

(50' ROW)

AREA TO BE REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1" = 200

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 39 AND 40 IN THE OLMOS PARK HEIGHTS SUBDIVISION PLAT, WHICH IS RECORDED IN VOL. 980, PG. 29, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTES:

1. 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-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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.

FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40)

MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD. (NEED TO DESIGNATE

4. PRIVATE STREET, SEWER & WATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 96-107, N.C.B. 11882.

LEGEND

RIGHT-OF-WAY

STAMPED "KFW SURVEYING"

DEED AND PLAT RECORDS

VEHICULAR NON-ACCESS

--750--= CONTOUR LINES

R.O.W.

O.P.R.

VNAE

o FIR = FOUND 1/2" IRON ROD

MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HERE ON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR

PRIVATE STREET DESIGNATION AS WATER AND SEWER EASEMENTS: LOT 999, N.C.B. 11882, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

LOT 5

BLOCK 2

NCB 9845

HARTMUT O. &

IOT 4

BLOCK 2

NCB 9845

MATTHEW & MELANIE

<u>C.P.S. NOTES:</u> 1.THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEMS (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 OF TRANSFORMERS FACH 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

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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

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 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.

BLOCK 2

NCB 9845

LINDA ANCIRA (VOL 8256,

BLOCK 2

NCB 9845

UKE B TRAUTMANN

LOT 3

BLOCK 2

NCB 9845

ALFREDO & MAGDALENA

<u>WASTEWATER EDU NOTE:</u> THE NUMBER OF 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 THE DEVELOPMENT SERVICES DEPARTMENT

EDU IMPACT FEE PAYMENT DUE: WATER AND 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 WASTEWATER SERVICE CONNECTION.

<u>CLEAR VISION NOTE:</u>
ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREAS, AS SPECIFIED WITHIN SECTION 35-506(D)(5) OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE.

<u>DEDICATION OF THE SANITARY SEWER AND WATER MAINS:</u>
THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 1,500 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO

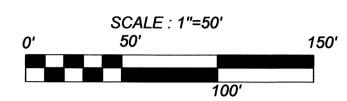
LOT 9

BLOCK 3

NCB 9846

MICHAEL WELHAN

SAWS ACCESS 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 3421 Paesanos Pkwy. Suite 200, San Antonio, TX 78231 • TBPE Firm #9513 Phone: (210) 979-8444 • Fax: (210) 979-8441 • TBPLS Firm #10122300



PLAT NUMBER 150249

REPLAT ESTABLISHING

SANDALWOOD SUBDIVISION REPLAT (P.U.D.)

BEING 1.994 ACRES, ESTABLISHING LOTS 96-107, 901 & 999,

NCB 11882, OUT OF THE OLMOS PARK HEIGHTS

SUBDIVISION PLAT RECORDED IN VOLUME 980, PAGE 29 OF

THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

KEY NOTES

VARIABLE WIDTH PRIVATE STREET. WATER, SANITARY SEWER, ELEC. GAS, TELE., & CATV EASEMENT

16' SANITARY SEWER EASEMENT

4' PEDESTRIAN EASEMENT

STATE OF TEXAS

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, PA KS/WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES

/IETOR ANDONIE 3750 SAN PEDRO AVE. STE. B10

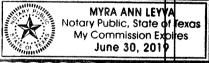
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR ANDONIE, 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

SAN ANTONIO, TEXAS 78232

GIVEN UNDER MY HAND AND SEAL OF OFFICE





THIS PLAT OF <u>SANDALWOOD SUBDIVISION REPLAT (P.U.D.)</u> 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 ____

STATE OF TEXAS

COUNTY OF BEXAR

. 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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, ___A.D. 20____ THIS ____ DAY OF ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

