

## LOCATION MAP NOT TO SCALE

= 1/2" IRON ROD SET

= FOUND 1/2" IRON ROD

CABLE T.V. EASEMENT

E.G.T.TV.E. = ELECTRIC, GAS, TELEPHONE &

- = PROPOSED CONTOURS

C.V.E. = CLEAR VISION EASEMENT

= CENTER LINE

-680- = EXISTING CONTOUR

= PRIVATE

= VOLUME

= EASEMENT

= RIGHT-OF-WAY

= DEED AND PLAT RECORDS

= PAGE

680

PVT.

VOL.

ESM'T.

R.O.W.

PG.

UNLESS OTHERWISE NOTED

= VEHICULAR NON-ACCESS EASEMENT

W/ RED CAP BCE, LTD. "RPLS" 4540 -

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

CITY FIRE TRAINING ACADEMY VOL. 9560, PGS. 173-176 D&F

N = 13,703,900.365 E = 2,098,180.519

28' GAS, ELEC., TELE., AND CATV ESM'T. VOL. 9560, PGS. 173-176 D&P

LEGEND

#### CITY PUBLIC SERVICE NOTES

- CITY PUBLIC SERVICE 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" "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT," OR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATOLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS, 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 ANEAS.

  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 OF PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

  3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING
- 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
- 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 FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- 1.) SET 1/2" IRON RODS WITH RED CAP MARKED BCE, LTD. RPLS 4540 AT ALL LOT CORNERS.
- 2.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION GUILBEAU, P.I.D. AY 0950.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 4.) RESIDENTIAL FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40) 5.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
- DUE TO THE SCALE OF SUBDIVISION PLAT.

  6.) 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 1,185 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

LINE TABLE LINE LENGTH BEARING

L1 12.35' S89'44'18"W

L2 89.97' N89\*44'18"E

L3 50.00' N00"5'42"W

L4 50.00' N89'44'18"E

L5 50.00' S00"5'42"E

7.) ALL STREETS WITHIN THE SUBDIVISION WILL BE PUBLIC STREETS.

### 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 PERSONNENT.

#### 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.

#### SAWS NOTE:

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

<u>Dedication of the Sanitary Sewer and Water Mains:</u> The Developer dedicates the sanitary sewer mains and water mains to the San Antonio Water System upon completion by the Developer and acceptance by the San Antonio Water System.

#### SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

# GRAPHIC SCALE

# BRIDNES CONSULTING & ENGINEERING LTD.

( IN FEET )

1 inch = 100 ft.

8118 BROADWAY SAN ANTONIO, TX 78209

COUNTY, TEXAS.

(210) 828 1432 fax TBPE FIRM REG. NO. F-5028

PLAT NO. 160239

SHEET 1 OF 1

51 RESIDENTIAL LOTS

SUBDIVISION PLAT

**ESTABLISHING** 

LENWOOD HEIGHTS SUBDIVISION

UNIT 3

BEING 7.316 ACRES, ESTABLISHING LOTS 22-38, BLOCK 10,

N.C.B. 11379, LOTS 8-28, BLOCK 13, N.C.B. 11379, LOTS 2-14,

PAGES 1325-1329 OF THE OFFICIAL RECORDS OF BEXAR

BLOCK 14, N.C.B. 11379, AND BEING OUT OF THE 26.161 ACRE

TRACT, AS DESCRIBED IN DEED RECORDED IN VOLUME 16767,



BCE, LTD.

4515 BRIAR HOLLOW PL. STE. 106 HOUSTON, TX 77027 TBLS FIRM No. 10194252

(713) 539 6408 (713) 583 5306 fax



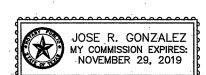
#### COUNTY OF BEXAR STATE OF TEXAS

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: HABITAT FOR HUMANITY OF SAN ANTONIO, INC. NATALIE GRIFFITH, PRESIDENT & C.E.O.

# STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH 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 





THIS PLAT OF LENWOOD HEIGHTS SUBDIVISION UNIT 3 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		t .	

# STATE OF TEXAS COUNTY OF BEXA

i,, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF
A.D AT M. AND DULY RECORDED THE DAY OF
A.D. AT M. IN THE DEED AND PLAT RECORDS OF
SAID 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

DEPUTY

CURVE TABLE CURVE LENGTH RADIUS TANGENT DELTA CHORD CHORD BEARING C1 39.27' 25.00' 25.00' 90'00'00" 35.36' C2 | 144.46' | 51.00' | 327.48' | 162°29'63" | 100.79' | S45"5"14"E C3 | 18.29' | 29.00' | 9.46' | 36°14'04" | 17.99' S71'40'05"W

-60' drainage, gas, electric, telephone and cable television access easement  $-\!\!\!\!/$  vol. 9560, pgs. 173–176, d&P

	C3	18.29'	29.00'	9.46'	36"14"04"	17.99'	S71°40'05"W		L6	50.00'	N89'44'18"E	1				LENWOOD			
	C4	18.30'	29.00'	9.47'	36"15'59"	18.00'	N17*48'59"E		L7	50.00	N0075'42"W	-			,	SUBDIVISIONOL. 9709,			
	C5	15.71	10.00'	10.00'	90,00,00,	14.14'	S44*44'18"W		L/ L8	50.00	·	-	•				- <b></b> ,	1	
	C6	15.71	10.00'	10.00'	90'00'00"	14.14	N45"5'42"W		L.o	50.00	N0075'42"W	ڬ				(1) (2) (1) (1) (1) (1) (1) (1)			
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OWNER/DEVELOPER:
HABITAT FOR HUMANITY
OF SAN ANTONIO, INC.
311 PROBANDT STREET
SAN ANTONIO, TEXAS 78204
TELEPHONE: (210) 223-5203
FAX: (210) 223-5536

ODDDDDDD, OF

ROLANDO H. BRIONES, JR.

81430 SS ONAL ENG

OF TEAT

P. SHELLEY

V A 4540 V Q V

SURY

STATE OF TEXAS COUNTY OF BEXAR

COUNTY OF BEXAR 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 ANTON

LICENSED PROFESSIONAL ENGINEER

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 R.P. SHELLEY, R.P.L.S.

SUBDIVISION	VOLUME / PAGE
1 LENWOOD HEIGHTS SUBDIVISION, UNIT 1	9709 / 48, D.P.R.
(2) LENWOOD HEIGHTS SUBDIVISION, UNIT 2	9709 / 52, D.P.R.

CITY FIRE TRAINING ACADEMY VOL. 9560, PGS. 173-176 D&P