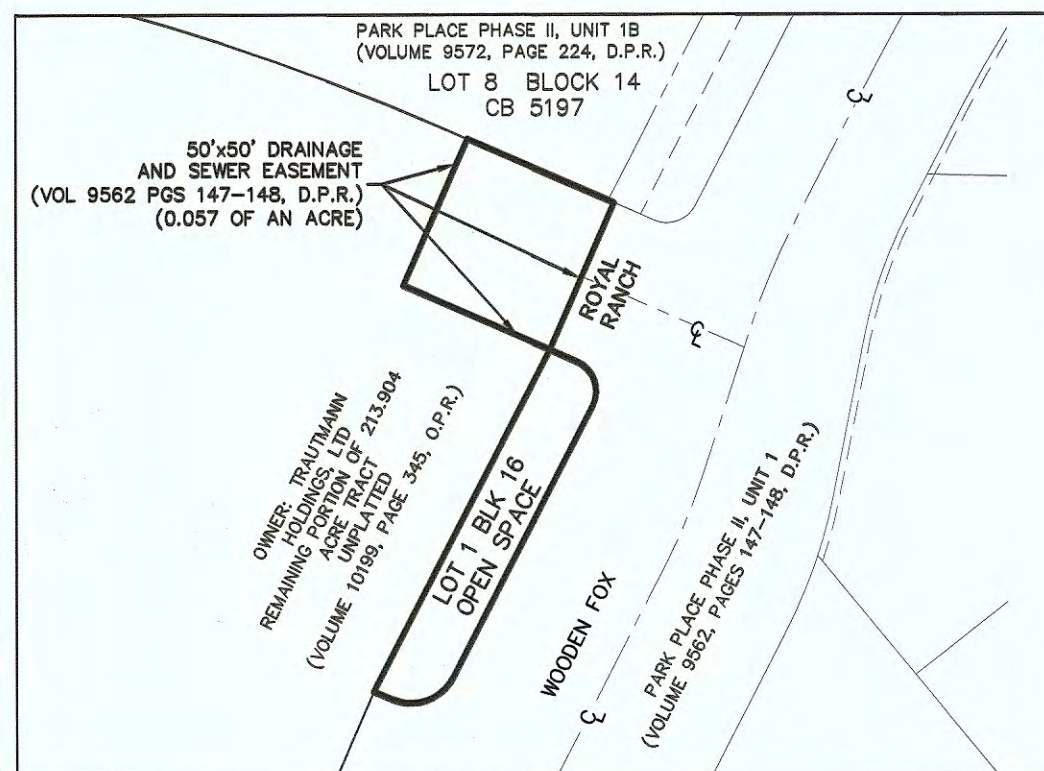




AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED BEING 0.057 OF AN ACRE WAS PREVIOUSLY PLATTED AS A 50'x50' DRAINAGE AND SEWER EASEMENT AND BEING 0.053 OF AN ACRE PREVIOUSLY PLATTED AS LOT 1 BLOCK 16 - OPEN SPACE AS SHOWN ON PLAT OF PARK PLACE PHASE II SUBDIVISION, UNIT 1, AS RECORDED IN VOLUME 9562, PAGES 147-148, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS DEDICATION NOTE:

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

SETBACK NOTE:

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.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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.

SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

NOTES:

- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0385F, EFFECTIVE DATE SEPTEMBER 28, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
- 2) 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- 4) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF 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.
- 5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 6) 68 RESIDENTIAL LOTS ESTABLISHED
- 7) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 8) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENT OF ANY NATURE WITHIN PARK PLACE PHASE II, UNIT 1, SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 2-20, BLK 16; LOT 901, BLK 16; LOT 904, BLOCK 16; LOTS 9-57, BLK 15; LOT 901, BLK 15; CB 5197.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON PARK PLACE PHASE II SUBDIVISION, UNIT 1, PLAT # 030155, WHICH IS RECORDED IN VOLUME 9562, PAGES 147-148, BEXAR COUNTY PLAT AND DEED RECORDS. 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 NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/AGENT:
STONECREEK COMMUNITY ASSOCIATION INC.
MR. ROBERT TRAUTMANN
1600 NE LOOP 410 STE 202
SAN ANTONIO, TX 78209
PH 956-237-0384
OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE 1st DAY OF September, 2016



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
10/1/2018
MY COMMISSION EXPIRES:

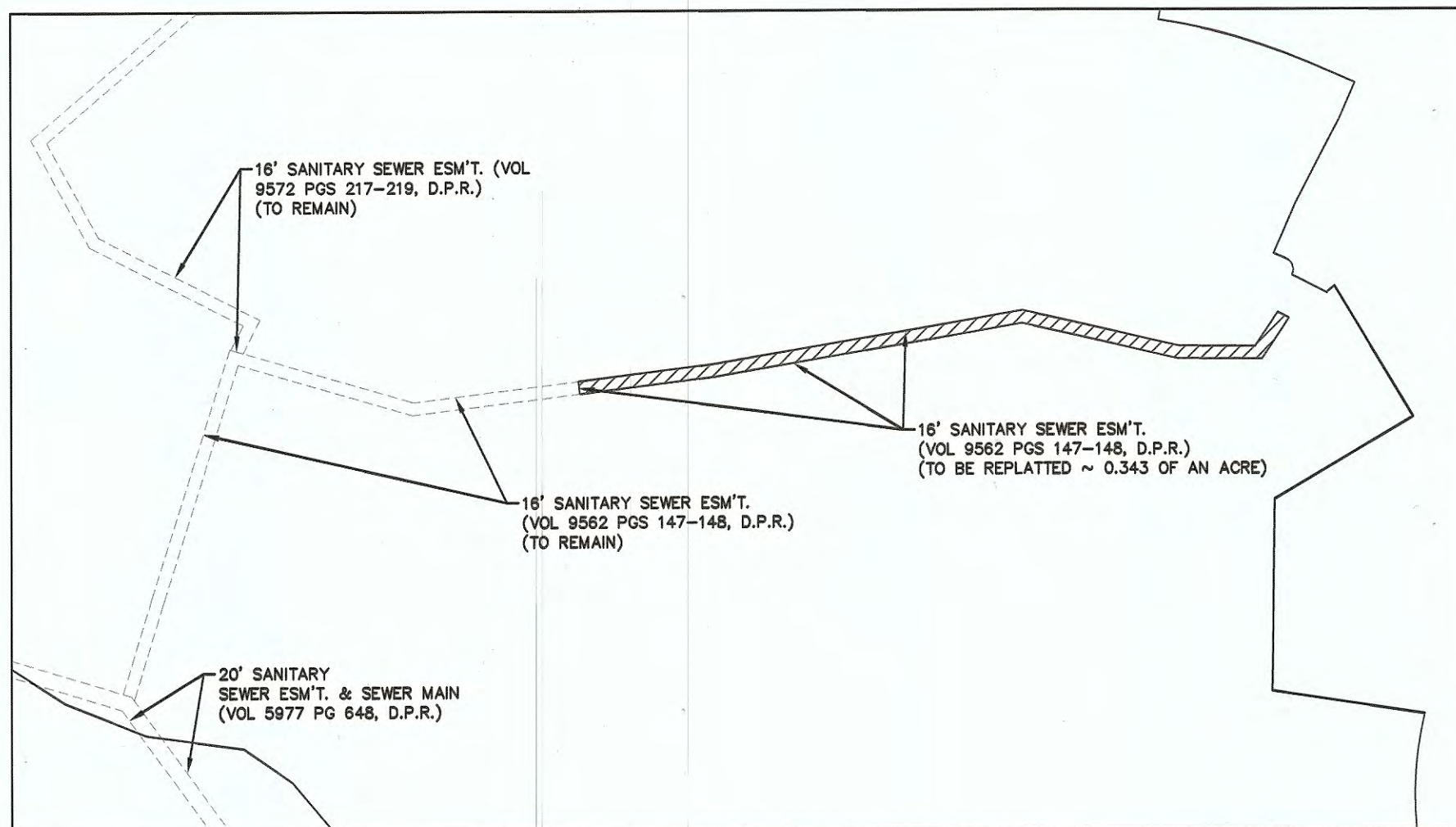
CPS NOTES:

