

SUBJECT AREA:
AREA BEING PLATTED IS ARBITRARY LOTS 8-9, AND THE REMAINING PORTION OF ARBITRARY LOT 10, BLOCK 3, NCB 829, RECORDED IN VOLUME 17891, PAGE 77, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN w/ PLASTIC CAP (MARKED ACS, INC) SET
- 786 EXISTING CONTOUR LINE (FT)
- RIGHT-OF-WAY CENTERLINE
- BLK = BLOCK
- NCB = NEW CITY BLOCK
- ESMT = EASEMENT
- N.T.S. = NOT TO SCALE
- ARB = ARBITRARY
- E.G.T.C. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- 20'x150' FIRE LANE EASEMENT WITHIN LOT 901
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- COSA = CITY OF SAN ANTONIO

STATE OF TEXAS:
COUNTY OF BEXAR:

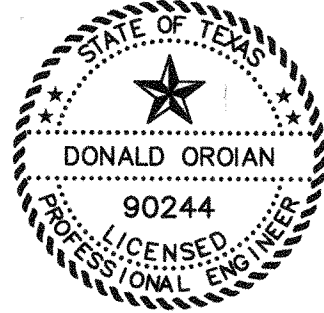
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Donald Oroian
11-2-2016
DONALD OROIAN, M.S., P.E.
c/o ADA CONSULTING GROUP, INC.
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

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:

Michael J. Harris
MICHAEL J. HARRIS, R.P.L.S.
c/o ACS SURVEYING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 4381
T.B.P.L.S. FIRM REGISTRATION No. 101891-00



GENERAL NOTES:

1. BASIS OF BEARINGS: GRID NAD 83 TEXAS SOUTH CENTRAL (ZONE 4204 TXSC) FROM G.P.S. OBSERVATION TAKEN AT LAT 29°26'27.4799" NORTH, LON: 98°29'07.6563" WEST ON FEBRUARY 3, 2016. SOLUTION FROM N.G.S. OPUS PID'S USED DJ7872, DJ7866 AND DJ7862.
2. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48028C0405G, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
4. LOT 901, BLOCK 3, NCB 829 IS A COMMON USE AREA AND IS DESIGNATED AS AN IRREVOCABLE INGRESS/EGRESS EASEMENT, AND ELECTRIC, GAS, TELEPHONE, PEDESTRIAN, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS.

RESIDENTIAL 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 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HERE ON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CITY PUBLIC SERVICE (CPS ENERGY) NOTES:

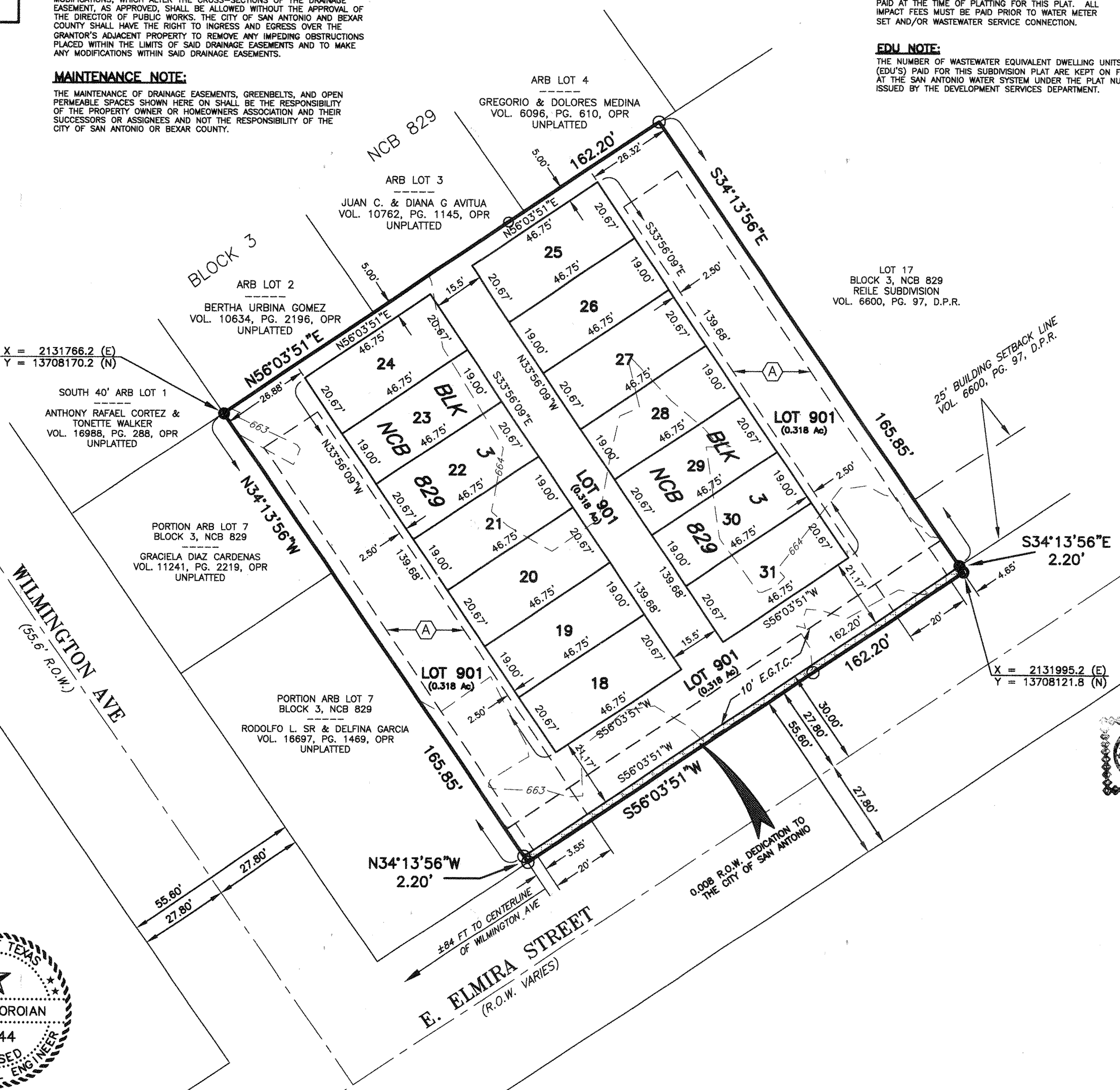
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "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 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 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.

