) 17' DRAINAGE EASEMENT

**MINIMUM FINISHED** 

BEXAR COUNTY, TEXAS

REPETITIVE BEARING

AND/OR DISTANCE

VOL VOLUME

(19) PRIVATE 14' DRAINAGE

> 15' WATER EASEMENT (VOL 4297, PG 1240, OPR) 10' GAS, FLECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9683, PG 24-27 DPR)

20' BUILDING SETBACK LINE (VOL 9683, PG 24-27 DPR) I' VEHICULAR NON-ACCESS

(VOL 9576, PG 223-225, VOL

**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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. 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 ORSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE SAID LANDS ALL IKEES OF FARIS TIRREOF, OR CHEER DISTRICTIONS WHICH ENDANGER OR MAY INTERFER 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID

EASEMENTS, 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.

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;
 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. EASEMENTS WHEN ONLY UNDERGROUND 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

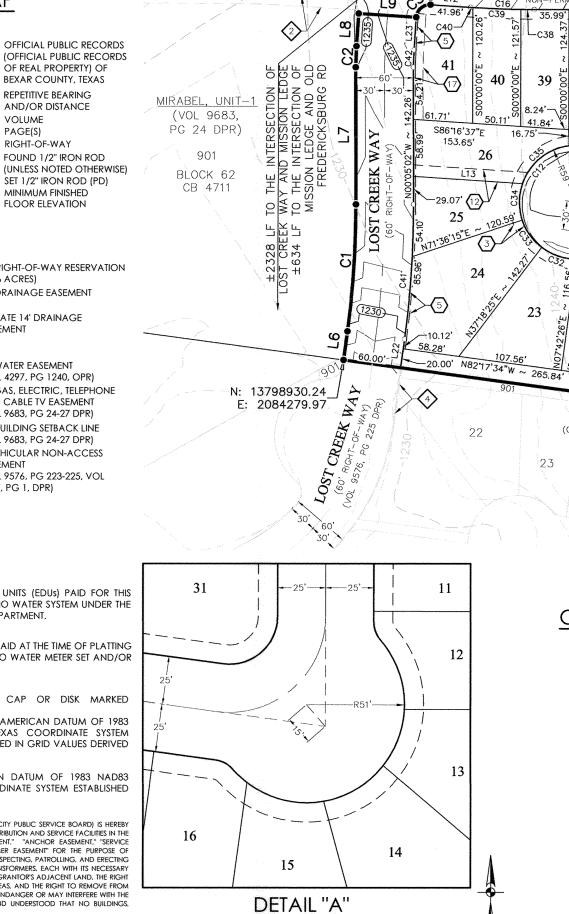
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



MIRABEL, UNIT-1

(VOL 9683,

PG 24 DPR)

BLOCK 68

CB 4711

21

SAN MIRIENDA

(60' RIGHT-OF-WAY)

(VOL 9683, PG 24 DPR)

\_N: 13799509.11

E: 2084371.70

50.11" 41.84"

23

22

902-

LOST CREEK UNIT 5 SUBDIVISION

(VOL 9576, PG 223-225,

VOL 9577, PG 1 DPR)

(0.38 ACRES)

24

16.75'-

50.12' 8 50.12' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00'

SEE DETAIL "B"

THIS SHEET

(13) A

#### CURVE AND LINE TABLE SHEET 1 OF 3

27

901 (0.97 ACRES)
N89'56'14"W ~ 450.00' NON-PERMEABLE

14

(50' RIGHT-OF-WAY MIN.)

35

50.00'

50.45

10 28

19

50.00'

58.19'

27

BLOCK 69

CB 4711

LORCA

20

N89'56'14"W ~ 407.01'/

15

50.00' 50.00'

12

11

/33

N89'56'14"W ~ 120.00'.

32

S89°56'14"E ~ 120.00'

31

15

50.45' | 60.47'

30

13

3

34

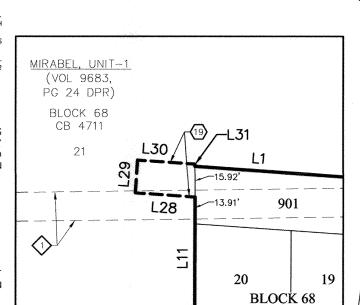
50.00° 0

50.45

29

18

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



**DETAIL** "B"

NOT-TO-SCALE

CB 4711

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.

JACKSON WOODS SUBDIVISION

(VOL 8500, PG 10 DPR)

(0.97 ACRES)

SEE DETAIL "A

5.59 12

N89'56'14"W

103.93

BLOCK 69

CB 4711 32.62'

116.23'

S89'32'32"W

139.20

35

KLABUNDE

SUBDIVISION

(VOL 9659, PG 149 DPR)

13

S89'56'14"E

10

BLOCK CB 471

JOPHERNANDEZ KB HOMF OWNER/DEVELO 4800 FREDERICKSBURG RD. SAN ANTONIO, TEXAS 78229 (210) 308-1316

STATE OF TEXAS COUNTY OF BEXAR

NANCY EC WILLAFORD

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE Notary Public, State of Texas

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

Notary ID 10027188

SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ANTICOLOGICAL STATEMENT OF THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

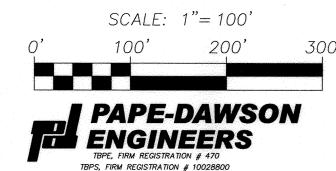
AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS DAY OF DAY OF , A.D. 20 1 ...

PLAT NUMBER 150185

### **REPLAT & SUBDIVISION PLAT ESTABLISHING** MIRABEL, UNIT-2

13.548 ACRE TRACT OF LAND, BEING COMPRISED OF 0.011 OF AN ACRE TRACT OUT OF LOT 901, BLOCK 62, COUNTY BLOCK 4711 OF THE MIRABEL, UNIT-1PLAT RECORDED IN VOLUME 9683, PAGES 24-27 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 10.641 ACRES OUT OF A 48.696 ACRE TRACT OF LAND, RECORDED IN VOLUME 16611, PAGES 1434-1449, AND 2.907 ACRES OUT OF A 5.021 ACRE TRACT OF LAND RECORDED IN VOLUME 16611, PAGES 1455-1458, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CESANA CARMONIA SURVEY NUMBER 300, ABSTRACT 153, COUNTY BLOCK 4733, OF BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: May 10, 2016

#### 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 O BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT I IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS	DAY OF	A.D. 20
COUNTY JUDGE,	BEXAR COUNTY, TEXAS	

THIS PLAT OF	MIRA	BEL, UNIT	-2 H	AS BEEN	SUBMITTED	1A OT	ID CONS	IDERED B
THE PLANNING	СОМ	MISSION (	OF THE (	CITY OF	SAN AN	TONIO,	TEXAS,	IS HEREB
APPROVED BY	SUCH (	COMMISSI	ON IN A	CCORD	ANCE WIT	H STATI	OR LO	CAL LAW
AND REGULAT	ONS;	AND/OR	WHERE	ADMIN	IISTRATIVE	EXCE	PTION(S)	AND/O
VARIANCE(S) HA	VF RF	EN GRANT	FD					

COUNTY CLERK, BEXAR COUNTY, TEXAS

VARIANCE(3) HAVE BEEN GRANIED.							
DATED THIS	DAY OF		_ , A.D. <u>20</u>				

	BY:	 
		CHAIRMAN
	BY:	
STATE OF TEXAS		SECRETARY
COUNTY OF BEXAR		

I,, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY	
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY	

