

LOCATION MAP
MAPSCO MAP GRID: 483D1
NOT-TO-SCALE

LEGEND

BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WD	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		"	REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
---	1140		EXISTING CONTOURS
---	1140		PROPOSED CONTOURS
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	23'x10' WATER AND SEWER EASEMENT (VOL. 9610, PG 90-92, DPR)
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	20'x20' DRAINAGE EASEMENT (VOL. 9610, PG 90-92, DPR)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	③	60'x40' DRAINAGE EASEMENT (VOL. 9550, PG 74, DPR)
⑪	20' BUILDING SETBACK	④	10' BUILDING SETBACK (VOL. 9602, PG 199-201, DPR)
⑫	10' BUILDING SETBACK	⑤	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9602, PG 199-201, DPR)
⑭	VARIABLE WIDTH WATER, ELECTRIC, TELEPHONE, GAS, CABLE TV, SEWER AND DRAINAGE EASEMENT	①	LOT 21, BLOCK 6, NCB 4926 SUMMERGLEN, UNIT SA-1 (VOL. 9558, PG 199, DPR)
⑮	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	LOT 20, BLOCK 6, NCB 4926 SUMMERGLEN, UNIT SA-1 (VOL. 9558, PG 199, DPR)
⑯	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		

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 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

THE NUMBER OF 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.

IMPACT FEE PAYMENT 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 WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY 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 DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 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 HEREON.
- 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS 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.

Cara C. Pickett
LICENSED PROFESSIONAL ENGINEER

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.

John N. Nichols
REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW 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 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

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 MODIFICATION WHICH ALTERS 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 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.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TUSCANY HEIGHTS UNIT 3 ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901 & 999, BLOCK 28.

OPEN SPACE NOTE:

LOT 901, BLOCK 28, CB 4926 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

SETBACK NOTE:

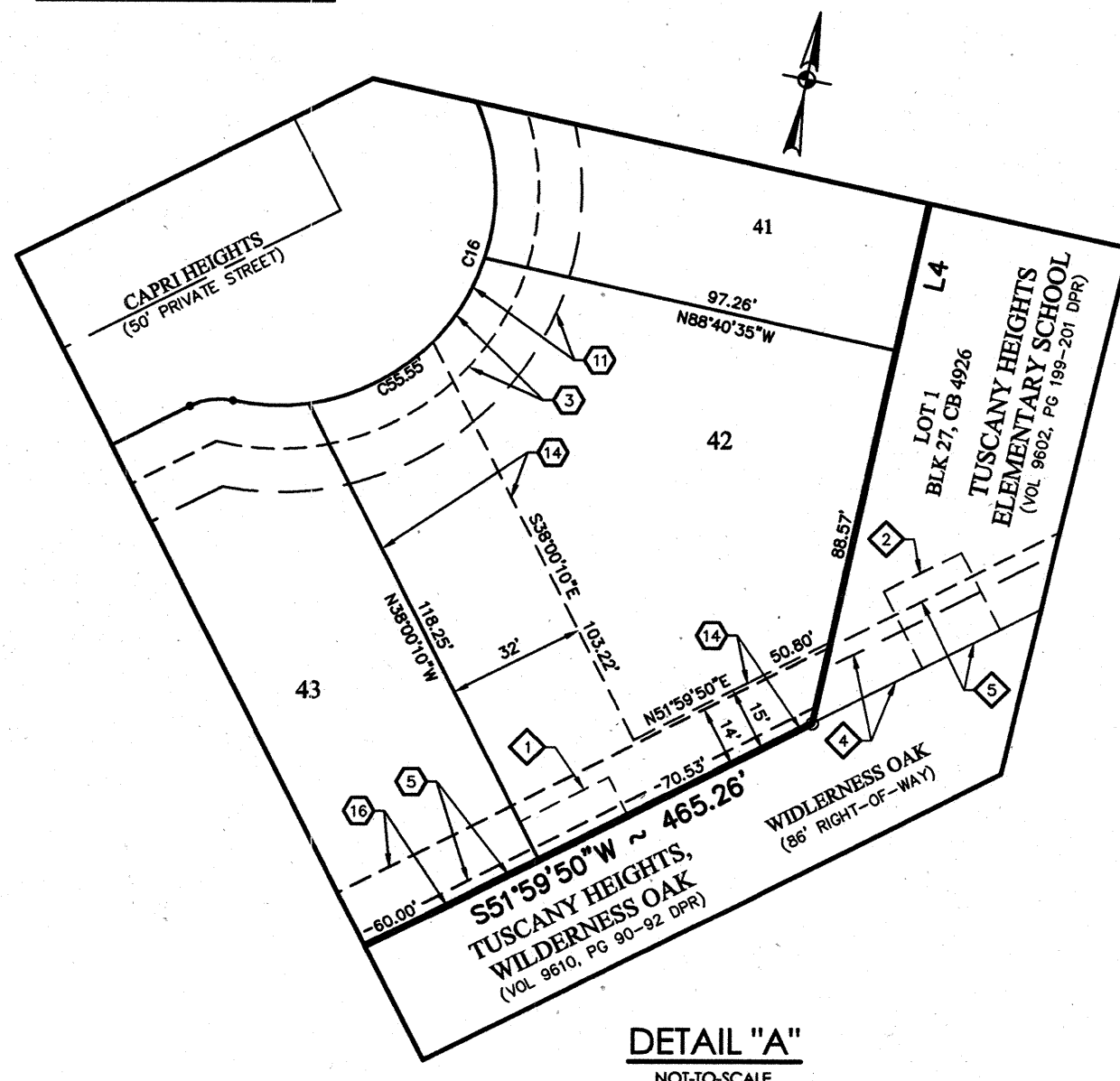
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1057.00'	30°23'50"	S67°11'45"W	554.22'	560.77'
C2	15.00'	90°08'07"	N7°04'02"E	21.24'	23.60'
C3	15.00'	90°00'00"	N83°00'10"W	21.21'	23.56'
C4	425.00'	25°02'36"	S64°31'08"W	184.29'	185.76'
C5	15.00'	36°17'54"	S58°53'28"W	9.34'	9.50'
C6	50.00'	169°01'26"	N54°44'46"W	99.54'	147.50'
C7	15.00'	39°00'57"	N10°15'29"E	10.02'	10.21'
C8	15.00'	38°36'44"	N28°33'22"W	9.92'	10.11'
C9	50.00'	165°13'29"	N34°45'00"E	99.17'	144.19'
C10	15.00'	38°36'44"	S81°56'38"E	9.92'	10.11'
C11	15.00'	39°07'56"	N59°11'02"E	10.05'	10.24'
C12	50.00'	170°15'53"	S55°15'00"E	99.64'	148.58'
C13	15.00'	39°07'56"	S10°18'58"W	10.05'	10.24'
C14	275.00'	28°45'10"	S23°37'35"E	136.56'	138.00'
C15	15.00'	38°52'15"	S57°26'17"E	9.98'	10.18'
C16	50.00'	167°44'30"	S6°59'50"W	99.43'	146.38'
C17	15.00'	38°52'15"	S71°25'57"W	9.98'	10.18'
C18	15.00'	90°00'00"	S6°59'50"W	21.21'	23.56'
C19	15.00'	89°24'57"	S82°42'38"E	21.10'	23.41'
C20	25.00'	94°17'21"	S56°23'40"E	36.65'	41.14'
C21	15.00'	90°00'00"	S35°45'00"W	21.21'	23.56'
C22	175.00'	28°45'10"	S66°22'25"W	86.90'	87.82'
C23	15.00'	35°30'52"	S69°45'16"W	9.15'	9.30'
C24	50.00'	132°16'34"	S21°22'25"W	91.45'	115.43'
C25	15.00'	35°30'52"	S27°00'26"E	9.15'	9.30'
C26	15.00'	88°00'00"	S34°45'00"W	20.84'	23.04'
C27	25.00'	92°00'00"	N55°15'00"W	35.97'	40.14'
C28	325.00'	28°45'10"	N23°37'35"W	161.39'	163.09'
C29	25.00'	90°00'00"	N6°59'50"E	35.36'	39.27'
C30	375.00'	24°27'49"	N64°13'45"E	158.90'	160.11'
C31	15.00'	90°00'00"	S54°15'00"E	21.21'	23.56'
C32	25.00'	88°00'00"	S34°45'00"W	34.73'	38.40'
C33	15.00'	92°00'00"	N55°15'00"W	21.58'	24.09'
C34	25.00'	61°14'50"	N21°22'25"E	25.47'	26.72'
C35	125.00'	28°45'10"	N66°22'25"E	62.07'	62.73'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S84°01'48"E	108.47'
L2	S39°00'00"E	122.50'
L3	S38°00'10"E	156.27'
L4	S17°54'46"W	156.17'
L5	N38°00'10"W	99.92'
L6	S51°59'50"W	69.98'
L7	N78°45'00"E	477.56'
L8	S9°15'00"E	297.45'
L9	S38°00'10"E	35.20'
L10	S51°59'50"W	265.25'
L11	S38°00'10"E	100.00'
L12	S80°45'00"W	2.80'
L13	S51°59'50"W	154.26'
L14	S9°15'00"E	346.82'
L15	S78°45'00"W	199.77'
L16	N9°15'00"W	297.49'
L17	N38°00'10"W	36.60'
L18	N51°59'50"E	454.63'
L19	S9°15'00"E	215.06'
L20	S78°45'00"W	200.47'
L21	N9°15'00"W	359.83'
L22	N51°59'50"E	170.06'
L23	N80°45'00"E	2.80'
L24	S38°00'10"E	17.54'