IMPACT 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 SERVICE CONNECTION.

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 THE DEVELOPMENT SERVICES DEPARTMENT.

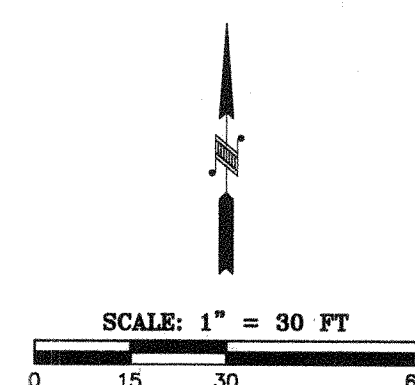


PLAT NO. 160511

SUBDIVISION PLAT ESTABLISHING:

PROXIMITY BY COUTURE IDZ

BEING 0.626 ACRES OF LAND INCLUSIVE OF 0.008 ACRES OF RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS, ESTABLISHING LOTS 18-31 AND 901, BLOCK 3, NCB 829 BEING THE SAME PROPERTY DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 17891, PAGE 77, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



ADA CONSULTING GROUP, INC.

TEXAS REGISTERED ENGINEERING FIRM NO. F-3512
SAN ANTONIO, TEXAS (210) 340-5670
WWW.ADACG.COM

ADACG PROJECT No. 180-40

DATE: NOVEMBER 02, 2016

OWNER/DEVELOPER:

PROXIMITY BY COUTURE, LP
8622 SPARTAN TERRACE
UNIVERSAL CITY, TX 78148

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, 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.

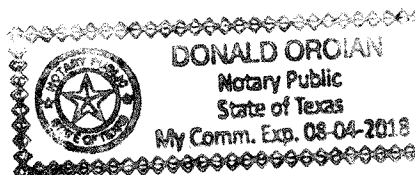
Robert L. Widule
PROXIMITY BY COUTURE, LP, A TEXAS LIMITED PARTNERSHIP
BY: COUTURE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER
BY: ROBERT L. WIDULE, MANAGING PARTNER
COUTURE DEVELOPMENT, LLC

STATE OF TEXAS:
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT L. WIDULE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 2nd DAY OF NOVEMBER, 2016.



Donald Oroian
DONALD OROIAN
Notary Public
State of Texas
My Comm. Exp. 06-04-2018

THIS PLAT OF PROXIMITY BY COUTURE IDZ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2016.

BY: CHAIRMAN

BY: SECRETARY

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 RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

BY: _____ DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS