

**LEGEND** ACRES CENTERLINE

—1190— EXISTING CONTOUR NEW CITY BLOCK N.C.B. OFFICIAL PUBLIC RECORDS OF O.P.R.B.C.T. BEXAR COUNTY, TEXAS N.T.S. NOT TO SCALE

SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP SIR STAMPED "MTR ENG" SQUARE FEET

ELECTRICAL, GAS, TELEPHONE, AND TELEVISION

#### SAWS NOTE:

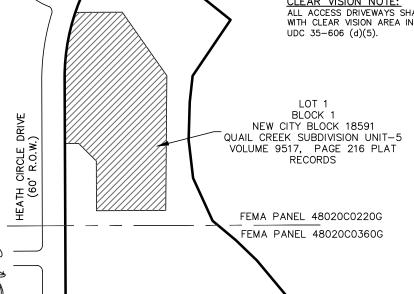
### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE CASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ELROD ELEMENTARY SCHOOL SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 6 BLK

WASTEWATER EDU NOTE:
WASTEWATER EDU NOTE: THE NUMBER OF
WASTEWATER 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 DEVELOPMENT SERVICES DEPARTMENT.

**CLEAR VISION NOTE:** ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH



#### AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A LOT 1, BLOCK 1 OF QUAIL CREEK SUBDIVISION UNIT-5, AS SHOWN ON PLAT RECORDED IN VOLUME 9517, PAGE 216, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

#### STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A LOT 1, BLOCK 1 OF QUAIL CREEK SUBDIVISION UNIT-5, AS SHOWN ON PLAT RECORDED IN VOLUME 9517, PAGE 216, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH 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 NÒT ÁMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS

OWNER/ DEVELOPER: THE CITY OF SAN ANTONIO
MR. RAMIRO SALAZAR
1901 SOUTH ALAMO SAN ANTONIO, TEXAS 78204
OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE DAY OF,

SILENT SUNRISE

(86' R.O.W.)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

## STATE OF TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

ROLANDO RAMIREZ LICENSED PROFESSIONAL ENGINEER NO. 87870 MOY TARIN RAMIREZ ENGINEERS, LLC SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051

THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0360G, EFFECTIVE DATE SEPTEMBER 29, 2010, & 48029C0220G, EFFECTIVE DATE SEPTEMBER 29, 2010 INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR

2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE. 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.

4) NO STRUCTURES, 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—SECTION 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.

MPACT FEE PAYMENT DUE:
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

LOT 6

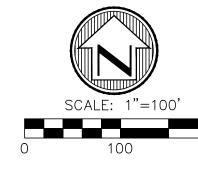
BLOCK 1

N.C.B. 18591

9.416 ACRES

\_ \_ \_ \_ - 836 - - -

L23



(0.078 ac 3380.81 s.f.)

> (0.004 ac. 188.14 s.f.)

CPS 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, 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 FOLIPMENT CHOCATED 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, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

4. ALL CORNERS ARE FOUND 1/2" IRON RODS UNLESS OTHERWISE NOTED.

FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF 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 ANTONIO FLOODPLAIN ADMINISTRATOR.

BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE

C1 | 089°22'06" | 15.00' | 23.40' | \$45°24'14.11"E

C2 | 045°11'52" | 568.65' | 448.58' | S22°21'02.21"W

C3 | 021°14'27" | 743.00' | 275.45' | N79°14'40.75"E

X: 2,081,677.11 Y:13,730,089.18

WITH PLASTIC CAP

UNPLATTED

4.930 ACRES

OWNER: WINDS OF

GRACE OF SAN ANTONIO, INC.

(VOL. 15313, PG. 2341

0.P.R.B.C.T.)

STAMPED "STOUT 4289"

CURVE TABLE

CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE

**KEY NOTES** 

O.P.R.B.C.T.)

O.P.R.B.C.T.)

216 O.P.R.B.C.T.)

1) 10' X 20' SOUTHWESTERN BELL TELEPHONE

(2) 20' X 20' SOUTHWESTERN BELL TELEPHONE EASEMENT (VOL. 6890 PG. 2068

3 28' ELECTRIC EASEMENT (VOL. 9517, PG.

(4) 60' C.P.S.B. TRANSMISSION LINE EASEMENT

(VOL. 5359 PG. 250 O.P.R.B.C.T.)

5 16' SANITARY SEWER EASEMENT (VOL.

7) VARIABLE WIDTH DRAINAGE EASEMENT

DATE SEPTEMBER 29, 2010

10 CLEAR VISION EASEMENT (0.230 ac.

11) 10' BUILDING SETBACK LINE (VOL. 9526,

(12) 12' GAS, ELECTRIC, TELEPHONE, & CATV FASEMENT (VOL. 9526, PG. 6, O.P.R.B.C.T.)

UNPLATTED

4.930 ACRES

OWNER: WINDS OF GRACE OF

SAN ANTONIO, INC.

(VOL. 15313, PG. 2341 O.P.R.B.C.T.)

FEMA PANEL 48020C0220G

FEMA PANEL 48020C0360G

(9) 14' TELE & CATV EASEMENT

10,307.25 s.f.)

