

SUBDIVISION PLAT ESTABLISHING
GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT LAND, INCLUSIVE OF 0.61 ACRES OF RIGHT OF WAY DEDICATION, LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 BEING ALL OF THAT CERTAIN 47.55 ACRE TRACT OF LAND AS CONVEYED TO GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN VOLUME 13928, PAGE 1340 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR BOUNDY TEXAS, AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (GLENLOCH FARMS UNIT 3):
TENOTEX PARTNERS, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH.# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel 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 3 DAY OF January 2017

NEYSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (LOT 900, BLOCK 122, C.B. 5080):
GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH.# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel 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 3 DAY OF January 2017

NEYSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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)

THIS PLAT OF _____ GLENLOCH FARMS - 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., _____

BY _____ CHAIRMAN

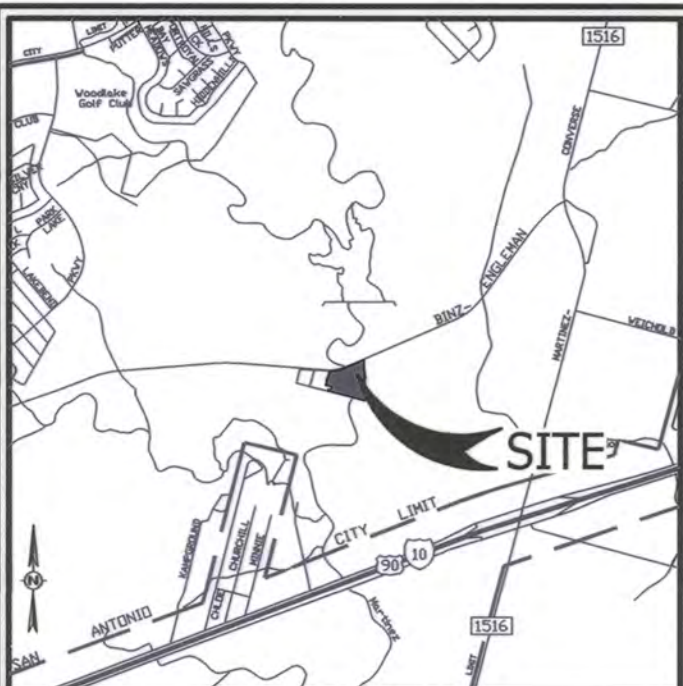
BY _____ SECRETARY

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 _____ AND _____ 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

BY: _____, DEPUTY



LOCATION MAP
NOT TO SCALE

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO). A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

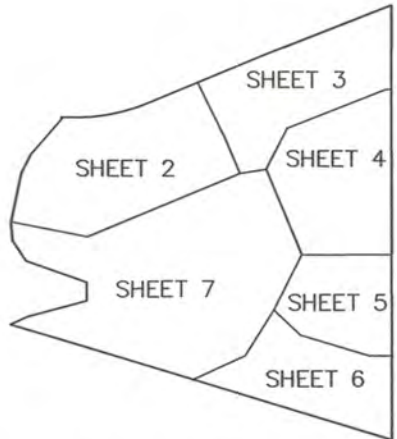
NOTES:

- 1) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.
- 2) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY. SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- 3) SET "X" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 4) THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 5) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH AN ORANGE CAP STAMPED "MTR ENG" (UNLESS OTHERWISE NOTED).
- 6) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49"E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.
- 7) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.
- 8) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.
- 9) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1170855) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).
- 10) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.
- 11) 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 WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.
- 12) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GLENLOCH FARMS-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE, BUT NOT LIMITED TO: LOT 903 BLOCK 124 AND LOTS 904, 901 AND 902 BLOCK 122).
- 13) THE 20' FRONT AND 10' SIDE ADJACENT TO STREET BUILDING SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 14) OPEN SPACE LOTS 901 AND 902, BLOCK 122 ARE TO BE USED AS DRAINAGE EASEMENTS.
- 15) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 16) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
- 17) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0430G, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.
- 18) 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 FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

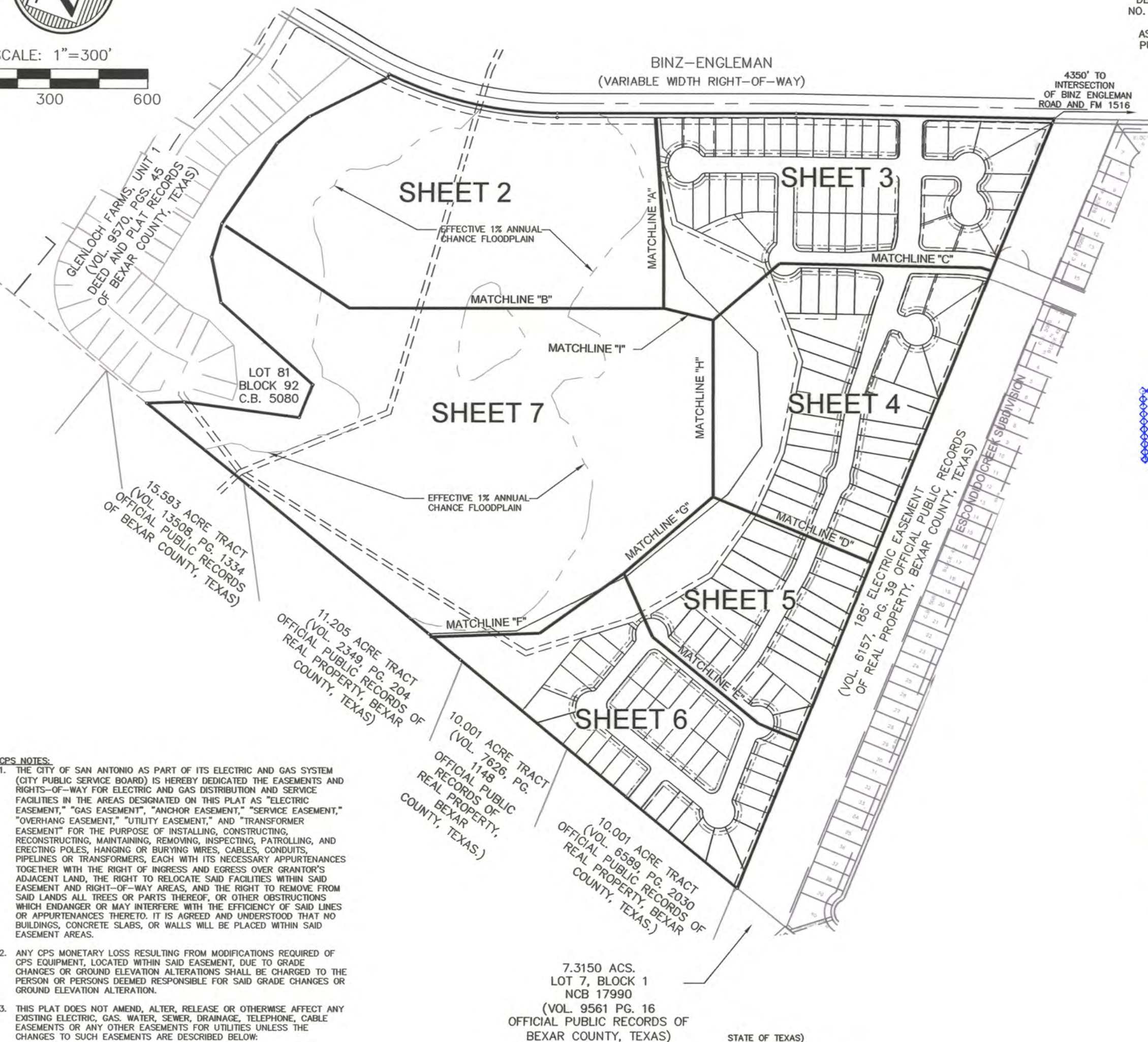
[PLAT NOTES APPLY TO EVERY SHEET OF THIS MULTIPLE SHEET PLAT]



SCALE: 1"=300'
0 300 600



SHEET INDEX
NOT TO SCALE



- CPS NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 THERE TO. 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. THERE SHALL BE A 14-FOOT AERIAL EASEMENT FROM THE GROUND WITHIN THE 12' GETCA EASEMENT ON LOTS 21-24, 27-29, 35 AND 36, COUNTY BLOCK 5080, BLOCK 122. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE ALLOWED TO EXTEND MORE THAN 14' VERTICALLY INTO THESE EASEMENTS.
 5. 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.
 6. ROOF OVERHANDS ARE ALLOWED WITHIN 5 (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.

SANITARY SEWER NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

IMPACT FEE PAYMENT DUE:
WATER 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.



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)

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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



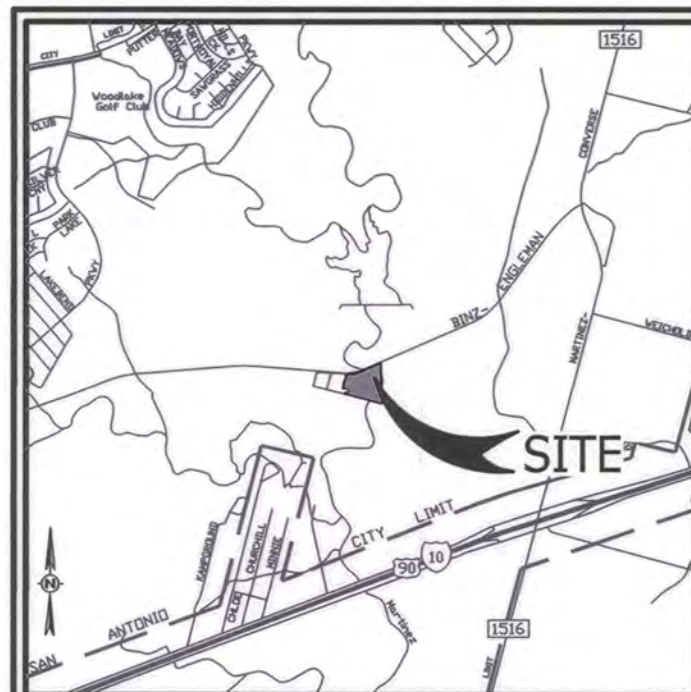
STATE OF TEXAS)
COUNTY OF BEXAR)

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.

Kevin Hunt 12-20-16
KEVIN HUNT
LICENSED PROFESSIONAL ENGINEER NO. 91842
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY N., SUITE 425
SAN ANTONIO, TEXAS 78232
FIRM NO. 2966



Drawing Name: V:\14114 Glen Loch Farms Unit 3\drawings\14114_01.dwg Dec 20, 2016 - 7:34am



LOCATION MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'53"E
L2	1.43'	N24°52'33"E
L3	14.14'	N45°23'18"E
L4	18.88'	N06°04'44"W
L5	12.06'	N21°30'08"W
L6	13.31'	N21°30'08"W
L7	1.31'	S03°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.85'	N89°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.96'	S00°09'16"E
L15	34.23'	N66°30'22"W
L16	40.07'	N80°11'32"E
L17	35.08'	N80°11'32"E
L18	17.52'	N26°20'05"W
L19	19.69'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.89'	S49°57'31"W
L22	11.91'	N28°09'54"W
L23	42.36'	S34°32'33"W
L24	19.61'	N55°27'27"W
L25	42.48'	N34°32'33"E
L26	13.82'	S56°42'06"W
L27	17.65'	S56°42'06"W
L28	27.20'	S54°46'32"W

NOTES:

1) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.

2) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY. SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

3) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

4) THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.

5) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH AN ORANGE CAP STAMPED "MTR ENG" (UNLESS OTHERWISE NOTED).

6) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

7) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

8) STREETScape REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

9) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1170855) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

10) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

11) 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 OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.

12) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GLENLOCH FARMS-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE, BUT NOT LIMITED TO: LOT 903 BLOCK 124 AND LOTS 904, 901 AND 902 BLOCK 122).

13) THE 20' FRONT AND 10' SIDE ADJACENT TO STREET BUILDING SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

14) OPEN SPACE LOTS 901 AND 902, BLOCK 122 ARE TO BE USED AS DRAINAGE EASEMENTS.

15) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

16) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

17) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C04306, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.

18) 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 FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

[PLAT NOTES APPLY TO EVERY SHEET OF THIS MULTIPLE SHEET PLAT]

LEGEND

- IRON PIN FOUND (UNLESS OTHERWISE SPECIFIED)
- SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG"
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 AC.)
- (J) 20' G,E,T,CATV EASEMENT

CLEAR VISION NOTE:

CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SAVES HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

FIRE FLOW NOTE:

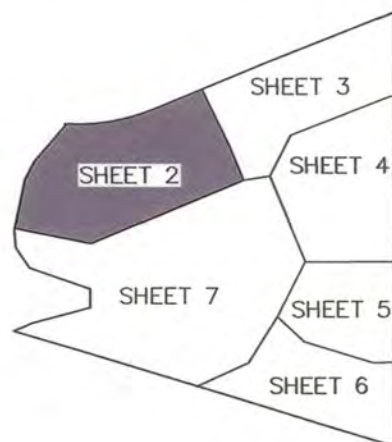
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING 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.

IMPACT FEE PAYMENT DUE:

WATER 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.

SANITARY SEWER NOTE:

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.



SHEET INDEX
NOT TO SCALE



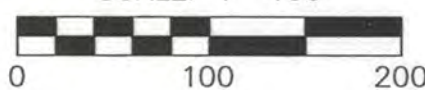
Moy Tarin Ramirez Engineers, LLC

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



SCALE: 1"=100'



N=13,718,059.06
E=2,181,696.05
R=1176.28
L=535.23
Tan=272.33
Δ=26°04'15"
Chord Brg.=N80°28'45"E
Chord Dist.=530.63

R=1189.28
L=541.02
Tan=275.27
Δ=26°03'53"
Chord Brg.=S80°28'56"W
Chord Dist.=536.37

16' SANITARY SEWER EASEMENT
(VOL. 4989, PG. 497 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY TEXAS)

LOT 902
OPEN SPACE
DRAINAGE EASEMENT
(47.55 AC. PERMEABLE)
C.B. 5080 BLK 122

EFFECTIVE 1%
ANNUAL CHANCE
FLOODPLAIN

EFFECTIVE 1%
ANNUAL CHANCE
FLOODPLAIN

MATCHLINE "B" SHEET 7

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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. THERE SHALL BE A 14-FOOT AERIAL EASEMENT FROM THE GROUND WITHIN THE 12' GETCA EASEMENT ON LOTS 21-24, 27-29, 35 AND 36, COUNTY BLOCK 5080, BLOCK 125, NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE ALLOWED TO EXTEND MORE THAN 14' VERTICALLY INTO THESE EASEMENTS.

5. 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.

6. ROOF OVERHANDS ARE ALLOWED WITHIN 5 (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.

STATE OF TEXAS)
COUNTY OF BEXAR)

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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.

Keri Hunt 12-20-16

KEVIN HUNT
LICENSED PROFESSIONAL
ENGINEER NO. 91842
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY N., SUITE 425
SAN ANTONIO, TEXAS 78232
FIRM NO. 2966



PLAT NO. 150227

SUBDIVISION PLAT ESTABLISHING
GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT LAND, INCLUSIVE OF 0.61 ACRES OF RIGHT OF WAY DEDICATION, LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 BEING ALL OF THAT CERTAIN 47.55 ACRE TRACT OF LAND AS CONVEYED TO GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN VOLUME 13928, PAGE 1340 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR BOUNDY TEXAS, AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (GLENLOCH FARMS UNIT 3):
TENDTEX PARTNERS, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel 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 3rd DAY OF January 2017

NEYSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7
MY COMMISSION EXPIRES: 01-02-2021

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (LOT 902, BLOCK 122, C.B. 5080):
GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel 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 3rd DAY OF January 2017

NEYSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7
MY COMMISSION EXPIRES: 01-02-2021

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 AN 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)

THIS PLAT OF GLENLOCH FARMS - 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., _____

BY _____ CHAIRMAN

BY _____ SECRETARY

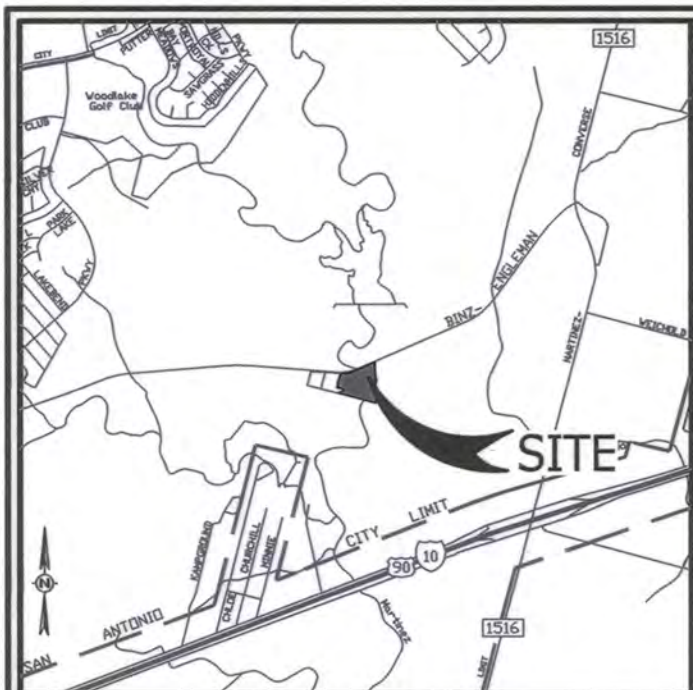
STATE OF TEXAS)
COUNTY OF BEXAR)

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. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
NOT TO SCALE

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, e.g. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

NOTES:

- 1) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.
- 2) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY. SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- 3) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 4) THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 5) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH AN ORANGE CAP STAMPED "MTR ENG" (UNLESS OTHERWISE NOTED).
- 6) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49"E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.
- 7) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.
- 8) STREETScape REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.
- 9) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1170855) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).
- 10) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.
- 11) 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 OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.
- 12) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GLENLOCH FARMS-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE, BUT NOT LIMITED TO: LOT 903 BLOCK 124 AND LOTS 904, 901 AND 902 BLOCK 122.
- 13) THE 20' FRONT AND 10' SIDE ADJACENT TO STREET BUILDING SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 14) OPEN SPACE LOTS 901 AND 902, BLOCK 122 ARE TO BE USED AS DRAINAGE EASEMENTS.
- 15) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 16) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
- 17) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE. ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFRM PANEL 4802904A006, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.
- 18) 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 FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

[PLAT NOTES APPLY TO EVERY SHEET OF THIS MULTIPLE SHEET PLAT]

SAWS HIGH PRESSURE NOTE:

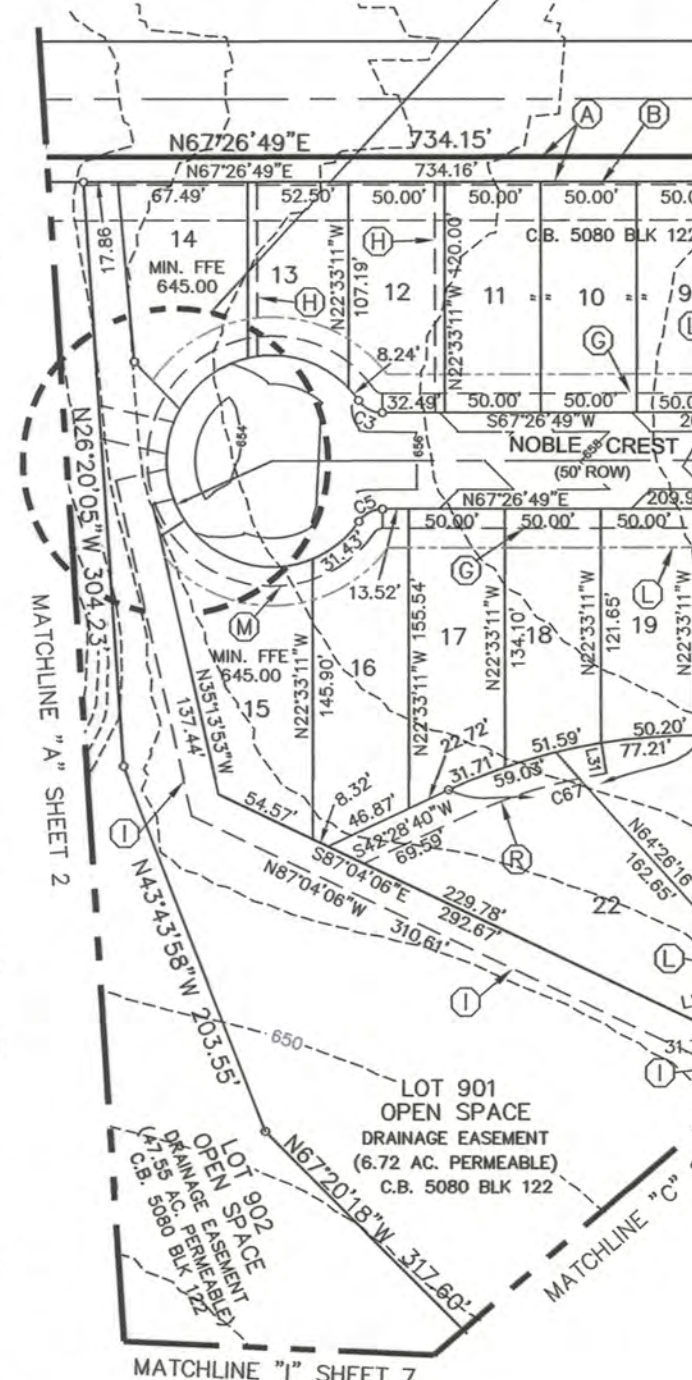
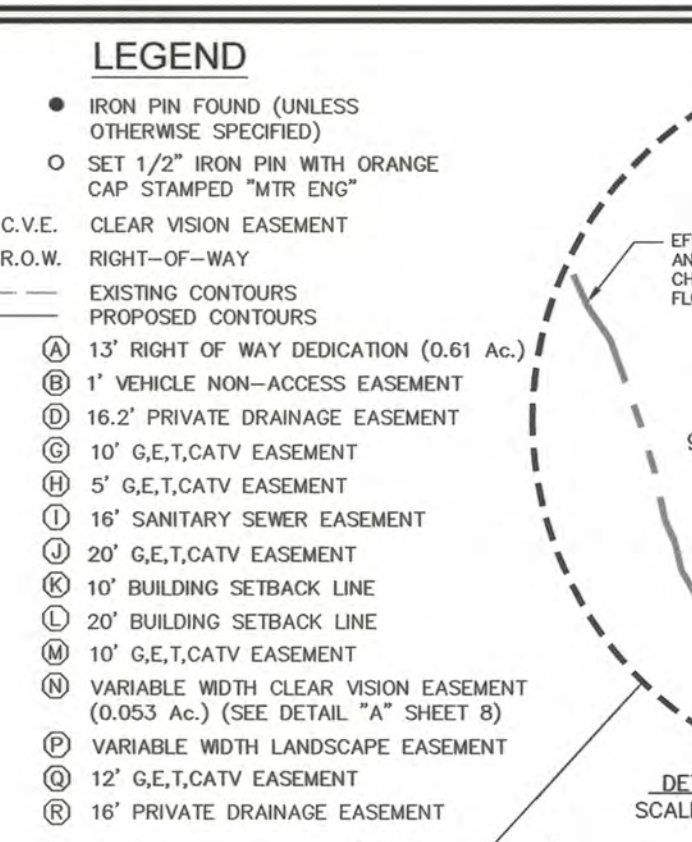
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

IMPACT FEE PAYMENT DUE:

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



MATCHLINE "I" SHEET 7

MATCHLINE "C" SHEET 4

MATCHLINE "A" SHEET 2

MATCHLINE "B" SHEET 3

MATCHLINE "D" SHEET 5

MATCHLINE "E" SHEET 6

MATCHLINE "F" SHEET 7

MATCHLINE "G" SHEET 8

MATCHLINE "H" SHEET 9

MATCHLINE "I" SHEET 10

MATCHLINE "J" SHEET 11

MATCHLINE "K" SHEET 12

MATCHLINE "L" SHEET 13

MATCHLINE "M" SHEET 14

MATCHLINE "N" SHEET 15

MATCHLINE "O" SHEET 16

MATCHLINE "P" SHEET 17

MATCHLINE "Q" SHEET 18

MATCHLINE "R" SHEET 19

MATCHLINE "S" SHEET 20

MATCHLINE "T" SHEET 21

MATCHLINE "U" SHEET 22

MATCHLINE "V" SHEET 23

MATCHLINE "W" SHEET 24

MATCHLINE "X" SHEET 25

MATCHLINE "Y" SHEET 26

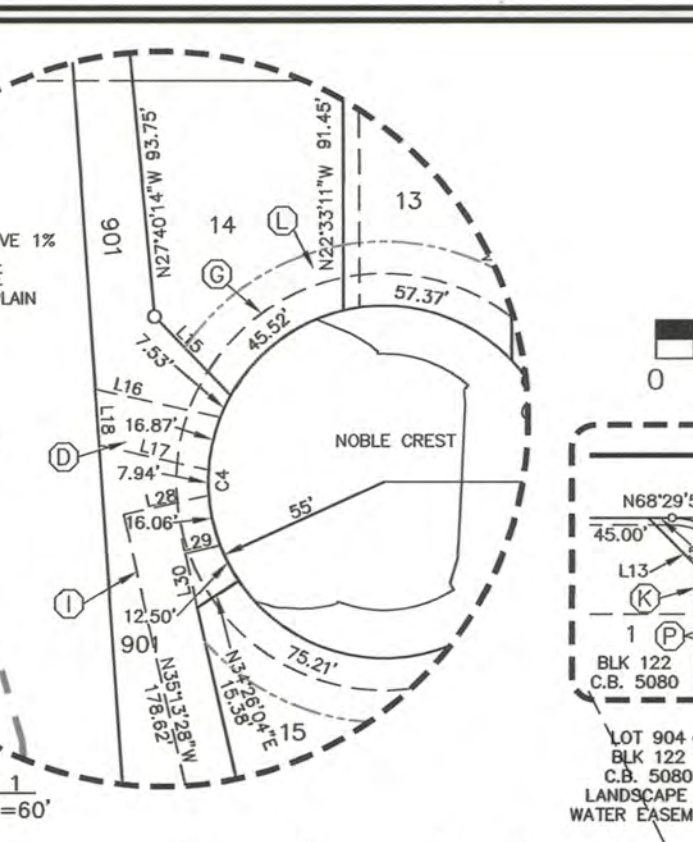
MATCHLINE "Z" SHEET 27

MATCHLINE "AA" SHEET 28

MATCHLINE "AB" SHEET 29

MATCHLINE "AC" SHEET 30

MATCHLINE "AD" SHEET 31



DETAIL 1 SCALE 1"=60'

DETAIL 2 SCALE 1"=40'

DETAIL 3 SCALE 1"=40'

DETAIL 4 SCALE 1"=40'

DETAIL 5 SCALE 1"=40'

DETAIL 6 SCALE 1"=40'

DETAIL 7 SCALE 1"=40'

DETAIL 8 SCALE 1"=40'

DETAIL 9 SCALE 1"=40'

DETAIL 10 SCALE 1"=40'

DETAIL 11 SCALE 1"=40'

DETAIL 12 SCALE 1"=40'

DETAIL 13 SCALE 1"=40'

DETAIL 14 SCALE 1"=40'

DETAIL 15 SCALE 1"=40'

DETAIL 16 SCALE 1"=40'

DETAIL 17 SCALE 1"=40'

DETAIL 18 SCALE 1"=40'

DETAIL 19 SCALE 1"=40'

DETAIL 20 SCALE 1"=40'

DETAIL 21 SCALE 1"=40'

DETAIL 22 SCALE 1"=40'

DETAIL 23 SCALE 1"=40'

DETAIL 24 SCALE 1"=40'

DETAIL 25 SCALE 1"=40'

DETAIL 26 SCALE 1"=40'

DETAIL 27 SCALE 1"=40'

DETAIL 28 SCALE 1"=40'

DETAIL 29 SCALE 1"=40'

DETAIL 30 SCALE 1"=40'

DETAIL 31 SCALE 1"=40'

DETAIL 32 SCALE 1"=40'

DETAIL 33 SCALE 1"=40'

DETAIL 34 SCALE 1"=40'

DETAIL 35 SCALE 1"=40'

DETAIL 36 SCALE 1"=40'

DETAIL 37 SCALE 1"=40'

DETAIL 38 SCALE 1"=40'

DETAIL 39 SCALE 1"=40'

DETAIL 40 SCALE 1"=40'

DETAIL 41 SCALE 1"=40'

DETAIL 42 SCALE 1"=40'

DETAIL 43 SCALE 1"=40'

DETAIL 44 SCALE 1"=40'

DETAIL 45 SCALE 1"=40'

DETAIL 46 SCALE 1"=40'

DETAIL 47 SCALE 1"=40'

DETAIL 48 SCALE 1"=40'

DETAIL 49 SCALE 1"=40'

DETAIL 50 SCALE 1"=40'

DETAIL 51 SCALE 1"=40'

DETAIL 52 SCALE 1"=40'

DETAIL 53 SCALE 1"=40'

DETAIL 54 SCALE 1"=40'

DETAIL 55 SCALE 1"=40'

DETAIL 56 SCALE 1"=40'

DETAIL 57 SCALE 1"=40'

DETAIL 58 SCALE 1"=40'

DETAIL 59 SCALE 1"=40'

DETAIL 60 SCALE 1"=40'

DETAIL 61 SCALE 1"=40'

DETAIL 62 SCALE 1"=40'

DETAIL 63 SCALE 1"=40'

DETAIL 64 SCALE 1"=40'

DETAIL 65 SCALE 1"=40'

DETAIL 66 SCALE 1"=40'

DETAIL 67 SCALE 1"=40'

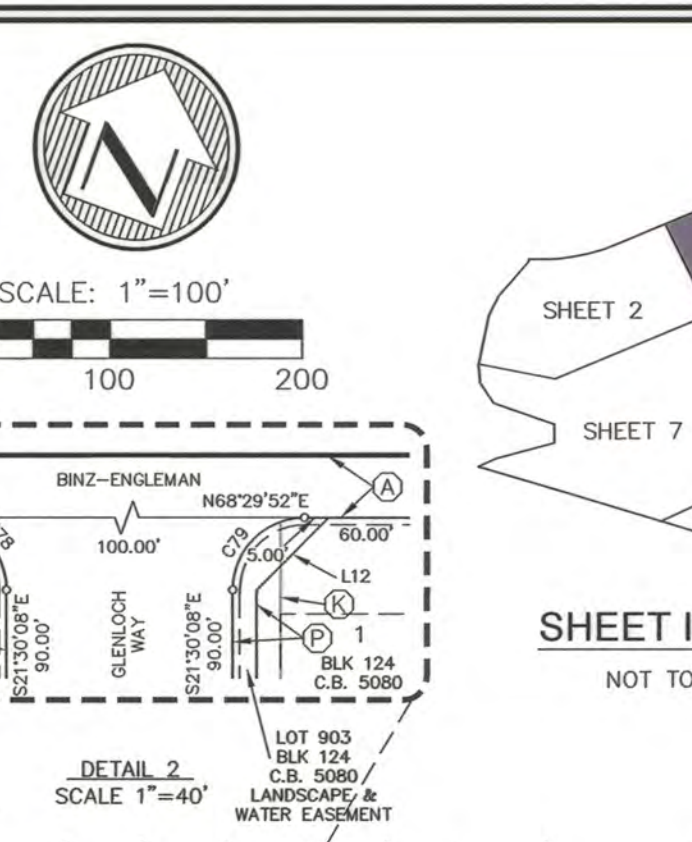
DETAIL 68 SCALE 1"=40'

DETAIL 69 SCALE 1"=40'

DETAIL 70 SCALE 1"=40'

DETAIL 71 SCALE 1"=40'

DETAIL 72 SCALE 1"=40'



SHEET INDEX NOT TO SCALE

SHEET 1

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

SHEET 10

SHEET 11

SHEET 12

SHEET 13

SHEET 14

SHEET 15

SHEET 16

SHEET 17

SHEET 18

SHEET 19

SHEET 20

SHEET 21

SHEET 22

SHEET 23

SHEET 24

SHEET 25

SHEET 26

SHEET 27

SHEET 28

SHEET 29

SHEET 30

SHEET 31

SHEET 32

SHEET 33

SHEET 34

SHEET 35

SHEET 36

SHEET 37

SHEET 38

SHEET 39

SHEET 40

SHEET 41

SHEET 42

SHEET 43

SHEET 44

SHEET 45

SHEET 46

SHEET 47

SHEET 48

SHEET 49

SHEET 50

SHEET 51

SHEET 52

SHEET 53

SHEET 54

SHEET 55

SHEET 56

SHEET 57

SHEET 58

SHEET 59

SHEET 60

SHEET 61

SHEET 62

SHEET 63

SHEET 64

SHEET 65

SHEET 66

SHEET 67

SHEET 68

SHEET 69

SHEET 70

SHEET 71

SHEET 72

PLAT NO. 150227

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT LAND, INCLUSIVE OF 0.61 ACRES OF RIGHT OF WAY DEDICATION, LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 BEING ALL OF THAT CERTAIN 47.55 ACRE TRACT OF LAND AS CONVEYED TO GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN VOLUME 13928, PAGE 1340 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (GLENLOCH FARMS UNIT 3):
ZENOTEX PARTNERS, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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.