PG. 1 OF 2

. DEPUTY

ELEANOR BAENTSCH GESSNER (VOL 10859, (VOL 9272, PG 1623) PG 0787) O.P.R. (VOL. 17051, PG. (VOL. 7434, PG. 750, D.R. O.P.R. (VOL 8182, PG 2066, PG 1036) O.P.R. 1288, O.P.R.) O.P.R. N: 13733309.8 E: 2136234.29 N89° 29' 08"E 290.05 LÓT 101 LOT 100 LOT 103 ĹOT 104 (0.108 AC.) (0.102 AC.) ((0.198 AC.) (0.117 AC.) (0.176 AC.) PRIVATE 10 DETAIL "H" - TELE., & CATV EASEMENT DETAIL "D" L3 SIR C LOT 99 (0.135 AC.) SIMPLE WAY PRIVATE VAR. (PRIVATE STREET) WIDTH DRAINAGE SET1/2" IRON ROD WITH BLUE CAP DETAIL "F" LOT 901 PORTION OF LOT 38 0.106 AC. **OLMOS PARK HEIGHTS** (VOL 980, PG 29) PORTION OF LOT 41 **LOT 98** DETAIL "N" / D.P.R. **OLMOS PARK HEIGHTS** LOT 105 (0.110 AC.) (VOL. 980, PG 29) (0.149 AC.) NCB 11882 NCB 11882 SEE C18 SEE DETAIL "J" LOT 97 SEE DETAIL "L" LOT 999 \$65° 30 34°W (0.288 AC.) SIR 47.86 (0.115 AC.) 10' FLEC GAS TELE & CATV EASEMENT SEE DETAIL "E" LOT 106 (0.125 AC.) L13-DETAIL "K" LOT 96 LOT 107 (0.129 AC.) (0.103 AC.) 14' ELEC., GAS, TELE., 14' ELEC., GAS, TELE., & CATV EASEMENT X 90' VNAE -533' ± TO INT. OF E SANDALWOOD LN. & SEE DETAIL "A" N: 13733007.29 5' RIGHT-OF-WAY EVEREST STREET E SANDALWOOD LN (0.033 AC.)

SEE SHEET 2 OF 2 FOR ALL LINE

& CURVE TAGS AND DETAILS

SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. COUNTY OF BEXAR

SURVEYOR NOTES

BASIS OF BEARINGS ARE BASED ON THE STATE PLANE COORDINATE

1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW

THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE

REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 265 OF 785, COMMUNITY PANEL NO. 48029C265G, EFFECTIVE DATE

THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN OLMOS PARK HEIGHTS SUBDIVISION, RECORDED IN VOLUME 980, PAGE 29, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON

I , THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS

SWORN AND SUBSCRIBED BEFORE ME THIS THE 4 DAY OF JUNE 2016

MY COMMISSION EXPIRES: June 30, 2019

MYRA ANN LEYVA Notary Public, **State** of Texas My Commission Expires June 30, 2019

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTIERS 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 PLANN

STATE OF TEXAS COUNTY OF BEXAR

FAX: 210-979-8441

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:

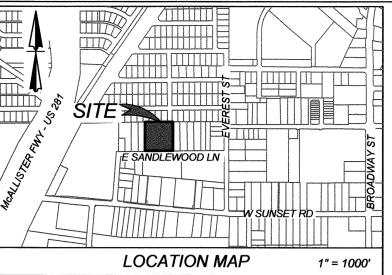
TERESA A. SEIDEL, TSEIDEL@KFWENGINEERS.COM REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC. FIRM LICENSE NO. 10122300 3421 PAEASONOS PKWY. SUITE 101 SAN ANTONIO, TEXAS 78231



CRAIG P. FLETCHER

90940

LICENSED.



NOTES:

1. 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-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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.

FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40)

MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD. (NEED TO DESIGNATE

4. PRIVATE STREET, SEWER & WATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 96-107, N.C.B. 11882.

MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HERE ON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR

PRIVATE STREET DESIGNATION AS WATER AND SEWER EASEMENTS: LOT 999, N.C.B. 11882, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT
MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

C.P.S. NOTES: 1.THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEMS (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," SURVIVE EASEMENT, OVERTILITY OF 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

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 2. ANY GPS MINE PART 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

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

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.

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

<u>EDU IMPACT FEE PAYMENT DUE:</u> WATER AND 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 WASTEWATER SERVICE CONNECTION.

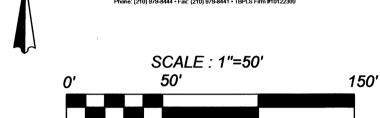
CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR
TO STORY OF SAN OF STREET OF SAN VISION AREAS. AS SPECIFIED WITHIN SECTION 35-506(D)(5) OF THE CITY OF SAN

DEDICATION OF THE SANITARY SEWER AND WATER MAINS: THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 1,500 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS ACCESS 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



LEGEND

-750-- = CONTOUR LINES

• FIR = FOUND 1/2" IRON ROD

SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"

= RIGHT-OF-WAY R.O.W. = DEED AND PLAT RECORDS O.P.R.

 OFFICE OF PUBLIC RECORDS = VEHICULAR NON-ACCESS

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
- BASIS OF BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 265 OF 785, COMMUNITY PANEL NO. 48029C265G, EFFECTIVE DATE
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

DETAIL "A"

DETAÍL "K"

Line # Length Direction

L3 27.58' N89° 27' 24"E

17.81'

L2

L13

L16

L19

L21

8.21' N0° 32' 36"W

11.56' N19° 16' 45"W

18.52' S16° 28' 38"W

27.58' N89° 27' 24"E

18.52' S16° 28' 38"W

39.58' N40° 36' 36"E

10.00' S89° 27' 24"W

5.00' N0° 32' 36"W

5.00' S0° 32' 36"E

5.00' N0° 32' 36"W

5.00' S0° 32' 36"E

15.00' S89° 27' 24"W

L8 16.41' S65° 30' 34"W

L9 12.23' N19° 16' 45"W

L11 32.84' S89° 27' 24"W

L12 34.68' S70° 14' 45"W

L14 10.00' N89° 27' 24"E

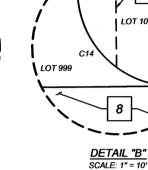
L15 | 15.00' | S89° 27' 24"W

L17 15.00' N89° 27' 24"E

L20 15.00' N89° 27' 24"E

L23 15.04' N89° 27' 24"E

S0° 32′ 36″E



DETAIL "L"

Line # Length Direction

L24

L25 15.05'

L26 15.00'

L28 15.09'

L29 5.03'

L30 15.09'

L33 | 15.00'

L38 16.41'

L39 5.47'

L40 16.41'

L41 5.47'

L42 7.00'

L43 5.00'

L44 7.00'

15.05

L31 5.03' S89° 27' 24"W

L32 | 15.05' | N40° 36' 36"E

L34 15.05' S40° 36' 36"W

L35 | 15.05' | S59° 21' 44"E

L36 | 15.00' | N59° 21' 44"W

L37 | 15.06' | N59° 21' 44"W

L45 5.00' S44° 34' 19"W

L46 5.00' N45° 25' 41"W

15.17' N89° 27' 24"E

N27° 08' 20"W

S27° 08' 20"E

S27° 08' 20"E

N6° 42' 56"W

N89° 27' 24"E

S6° 42' 56**"**E

S40° 36′ 36″W

S0° 32′ 36″E

S65° 30' 34"W

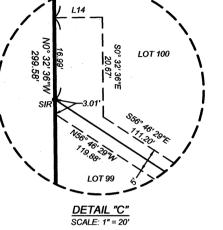
NO° 32' 36"W

N65° 30′ 34″E

N0° 32′ 36″W

N89° 27' 24"E

S0° 32' 36"E



DETAIL "M"

Chord Distance

9.44'

21.69'

27.34'

27.62'

24.84'

11.65'

26.83'

33.58'

13.59'

31.61'

14.14"

40.64'

40.20'

39.49'

9.22

2.50'

2.50'

5.00"

5.00'

Chord Bearing Tangent

10.00'

4.78'

11.07'

14.13'

14.29'

12.76'

5.86'

14.29'

17.67'

6.85'

16.81'

18.85

10.00'

34.88'

33.80'

11.40'

32.19'

4.62'

1.25'

1.25'

2.50'

2.50'

N44° 27' 40"E

N9° 54' 40"W

N7° 41' 29"W

N18° 33' 39"E

N48° 02' 36**"**E

N76° 09' 32"E

S84° 21' 05"E

S34° 34′ 20″E

S1° 38′ 19″E

S23° 42' 21"W

S48° 13' 19"W

S32° 28' 59"W

S45° 32' 21"E

N35° 05' 20"E

S37° 01' 59"E

S40° 59' 36"W

N62° 19' 33"W

N14° 43' 12"W

S31° 53' 55**"W**

S34° 33' 08"W

S1° 14' 29"W

N0° 51' 10"E

S63° 46' 29"E | 13.85'

Curve Table

Delta

90°00'31"

29°19′44″

29°38'09"

26°35'44"

12°23'01"

15.71'

9.48'

27.64'

C6 25.07' 54.00'

27.93' 54.00'

11.67' 54.00'

C8 27.11' 54.00' 28°46'10"

C9 27.93' 54.00' 29°38'09"

C10 34.15' 54.00' 36°13'53"

C11 | 13.63' | 54.00' | 14°27'26"

C12 32.59' 54.00' 34°34'30"

C13 33.43' 29.00' 66°03'10"

C14 | 15.71' | 10.00' | 89°59'28"

C16 46.70' 25.00' 107°01'14"

C17 21.39' 25.00' 49°01'56"

C18 45.52' 25.00' 104°19'46"

C19 9.23' 58.00' 9°07'04"

C20 2.50' 54.00' 2°39'13"

5.00'

2.50' 54.00' 2°39'13"

5.00' 54.00' 5°18'34"

69.00'

47.44' 25.00' 108°44'09"

C2

C3

C5

C7

C15

C21

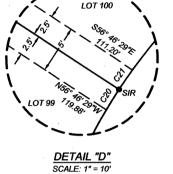
C22

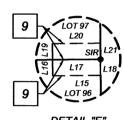
10.00'

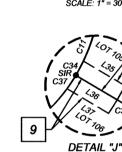
21.84' 54.00' 23°10'31"

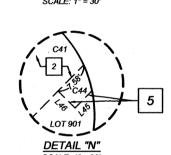
54.00'

29.00' 18°44'09"

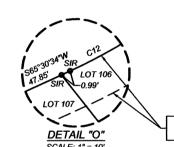








DETAIL "I"



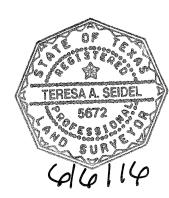
S65°30'34"N C12 S65°30'34"N LOT 106	
\$65° 85' LOT 106 41.85' SIR 0.99'	
LOT 107	V3
DETAIL "O" SCALE: 1" = 10'	3

ble		
ord Distance	Chord Bearing	Tangent
5.02'	N5° 00' 58"E	2.51'
5.04'	S6° 34′ 14″W	2.52'
5.01'	S60° 12' 17"W	2.51'
5.00'	N60° 47' 00"E	2.50'
5.00'	N64° 56′ 20″E	2.50'
5.01'	S65° 31′ 03″W	2.51'
5.01'	N52° 02′ 47″W	2.51'
5.00'	S51° 28' 04"E	2.50'
5.00'	S47° 18' 44"E	2.50'
5.01'	N46° 44′ 01″W	2.51'
5.00'	N28° 16′ 43 " E	2.50′
5.00'	S28° 47′ 33″W	2.50'
5.00'	S32° 56′ 53″W	2.50'
5.01'	N33° 35′ 29″E	2.51'