1. 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 ELEVATION ALTERATION.
2. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
3. 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.
4. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

MINIMUM FINISHED FLOOR NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION THE 1% ANNUAL CHANGE (100-YR) STORM EVENT.

SCALE: 1"=200'



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 0.343 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT, AS SHOWN ON THE PLAT OF PARK PLACE PHASE II SUBDIVISION, UNIT 1 AS RECORDED IN VOLUME 9562, PAGES 147-148, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

---1250---	EXISTING CONTOUR
---1310---	PROPOSED CONTOUR
R	RADIUS
C	CENTERLINE
ESM'T.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
C.B.	COUNTY BLOCK
BLK	BLOCK
CVE	CLEAR VISION EASEMENT
F.F.	FINISH FLOOR
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT

NOTE:
SEE SHEET 5 FOR CURVE AND LINE TABLE

PLAT NO. 160095

REPLAT ESTABLISHING PARK PLACE PHASE II, UNIT 6A

BEING 16.027 ACRES OUT OF THE ANTONIO FUENTES SURVEY NUMBER 358, ABSTRACT NUMBER 248, COUNTY BLOCK 4333, AND THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT NUMBER 544, COUNTY BLOCK 5197, COMPRISED OF A PORTION OF 16' SANITARY SEWER EASEMENT (0.343 OF AN ACRE) AS SHOWN ON SUBDIVISION PLAT OF PARK PLACE PHASE II, UNIT 1, AS RECORDED IN VOLUME 9562, PAGES 147-148 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 213.904 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10199, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC
FIRM TYPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5058

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.

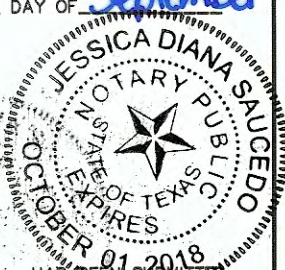
Robert Trautmann

OWNER/DEVELOPER
MARBACH DEVELOPMENT, LLC
CONTACT: ROBERT TRAUTMANN
110 UMBRIA
SAN ANTONIO, TEXAS 78230
PHONE NO.: (956) 237-0384

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert Trautmann, 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 1st DAY OF September, 2016
Jessica Diana Saucedo
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF PARK PLACE PHASE II, UNIT 6A, HAS BEEN RECORDED IN VOLUME 160095, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, 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., _____

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.

ON 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

SHEET 1 OF 5



LOCATION MAP

LEGEND

---1250---	EXISTING CONTOUR
---1310---	PROPOSED CONTOUR
R	RADIUS
⊕	CENTERLINE
ESM'T.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
C.B.	COUNTY BLOCK
BLK	BLOCK
CVE	CLEAR VISION EASEMENT
F.F.	FINISH FLOOR
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT

KEYNOTES PROPOSED BY THIS PLAT

- (A) 10' E.G.T.C.A. EASEMENT
- (B) LOT 901 BLOCK 16 CB 5197 OPEN SPACE (1.567 ACRES ~ PERMEABLE)
- (C) LOT 901 BLOCK 15 CB 5197 ~ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.072 OF AN ACRE ~ NON PERMEABLE)
- (D) 42' BUILDING SETBACK LINE
- (E) 20' BUILDING SETBACK LINE
- (F) 10' BUILDING SETBACK LINE
- (G) 16' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.126 OF AN ACRE ~ OFF-LOT)

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 UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

SETBACK NOTE:
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.

STREETSCAPE NOTE:
OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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.

Samuel B. Bledsoe, III
SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

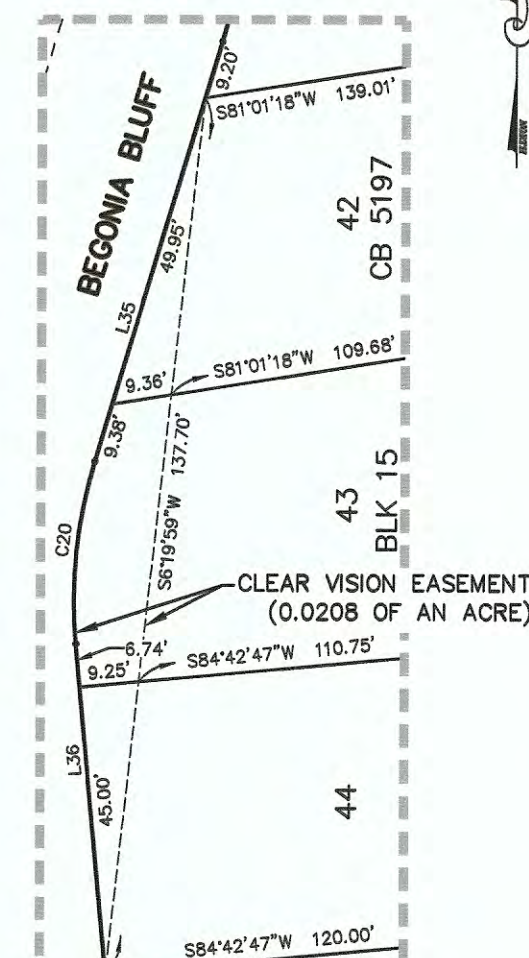
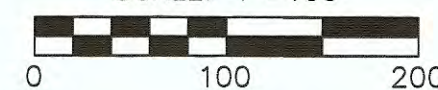
CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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", "OVERHEAD 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 ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. 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 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.

