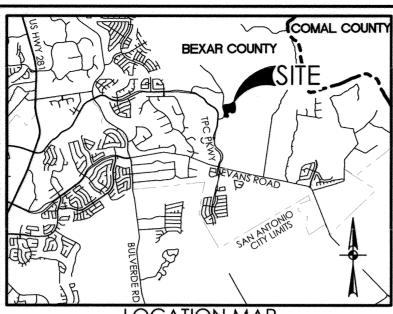
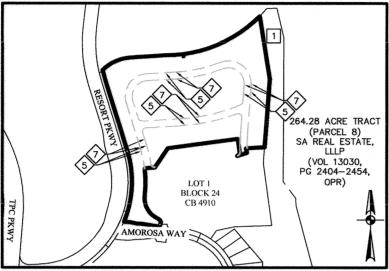
LIC, BEXAR COUNTY, TEXAS



LOCATION MAP



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN

NOTIFICATION

THE 10.391 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT , BLOCK 24, COUNTY BLOCK 4910, INCLUDING A 1.602 AC PORTION THE VARIABLE WIDTH INGRESS/EGRESS, PEDESTRIAN ACCESS, DRAINAGE, WATER AND SANITARY SEWER EASEMENT AND A 1.807 AC PORTION IF THE VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLET V FASEMENT, ALL ON AMOROSA PHASE 4A FNCLAVE SUBDIVISION PLAT RECORDED IN VOL 9652, PG 12-14 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- 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 (CORS 1996) 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 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT 120135 AMOROSA PHASE 4A (ENCLAVE) WHICH IS RECORDED IN VOLUME 9652, PAGE(S) 12-14, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS HELD A PUBLIC HEARING WHICH MEETING OF INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I(WE). THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: BRADLEY J. STEIN, VICE PRESIDENT FORESTAR (USA) REAL ESTATE GROUP 6300 BEE CAVE ROAD, BUILDING TWO, SUITE 500 AUSTIN, TEXAS 78746 (512)433-5216

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF JUNE A.D. 20/6.

MY COMMISSION EXPIRES: 10-22-2017 STATE OF TEXAS

ANTONIO PLANNING COMMISSION.

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

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.





- DPR DEED AND PLAT RECORDS OF OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF DR DEED RECORDS OF BEXAR BEXAR COUNTY, TEXAS COUNTY, TEXAS
- ETJ EXTRATERRITORIAL JURISDICTION VOLUME PAGE(S)

— 1140 — EXISTING CONTOURS -1140-----PROPOSED CONTOURS

ORIGINAL SURVEY/COUNTY LINE

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR)

1) 20' LANDSCAPE EASEMENT (VOL 9576, PG 92-99, DPR) VARIABLE WIDTH DRAINAGE

(VOL 13031, PG 164-237, OPR) INGRESS/EGRESS, DRAINAGE, WATER, (9) SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TV. LANDSCAPE. SUBDIVISION MONUMENTATION AND DECORATIVE ENTRY WALLS EASEMENT (10) (VOL 15767, PG 1569, OPR)

FLOODPLAIN

VARIABLE WIDTH INGRESS/EGRESS, PEDESTRIAN ACCESS, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (VOL 9652, PG 12-14, DPR)

LINE TABLE

N85'44'12"V

S86"5"01"W

N17'03'14"W

S0319'37"E

S86'40'23"W

N79'51'17"W

N88'07'50"W

N80'00'02"V

N88'07'50"W

N11'32'56"E

S06"24"48"E

S0415'48"W

S17'21'54"E

S11'32'56"W

S82*57'08"W

N11'32'56"E

S06'24'48"E

S0475'48"W

S86"5"01"W

S17'21'54"E

N17'21'54"W 19.36'

N17°21'54"W 19.36'

S06'24'48"E 44.21'

S06"24'48"E 44.21'

LENGTH

13.16

83.65'

2.00'

2.00'

54.02'

71.49

14.21

35.32'

17.67

54.64

44.21

24.53'

48.20'

54.64

2.00'

54.64

44,21

24.53'

2.01

48.20'

