

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE FASEMENTS AND RIGHTS-OF-WAY FOR FLECTRIC AND GAS DISTRIBUTION AND SERVICE FACULTIES 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 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

. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER SEWER DRAINAGE TELEPHONE CABLE FASEMENTS OR ANY OTHER FASEMENTS FOR LITH ITIES. JNLESS 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 FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION FACULTIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

L. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

2.1/2" IRON RODS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS

3. BASIS OF BEARINGS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 (93).

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE

6. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HORIZON POINTE SUBD., UNIT 10B SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

7. SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY

FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER FASEMENT" FOR THE PURPOSE OF INSTALLING CONSTRUCTING RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER AGREED AND UNDERSTOOD THAT NO STRUCTURES. CONCRETE SLABS OR WALLS WILL BE PLACED

8. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

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 SERVICE DEPARTMENT

SAWS IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES

MUST BE PAID PRIOR TO WATER METER SET.

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 BEE 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

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.

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

16' PERMEABLE SAN. SEW. ESM'T.

PLAT NUMBER: 150572

SUBDIVISION PLAT

ESTABLISHING

HORIZON POINTE SUBD., UNIT 10B BEING 8.670 ACRES OF LAND OUT OF THE G. TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF AN 18.377 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 17516, PAGE 1821, OFFICIAL PUBLIC RECORDS OF

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[MWC: CHRISTOPHER R. DICE]

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

HAS BEEN SUBMITTED

SECRETARY

STATE OF TEXAS

THE OWNER OF THE 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 NEWLEAF HOMES, L.L.C. 6735 I.H. 10 WEST, SUITE 103 OWNER SAN ANTONIO, TEXAS 78201 PHONE: (210) 558-9899 FAX: (210) 544-8775 CONTACT PERSON: FRED GHAVIDEL DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

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 DATED THIS DAY OF

TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS

CERTIFICATE OF APPROVAL

THIS PLAT OF HORIZON POINTE SUBD., UNIT 10B

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR , COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _ __M. AND DULY RECORDED THE _____ DAY OF __ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK /

AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF

JUNE 2016 SHEET 1 OF 1

COUNTY CLERK, BEXAR COUNTY, TEXAS

BEXAR COUNTY, TEXAS.

SCALE: 1"=100' 50 100

NEWLEAF HOMES, L.L.C. UNPLATTED. REMAINING PORTION OF 18.377 Ac TRACT_VOL. 17516, PG. 1821 BLOCK 19 C.B. 5090 0.P.R.B.C. D.P.R.B.C. VAR. WID. E.G.T.CA. ESM'T. 0.156 Ac. 50.00 N74°26'40"W 220.69 SEE DETAIL ' LINE TABLE N59°57'28"W N71°38'33"E 87.31 N15°33'20"E S57°44'43"E 38.28' 34.00' S74°26'40"E S15°33'38"W 50.00 S74°26'40"E 120.00' 42.88' 44.79' 38.67' S15°41'49"E 66.93' N15°33'38"E 110.00'

C2 22.00' 33°54'47' 6.71' 13.02' 12.83' N88°35'56"E 20°48'49" 156.21' 155.35' C4 15.00' 90°00'00" 15.00' 23.56' 21.21' N29°26'40"W C5 25.00' 106°09'13" 33.27' 46.32' 39.97' S52°28'43"W C6 125.00 15°05'56' 16.57 32.94 32.85' S08°08'51"E C7 20.00 81°09'00" 17.13' 28.331 26.02 S56°16'19"E 58.00' 67.73' 264.36' 88.11' S33°43'41"W 59.61' 19°36'49" 30.25 59.91' N05°53'24"W 175.00' C9 C10 10.00' 85°45'29" 9.29' 14.97' 13.61 N38°57'44"W 210.93' 85.85' C12 10.00' 54°18'53" 5.13' 9.48' 9.13' S47°17'14"E C13 10.00' 89°59'42" 10.00' 15.71' 14.14' N60°33'29"F 10.00' 54°18'53" 5.13' 9.48' 9.13' S11°35'48"E C15 50.00' 289°17'36" 35.47' 252.46' 57.86' N74°06'27"W 7.00' 17.71' 15.00' 23.56' 21.21' S60°33'20"W 90°00'00" 15.00' 370.00' 20°48'49" 67.95' 134.41' 133.67' S05°08'56"W 435.00' 08°46'16" 33.36' 66.59' 66.53' C20 435.00' 12°02'32" 45.881 91.43' 91.26' N00°45'48"E C21 365.00' 05°51'51" 18.69' 37.36' 37.34' N02°19'33"W C22 365.00' 14°56'58" 47.89' 95.24' 94.97' N08°04'52"E

CURVE TABLE

STATE OF TEXAS COUNTY OF BEXAR

LEGEND

D.P.R.B.C

E.G.T.CA.

F.I.R.

G.B.

GPM

L.S.

L1 NAD

O.P.R.B.C.

R.O.W.

V.N.A.

WAT.

-ELEV

VAR. WID.

= ACRES

= BUILDING SETBACK LINE = CURVE NUMBER

= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= CITY PUBLIC SERVICE

= FOUND 1/2" IRON ROD

= GALLONS PER MINUTE

= NORTH AMERICAN DATUM

= POUNDS PER SOUARE INCH

= VEHICULAR NON-ACCESS

= PROPOSED CONTOUR

= MAJOR CONTOUR

= MINOR CONTOUR

= STREET CENTERLINE

= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MW CUDE" UNLESS OTHERWISE NOTED

= COUNTY BLOCK

= DRAINAGE

= EASEMENT

= GREENBELT

= LANDSCAPE

= NUMBER

= PAGE

= LINE NUMBER

= NOT TO SCALE

= RIGHT-OF-WAY

= SANITARY SEWER

= VARIABLE WIDTH

= VOLUME

= WATER = PERMEABLE LOT

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.

M. W. CUDE ENGINEERS, L.L.O CHRISTOPHER R. DICE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

I HEREBY CERTIFY THAT THIS 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: M. W. CUDE ENGINEERS, L.L.C

M. W. CUDE ENGINEERS, L.L.C. PAUL L. MYERS, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