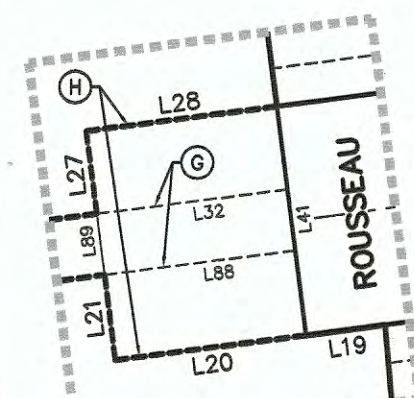
NOTES:

1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0365, EFFECTIVE DATE SEPTEMBER 28, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
2. 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF 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.
5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
6. 68 RESIDENTIAL LOTS ESTABLISHED
7. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
8. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENT OF ANY NATURE WITHIN PARK PLACE PHASE II, UNIT 6A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 2-20, BLK 16; LOT 901, BLK 18; LOT 904, BLOCK 16; LOTS 9-57, BLK 15; LOT 901, BLK 15; CB 5197.

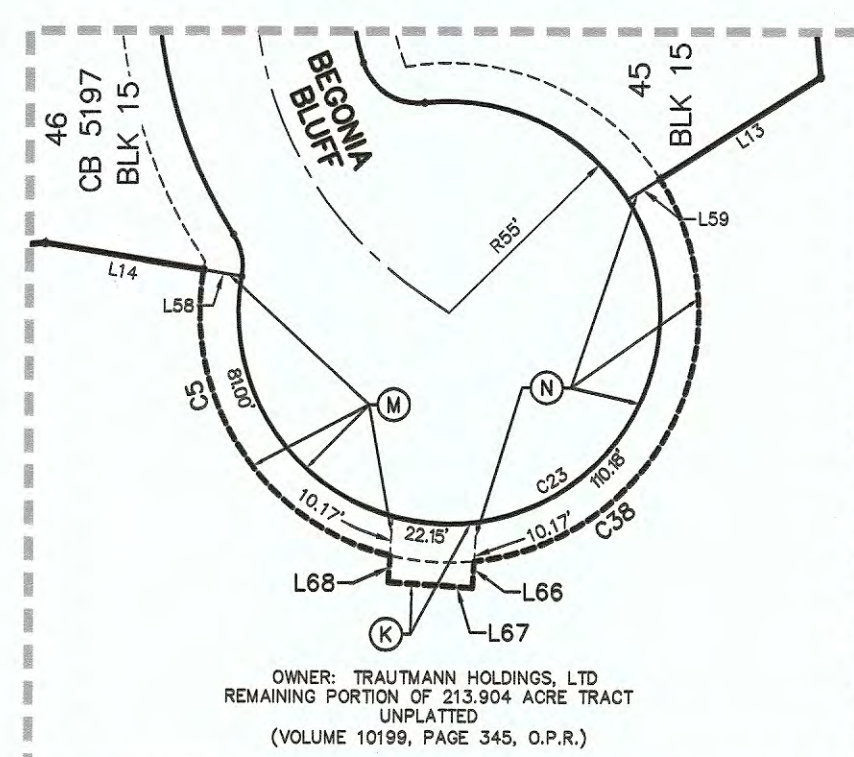
SCALE: 1"=100'



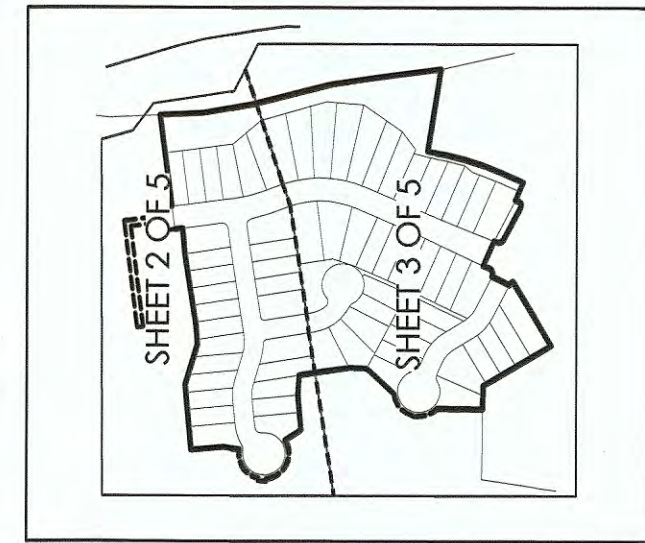
INSET CLEAR VISION EASEMENT #1



INSET DETAIL 7



INSET DETAIL 1



INDEX MAP

NOTE:
SEE SHEET 5 FOR CURVE AND LINE TABLE

PLAT NO. 160095
REPLAT ESTABLISHING
PARK PLACE
PHASE II, UNIT 6A

BEING 16.027 ACRES OUT OF THE ANTONIO FUENTES SURVEY NUMBER 358, ABSTRACT NUMBER 248, COUNTY BLOCK 4333, AND THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT NUMBER 544, COUNTY BLOCK 5197, COMPRISED OF A PORTION OF 16' SANITARY SEWER EASEMENT (0.343 OF AN ACRE) AS SHOWN ON SUBDIVISION PLAT OF PARK PLACE PHASE II, UNIT 1, AS RECORDED IN VOLUME 9562, PAGES 147-148 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 213.904 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10199, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TYPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

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.

Robert Trautmann
OWNER/DEVELOPER
TRAUTMANN HOLDINGS, LTD.
CONTACT: ROBERT TRAUTMANN
110 UMBRIA
SAN ANTONIO, TEXAS 78230
PHONE NO.: (956) 237-0364

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Robert Trautmann* 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 *20th* DAY OF *September* 2016
Jessica Diana Saucedo
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF **PARK PLACE PHASE II, UNIT 6A** 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., _____

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.

ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

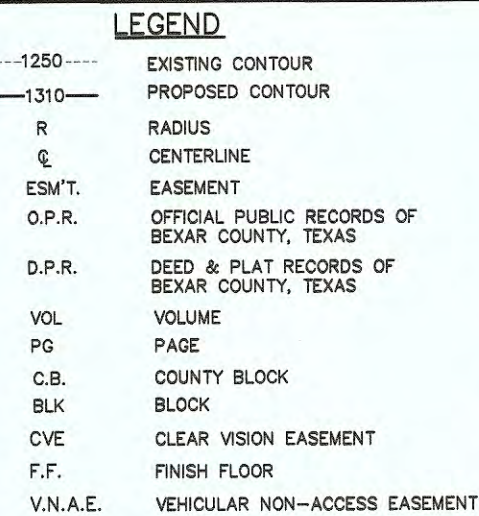
STATE OF TEXAS
COUNTY OF BEXAR

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

SHEET 2 OF 5



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.

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

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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. 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.

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT"

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.

OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2131336) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

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:


STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 59502
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

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.


SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ADJACENT LOT 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 ATTACHING WIRES OR CABLES, 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 GO DOWN FROM THE SURFACE OF THE ADJACENT LANDS TO REMOVE OR 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 ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS OR 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 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.

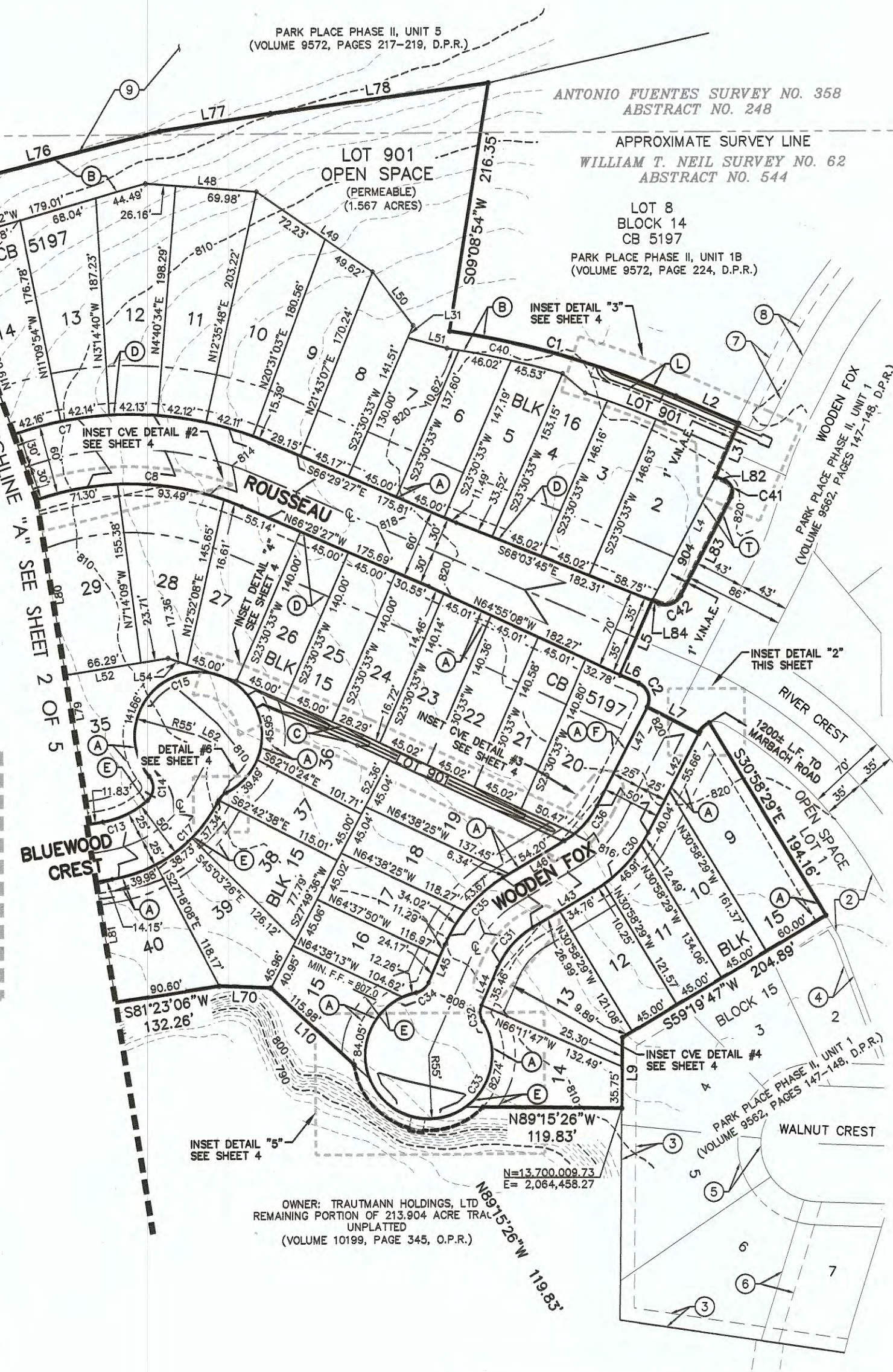
- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48028C0365F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL EXCEEDANCE FLOOD PLAIN."
- 2) 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- 4) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS SHOWN HEREON, SHALL BE PERMITTED 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.
- 5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 6) 68 RESIDENTIAL LOTS ESTABLISHED
- 7) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 8) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENT OF ANY NATURE WITHIN PARK PLACE PHASE II, 6A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 2-20, BLK 16; LOT 901, BLK 18; LOT 904, BLOCK 16; LOTS 9-57, BLK 15; LOT 901, BLK 15; CG 5197.

MINIMUM FINISHED FLOOR ELEVATIONS FOR
RESIDENTIAL LOTS ADJACENT TO THE FLOODPLAIN
SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER
THAN THE COMPUTED WATER SURFACE ELEVATION
THE 1% ANNUAL CHANGE (100-YR) STORM EVENT

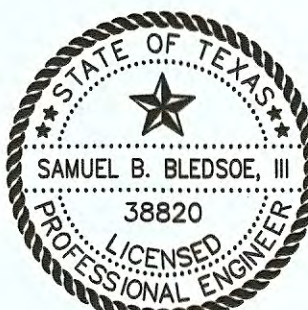
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW
GROUND ELEVATION OF 809 FEET WHERE THE STATION
PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS
WHERE THE GROUND LEVEL IS BELOW 809 FEET, THE
DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE
CUSTOMER'S SIDE OF THIS METER, AN APPROVED TYPE PRESSURE
REDUCING IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY
OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF
*PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE
CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR
IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

- (A) 10' E.G.T.C.A. EASEMENT
- (B) LOT 901 BLOCK 16 CB 5197
OPEN SPACE (1.587 acres ~
PERMEABLE)
- (C) LOT 901 BLOCK 15 CB 5197 ~ VARIABLE
WIDTH PLATTED DRAINAGE EASEMENT
(0.072 OF AN ACRE ~ NON PERMEABLE)
- (D) 42' BUILDING SETBACK LINE
- (E) 20' BUILDING SETBACK LINE
- (F) 10' BUILDING SETBACK LINE
- (G) 16' SANITARY SEWER ESM'T. TO EXPIRE
UPON INCORPORATION INTO PLATTED
PUBLIC STREET RIGHT OF WAY
(0.126 OF AN ACRE ~ OFF-LOT)
- (H) 60'x50' E.G.T.C.A. WATER, SANITARY
SEWER & DRAINAGE ESM'T.
TO EXPIRE UPON INCORPORATION
INTO PLATTED PUBLIC STREET RIGHT
OF WAY (0.069 OF AN ACRE)
- (J) 12'x12' DRAINAGE EASEMENT
(0.003 OF AN ACRE ~ OFF-LOT)
- (K) 16'x22' DRAINAGE EASEMENT
(0.008 OF AN ACRE ~ OFF-LOT)
- (L) 10' PRIVATE DRAINAGE EASEMENT
(0.031 OF AN ACRE)

- ① 16' SANITARY SEWER
ESENT. (TO REMAIN)
(VOL. 9562 PGS 147-148, D.P.R.)
- ② SIGHT CLEARANCE EASEMENT/
LOT 1 BLK 15 CB 5197/OPEN SPACE
(VOL. 9562 PGS 147-148, D.P.R.)
- ③ 12' E.G.T.C.A. EASEMENT
(VOL. 9562 PGS 147-148, D.P.R.)
- ④ 5' E.G.T.C.A. EASEMENT
(VOL. 9562 PGS 147-148, D.P.R.)
- ⑤ 20' BUILDING SETBACK LINE (VOL.
9562 PGS 147-148, D.P.R.)
- ⑥ 15' DRAINAGE EASEMENT
(VOL. 9562 PGS 147-148, D.P.R.)
- ⑦ 25' BUILDING SETBACK LINE (VOL.
9572 PG 224, D.P.R.)
- ⑧ 15' E.G.T.C.A. EASEMENT
(VOL. 9572 PG 224, D.P.R.)
- ⑨ VARIABLE WIDTH DRAINAGE
EASEMENT
(VOL. 9572 PGS 217-219, D.P.R.)



NOTE:
SEE SHEET 5 FOR CURVE AND LINE TABLE



BEING 16.027 ACRES OUT OF THE ANTONIO FUENTES SURVEY NUMBER 358, ABSTRACT NUMBER 248, COUNTY BLOCK 4333, AND THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT NUMBER 544, COUNTY BLOCK 5197, COMPRISED OF A PORTION OF 16" SANITARY SEWER EASEMENT (0.343 OF AN ACRE) AS SHOWN ON SUBDIVISION PLAT OF PARK PHASE II, UNIT 1, AS RECORDED IN VOLUME 9562, PAGES 158 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, MISSOURI, AND BEING A PORTION OF 213.904 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10199, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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
MARBACH DEVELOPMENT, LLC.
CONTACT: ROBERT TRAUTMANN
110 UMBRIA
SAN ANTONIO, TEXAS 78230
PHONE NO.: (956) 237-0364

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Robert Trautmann 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 15th DAY OF September

2016

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PARK PLACE PHASE II, UNIT 10A 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., _____

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.

ON 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____.

BY: _____ DEPUT

SHEET 3 OF 5



LOCATION MAP

LEGEND	
---1250---	EXISTING CONTOUR
---1310---	PROPOSED CONTOUR
R	RADIUS
CL	CENTERLINE
ESMT.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
C.B.	COUNTY BLOCK
BLK	BLOCK
CVE	CLEAR VISION EASEMENT
F.F.	FINISH FLOOR
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT

KEYNOTES
PROPOSED BY THIS PLAT

- (A) 10' E.G.T.C.A. EASEMENT
- (B) LOT 901 BLOCK 16 CB 5197 OPEN SPACE (1.567 ACRES ~ PERMEABLE)
- (C) LOT 901 BLOCK 15 CB 5197 ~ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.072 OF AN ACRE ~ NON PERMEABLE)
- (D) 42' BUILDING SETBACK LINE
- (E) 20' BUILDING SETBACK LINE
- (F) 10' BUILDING SETBACK LINE
- (G) 16' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.126 OF AN ACRE ~ OFF-LOT)
- (H) 60'x50' E.G.T.C.A. WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.069 OF AN ACRE)
- (J) 12'x12' DRAINAGE EASEMENT (0.003 OF AN ACRE ~ OFF-LOT)
- (K) 16'x22' DRAINAGE EASEMENT (0.008 OF AN ACRE ~ OFF-LOT)
- (L) 10' PRIVATE DRAINAGE EASEMENT (0.031 OF AN ACRE)
- (M) 10' E.G.T.C.A. & WALL EASEMENT (0.021 OF AN ACRE ~ OFF-LOT)
- (N) 10' E.G.T.C.A. EASEMENT (0.028 OF AN ACRE ~ OFF-LOT)
- (P) 10' E.G.T.C.A. EASEMENT (0.011 OF AN ACRE ~ OFF-LOT)
- (R) 10' E.G.T.C.A. EASEMENT (0.015 OF AN ACRE ~ OFF-LOT)
- (T) LOT 1 BLOCK 16, CB 5197 OPEN SPACE AND VARIABLE WIDTH E.G.T.C.A. EASEMENT (0.053 OF AN ACRE)
- (V) VARIABLE WIDTH DRAINAGE EASEMENT (0.047 OF AN ACRE)

KEYNOTES ~ EXISTING

- (1) 16' SANITARY SEWER ESM'T. (TO REMAIN) (VOL. 9562 PGS 147-148, D.P.R.)
- (2) SIGHT CLEARANCE EASEMENT/ LOT 1 BLK 15 CB 5197/OPEN SPACE (VOL. 9562 PGS 147-148, D.P.R.)
- (3) 12' E.G.T.C.A. EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- (4) 5' E.G.T.C.A. EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- (5) 20' BUILDING SETBACK LINE (VOL. 9562 PGS 147-148, D.P.R.)
- (6) 15' DRAINAGE EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- (7) 25' BUILDING SETBACK LINE (VOL. 9572 PG 224, D.P.R.)
- (8) 14' E.G.T.C.A. EASEMENT (VOL. 9572 PG 224, D.P.R.)
- (9) VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9572 PGS 217-219, D.P.R.)

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.

SAWS DEDICATION NOTE:

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

EDU 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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. 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.

INGRESS & EGRESS (SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SETBACK NOTE:

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.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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.

SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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.
- 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 ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 49029C035F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
- 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 68 RESIDENTIAL LOTS ESTABLISHED

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

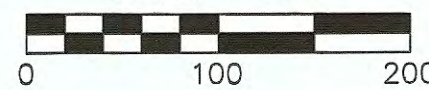
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 809 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF PRVS IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENT OF ANY NATURE WITHIN PARK PLACE PHASE II, 6A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 2-20, BLK 16; LOT 901, BLK 15; LOT 904, BLOCK 16; LOTS 9-57, BLK 15; LOT 901, BLK 15; CB 5197.

MINIMUM FINISHED FLOOR NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

SCALE: 1"=100'

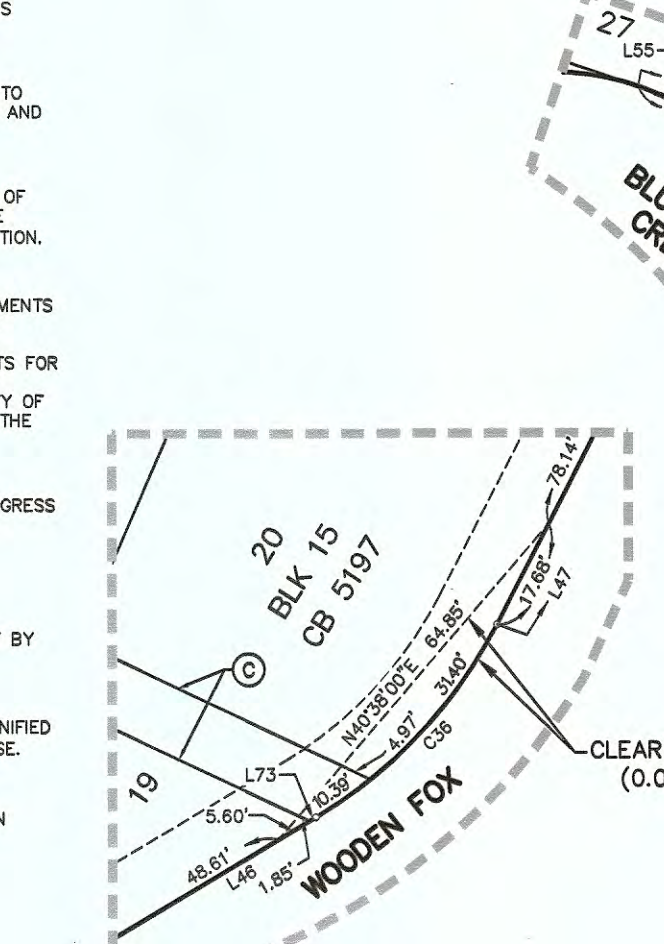


KEYNOTES
PROPOSED BY THIS PLAT

- (A) 10' E.G.T.C.A. EASEMENT
- (B) LOT 901 BLOCK 16 CB 5197 OPEN SPACE (1.567 ACRES ~ PERMEABLE)
- (C) LOT 901 BLOCK 15 CB 5197 ~ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.072 OF AN ACRE ~ NON PERMEABLE)
- (D) 42' BUILDING SETBACK LINE
- (E) 20' BUILDING SETBACK LINE
- (F) 10' BUILDING SETBACK LINE
- (G) 16' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.126 OF AN ACRE ~ OFF-LOT)
- (H) 60'x50' E.G.T.C.A. WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.069 OF AN ACRE)
- (J) 12'x12' DRAINAGE EASEMENT (0.003 OF AN ACRE ~ OFF-LOT)
- (K) 16'x22' DRAINAGE EASEMENT (0.008 OF AN ACRE ~ OFF-LOT)
- (L) 10' PRIVATE DRAINAGE EASEMENT (0.031 OF AN ACRE)
- (M) 10' E.G.T.C.A. & WALL EASEMENT (0.021 OF AN ACRE ~ OFF-LOT)
- (N) 10' E.G.T.C.A. EASEMENT (0.028 OF AN ACRE ~ OFF-LOT)
- (P) 10' E.G.T.C.A. EASEMENT (0.011 OF AN ACRE ~ OFF-LOT)
- (R) 10' E.G.T.C.A. EASEMENT (0.015 OF AN ACRE ~ OFF-LOT)
- (T) LOT 1 BLOCK 16, CB 5197 OPEN SPACE AND VARIABLE WIDTH E.G.T.C.A. EASEMENT (0.053 OF AN ACRE)
- (V) VARIABLE WIDTH DRAINAGE EASEMENT (0.047 OF AN ACRE)

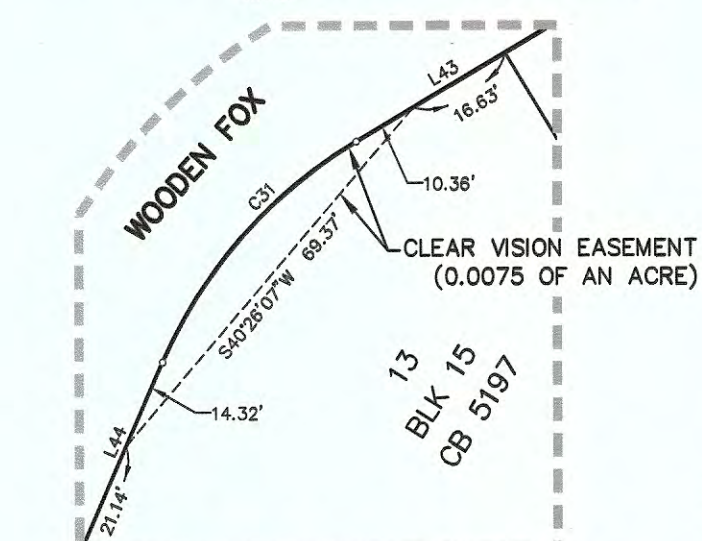
KEYNOTES ~ EXISTING

- (1) 16' SANITARY SEWER ESM'T. (TO REMAIN) (VOL. 9562 PGS 147-148, D.P.R.)
- (2) SIGHT CLEARANCE EASEMENT/ LOT 1 BLK 15 CB 5197/OPEN SPACE (VOL. 9562 PGS 147-148, D.P.R.)
- (3) 12' E.G.T.C.A. EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- (4) 5' E.G.T.C.A. EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- (5) 20' BUILDING SETBACK LINE (VOL. 9562 PGS 147-148, D.P.R.)
- (6) 15' DRAINAGE EASEMENT (VOL. 9562 PGS 147-148, D.P.R.)
- (7) 25' BUILDING SETBACK LINE (VOL. 9572 PG 224, D.P.R.)
- (8) 14' E.G.T.C.A. EASEMENT (VOL. 9572 PG 224, D.P.R.)
- (9) VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9572 PGS 217-219, D.P.R.)