54 64

LINE # BEARING

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L15

L16

L17

L18

L19

L20

1.21

L22

L23

L24

L25

RICHARD OLIVAREZ

Notary Public, State of Texas

Comm. Expires 10-22-2017

Notary ID 6026052

6 VARIABLE WIDTH GAS, ELECTRIC, (12) TELEPHONE AND CABLE TV EASEMENT 0.678 ACRES (0.346 AC OFF LOT) (VOL 9652, PG 12-14, DPR)

RIGHT-OF-WAY (SURVEYOR)

(VOL 9652, PG 12-14, DPR)

EASEMENT (0.532 ACRES)

(VOL 9652, PG 12-14, DPR)

(VOL 9652, PG 12-14, DPR)

(VOL 9652, PG 12-14, DPR)

PEDESTRIAN ACCESS AND

VARIABLE WIDTH GAS, ELECTRIC,

AND SANITARY SEWER EASEMENT

UNPLATTED 1394.189 ACRE TRACT

CORPORATION (VOL 5792, PG

TELEPHONE, CABLE TV, WATER

DRAINAGE EASEMENT

REMAINING PORTION OF

LUMBERMENS INVESTMEN

1701-1709, OPR)

PLAT NOTES APPLY TO EVERY PAG

OF THIS MULTIPLE PAGE PLAT

EASEMENT

VARIABLE WIDTH DRAINAGE

VARIABLE WIDTH DRAINAGE

16' SANITARY SEWER EASEMENT)

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) O SET 1/2" IRON ROD (PD)

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 AREA.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED NITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE EASEMENTS ARE DESCRIBED BELOW:

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, MINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH 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. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY

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

SAWS HIGH PRESSURE NOTE

VARIABLE WIDTH GAS, ELECTRIC,
TELEPHONE AND CABLE TV EASEMEN TATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE LOCATIONS OF THE TRACT IS BELOW GROUND ELEVATION OF 1071 FEET WHERE THE TELEPHONE AND CABLE TV EASEMEN TATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE LOCATIONS OF THE TRACT IS BELOW GROUND ELEVATION OF 1071 FEET WHERE THE TELEPHONE AND CABLE TV EASEMEN TATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE LOCATION OF THE TRACT IS BELOW GROUND ELEVATION OF 1071 FEET WHERE THE TELEPHONE AND CABLE TV EASEMEN TATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE LOCATION OF THE TRACT IS BELOW GROUND ELEVATION OF 1071 FEET WHERE THE TELEPHONE AND CABLE TV EASEMEN TATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE LOCATION OF 1071 FEET WHERE THE TELEPHONE AND CABLE TV EASEMEN TATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE LOCATION OF 1071 FEET WHERE THE TELEPHONE AND CABLE TV EASEMEN TATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE LOCATION OF 1071 FEET WHERE THE TELEPHONE AND CABLE TV EASEMEN TATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE LOCATION OF 1071 FEET WHERE THE TELEPHONE AND CABLE TV EASEMENT TO THE TRACT THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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 WASTEWATER SERVICE CONNECTION.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE DEVELOPER DEDICATES THE SANITARY SEWER AND YOR WATER MAINS TO THE SAN

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE VARIABLE WIDTH INGRESS/EGRESS, BY THE SAN ANTONIO WATER SYSTEM.

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT BEING RECORDED ON THE SAME DATE AS THIS PLAT.

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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.

CURVE

RADIUS

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT 1. THE CITY OF SAN ANTONION AS PART OF ITS ELECTRIC AND GAS SYSTEM (LITT 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 WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

> DRAINAGE EASEMENT NOTE NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE

PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, 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 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 MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS

PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN, NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

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 SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

MAINTENANCE NOTE

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN AMOROSA PHASE 48 (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE AMOROSA HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY O THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT STATE OF TEXAS 4, BLOCK 24, COUNTY BLOCK 4910

CHORD LENGTH

30.56

34.19

360.14

46.79

31.13'

101.29

130.27

216.47

29.74

85.28

28.84

31.03

374.98

17.13

30.43

190.75

54.85

66,11

109.91

164.92

127.96

113.15

50.13'

210.34

100.83

93.51

27.51

34.77

359.33

47.59

28.02

100.81

127.13'

217.01

23.38

227.38'

33.73

34.03

27.68

34.06

357.61

46.48

28.08

101.05

117.30

215.66

26.47

84.38

25.85

30.84

372.33

17.10

26.93

190.41

54.61

65.41

109.65

152.03'

121.89

111.89'

50.05

209.84

94.45

92.48'

24.91

34.65

356.79

47.27

25.27

100.57

114.47

216.20'

23.35

226.34

33.70

34.00'

CURVE TABLE

CHORD BEARIN

S45*44'00"W

S81'08'33"W

S84'34'20"W

S84'54'56"W

N61'57'12"W

N10'30'19"W

N4118'59"E

N8177'08"E

S46'00'05"E

S02'54'29"E

S28'31'50"W

S85°23'57"W

S84'34'20"W

S78'49'46"W

N46'41'12"W

S0412'24"E

N0215'02"E

N02*54'29"W

N10'30'19"W

N36'03'24"E

S66 49 16 E

S21"12"51"E

S01'04'30"E

S02'34'35"E

S71'40'38"E

S21"12'51"E

S45'44'00"W

S81*08'33"W

S84'34'20"W

S84'54'56"W

N61°57'12"W

N10'30'19"W

N41"18'59"E

N8176'59"E

S06'26'11"W

S80"29'26"W

S02"3'47"E

S0213'47"E

DELTA

TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER AL ACCORDANCE WITH DFIRM PANEL48029C0145G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN OWNER/DEVELOPER: ANTONIO FLOODPLAIN ADMINISTRATOR BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

PLAT NUMBER 160003

REPLAT ESTABLISHING AMOROSA PHASE 4B **ENCLAVE**

BEING A 10.392 ACRE TRACT OF LAND ESTABLISHING LOT 4, BLOCK 24, COUNTY BLOCK 4910, , OUT OF LOT 1, BLOCK 24, COUNTY BLOCK 4910 OF THE AMOROSA PHASE 4A ENCLAVE SUBDIVISION PLAT AS RECORDED IN VOLUME 9652, PAGES 12-14 OF THE DEED AND PLAT RECORDS OF BEXAF



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: June 2, 2016

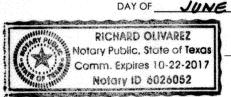
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BRADLEY J. STEIN, VICE PRESIDENT FORESTAR (USA) REAL ESTATE GROUP 6300 BEE CAVE ROAD, **BUILDING TWO, SUITE 500** AUSTIN, TEXAS 78746 (512) 433-5216

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY J. STEIN 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 TH CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 🦰 🏄



CERTIFICATE OF APPROVAL:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW

DATED THIS	DAY OF	_, A.D. 20

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

THIS PLAT OF AMOROSA PHASE 4B (ENCLAVE) 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. <u>20</u>
	BY:		
			CHAIRMAN

SECRETARY

STATE OF TEXAS **COUNTY OF BEXAR**

l,	, co	UNTY CLE	RK OF BEXAR CO	DUNTY, DO HEREB
CERTIFY THAT THIS PLAT	WAS FILED FOR RE	CORD IN	MY OFFICE, ON I	THE DA
OF	, A.D. <u>20</u>	AT	M. AND DU	LY RECORDED TH
DAY OF		, A.D. <u>2</u>	0AT	M. IN TH
DEED AND PLAT RECOR	DS OF BEXAR COL	JNTY, IN BO	OOK/ VOLUME_	o
PAGEIN TES	STIMONY WHEREO	F, WITNES	S MY HAND AND	OFFICIAL SEAL O

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 2 BY:

OFFICE, THIS

REGISTERED PROFESSIONAL LAND SURVEYOR

DELTA CHORD BEARING CHORD LENGTH CURVE # RADIUS C1 883.00 C2 167.18 1243.00' C3 C4 18.00"

183.00' 029'36'06" S21'12'51"E 93.50'

