

#### LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
CB	COUNTY BLOCK		OF REAL PROPERTY) OF
DPR	DEED AND PLAT RECORDS OF		BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR		COUNTY, TEXAS
ESMT	EASEMENT		
FFE	FINISHED FLOOR ELEVATION		
NCB	NEW CITY BLOCK		
		VOL	VOLUME
		PG	PAGE(S)
		ROW	RIGHT-OF-WAY
			FOUND 1/2" IRON ROD
			(UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)
			MINIMUM FINISHED
			FLOOR ELEVATION

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

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT AND BUILDING SETBACK LINE	20' RIGHT-OF-WAY RESERVATION (0.16 ACRES)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	17' DRAINAGE EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	PRIVATE 14' DRAINAGE EASEMENT
12' SANITARY SEWER EASEMENT	
13' VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	15' WATER EASEMENT (VOL 4297, PG 1240, OPR)
30' DRAINAGE EASEMENT	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9683, PG 24-27 DPR)
15' DRAINAGE EASEMENT	20' BUILDING SETBACK LINE (VOL 9683, PG 24-27 DPR)
15' DRAINAGE EASEMENT (NOT PERMEABLE, 0.06 ACRES)	1' VEHICULAR NON-ACCESS EASEMENT (VOL 9576, PG 223-225, VOL 9577, PG 1, DPR)
10' BUILDING SETBACK LINE	

#### 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 PLATING 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:

- 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.

#### C.P.S. NOTES:

- 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, PAROLLING, 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