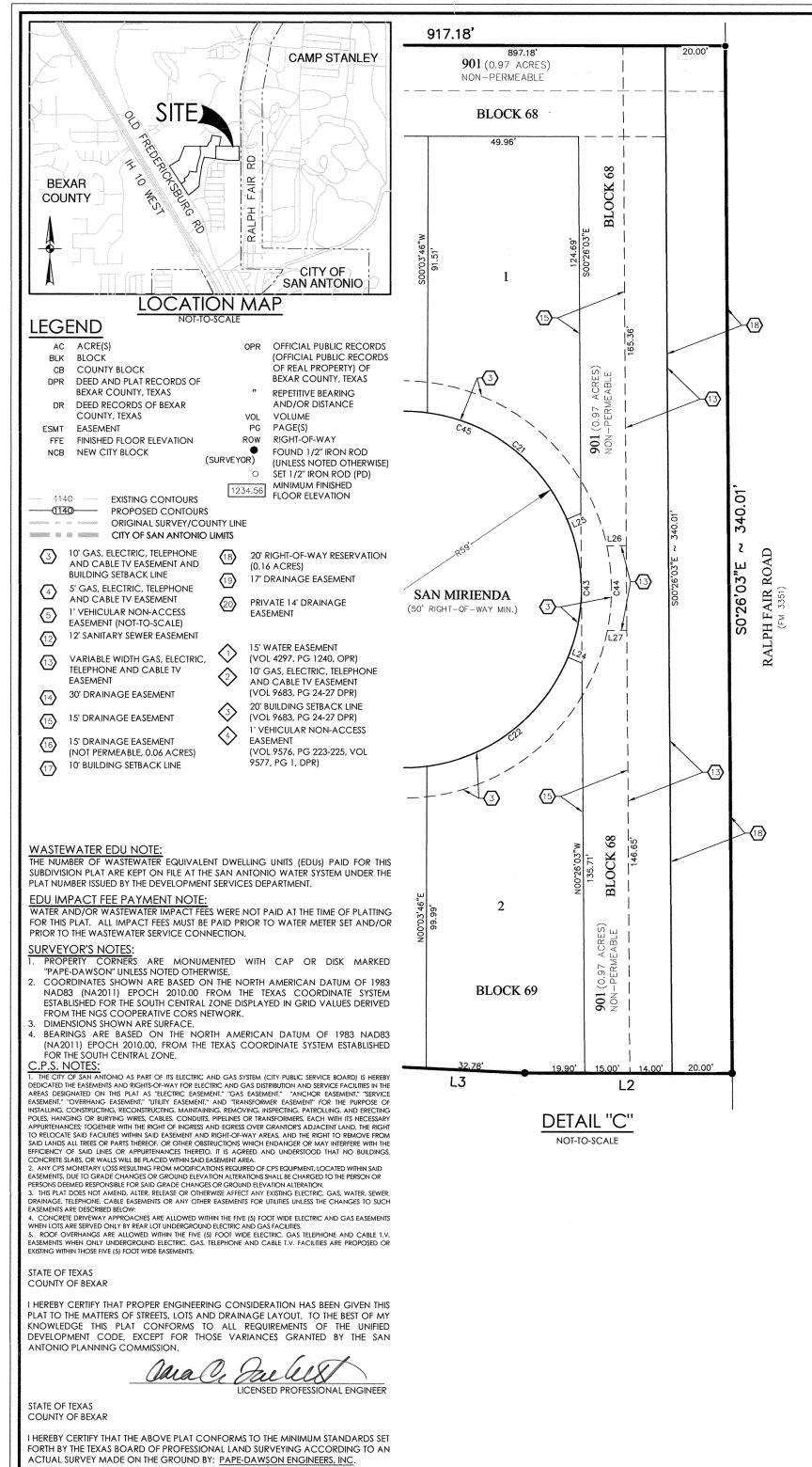
OF	, A.D. <u>20</u>	_ AT	M. AND DU	LY RECORDED THE	
DAY OF		, A.D. <u>20</u>	AT	M. IN THE	
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUMEON					

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF , A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 3 BY: , DEPUTY







PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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:// JOE HERNANDE KB HOME 4800 FREDERICKSBURG RD. SAN ANTONIO, TEXAS 78229 (210) 308-1316

STATE OF TEXAS COUNTY OF BEXAR

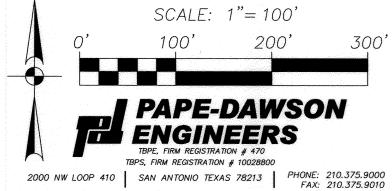
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED 

> NANCY EC WILLAFORD Notary Public, State of Texas Comm. Expires 01-27-2020 Notary ID 10027188

## CURVE AND LINE TABLE SHEET 1 OF 3 PLAT NUMBER 150185

#### **REPLAT & SUBDIVISION PLAT ESTABLISHING** MIRABEL, UNIT-2

13.548 ACRE TRACT OF LAND, BEING COMPRISED OF 0.011 OF AN ACRE TRACT OUT OF LOT 901, BLOCK 62, COUNTY BLOCK 4711 OF THE MIRABEL, UNIT-1PLAT RECORDED IN VOLUME 9683, PAGES 24-27 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 10.641 ACRES OUT OF A 48.696 ACRE TRACT OF LAND, RECORDED IN VOLUME 16611, PAGES 1434-1449, AND 2.907 ACRES OUT OF A 5.021 ACRE TRACT OF LAND RECORDED IN VOLUME 16611, PAGES 1455-1458, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CESANA CARMONIA SURVEY NUMBER 300, ABSTRACT 153, COUNTY BLOCK 4733, OF BEXAR COUNTY, TEXAS.



DATE OF PRINT: May 10, 2016

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.

DATED THIS \_\_\_\_ \_\_ DAY OF \_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRABEL, UNIT-2 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.

BY:	
	CHAIRMA

STATE OF TEXAS

COUNTY CLERK OF BEXAR COUNTY DO HEREBY

OF DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

\_, A.D. <u>20</u>

DEPUTY

DATED THIS	DAY OF	, A.D. 20	
			_

BY:	4.77	
		CHAIRMAN
BY:		
 D1		SECRETARY

COUNTY OF BEXAR

"		,,,,,,	ERRO DEATH COOTTI	DO HEREDI
CERTIFY THAT THIS PLAT WAS I	FILED FOR REC	CORD IN	MY OFFICE, ON THE	DAY
OF	_, A.D. <u>20</u>	AT	M. AND DULY REC	CORDED THE

\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

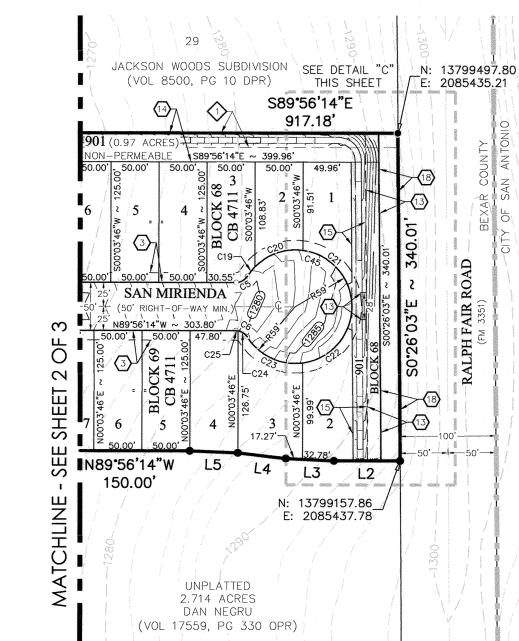
SHEET 3 OF 3 BY: \_\_

CARA C. TACKET

89491

ONAL. MILLIAN STATE

REGISTERED PROFESSIONAL LAND SURVEYOR



39

KLABUNDE SUBDIVISION

(VOL 9659, PG 149 DPR)

40

902