DETAIL "A"
NOT-TO-SCALE

PLAT NUMBER 110398

SUBDIVISION PLAT
ESTABLISHING

TUSCANY HEIGHTS UNIT 3 ENCLAVE

A 22.231 ACRE TRACT OF LAND OUT OF A 76.80 ACRE TRACT OF LAND CONVEYED TO TUSCANY HEIGHTS PARTNERS, LTD. IN WARRANTY DEED RECORDED IN VOLUME 11952, PAGES 432-444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEAL AND FORWOOD SURVEY NUMBER 1, ABSTRACT 113, COUNTY BLOCK 4924, AND THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, ALL IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS
TPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: September 10, 2013

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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:

TUSCANY HEIGHTS, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
2525 "C" STREET SUITE 500
ANCHORAGE, AK 99509-3330
(907) 263-5125

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TUSCANY HEIGHTS UNIT 3 ENCLAVE, 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 September, A.D. 2013.

Cynthia D. Bickley
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF TUSCANY HEIGHTS UNIT 3 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. 20

BY: CHAIRMAN

BY: SECRETARY

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

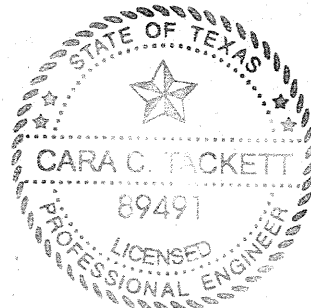
STATE OF TEXAS
COUNTY OF BEXAR

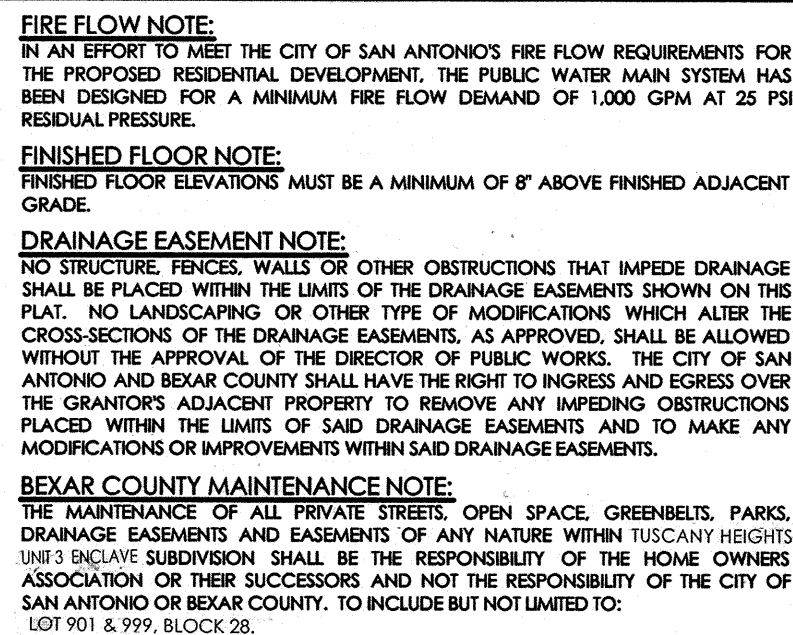
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20.

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 2

BY: DEPUTY





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

OPEN SPACE NOTE:
LOT 901, BLOCK 28, CB 4926 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

A north arrow pointing towards the top-left of the page. Below it is a graphic scale bar with alternating black and white segments. The scale is marked with 0', 100', 200', and 300'. Above the scale bar, the text "SCALE: 1" = 100'" is written.

SUBDIVISION PLAT
ESTABLISHING
TUSCANY HEIGHTS UNIT 3 ENCLAVE

A 22.231 ACRE TRACT OF LAND OUT OF A 76.80 ACRE TRACT OF LAND CONVEYED TO TUSCANY HEIGHTS PARTNERS, LTD. IN WARRANTY DEEDS RECORDED IN VOLUME 11952, PAGES 432-444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEAL AND FORWOOD SURVEY NUMBER 1, ABSTRACT 113, COUNTY BLOCK 4924, AND THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900. ALL IN BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
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DATE OF PRINT: September 10, 2013

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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OWNER/DEVELOPER:

TUST AND HEIGHTS, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
2525 "C" STREET SUITE 500
ANCHORAGE, AK 99509-3330
(907) 263-5125

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TUSCANY HEIGHTS UNIT 3 ENCLAVE 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 September, A.D. 2013.

Carolyn B. Bickley Carolyn B Bickley
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA
My commission expires 6-25-14

THIS PLAT OF TUSCANY HEIGHTS UNIT 3 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. 20

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

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

		<u>LEGEND</u>	
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	(PUO)	PLANNED UNIT
DR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	DEVELOPMENT
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR	RIGHT-OF-WAY
		WOL	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	VAL	VOLUME
			REPETITIVE BEARING AND/OR DISTANCE
		(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
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---	-1140-	PROPOSED CONTOURS	
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE/EASEMENT	1	23'X10' WATER AND SEWER EASEMENT (VOL 9610, PG 90-92, DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE/EASEMENT	2	20'X20' DRAINAGE EASEMENT (VOL 9610, PG 90-92, DPR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	3	60'X40' DRAINAGE EASEMENT (VOL 9550, PG 74, DPR)
11	20' BUILDING SETBACK	4	10' BUILDING SETBACK (VOL 9402, PG 199-201, DPR)
12	10' BUILDING SETBACK	5	14' GAS, ELECTRIC, TELEPHONE AND CABLE/EASEMENT (VOL 9402, PG 199-201, DPR)
14	VARIABLE WIDTH WATER, ELECTRIC, TELEPHONE, GAS, CABLE TV, SEWER AND DRAINAGE EASEMENT		
15	28' GAS, ELECTRIC, TELEPHONE AND CABLE/EASEMENT	1	LOT 21, BLOCK 6, NCB 4926 SUMMERGLLEN UNIT 5A-1 (VOL 9558, PG 199 DPR)
16	14' GAS, ELECTRIC, TELEPHONE AND CABLE/EASEMENT	2	LOT 20, BLOCK 6, NCB 4926 SUMMERGLLEN UNIT 5A-1 (VOL 9558, PG 199 DPR)

AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT 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.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKERS. "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. BEARINGS AND DISTANCES 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 CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 [CORS 1996] FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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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.

C.P.S. ENERGY NOTES:

1. 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 DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "CONCRETE DRIVEWAY APPROACHES," "CONCRETE SIDEWALKS," "CONCRETE DRIVEWAYS," "CONCRETE SIDEWALKS," "CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLE HANDLING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY ACCESSORIES," "REMOVING, REPLACING, REPAIRING, OR ERECTING OVER-CRANES, AVALANCHES, OR OTHER EQUIPMENT LOCATE SATE FACILITIES THEREON SATE EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM THE LANDS ALL TREES OR PLANTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE PROPER OPERATION OF SUCH FACILITIES, AND TO MAINTAIN AND UNDERSTAND THAT NO BUILDINGS, STRUCTURES, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS FACILITY, LOCATED WITHIN SAID EASEMENT AREA, SHALL BE PAID BY THE CITY OF SAN ANTONIO TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THE PLAT DOES NOT AMEND, ALIAS, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR TELEPHONE EASEMENTS OR RIGHTS-OF-WAY OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE

STATE OF TEXAS
COUNTY OF BEXAR

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

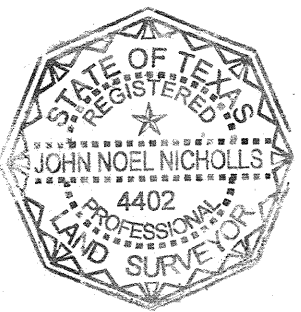
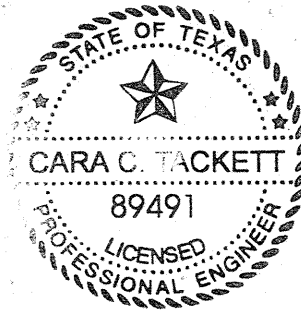
[illegible]

**TUSCANY HEIGHTS
ELEMENTARY SCHOOL**

LOT 1
BLK 27, CB 4926

SEE DETAIL "A"
SHEET 1 OF 2

SHEET 2 OF 2



TUSCANY HEIGHTS UNIT 3 ENCLAVE

Civil Job No. 5906-37; Survey Job No. 9342-04

Date: Sep 10, 2013, 1:21pm User ID: SLucio
File: P:\59\06\37\Design\Civil\Plat\PL590637.dwg



April 16, 2012

Ms. Shauna Weaver, P.E.
Pape-Dawson Engineers
555 E Ramsey
San Antonio, Texas 78216

RE: File No. 1202002 - Request for review of **Tuscany Heights Unit 3 PUD, Plat No. 110398**
located on Wilderness Oak and 281 North.

Dear Ms. Weaver:

On February 20, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 22.23 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1913. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) and/or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Tuscany Heights Unit 3 PUD, Plat No. 110398.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon', is written over the printed name.

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD