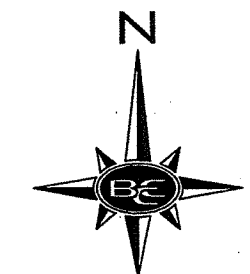


# LENWOOD HEIGHTS SUBDIVISION UNIT 3

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,  
BLOCK 14, N.C.B. 11379, AND BEING OUT OF THE 26.161 ACRE  
TRACT, AS DESCRIBED IN DEED RECORDED IN VOLUME 16767,  
PAGES 1325-1329 OF THE OFFICIAL RECORDS OF BEXAR  
COUNTY, TEXAS.



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**BRIONES**  
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828 1431  
SAN ANTONIO, TX 78209 (210) 828 1432 fax  
TBPE FIRM REG. NO. F-5028



**BCE, LTD.**

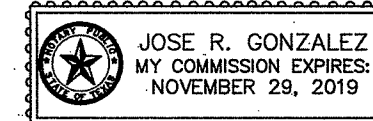
4515 BRIAR HOLLOW PL. STE. 106  
HOUSTON, TX 77027 (713) 539 6408  
TBLS FIRM No. 10194252 (713) 583 5306 fax



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.

*Natalie Griffith*  
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  
SEAL OF OFFICE THIS 16 DAY OF DEC 20 16.



*J.R. Gonzalez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 AD., 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR  
I, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT  
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF  
AD. AT M. AND DULY RECORDED THE DAY OF  
AD. 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 AD. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

## CITY PUBLIC SERVICE 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 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 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 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 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. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

## NOTES

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

## 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 EASEMENT(S) SHOWN ON THIS PLAT.

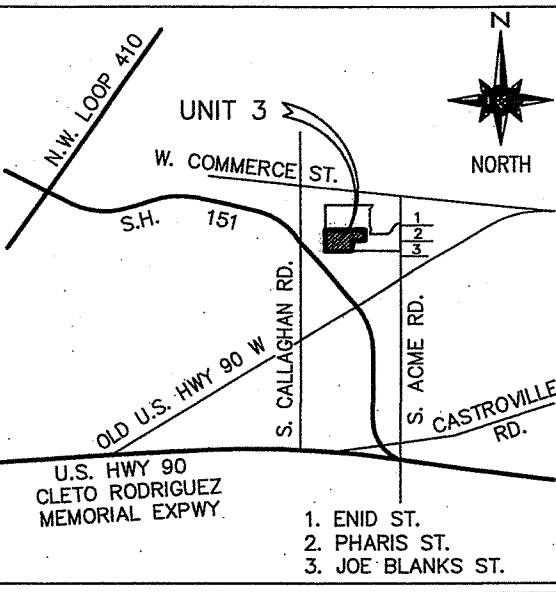
## Dedication of the Sanitary Sewer and Water Mains:

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.

## LOCATION MAP NOT TO SCALE

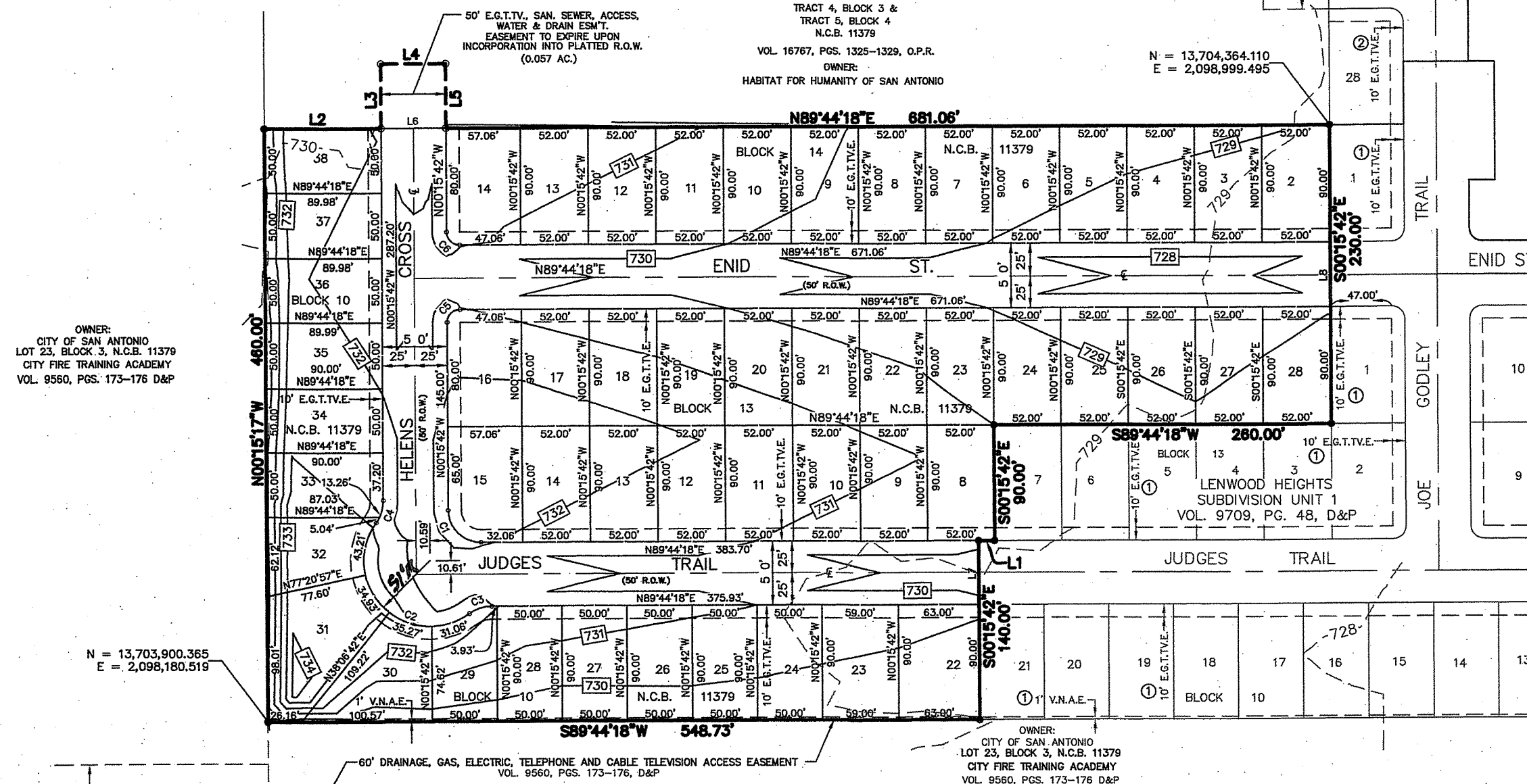


## LEGEND

- = 1/2" IRON ROD SET
- W/ RED CAP BCE, LTD. "RPLS" 4540 - UNLESS OTHERWISE NOTED
- = FOUND 1/2" IRON ROD
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- [680] = PROPOSED CONTOURS
- 680- = EXISTING CONTOUR
- CL = CENTER LINE
- PVT. = PRIVATE
- VOL. = VOLUME
- PG. = PAGE
- ESM.T. = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- D&P = DEED AND PLAT RECORDS

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	25.00'	90°00'00"	35.36'	S45°15'42"E
C2	144.46'	51.00'	327.48'	162°29'63"	100.79'	S45°15'14"E
C3	18.29'	29.00'	9.46'	36°14'04"	17.99'	S71°40'05"W
C4	18.30'	29.00'	9.47'	36°15'59"	18.00'	N17°48'59"E
C5	15.71'	10.00'	10.00'	90°00'00"	14.14'	S44°44'18"W
C6	15.71'	10.00'	10.00'	90°00'00"	14.14'	N45°15'42"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.35'	S89°44'18"W
L2	89.97'	N89°44'18"E
L3	50.00'	N00°15'42"W
L4	50.00'	N89°44'18"E
L5	50.00'	S00°15'42"E
L6	50.00'	N89°44'18"E
L7	50.00'	N00°15'42"W
L8	50.00'	N00°15'42"W



OWNER/DEVELOPER:  
HABITAT FOR HUMANITY  
OF SAN ANTONIO, INC.  
311 PROBANDT STREET  
SAN ANTONIO, TEXAS 78204  
TELEPHONE: (210) 223-5203  
FAX: (210) 223-5536

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.

*Rolando H. Briones, Jr.*  
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 R.P. SHELLEY, D.L.S.

*R.P. Shelley*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