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing	Tangent
C24	5.02'	69.00'	4°10'21"	5.02'	N5° 00' 58"E	2.51'
C25	5.04'	54.00'	5°20'54"	5.04'	S6° 34′ 14″W	2.52'
C26	5.01'	54.00'	5°18'46"	5.01'	S60° 12' 17"W	2.51'
C27	5.00'	69.00'	4°09'20"	5.00'	N60° 47' 00"E	2.50'
C28	5.00'	69.00'	4°09'20"	5.00'	N64° 56' 20"E	2.50'
C29	5.01'	54.00'	5°18'46"	5.01'	S65° 31′ 03″W	2.51'
C30	5.01'	54.00'	5°18'46"	5.01'	N52° 02' 47"W	2.51'
C31	5.00'	69.00′	4°09'20"	5.00'	S51° 28' 04"E	2.50'
C32	5.00'	69.00'	4°09'20"	5.00'	S47° 18' 44"E	2.50'
C33	5.01'	54.00'	5°18'46"	5.01'	N46° 44' 01"W	2.51'
C34	5.01'	54.00'	5°18'42"	5.00'	N28° 16' 43 " E	2.50'
C35	5.00'	69.00'	4°09'18"	5.00'	S28° 47′ 33″W	2.50'
C36	5.01'	69.00'	4°09'22"	5.00'	S32° 56′ 53″W	2.50'
C37	5.01'	54.00'	5°18'51"	5.01'	N33° 35' 29"E	2.51'
C38	7.94'	25.00'	18°12'29"	7.91'	S74° 36′ 49″W	4.01'
C39	5.01'	25.00'	11°28'44"	5.00'	S89° 27' 24"W	2.51'
C40	. 5.14'	25.00'	11°47'22"	5.13'	S16° 03' 21"E	2.58'
C41	16.30'	25.00'	37°21'14"	16.01'	S43° 15' 11"E	8.45'
C42	16.34'	25.00*	37°27'33"	16.06'	N40° 40′ 48″W	8.48'
C43 [*]	12.49'	25.00'	28°36'46"	12.36'	S76° 14' 12 " E	6.38'
C44	5.64'	25.00'	12°55'28"	5.63'	S18° 06' 50"E	2.83'

Curve Ta

CRAIG P. FLETCHER 90940



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



3421 PAEASONOS PKWY. SUITE 101 SAN ANTONIO, TEXAS 78231

STATE OF TEXAS COUNTY OF BEXAR

FAX: 210-979-8441





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

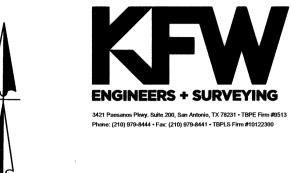
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC.

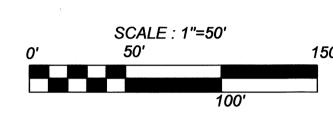
COUNTY OF BEXAR

UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT REPLAT ESTABLISHING SANDALWOOD SUBDIVISION REPLAT (P.U.D.)

BEING 1.994 ACRES. ESTABLISHING LOTS 96-107, 901 & 999. NCB 11882, OUT OF THE OLMOS PARK HEIGHTS SUBDIVISION PLAT RECORDED IN VOLUME 980, PAGE 29 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NUMBER 150249





KEY NOTES

VARIABLE WIDTH PRIVATE STREET 1' X 90' VNAE GAS. TELE.. & CATV EASEMENT 16' SANITARY SEWER EASEMENT 1' X 151.05' VNAE 5' RIGHT-OF-WAY DEDICATION 4' PEDESTRIAN EASEMENT (0.033 AC.) 7' X 5' PERMANENT WATER EASEMENT 15' X 5' PERMANENT WATER EASEMENT 5' X 5' ELECTRIC EASEMENT

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 OSE AND CONSIDERATION THEREIN EXPRESSED.



STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR ANDONIE, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

LP_DA	YOF June	A.D. <u>201</u> 4	
Y PUBLIC	Sura BEXAR COUN	TY TE SOL	MYRA ANN LEYVA Notary Public, State of To My Commission Expire June 30, 2019

THIS PLAT OF <u>SANDALWOOD SUBDIVISION REPLAT (P.U.D.)</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY SOBMITTED 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 GRA

DATED THIS _	DAY OF	A.D. 20	
	BY:CHAIRMAN		
	BY: SECRETARY		÷
OF TEXAS			

ATE OF TEXAS	
OUNTY OF BEXAR	
	COUNTYC
AT WAS EU ED EOD	DECORD IA

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/(VOL. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _______ A.D. 20____

___ ON PG. _

COUNTY C	LERK,	BEXAR	COUNTY,	TEXAS	

_____, DEPUTY PG. 2 OF 2

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