CURVE TABLE

			. "
	12.43'	C42	
A	11.71'	C43	_
1000	51.72'	C44	
	26.11'	C45	
	67.95'	C46	
7	5.53'	C47	-
	135.80'	C48	
Secure A	150.78'	C49	
	29.11'	C50	-
40000	5.34'	C51	
	20.80'	C52	
	16.03'	C53	
	5.53'	C54	
Section 2	8.66'	C55	
Second Second	5.64'	C56	
Contraction of the	372.71'	C57	
2000	54.32'	C58	
	179.42'	C59	
State of St	540.16'	C60	
A	54.20'	C61	
10000	67.12'	C62	
A	109.43	C63	
Section	183.63'	C64	
Sec. 12.5	207.30'	C65	
Section 2	145.65'	C66	
San San La	112.11'	C67	
Contracti	49.75	C68	
Accessors.	210.62'	C69	
Same	29.01'	C70	
Same	190.34	C71	
Sections	33.81'	C72	
Sections	17.55'	C73	
	374.15	C74	
, and the second	31.79'	C75	
	32.04	C76	
-	84.27	C77	
	23.73'	C78	
	33.04'	C79	
	103.32		_
	94.55		

DLLIA	CHOILD BLAKING	CHOKE	LLINGIII	
00*48'23"	S09*48'24"E	12.43'	12.43'	
04*00'42"	S0812'15"E	11.70'	11.71'	
02*23'02"	S71*45'15"W	51.71'	51.72*	
83*05'56"	N31°23'48"E	23.88'	26.11'	
00474'11"	N08°02'05"W	67.93'	67.95'	
01°53′53"	S07°59'48"E	5.53'	5.53'	
12.56,47"	S0073'05"W	135.51	135.80'	
73*50'21"	S3017'13"E	140.56'	150.78	
83'22'51"	S25*30'58"E	26.60'	29.11'	
01'08'49"	S15*36'03"W	5.34'	5.34'	
85*07'05"	S57*35'11"W	18.94'	20.80'	
0816'33"	N83*59'33"W	16.02'	16.03'	
08*07'48"	N84*03'56"W	5.53'	5.53'	
08*07'48"	N84*03'56"W	8.65'	8.66'	
17*01*20"	N79*37'10"W	5.62'	5.64'	
4012'59"	N02*44'35"E	365.11'	372.71	
04'49'31"	N14"57'09"W	54.30'	54.32'	
43'44'44"	N68*07'38"E	175.10'	179.42'	
4570'51"	N67*24'34"E	526.27	540.16'	
18'35'47"	N02"15'02"E	53.97'	54.20'	
28*54'50"	N02*54'29"W	66.41	67.12	
13*43'11"	N10*30'19"W	109.17	109.43	
89*55'25"	N41"18'59"E	165.35'	183.63'	
17"20'22"	S8179'49"W	206.51	207.30'	
7119'28"	S71°40'38"E	136.42'	145.65'	
29*36'06"	S21"12'51"E	110.87'	112.11'	
10°40′36″	S01*04'30"E	49.68'	49.75'	
13'40'00"	S02*34'12"E	210.12'	210.62'	
83*05'56"	N31°23'48"E	26.53'	29.01'	
11*53'33"	S0472'24"E	190.00'	190.34'	
96'51'10"	N46'41'12"W	29.92'	33.81'	
12'06'55"	S78*49'46"W	17.52'	17.55	
23'36'02"	S84*34'20"W	371.51'	374.15	
21'56'48"	S85*23'57"W	31.60'	31.79'	
91*47'27"	S28'31'50"W	28.72'	32.04'	
28'54'50"	S02*54'29"E	83.38'	84.27'	
1013'29"	S06*26'11"W	23.70'	23.73'	
94'39'03"	S46"00'05"E	29.41'	33.04'	
7179'28"	S71°40'38"E	96.78'	103.32'	
*****	COAN O'FATE	07.50	04.55	-

		C5	919.00'	00474'11"	N08°02'05"W	67.93
		C6	167.00'	001*53'53"	S07*59'48"E	5.53
		C7	601.00'	012*56'47"	S0073'05"W	135.51
		C8	117.00'	073*50'21"	S3017'13"E	140.56
1		C9	20.00'	083'22'51"	S25*30'58"E	26.60
		C10	267.00'	001'08'49"	S15*36'03"W	5.34
		C11	14.00'	085*07'05"	S57*35'11"W	18.94
		C12	111.00'	00816'33"	N83*59'33"W	16.02
		C13	39.00'	008'07'48"	N84°03'56"W	5.53
		C14	61.00'	008'07'48"	N84*03'56"W	8.65'
		C15	19.00'	017'01'20"	N79*37'10"W	5.62'
		C16	531.00'	04012'59"	N02*44'35"E	365.11
		C17	645.00	004'49'31"	N14"57"09"W	54.30
		C18	235.00'	043'44'44"	N68'07'38"E	175.10
		C19	685.00'	04570'51"	N67*24'34"E	526.27
		C21	167.00'	018'35'47"	N02"15'02"E	53.97
100		C22	133.00'	028'54'50"	N02*54'29"W	66.41
		C23	457.00'	013'43'11"	N10'30'19"W	109.17
		C24	117.00'	089'55'25"	N41"18'59"E	165.35
		C25	685.00'	017"20'22"	S8179'49"W	206.51
		C26	117.00'	071"19"28"	S71°40'38"E	136.42
	•	C27	217.00'	029'36'06"	S21"12'51"E	110.87
		C28	267.00'	010*40'36"	S01*04'30"E	49.68
		C29	883.00'	013'40'00"	S02*34'12"E	210.12
		C30	20.00'	083'05'56"	N31°23'48"E	26.53
		C31	917.00'	011'53'33"	S04"12'24"E	190.00
		C32	20.00'	096'51'10"	N46'41'12"W	29.92
	1	C33	83.00'	012'06'55"	S78'49'46"W	17.52
		C34	908.34	023'36'02"	S84*34'20"W	371.51
		C35	83.00'	021*56'48"	S85*23'57"W	31.60
		C36	20.00*	091°47'27"	S28*31'50"W	28.72
		C37	167.00'	028*54'50"	S02*54'29"E	83.38
		C38	133.00'	01013'29"	S06'26'11"W	23.70
		C39	20.00'	094'39'03"	S46'00'05"E	29.41
		C40	83.00'	071"19'28"	S71'40'38"E	96.78





087'33'33 20.00 117.00 016'44'28 875.00 023'34'57 117.00' 022'54'50 20.00 08910'36 423.00' 013'43'11' 83.00 089'55'25 719.00 01715'02 18.00 094'39'03 169.00 028'54'50 18.00' 091'47'27 021'56'48 81.00 910.34 023'36'02 81.00 012'06'55 18.00' 096'51'10' 919.00' 011*53'33' 169.00 018'35'47 131.00 028'54'50 013'43'11 459.00 119.00 079'24'15 119.00 061 36 42 219.00 029'36'06" 269.00 010'40'36 881.00' 013'40'47 81.00' 07119'28" 181.00' 029'36'06 18.00' 087'33'33" 119.00 016'44'28" 872.34 023'36'02' 119.00 022'54'50 18.00' 08910'36 421.00' 013'43'11' 81.00 089'55'25 721.00' 01714'44' 131.00' 01013'29" 685.00 019'01'09' 231.00 008'22'02 233.00' 008'22'02"

DATE OF PRINT: May 12, 2016

PAPE-DAWSON

200'

FORESTAR (USA) REAL ESTATE GROUP 6300 BEE CAVE ROAD, **BUILDING TWO, SUITE 500** AUSTIN, TEXAS 78746 (512) 433-5216

OWNER/DEVELOPER: BRADLEY J. STEIN, VICE PRESIDENT

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY J. STEIN 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 JUNE , A.D. <u>20 / 6</u> .

RICHARD OLIVAREZ Notary Public, State of Texas Comm. Expires 10-22-2017 Notary ID 6026052

CERTIFICATE OF APPROVAL:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS COUNTY OF BEXAR

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _, A.D. <u>20</u>___AT

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

SHEET 2 OF 2 BY:

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY COMAL COUNTY 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," "OVERTHANG 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 OF 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 THEREO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. EASEMENTS ARE DESCRIBED BELOW:

UNPLATTED

264.28 ACRE TRACT

(PARCEL 8) SA REAL ESTATE, LLLP

IMPACT FEE 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 2. ANY CPS ENERGY 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 PRESONS DEBMED 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,

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

DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH BY THE SAN ANTONIO WATER SYSTEM.

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 FASEMENTS.

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.

N: 13,787,960.61-

E: 2,159,592.30

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1071 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

N86"16'42"E

169.02

LOCATION MAP OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS VOLUME PG PAGE(S) ROW RIGHT-OF-WAY FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (VOL 13030, PG 2404-2454, OPR) O SET 1/2" IRON ROD (PD)

1 20' LANDSCAPE EASEMENT (VOL 9576, PG 92-99, DPR) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 12-14, DPR) VARIABLE WIDTH DRAINAGE EASEMENT VARIABLE WIDTH DRAINAGE FASEMENT (0.532 ACRES) (VOL 13031, PG 164-237, OPR) INGRESS/EGRESS, DRAINAGE, WATER, (VOL 9652, PG 12-14, DPR) 16' SANITARY SEWER EASEMENT) SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TV, LANDSCAPE. (VOL 9652, PG 12-14, DPR) SUBDIVISION MONUMENTATION AND VARIABLE WIDTH DRAINAGE DECORATIVE ENTRY WALLS EASEMENT 10 EASEMENT

(12)

(SURVEYOR)

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

LEGEND

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

ETJ EXTRATERRITORIAL JURISDICTION

1140 — EXISTING CONTOURS

0.678 ACRES (0.346 AC OFF LOT)

(VOL 9652, PG 12-14, DPR)

PROPOSED CONTOURS

ORIGINAL SURVEY/COUNTY LINE

1140

DR DEED RECORDS OF BEXAR

COUNTY, TEXAS

BEXAR COUNTY

(VOL 15767, PG 1569, OPR) (VOL 9652, PG 12-14, DPR) VARIABLE WIDTH INGRESS/EGRESS, VARIABLE WIDTH INGRESS/EGRESS, PEDESTRIAN ACCESS, DRAINAGE, PEDESTRIAN ACCESS AND WATER AND SANITARY SEWER DRAINAGE EASEMENT VARIABLE WIDTH GAS, ELECTRIC, (VOL 9652, PG 12-14, DPR) 6 VARIABLE WIDTH GAS, ELECTRIC,

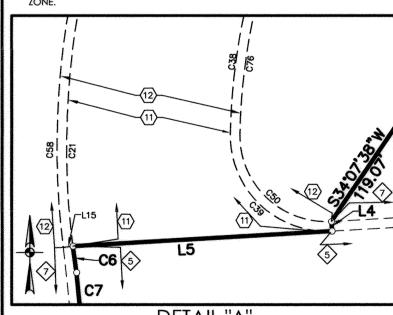
AND SANITARY SEWER EASEMENT TELEPHONE AND CABLE TV EASEMENT REMAINING PORTION OF UNPLATTED 1394.189 ACRE TRACT LUMBERMENS INVESTMENT CORPORATION (VOL 5792, PG

TELEPHONE, CABLE TV, WATER

1701-1709, OPR) 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 (CORS 1996) 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 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL



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

CB 4910 10.391 AC SEE DETAIL "A (THIS SHEET) A PORTION OF LOT 903, BLOCK 4, CB 4909 (0.49 ACRE) REMAINDER OF (PERMEABLE) LOT 1 (VOL 9576, PG BLOCK 24 92-99, DPR) CB 4910 5.926 AC AMOROSA, PHASE 4A (VOL 9652, PG 12-14) E: 2,158,993.13

DETAIL "A' SCALE 1"=20" STATE OF TEXAS COUNTY OF BEXAR

1111111

CHAIRMAN

_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _ ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

DETAIL "B" SCALE 1"=20"

E. MARTIN **SURVEY NUMBER 89** ABSTRACT 524

COUNTY BLOCK 4909

SAWS HIGH PRESSURE NOTE

PLUMBING CODE OF THE CITY OF SAN ANTONIO.

N86'16'42"E ~ 56.38"

LOT 4 BLOCK 24

≟/AMOROSA WAY\-C13

BLOCK 24

VARIABLE WIDTH

PRIVATE STREET

(VOL 9652, PG 12-14)

AMOROSA WAY 50' PRIVATE STREET (VOL 9665, PG 73-75, DPR)

AMOROSA, PHASE 2B (VOL 9665, PG 73-75, DPR)

65

SEE DETAIL "B" (THIS SHEET)

SECRETARY