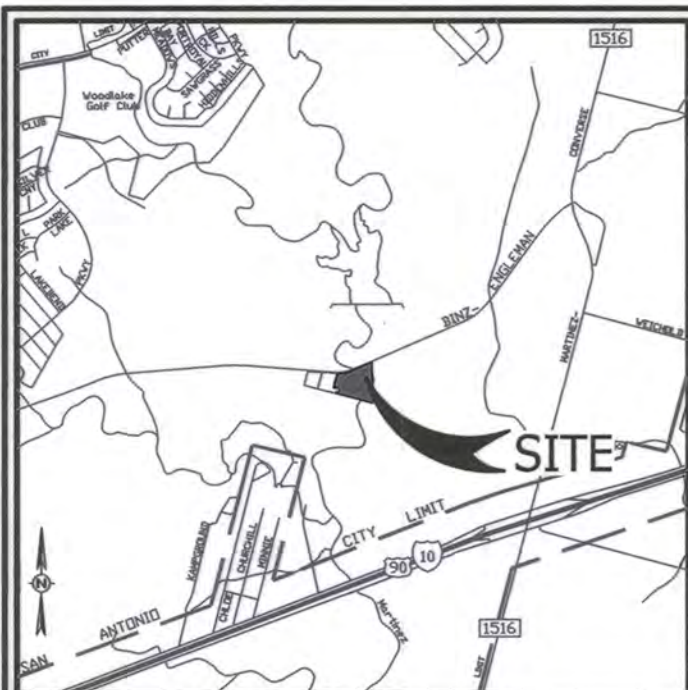
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel 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



LOCATION MAP
NOT TO SCALE

NOTES:

- 1) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.
- 2) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY. SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- 3) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 4) THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 5) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH AN ORANGE CAP STAMPED "MTR ENG" (UNLESS OTHERWISE NOTED).
- 6) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49"E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.
- 7) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.
- 8) STREETScape REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.
- 9) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1170855) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).
- 10) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.
- 11) 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 WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.
- 12) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GLENLOCH FARMS-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE, BUT NOT LIMITED TO: LOT 903 BLOCK 124 AND LOTS 904, 901 AND 902 BLOCK 122).
- 13) THE 20' FRONT AND 10' SIDE ADJACENT TO STREET BUILDING SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 14) OPEN SPACE LOTS 901 AND 902, BLOCK 122 ARE TO BE USED AS DRAINAGE EASEMENTS.
- 15) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 16) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
- 17) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFRM PANEL 48029C04306, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.
- 18) 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 FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

[PLAT NOTES APPLY TO EVERY SHEET OF THIS MULTIPLE SHEET PLAT]

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 HINDER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. 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. THERE SHALL BE A 14-FOOT AERIAL EASEMENT FROM THE GROUND WITHIN THE 12' GETCA EASEMENT ON LOTS 21-24, 27-29, 35 AND 36, COUNTY BLOCK 5080, BLOCK 125. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE ALLOWED TO EXTEND MORE THAN 14' VERTICALLY INTO THESE EASEMENTS.
5. 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.
6. ROOF OVERHANDS ARE ALLOWED WITHIN 5 (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.

LEGEND

- IRON PIN FOUND (UNLESS OTHERWISE SPECIFIED)
- SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG"
- C.V.E. CLEAR VISION EASEMENT
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
- (C) 17' PRIVATE DRAINAGE EASEMENT
- (G) 10' G,E,T,CATV EASEMENT
- (H) 5' G,E,T,CATV EASEMENT
- (I) 16' SANITARY SEWER EASEMENT
- (K) 10' BUILDING SETBACK LINE
- (L) 20' BUILDING SETBACK LINE
- (M) 10' G,E,T,CATV EASEMENT
- (O) VARIABLE WIDTH CLEAR VISION EASEMENT (0.030 Ac.) (SEE DETAIL "B" SHEET 8)
- (Q) 12' G,E,T,CATV EASEMENT
- (R) 16' PRIVATE DRAINAGE EASEMENT

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

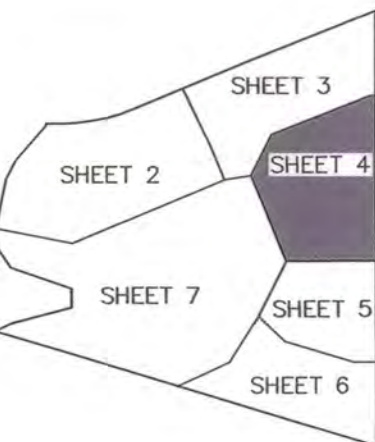
FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL 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.

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



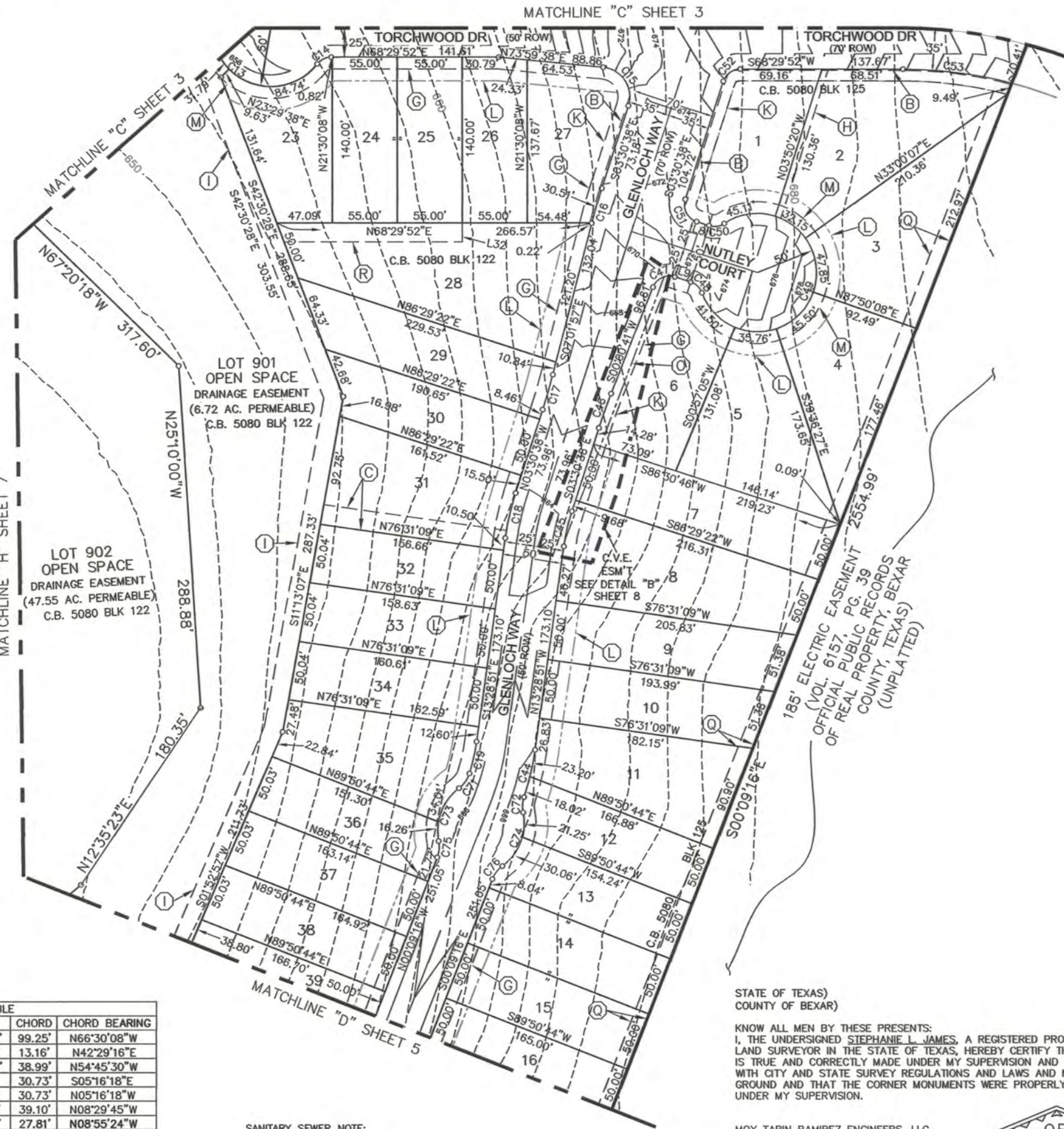
SCALE: 1"=100'

0 100 200



SHEET INDEX

NOT TO SCALE



STATE OF TEXAS)
COUNTY OF BEXAR)

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CAMARON 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Kevin Hunt 12-20-16

KEVIN HUNT
LICENSED PROFESSIONAL ENGINEER NO. 91842
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY N., SUITE 425
SAN ANTONIO, TEXAS 78232
FIRM NO. 2966



PLAT NO. 150227

SUBDIVISION PLAT ESTABLISHING
GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT LAND, INCLUSIVE OF 0.61 ACRES OF RIGHT OF WAY DEDICATION, LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 BEING ALL OF THAT CERTAIN 47.55 ACRE TRACT OF LAND AS CONVEYED TO GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN VOLUME 13928, PAGE 1340 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR BOUNDY TEXAS, AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (GLENLOCH FARMS UNIT 3):

TENOTEX PARTNERS, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel 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 3rd DAY OF January 2017



NEYSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS
01-02-2021
MY COMMISSION EXPIRES:

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (LOT 902, BLOCK 122, C.B. 5080):

GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel 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 3rd DAY OF January 2017



NEYSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS
01-02-2021
MY COMMISSION EXPIRES:

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)

THIS PLAT OF GLENLOCH FARMS - 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., _____

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 _____ AND _____ 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

BY: _____ DEPUTY

SHEET 4 OF 8

Dec 20, 2016 - 7:47am

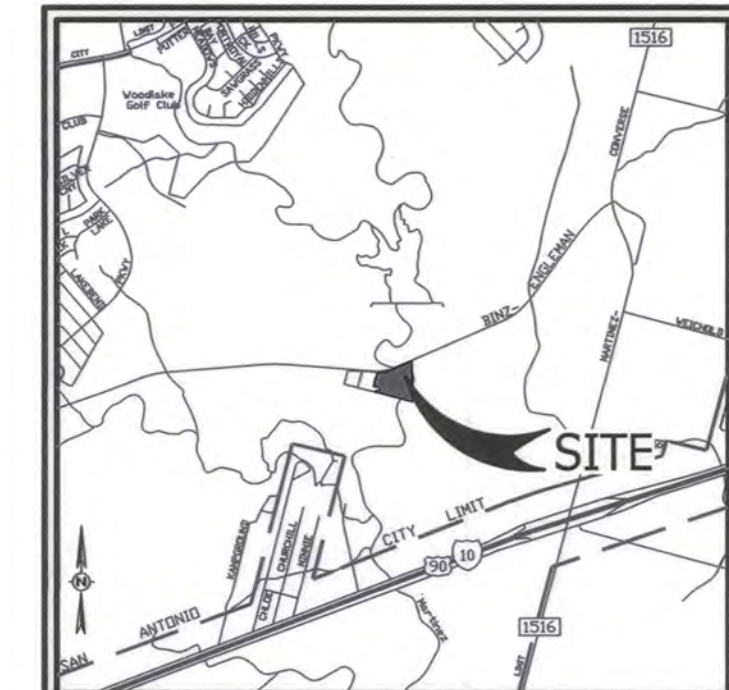
Drawing Name: V:\14114 Glen Loch Farms Unit 3\Drawings\14114-plat.dwg



Moy Tarin Ramirez Engineers, LLC

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

- Engineers
- Surveyors
- Planners



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN FOUND (UNLESS OTHERWISE SPECIFIED)
- SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG"
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- Ⓔ 16' PRIVATE DRAINAGE EASEMENT
- Ⓒ 10' G,E,T,CATV EASEMENT
- Ⓗ 5' G,E,T,CATV EASEMENT
- Ⓘ 16' SANITARY SEWER EASEMENT
- Ⓚ 10' BUILDING SETBACK LINE
- Ⓛ 20' BUILDING SETBACK LINE
- Ⓜ 10' G,E,T,CATV EASEMENT
- Ⓢ 12' G,E,T,CATV EASEMENT
- Ⓢ VARIABLE WIDTH SANITARY SEWER EASEMENT

CLEAR VISION NOTE:

CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

NOTES:

- 1) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.
- 2) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND SAN ANTONIO RIVER AUTHORITY. SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- 3) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 4) THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 5) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH AN ORANGE CAP STAMPED "MTR ENG" (UNLESS OTHERWISE NOTED).
- 6) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.
- 7) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.
- 8) STREETScape REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.
- 9) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1170855) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).
- 10) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.
- 11) 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 OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.
- 12) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GLENLOCH FARMS-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE, BUT NOT LIMITED TO: LOT 903 BLOCK 124 AND LOTS 904, 901 AND 902 BLOCK 122).
- 13) THE 20' FRONT AND 10' SIDE ADJACENT TO STREET BUILDING SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 14) OPEN SPACE LOTS 901 AND 902, BLOCK 122 ARE TO BE USED AS DRAINAGE EASEMENTS.
- 15) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 16) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
- 17) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0430G, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.
- 18) 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 FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

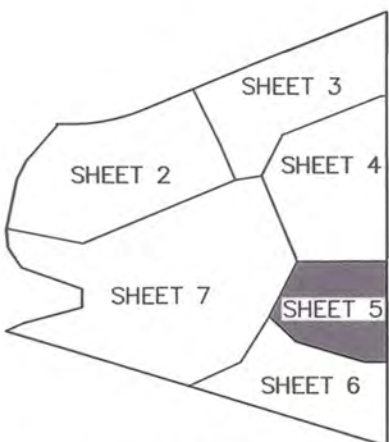
PLAT NOTES APPLY TO EVERY SHEET OF THIS MULTIPLE SHEET PLAT

SANITARY SEWER NOTE:

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

LINE	LENGTH	BEARING
L1	13.00'	N03°30'53"E
L2	1.43'	N24°52'33"E
L3	14.14'	N45°23'18"E
L4	18.88'	N06°04'44"W
L5	12.06'	N21°30'08"W
L6	13.31'	N21°30'08"W
L7	1.31'	S03°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.95'	N89°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.96'	S00°09'16"E
L15	34.23'	N66°30'22"W
L16	40.07'	N80°11'32"E
L17	35.08'	N80°11'32"E
L18	17.52'	N26°20'05"W
L19	19.69'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.99'	S49°57'51"W
L22	11.91'	N28°09'54"W
L23	42.36'	S34°32'33"W
L24	19.61'	N55°27'27"W
L25	42.48'	N34°32'33"E
L26	13.82'	S56°42'06"W
L27	17.65'	S56°42'06"W
L28	27.20'	S54°46'32"W
L29	11.22'	S54°46'32"W
L30	17.40'	N35°13'28"W
L31	16.00'	N31°36'48"W
L32	16.00'	N21°30'08"W
L33	13.75'	N24°52'33"E
L34	10.11'	S73°04'26"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C20	175.00'	23.02'	7°32'12"	23.00'	N03°36'50"E
C21	175.00'	28.50'	9°19'54"	28.47'	N12°02'53"E
C22	15.00'	23.62'	90°12'44"	21.25'	N61°49'12"E
C23	15.00'	13.62'	52°01'12"	13.16'	N47°03'50"W
C24	50.00'	168.33'	194°02'25"	99.25'	S61°58'34"W
C39	50.00'	164.56'	188°34'06"	99.72'	S31°01'20"E
C40	15.00'	13.62'	52°01'13"	13.16'	N80°42'13"E
C41	15.00'	23.56'	90°00'00"	21.21'	S28°17'10"E
C42	225.00'	36.64'	9°19'54"	36.60'	S12°02'53"W
C43	225.00'	29.60'	7°32'12"	29.58'	S03°36'50"W

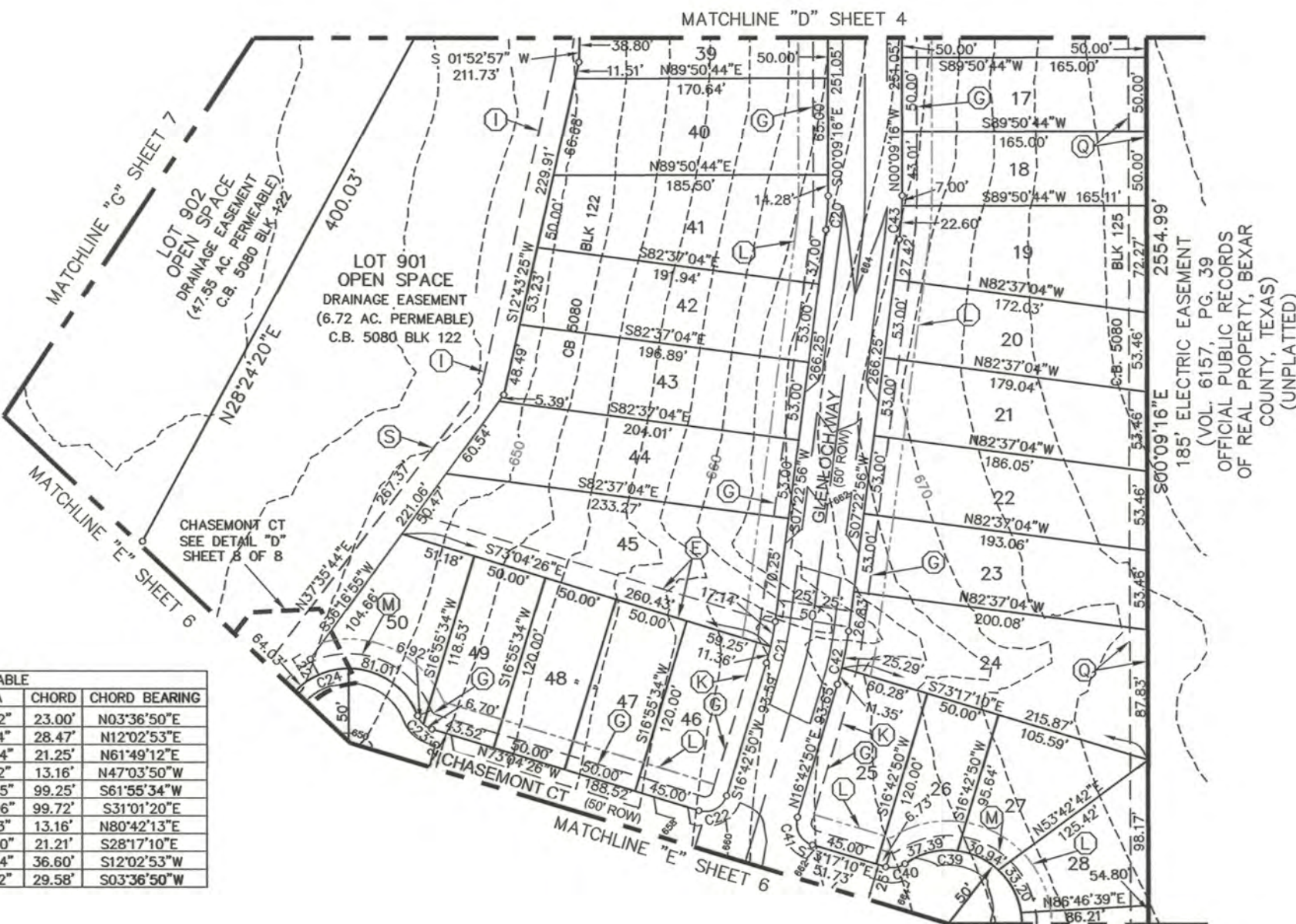


SHEET INDEX

NOT TO SCALE

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 THEREON. 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. THERE SHALL BE A 14-FOOT AERIAL EASEMENT FROM THE GROUND WITHIN THE 12' GETCA EASEMENT ON LOTS 21-24, 27-29, 35 AND 36, COUNTY BLOCK 5080, BLOCK 125, NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE ALLOWED TO EXTEND MORE THAN 14' VERTICALLY INTO THESE EASEMENTS.
5. 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.
6. ROOF OVERHANDS ARE ALLOWED WITHIN 5 (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.



STATE OF TEXAS)
COUNTY OF BEXAR)

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

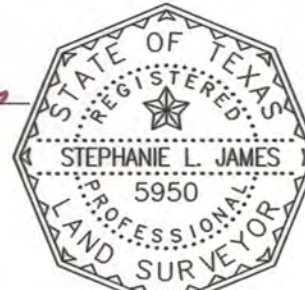
MOY TARIN RAMIREZ ENGINEERS, LLC

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.

Ki Hunt 12-20-16
KEVIN HUNT
LICENSED PROFESSIONAL
ENGINEER NO. 91842
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY N., SUITE 425
SAN ANTONIO, TEXAS 78232
FIRM NO. 2966



PLAT NO. 150227

SUBDIVISION PLAT ESTABLISHING GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT LAND, INCLUSIVE OF 0.61 ACRES OF RIGHT OF WAY DEDICATION, LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 BEING ALL OF THAT CERTAIN 47.55 ACRE TRACT OF LAND AS CONVEYED TO GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN VOLUME 13928, PAGE 1340 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR BOUNDY TEXAS, AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER (GLENLOCH FARMS UNIT 3):

JENKINS PARTNERS, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel

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 3rd DAY OF January 2017

Neysa Camille Choate
NEYSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID NO. 717267-7
MY COMMISSION EXPIRES: 01-02-2021

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER (LOT 902, BLOCK 122, C.B. 5080):

GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel

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 3rd DAY OF January 2017

Neysa Camille Choate
NEYSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID NO. 717267-7
MY COMMISSION EXPIRES: 01-02-2021

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)

THIS PLAT OF _____ GLENLOCH FARMS - 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. _____

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

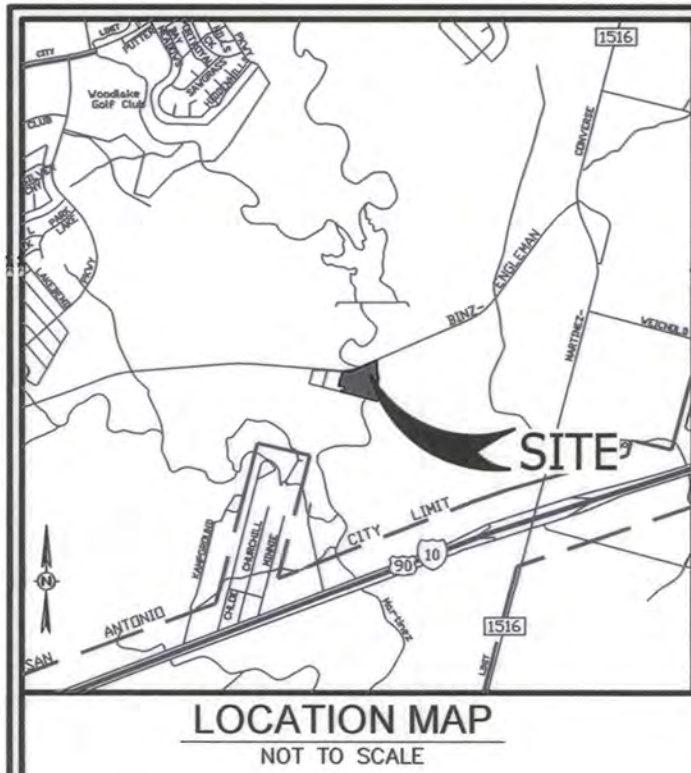
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 5 OF 8

Drawing Name: V:\14114 Glen Loch Farms Unit 3\drawings\14114_plat.dwg Dec 20, 2016 - 7:52am



- LEGEND**
- IRON PIN FOUND (UNLESS OTHERWISE SPECIFIED)
 - SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG"
 - R.O.W. RIGHT-OF-WAY
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - F 11' PRIVATE DRAINAGE EASEMENT
 - G 10' G,E,T,CATV EASEMENT
 - H 5' G,E,T,CATV EASEMENT
 - I 16' SANITARY SEWER EASEMENT
 - K 10' BUILDING SETBACK LINE
 - L 20' BUILDING SETBACK LINE
 - M 10' G,E,T,CATV EASEMENT
 - Q 12' G,E,T,CATV EASEMENT

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (ASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SANITARY SEWER NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

IMPACT FEE PAYMENT DUE:
WATER 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.

- NOTES:**
- 1) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.
 - 2) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY. SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
 - 3) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - 4) THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - 5) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH AN ORANGE CAP STAMPED "MTR ENG" (UNLESS OTHERWISE NOTED).
 - 6) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11814, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49"E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.
 - 7) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.
 - 8) STREETScape REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.
 - 9) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1170855) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).
 - 10) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.
 - 11) 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 OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.
 - 12) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND ANY NATURE WITHIN GLENLOCH FARMS-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE, BUT NOT LIMITED TO: LOT 903 BLOCK 124 AND LOTS 904, 901 AND 902 BLOCK 122).
 - 13) THE 20' FRONT AND 10' SIDE ADJACENT TO STREET BUILDING SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 - 14) OPEN SPACE LOTS 901 AND 902, BLOCK 122 ARE TO BE USED AS DRAINAGE EASEMENTS.
 - 15) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
 - 16) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
 - 17) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRIM PANEL 48029C04306, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.
 - 18) 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 FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

PLAT NOTES APPLY TO EVERY SHEET OF THIS MULTIPLE SHEET PLAT

EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN

LINE	LENGTH	BEARING
L1	13.00'	N03°30'53"E
L2	1.43'	N24°52'33"E
L3	14.14'	N45°23'18"E
L4	18.88'	N06°04'44"W
L5	12.06'	N21°30'08"W
L6	13.31'	N21°30'08"W
L7	1.31'	S03°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.85'	N89°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.96'	S00°09'16"E
L15	34.23'	N66°30'22"W
L16	40.07'	N80°11'32"E
L17	35.08'	N80°11'32"E
L18	17.52'	N26°20'05"W
L19	19.69'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.89'	S49°57'31"W
L22	11.91'	N28°09'54"W
L23	42.36'	S34°32'33"W
L24	19.61'	N55°27'27"W
L25	42.48'	N34°32'33"E
L26	13.82'	S56°42'06"W
L27	17.65'	S56°42'06"W
L28	27.20'	S54°46'32"W
L29	11.22'	S54°46'32"W
L30	17.40'	N35°13'28"W
L31	16.00'	N31°36'46"W
L32	16.00'	N21°30'08"W
L33	13.75'	N24°52'33"E
L34	10.11'	S73°04'26"E

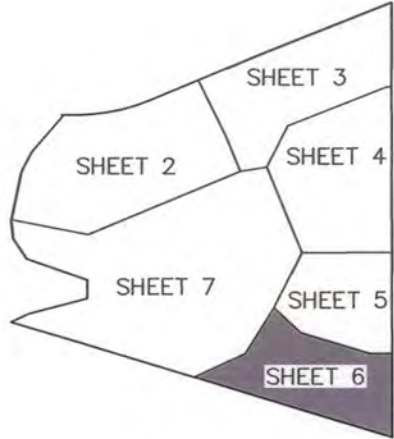
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

- CPS NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 THEREOF. 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. THERE SHALL BE A 14-FOOT AERIAL EASEMENT FROM THE GROUND WITHIN THE 12' GETCA EASEMENT ON LOTS 21-24, 27-29, 35 AND 36, COUNTY BLOCK 5080, BLOCK 125. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE ALLOWED TO EXTEND MORE THAN 14' VERTICALLY INTO THESE EASEMENTS.
 5. 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.
 6. ROOF OVERHANDS ARE ALLOWED WITHIN 5 (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.



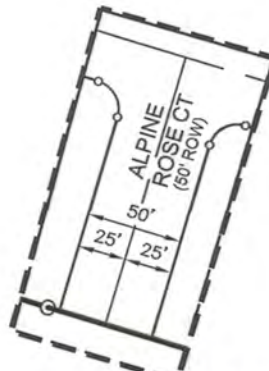
SCALE: 1"=100'



SHEET INDEX
NOT TO SCALE

SCALE 1"=1'
CONTOURS, BUILDING SETBACK LINES AND OTHER EASEMENTS ARE NOT SHOWN IN THIS VIEW FOR CLARITY

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C24	50.00'	189.33'	194°02'25"	99.25'	S61°55'54"W
C25	15.00'	13.62'	52°01'13"	13.16'	S09°05'02"E
C26	25.00'	39.27'	90°00'00"	35.36'	N61°55'34"E
C27	25.00'	31.43'	72°01'27"	29.40'	S37°16'26"E
C28	25.00'	47.11'	107°58'33"	40.44'	S52°43'34"W
C29	25.00'	39.27'	90°00'00"	35.36'	N28°04'26"W
C30	15.00'	13.62'	52°01'12"	13.16'	N42°56'10"E
C31	50.00'	189.33'	194°02'25"	99.25'	N28°04'26"W
C32	15.00'	13.62'	52°01'13"	13.16'	S80°54'58"W
C33	15.00'	23.51'	89°47'16"	21.17'	N28°10'48"W
C34	15.00'	23.56'	90°00'00"	21.21'	S61°42'50"W
C35	15.00'	13.62'	52°01'12"	13.16'	N47°16'34"W
C36	50.00'	185.13'	212°08'45"	96.09'	S52°39'39"W
C37	15.00'	13.65'	52°09'00"	13.19'	S27°20'13"E
C38	15.00'	16.89'	64°31'26"	16.01'	S31°00'00"W
C39	50.00'	164.56'	188°34'06"	99.72'	S31°01'20"E
C68	1975.00'	7.32'	01°24'44"	7.32'	S73°10'48"E
C77	1735.00'	6.43'	01°24'44"	6.43'	S73°10'48"E



LOT NUMBERS, BEARINGS, DISTANCES, AND CONTOURS, BUILDING SETBACK LINES AND OTHER EASEMENTS ARE NOT SHOWN IN THIS VIEW FOR CLARITY

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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.

KEVIN HUNT
LICENSED PROFESSIONAL
ENGINEER NO. 91842
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY N., SUITE 425
SAN ANTONIO, TEXAS 78232
FIRM NO. 2966



PLAT NO. 150227

SUBDIVISION PLAT ESTABLISHING
GLENLOCH FARMS - UNIT 3
BEING 88.494 ACRES TRACT LAND, INCLUSIVE OF 0.61 ACRES OF RIGHT OF WAY DEDICATION, LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 BEING ALL OF THAT CERTAIN 47.55 ACRE TRACT OF LAND AS CONVEYED TO GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN VOLUME 13928, PAGE 1340 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR BOUNDY TEXAS, AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (GLENLOCH FARMS UNIT 3):
TENOTEX PARTNERS, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Israel Fogiel 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 3rd DAY OF January 2017
NEVSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: 01-02-2021

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (LOT 902, BLOCK 122, C.B. 5080):
GLENLOCH FARMS' PROPERTY OWNERS ASSOCIATION, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Israel Fogiel 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 3rd DAY OF January 2017
NEVSA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: 01-02-2021

STATE OF TEXAS)
COUNTY OF BEXAR)

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)

THIS PLAT OF GLENLOCH FARMS - 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., _____

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 _____ AND _____ 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

BY: _____ DEPUTY

SHEET 6 OF 8

SUBDIVISION PLAT ESTABLISHING
GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT LAND, INCLUSIVE OF 0.61 ACRES OF RIGHT OF WAY DEDICATION, LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 BEING ALL OF THAT CERTAIN 47.55 ACRE TRACT OF LAND AS CONVEYED TO GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN VOLUME 13928, PAGE 1340 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR BOUNDY TEXAS, AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (GLENLOCH FARMS UNIT 3):
TENOTEX PARTNERS, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH.# (210)344-9200

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel 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 3rd DAY OF January 2017

Neysa Camille Choate
Notary Public, State of Texas
My Comm. Exp. 08-02-2021
ID No. 717267-7

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (LOT 902, BLOCK 122, C.B. 5080):
GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC.
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH.# (210)344-9200

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Israel Fogiel 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 3rd DAY OF January 2017

Neysa Camille Choate
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7

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

THIS PLAT OF GLENLOCH FARMS - 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., _____

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 _____ AND _____ 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

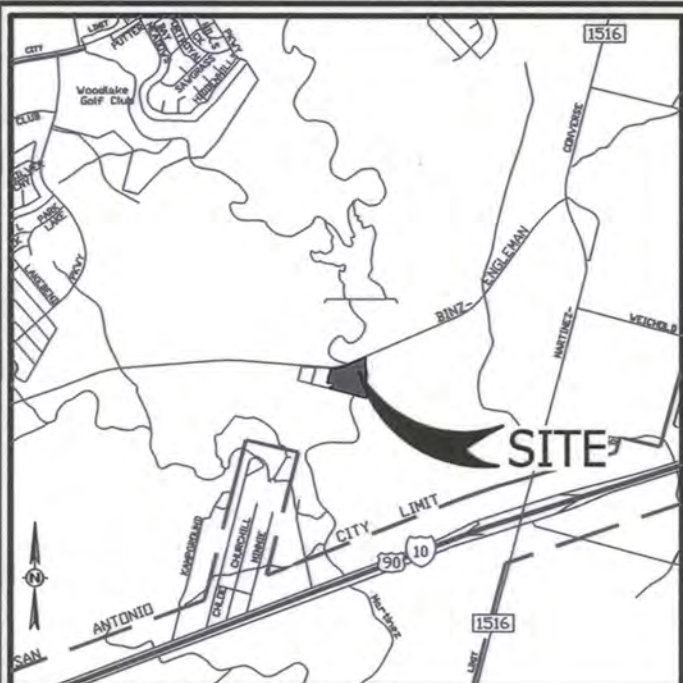
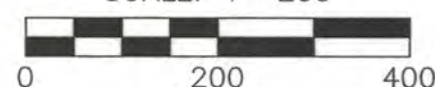
BY: _____, DEPUTY

LEGEND

- IRON PIN FOUND (UNLESS OTHERWISE SPECIFIED)
- SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG"
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ① 16" SANITARY SEWER EASEMENT



SCALE: 1"=200'



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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.

Kevin Hunt 12-20-16

KEVIN HUNT
LICENSED PROFESSIONAL ENGINEER NO. 91842
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY N., SUITE 425
SAN ANTONIO, TEXAS 78232
FIRM NO. 2986

NOTES:

- 1) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.
- 2) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY. SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- 3) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 4) THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 5) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH AN ORANGE CAP STAMPED "MTR ENG" (UNLESS OTHERWISE NOTED).
- 6) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49"E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.
- 7) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.
- 8) STREETScape REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.
- 9) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1170855) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).
- 10) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.
- 11) 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 WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.
- 12) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GLENLOCH FARMS-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE, BUT NOT LIMITED TO: LOT 903 BLOCK 124 AND LOTS 904, 901 AND 902 BLOCK 122).
- 13) THE 20' FRONT AND 10' SIDE ADJACENT TO STREET BUILDING SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 14) OPEN SPACE LOTS 901 AND 902, BLOCK 122 ARE TO BE USED AS DRAINAGE EASEMENTS.
- 15) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 16) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
- 17) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C04306, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.
- 18) 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 FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

[PLAT NOTES APPLY TO EVERY SHEET OF THIS MULTIPLE SHEET PLAT]

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

GLENLOCH FARMS, UNIT 1
LOT 81
BLOCK 92
C.B. 5080
(VOL. 9570, PG. 45
DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS)

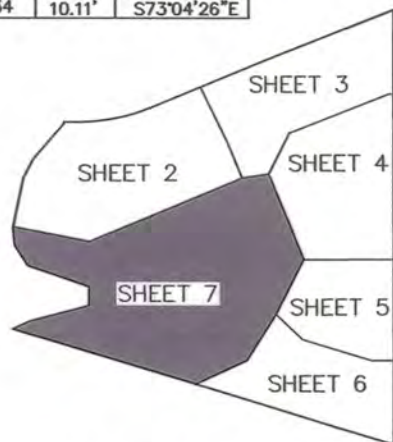
16" SANITARY SEWER
EASEMENT (VOL. 4989, PG.
497 OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY, BEXAR
COUNTY, TEXAS)

OWNER: JOSEPH NASSIVERA TRUST, U.A.D.
OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS
(UNPLATTED)

16" SANITARY SEWER
EASEMENT (VOL. 4989, PG.
497 OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY, BEXAR
COUNTY, TEXAS)

11.205 ACRE TRACT
OWNER: LOUIS BRACY
(VOL. 2349 PG. 204
OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY, BEXAR COUNTY, TEXAS)
(UNPLATTED)

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'53"E
L2	1.43'	N24°52'33"E
L3	14.14'	N45°23'18"E
L4	18.88'	N08°04'44"W
L5	12.06'	N21°30'08"W
L6	13.31'	N21°30'08"W
L7	1.31'	S03°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.85'	N89°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.96'	S00°09'16"E
L15	34.23'	N66°30'22"W
L16	40.07'	N80°11'32"E
L17	35.08'	N80°11'32"E
L18	17.52'	N26°20'05"W
L19	19.69'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.89'	S49°57'31"W
L22	11.91'	N28°09'54"W
L23	42.36'	S54°32'33"W
L24	19.61'	N55°22'27"W
L25	42.48'	N34°32'33"E
L26	13.82'	S56°42'06"W
L27	17.65'	S56°42'06"W
L28	27.20'	S54°46'32"W
L29	11.22'	S54°46'32"W
L30	17.40'	N35°13'28"W
L31	16.00'	N31°36'46"W
L32	16.00'	N21°30'08"W
L33	13.75'	N24°52'33"E
L34	10.11'	S73°04'26"E



SHEET INDEX

NOT TO SCALE

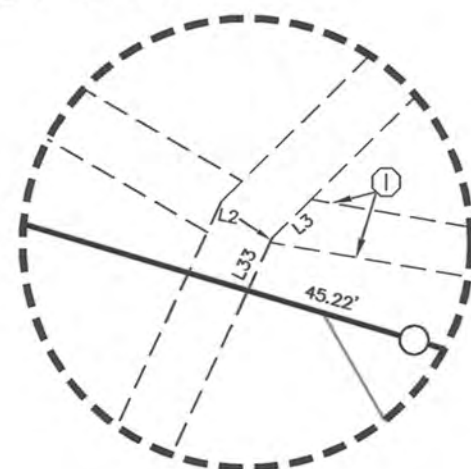
CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SANITARY SEWER NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

IMPACT FEE PAYMENT DUE:
WATER 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.

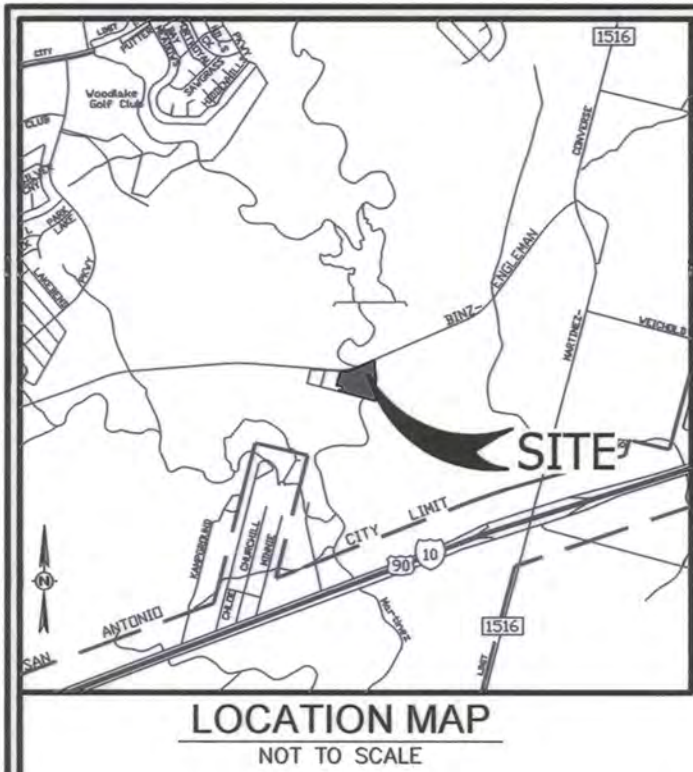
MTR
Engineers
Surveyors
Planners

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



DETAIL "A-7"

SCALE 1"=50'
CONTOURS, BUILDING SETBACK LINES AND
OTHER EASEMENTS ARE NOT SHOWN IN
THIS VIEW FOR CLARITY

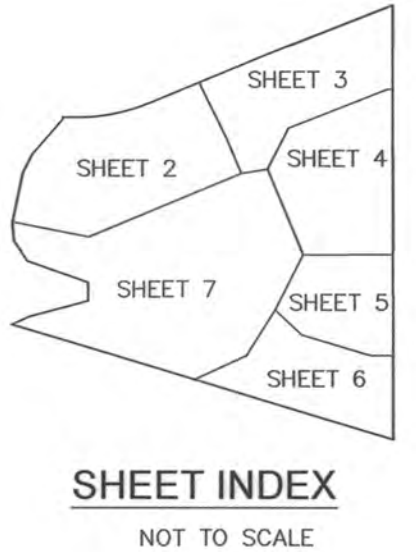


- LEGEND**
- IRON PIN FOUND (UNLESS OTHERWISE SPECIFIED)
 - SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG"
 - R.O.W. RIGHT-OF-WAY
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
 - (G) 10' G.E.T,CATV EASEMENT
 - (I) 16' SANITARY SEWER EASEMENT
 - (M) 10' G.E.T,CATV EASEMENT
 - (N) VARIABLE WIDTH CLEAR VISION EASEMENT (0.053 Ac.)
 - (O) VARIABLE WIDTH CLEAR VISION EASEMENT (0.030 Ac.)
 - (S) VARIABLE WIDTH SANITARY SEWER EASEMENT

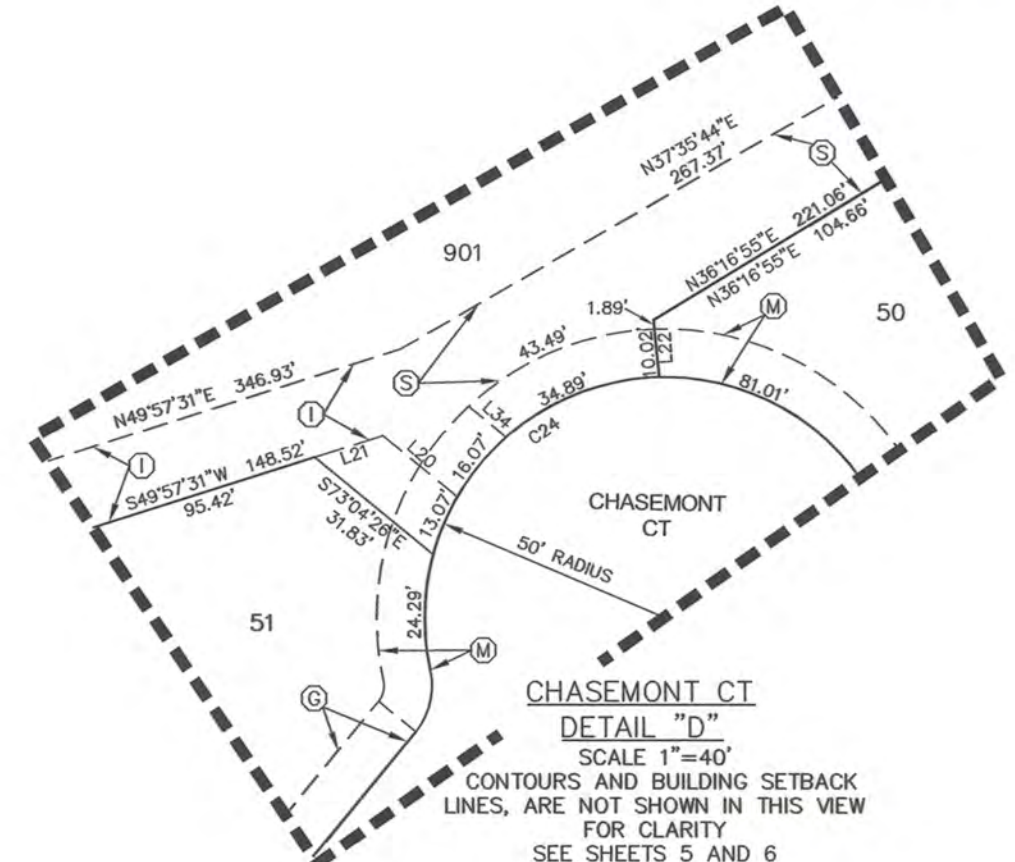
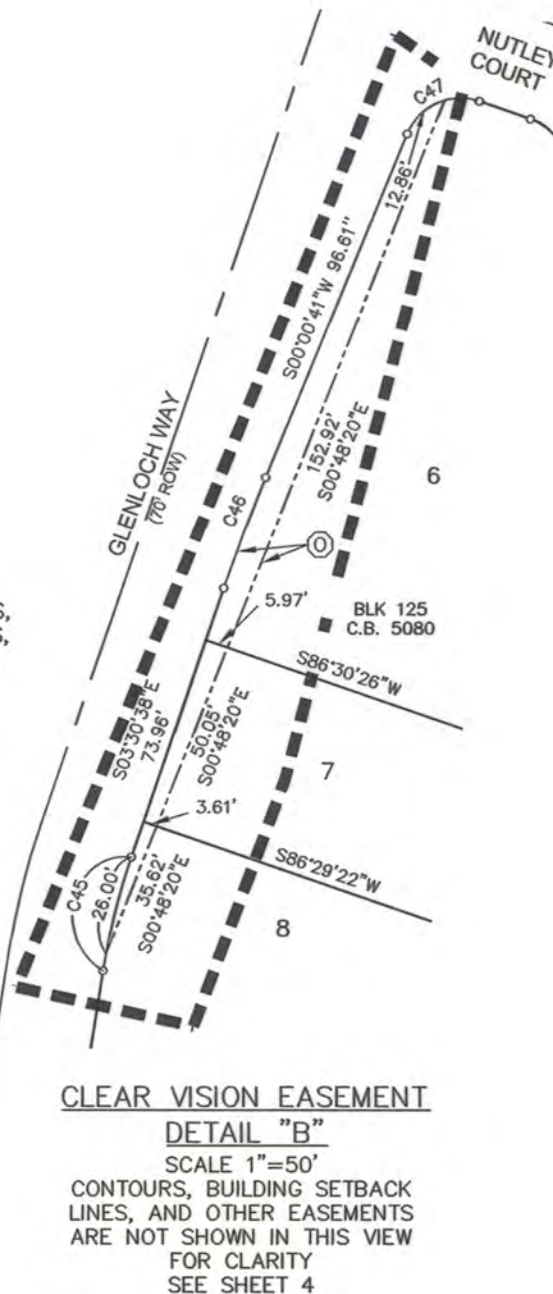
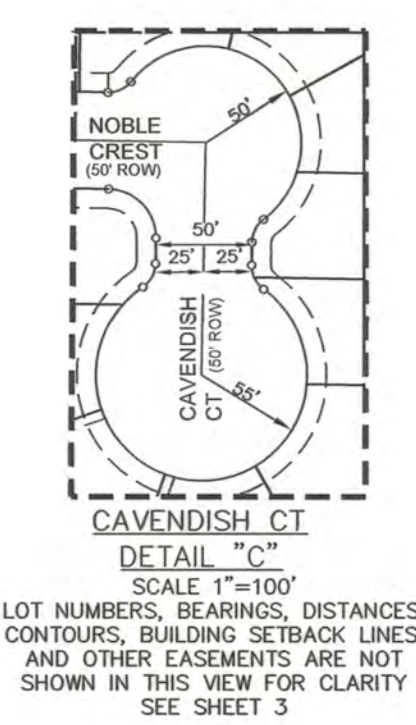
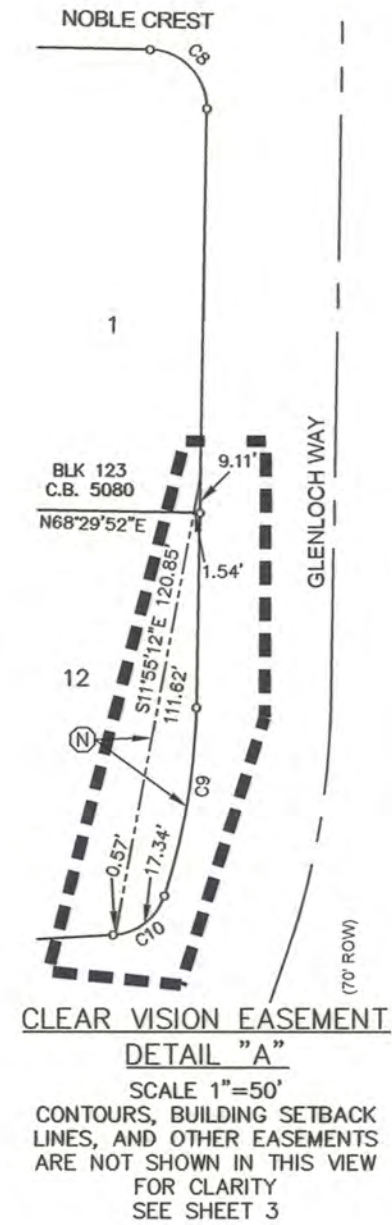
- CPS NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR 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. THERE SHALL BE A 14-FOOT AERIAL EASEMENT FROM THE GROUND WITHIN THE 12' GETCA EASEMENT ON LOTS 21-24, 27-29, 35 AND 36, COUNTY BLOCK 5080, BLOCK 125. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE ALLOWED TO EXTEND MORE THAN 14' VERTICALLY INTO THESE EASEMENTS.
 5. 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.
 6. ROOF OVERHANDS ARE ALLOWED WITHIN 5 (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) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.
 - 2) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY. SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
 - 3) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - 4) THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - 5) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH AN ORANGE CAP STAMPED "MTR ENG" (UNLESS OTHERWISE NOTED).
 - 6) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49"E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.
 - 7) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.
 - 8) STREETScape REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.
 - 9) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1170855) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).
 - 10) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.
 - 11) 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 WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.
 - 12) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GLENLOCH FARMS-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE, BUT NOT LIMITED TO: LOT 903 BLOCK 124 AND LOTS 904, 901 AND 902 BLOCK 122.
 - 13) THE 20' FRONT AND 10' SIDE ADJACENT TO STREET BUILDING SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 - 14) OPEN SPACE LOTS 901 AND 902, BLOCK 122 ARE TO BE USED AS DRAINAGE EASEMENTS.
 - 15) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
 - 16) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.
 - 17) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C04306, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.
 - 18) 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 FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.

PLAT NOTES APPLY TO EVERY SHEET OF THIS MULTIPLE SHEET PLAT



MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE 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)

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

KEVIN HUNT
LICENSED PROFESSIONAL
ENGINEER NO. 91842
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY N., SUITE 425
SAN ANTONIO, TEXAS 78232
FIRM NO. 2986

PLAT NO. 150227

SUBDIVISION PLAT ESTABLISHING
GLENLOCH FARMS - UNIT 3
BEING 88.494 ACRES TRACT LAND, INCLUSIVE OF 0.61 ACRES OF RIGHT OF WAY DEDICATION, LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 BEING ALL OF THAT CERTAIN 47.55 ACRE TRACT OF LAND AS CONVEYED TO GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN VOLUME 13928, PAGE 1340 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR BOUNDY TEXAS, AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (GLENLOCH FARMS UNIT 3):
TENOTEX PARTNERS, INC.
10005 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH.# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Israel Fogiel 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 3 DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7 BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: 01-02-2021

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE 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 (LOT 902, BLOCK 122, C.B. 5080):
GLENLOCH FARMS PROPERTY OWNERS ASSOCIATION, INC.
10005 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH.# (210)344-9200

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Israel Fogiel 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 3 DAY OF January 2017

NEYESA CAMILLE CHOATE
Notary Public, State of Texas
My Comm. Exp. 01-02-2021
ID No. 717267-7 BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: 01-02-2021

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)

THIS PLAT OF GLENLOCH FARMS - 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., _____

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 _____ AND _____ 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

BY: _____ DEPUTY