INSET CLEAR VISION EASEMENT #3

N.T.S.

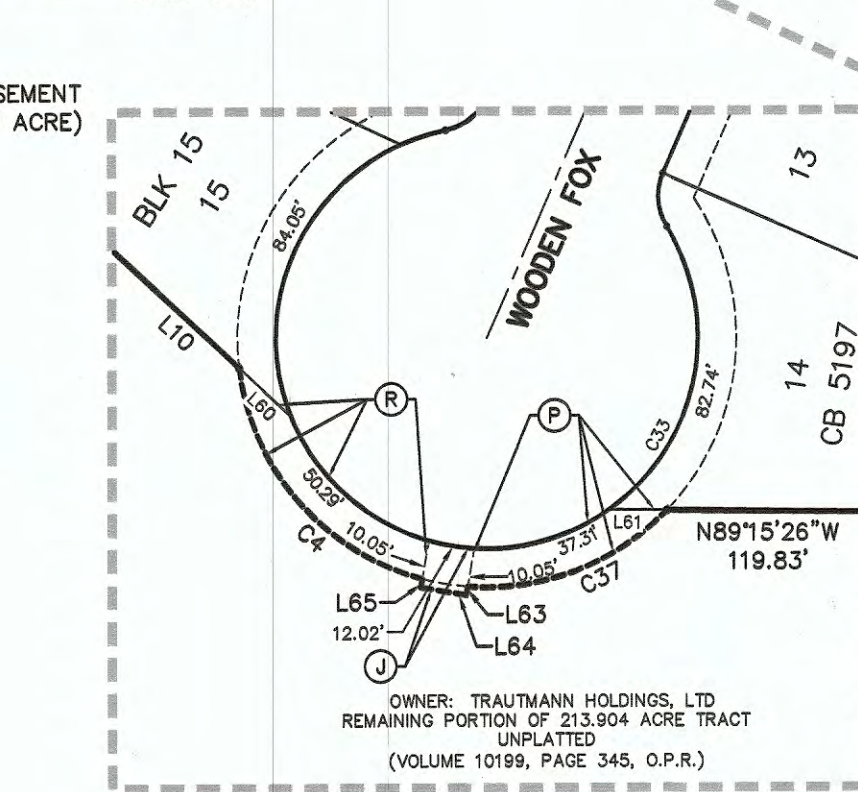


INSET CLEAR VISION EASEMENT #4

N.T.S.

INSET DETAIL "4"

SCALE: 1"=40'



INSET DETAIL "5"

N.T.S.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2131336) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

NOTE:

SEE SHEET 5 FOR CURVE AND LINE TABLE

PLAT NO. 160095

REPLAT ESTABLISHING

PARK PLACE

PHASE II, UNIT 6A

BEING 16.027 ACRES OUT OF THE ANTONIO FUENTES SURVEY NUMBER 358, ABSTRACT NUMBER 248, COUNTY BLOCK 4333, AND THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT NUMBER 544, COUNTY BLOCK 5197, COMPRISED OF A PORTION OF 16' SANITARY SEWER EASEMENT (0.343 OF AN ACRE) AS SHOWN ON SUBDIVISION PLAT OF PARK PLACE PHASE II, UNIT 1, AS RECORDED IN VOLUME 9562, PAGES 147-148 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 213.904 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10199, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

- Engineers
- Surveyors
- Planners

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
MARBACH DEVELOPMENT, LLC.
CONTACT: ROBERT TRAUTMANN
110 UMBRIA
SAN ANTONIO, TEXAS 78230
PHONE NO.: (956) 237-0384

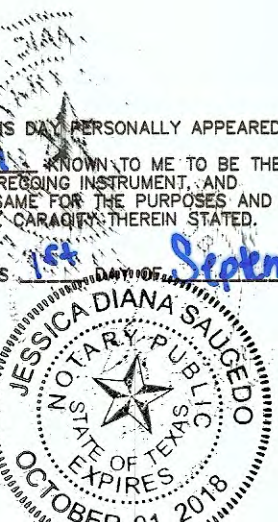
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Robert Trautmann, 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 1st day of September 2011

Jessica Diana Saucedo
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF PARK PLACE PHASE II, UNIT 6A, 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., _____

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.

ON 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

SHEET 4 OF 5





LOCATION MAP

NOT TO SCALE

LEGEND

---1250---	EXISTING CONTOUR
---1310---	PROPOSED CONTOUR
R	RADIUS
⊙	CENTERLINE
ESM'T.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
C.B.	COUNTY BLOCK
BLK	BLOCK
CVE	CLEAR VISION EASEMENT
F.F.	FINISH FLOOR
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT

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.

SAWS DEDICATION NOTE:

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

EDU 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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. 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.

INGRESS & EGRESS (SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SETBACK NOTE:

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.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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.

SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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.
- 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 ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC 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.

KEYNOTES
PROPOSED BY THIS PLAT

- | | |
|--|--|
| (A) 10' E.G.T.C.A. EASEMENT | (K) 16'x22' DRAINAGE EASEMENT (0.008 OF AN ACRE ~ OFF-LOT) |
| (B) LOT 901 BLOCK 16 CB 5197 OPEN SPACE (1.587 ACRES ~ PERMEABLE) | (L) 10' PRIVATE DRAINAGE EASEMENT (0.031 OF AN ACRE) |
| (C) LOT 901 BLOCK 15 CB 5197 ~ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.072 OF AN ACRE ~ NON PERMEABLE) | (M) 10' E.G.T.C.A. & WALL EASEMENT (0.021 OF AN ACRE ~ OFF-LOT) |
| (D) 42' BUILDING SETBACK LINE | (N) 10' E.G.T.C.A. EASEMENT (0.028 OF AN ACRE ~ OFF-LOT) |
| (E) 20' BUILDING SETBACK LINE | (P) 10' E.G.T.C.A. EASEMENT (0.011 OF AN ACRE ~ OFF-LOT) |
| (F) 10' BUILDING SETBACK LINE | (R) 10' E.G.T.C.A. EASEMENT (0.015 OF AN ACRE ~ OFF-LOT) |
| (G) 16' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.126 OF AN ACRE ~ OFF-LOT) | (T) LOT 1 BLOCK 16, CB 5197 OPEN SPACE AND VARIABLE WIDTH E.G.T.C.A. EASEMENT (0.053 OF AN ACRE) |
| (H) 60'x50' E.G.T.C.A. WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.069 OF AN ACRE) | (V) VARIABLE WIDTH DRAINAGE EASEMENT (0.047 OF AN ACRE) |
| (J) 12'x12' DRAINAGE EASEMENT (0.003 OF AN ACRE ~ OFF-LOT) | |

LINE	LENGTH	DIRECTION
L1	95.37'	S49°18'43"W
L2	58.99'	S86°21'34"E
L3	50.00'	S23°38'06"W
L4	120.19'	S27°23'08"W
L5	70.00'	S23°38'06"W
L6	17.54'	S66°29'27"E
L7	50.00'	S82°33'37"E
L8	2.25'	N27°26'23"E
L9	61.05'	S00°47'12"W
L10	97.69'	N47°01'48"W
L11	51.82'	S03°21'04"W
L12	91.43'	S05°17'13"E
L13	49.49'	S87°29'00"W
L14	41.84'	N80°17'09"W
L15	85.00'	S84°42'47"W
L16	108.37'	N16°44'50"E
L17	47.00'	N40°12'34"W
L18	67.59'	N05°13'02"W
L19	20.85'	S82°31'18"W
L20	50.00'	S82°31'18"W
L21	22.35'	N07°28'42"W
L22	62.47'	S82°36'58"W
L23	263.37'	S07°06'35"E
L24	16.00'	S82°33'25"W
L25	279.29'	N07°06'35"W
L26	78.36'	N82°36'58"E
L27	21.65'	N07°28'42"W
L28	50.00'	N82°31'18"E
L29	240.16'	N07°28'42"W
L30	50.49'	N70°01'47"E

LINE	LENGTH	DIRECTION
L31	11.51'	N23°30'33"E
L32	50.00'	S82°36'58"W
L33	50.49'	S70°01'47"W
L34	2.81'	S27°49'36"W
L35	68.53'	S16°44'50"W
L36	67.86'	S05°17'13"E
L37	67.86'	N05°17'13"W
L38	68.53'	N16°44'50"E
L39	41.38'	N07°28'42"W
L40	102.26'	S82°31'18"W
L41	60.00'	N07°28'42"W
L42	95.70'	S27°18'48"W
L43	61.75'	S59°14'23"W
L44	35.46'	S23°37'51"W
L45	35.46'	N23°37'51"E
L46	61.75'	N59°14'23"E
L47	95.81'	N27°18'48"E
L48	96.14'	N85°19'26"W
L49	121.85'	N55°08'26"W
L50	58.05'	N36°55'09"W
L51	35.06'	N74°43'06"W
L52	90.00'	S81°01'18"W
L53	43.07'	S07°28'42"E
L54	45.44'	N71°13'02"W
L55	16.92'	N71°13'02"W
L56	118.29'	N66°29'27"W
L57	25.86'	N49°55'36"W
L58	10.00'	N80°17'09"W
L59	10.00'	S57°29'00"W
L60	18.29'	N47°01'48"W

LINE	LENGTH	DIRECTION
L61	15.04'	S89°15'26"E
L62	18.50'	S82°10'24"E
L63	2.28'	S09°47'30"W
L64	12.00'	N80°12'30"W
L65	2.28'	N09°47'30"E
L66	6.94'	S03°47'31"W
L67	22.00'	N86°12'29"W
L68	6.94'	N03°47'31"E
L69	58.97'	N66°21'34"W
L70	44.80'	N87°30'05"W
L71	6.64'	S85°13'59"W
L72	89.00'	N66°28'27"W
L73	1.21'	N59°14'23"E
L74	114.42'	N86°59'39"E
L75	129.88'	N79°56'48"E
L76	211.54'	N75°51'21"E
L77	96.76'	N81°22'08"E
L78	190.02'	N82°24'14"E
L79	130.42'	S08°58'42"E
L80	153.33'	N08°58'42"W
L81	105.26'	N08°58'42"W
L82	9.38'	S68°18'23"E
L83	95.46'	S27°23'12"W
L84	5.98'	N66°18'17"W
L85	98.14'	S82°03'29"E
L86	46.52'	N80°55'20"E
L87	46.08'	N58°12'00"E
L88	50.00'	S82°36'58"W
L89	16.00'	N07°28'42"W

NOTES:

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0365F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
- 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 68 RESIDENTIAL LOTS ESTABLISHED
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENT OF ANY NATURE WITHIN PARK PLACE PHASE II, 6A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 2-20, BLK 16; LOT 901, BLK 16; LOT 904, BLOCK 16; LOTS 9-57, BLK 15; LOT 901, BLK 15; CB 5197.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 809 FEET, 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 ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

PLAT NO. 160095
REPLAT ESTABLISHING
PARK PLACE
PHASE II, UNIT 6A

BEING 16.027 ACRES OUT OF THE ANTONIO FUENTES SURVEY NUMBER 358, ABSTRACT NUMBER 248, COUNTY BLOCK 4333, AND THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT NUMBER 544, COUNTY BLOCK 5197, COMPRISED OF A PORTION OF 16' SANITARY SEWER EASEMENT (0.343 OF AN ACRE) AS SHOWN ON SUBDIVISION PLAT OF PARK PLACE PHASE II, UNIT 1, AS RECORDED IN VOLUME 9562, PAGES 147-148 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 213.904 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10199, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Engineers
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC

FIRM TYPE NO. F-5297 & TPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

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
MARBACH DEVELOPMENT, LLC.
CONTACT: ROBERT TRAUTMANN
110 UMBRIA
SAN ANTONIO, TEXAS 78230
PHONE NO.: (956) 237-0364

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Robert Trautmann, 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 20th day of September, 2010.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF PARK PLACE PHASE II, UNIT 6A 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., _____

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.

ON 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

SHEET 6 OF 6