PG. 6, O.P.R.B.C.T.)

(13) 16' E.G.T.TV. EASEMENT

(14) 28' E.G.T.TV. EASEMENT

(15) 10' E.G.T.TV. EASEMENT

8 1% ANNUAL CHANCE FLOODPLAIN LIMITS

6 1% ANNUAL CHANCE FLOODPLAIN LIMITS

PER FEMA PANEL 48020C0360G EFFECTIVE DATE SEPTEMBER 29, 2010

PER FEMA PANEL 48020C0220G EFFECTIVE

9508 PG. 122 O.P.R.B.C.T.)

EASEMENT (VOL. 8789 PG. 2042

21.10'

437.04

273.87

PLAT NO. 140554

REPLAT AND SUBDIVISION PLAT ESTABLISHING

## ELROD ELEMENTARY SCHOOL

ESTABLISHING LOT 6, BLOCK 1, NEW CITY BLOCK 18591, OUT OF THE MARIA GERTRUDE DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664, COUNTY BLOCK 4446, BEXAR COUNTY, TEXAS. BEING ALL OF THAT CERTAIN ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 4077 PAGES 1896, ALL OF THE CERTAIN PARCEL 87B CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 8239 PAGES 406, AND ALL OF LOT 1, BLOCK 1. QUAIL CREEK SUBDIVISION, UNIT-5 AS SHOWN ON PLAT RECORDED IN VOLUME 9517, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



 Engineers Surveyors Planners

# Moy Tarin Ramirez Engineers, LLC

FIRM TBPE NO. F-5297 & TBPLS NO. 10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085 DATE: OCTOBER 2015 JOB NO.:14027

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: NORTHSIDE INDEPENDENT SCHOOL DISTRICT 5900 EVERS ROAD SAN ANTONIO, TEXAS 78238 TEL: (210) 397-1200

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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	 

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF	ELROD ELEMENTARY SCHOOL	HAS	BEE
SUBMITTED TO	AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY	OF	
	TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN		
	WITH STATE OR LOCAL LAWS AND RELATIONS: AND/OR WHERE		
ADMINISTRATIV	E EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.		

DATED	THIS	DAY OF	A.D		
		BY			
			C	CHAIRMAN	

STATE OF TEXAS

l,		, COUN	TY CLERK OF BE	XAR COUNTY,
DO HEREBY C	ERTIFY THAT THIS PLA	T WAS FILED	FOR RECORD IN I	MY OFFICE, ON
THE	DAY OF		_ A.D. 2015 AT _	M.
AND DULY RE	CORDED THE	DAY OF		_ A.D. 2015
AT	M. IN THE RECO	ORDS OF	AND	
OF SAID COUN	ITY, IN BOOK VOLUME		ON PAGE	
IN TESTIMONY	WHEREOF, WITNESS MY	Y HAND AND	OFFICIAL SEAL OF	OFFICE, THIS
DAY OF	A.D 2016.			

COUNTY CLERK, BEXAR COUNTY, TEXAS

SECRETARY

DEPUTY

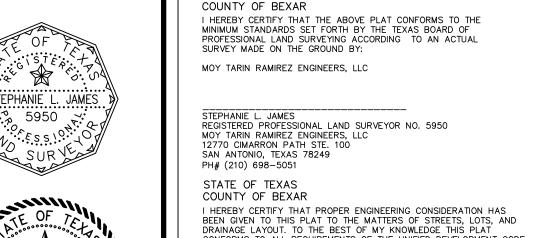


ROLANDO RAMIREZ

87870 KO,STERKO

ONAL.

MINNE EN



310.04' N89\*54'43"E 609.39' S00'13'32"E | 384.01′ | N51\*19′16″W L6 189.85' N34°06'25"E 74.53' N06\*12'32"E L7 105.77' N01'40'52"E 108.17' N06°32'57"W | 131.78' | N24°32'27"W L10 85.04' N50°13'14"W L12 82.28' N45\*59'34"W L13 | 191.23' | N39°51'09"W L14 25.00' N51°19'16"W 39.53' N01°57'14"W 60.00' N51\*19'16"W 72.70' N71°26'04"W 5.00' S38°40'44"W L18 30.15' S03\*59'20"W 164.98' N34'06'25"E 10.00' S88'29'23"E 89.28' S34°06'25"W 74.27' S34\*39'43"E 303.33' N89\*54'43"E L26 L27 503.50' N00°13'32"W

LINE TABLE

LINE # LENGTH DIRECTION

65.49' N89°54'43"E 86.00' S00'19'33"E

L15 PATTY LANE L16 L17 L19 | 205.00' | S51°19'16"E L20 L21 L23 L24 L25

FND BENT - $\infty$ SILENT SUNRISE \_\_1/2" | IRON \_\_ ROD (86' R.O.W.)

N10°23'52"W

122.70

(VOL. 9526, PG. 6 O.P.R.B.C.T

1 126

QUAIL

2

X: 2,081,538.60 Y:13,729,301.25

BLOCK 7

QUAIL CREEK, UNIT 4A

(VOL. 9526, PG. 6 O.P.R.B.C.T.)

SHEET 1 OF 1