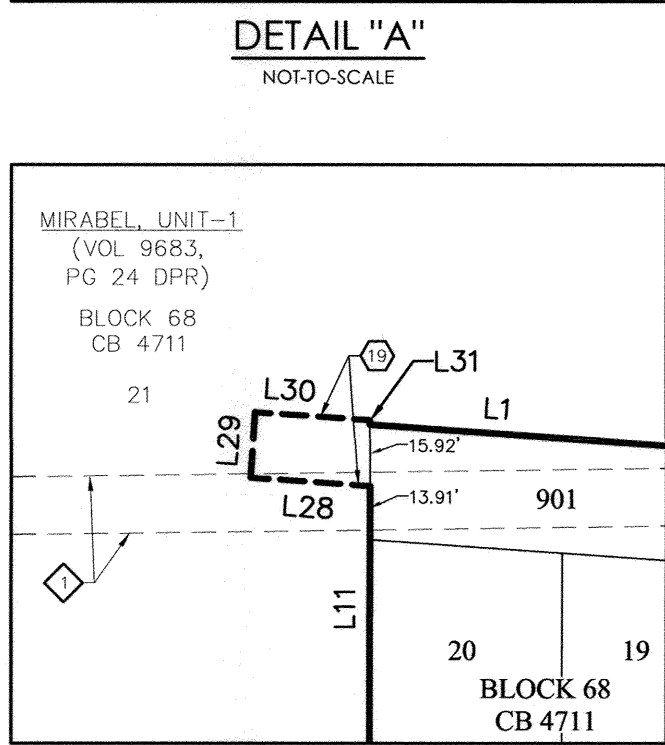
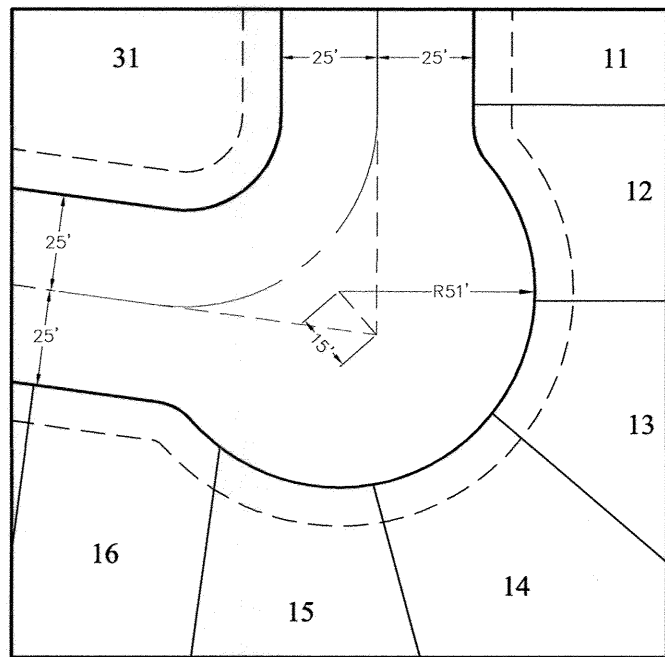
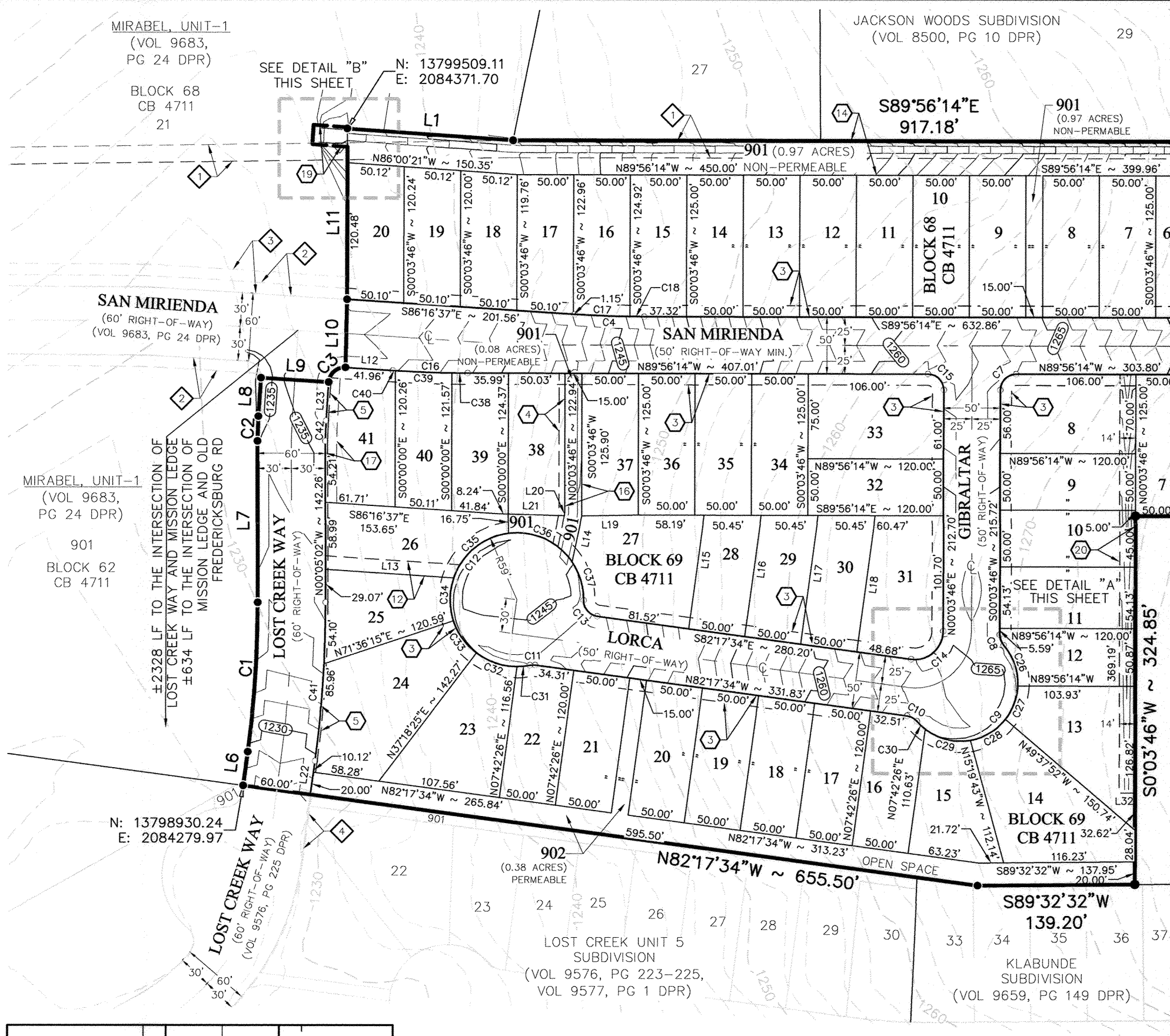
STATE OF TEXAS  
COUNTY OF BEXAR

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.

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



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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

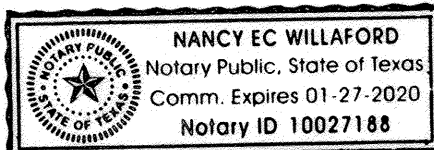
STATE OF TEXAS  
COUNTY OF BEXAR

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 HERNANDEZ  
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 JOE HERNANDEZ, 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 11th DAY OF May, A.D. 2016.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

## 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-1 PLAT 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.

SCALE: 1" = 100'



**PAPE-DAWSON  
ENGINEERS**

TBPE, FIRM REGISTRATION # 470  
TBPS, FIRM REGISTRATION # 10028800  
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 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.

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

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
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. 20 \_\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

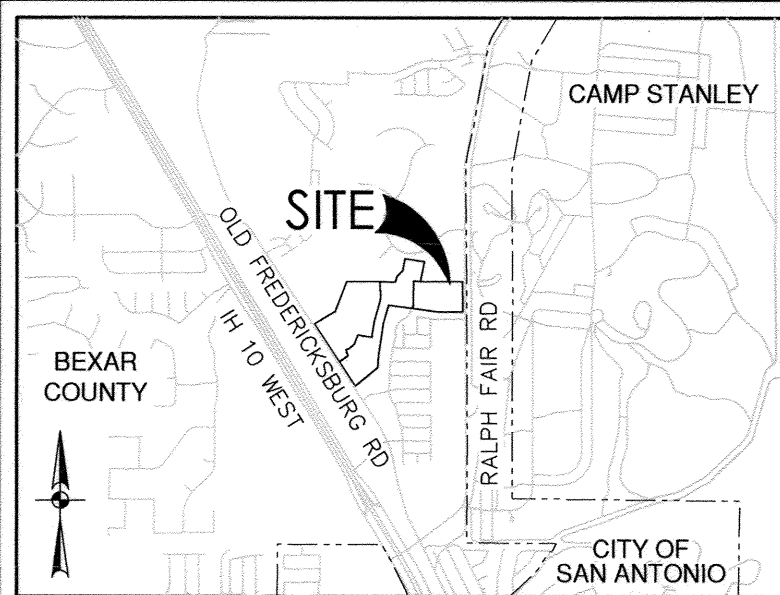
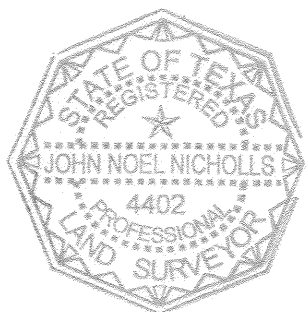
SHEET 2 OF 3

Civil Job No. 6198-05; Survey Job No. 9051-14

MIRABEL, UNIT-2

DATE: 9/20/16 8:40 AM USER: ID: MFC09  
FILE: P:\150185\05 Design\Civil\Plat P150185.dwg





#### LEGEND

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	CITY OF SAN ANTONIO LIMITS

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	AND CABLE TV EASEMENT AND
	BUILDING SETBACK LINE
4	5' GAS, ELECTRIC, TELEPHONE
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5	1' VEHICULAR NON-ACCESS
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12	12' SANITARY SEWER EASEMENT
13	VARIABLE WIDTH GAS, ELECTRIC,
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14	30' DRAINAGE EASEMENT
15	15' DRAINAGE EASEMENT
16	15' DRAINAGE EASEMENT
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17	10' BUILDING SETBACK LINE
18	20' RIGHT-OF-WAY RESERVATION
	(0.16 ACRES)
19	17' DRAINAGE EASEMENT
20	PRIVATE 14' DRAINAGE
	EASEMENT
1	15' WATER EASEMENT
	(VOL 4297, PG 1240, OPR)
2	10' GAS, ELECTRIC, TELEPHONE
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	(VOL 9683, PG 24-27 DPR)
3	20' BUILDING SETBACK LINE
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4	1' VEHICULAR NON-ACCESS
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	(VOL 9576, PG 223-225, VOL
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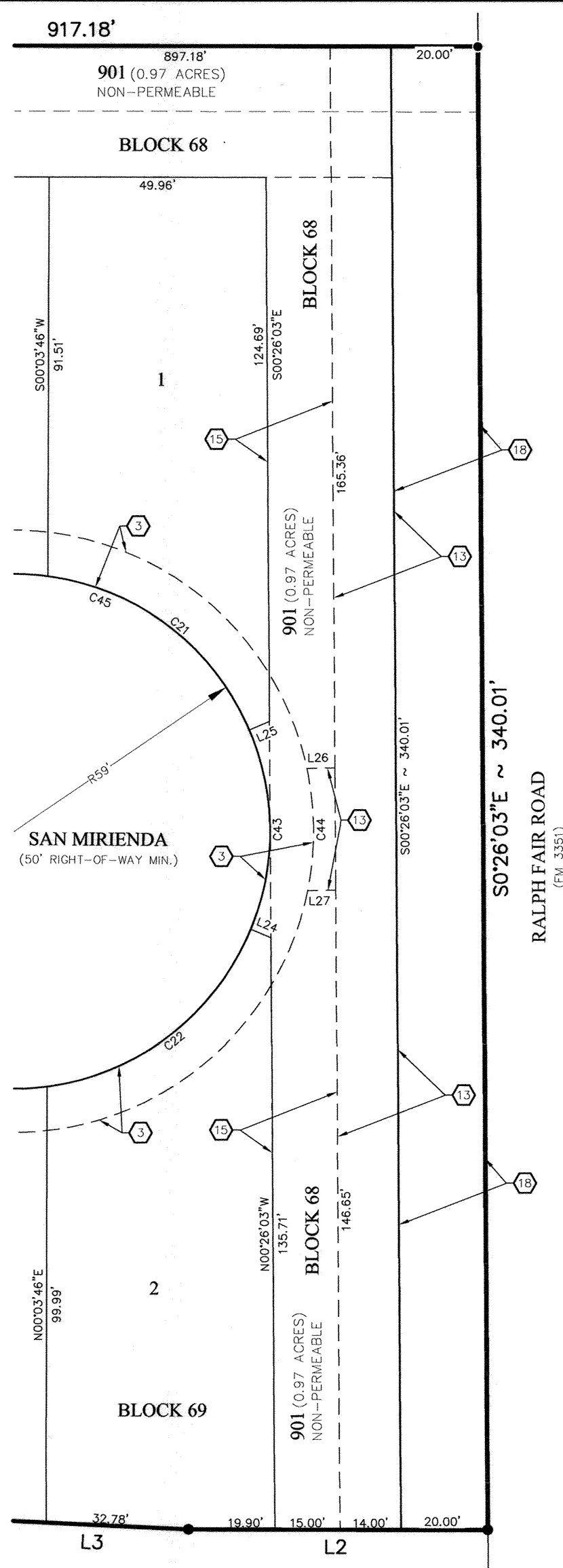
STATE OF TEXAS  
COUNTY OF BEXAR

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STATE OF TEXAS  
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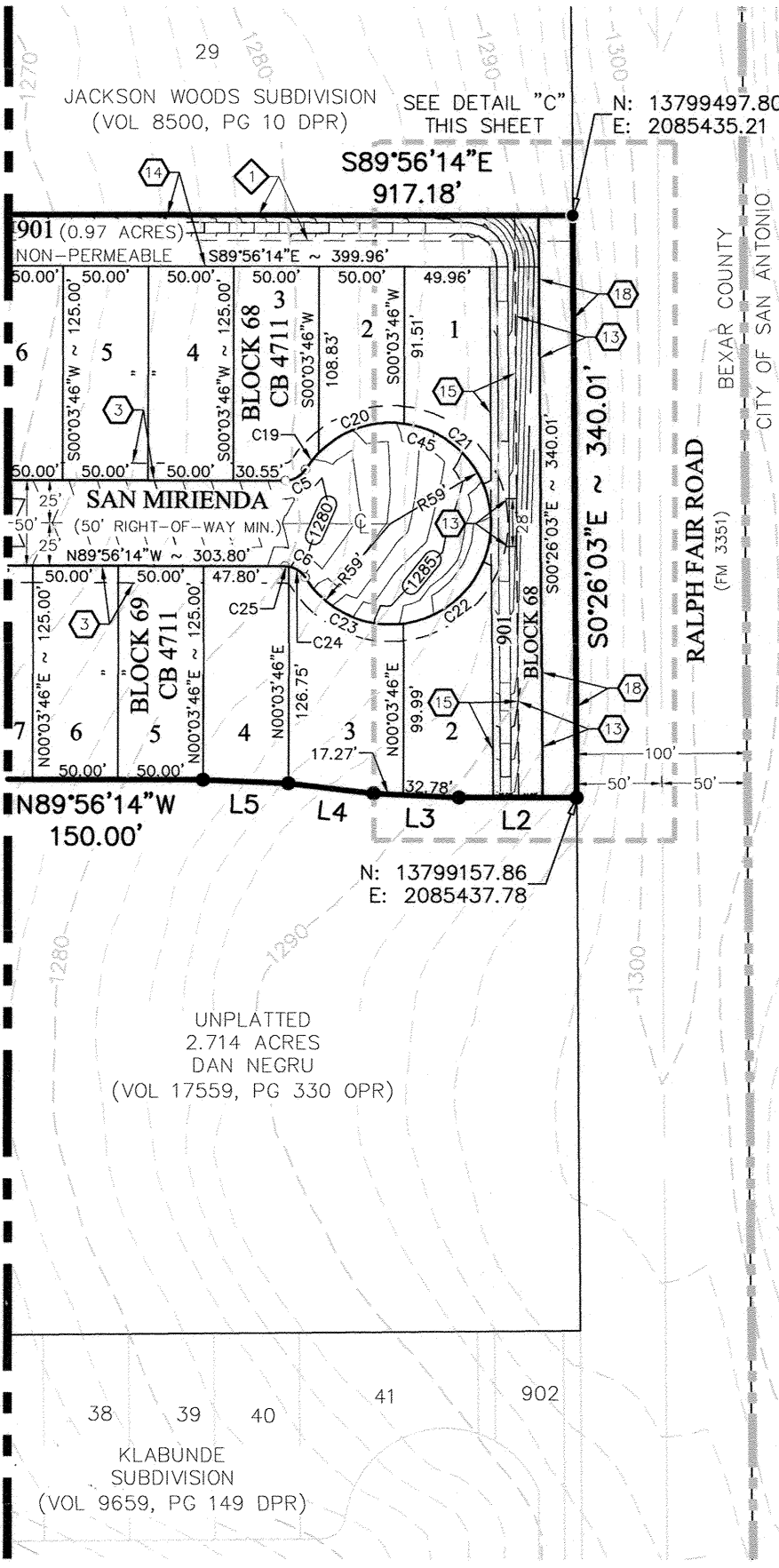
REGISTERED PROFESSIONAL LAND SURVEYOR



#### DETAIL "C"

NOT-TO-SCALE

MATCHLINE - SEE SHEET 2 OF 3



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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: *Joe Hernandez*  
JOE HERNANDEZ  
KB HOME  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
(210) 308-1316

STATE OF TEXAS  
COUNTY OF BEXAR

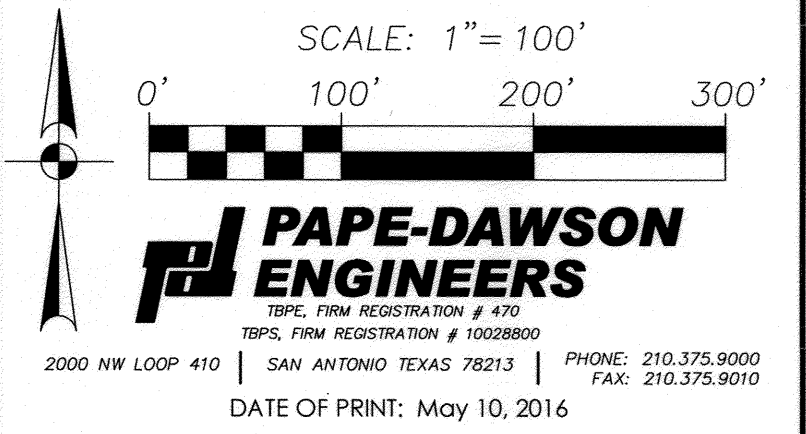
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*Nancy E. Willaford*  
NANCY EC WILLAFORD  
Notary Public, State of Texas  
Comm. Expires 01-27-2020  
Notary ID 10027188

#### PLAT NUMBER 150185

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

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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.

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

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY