

## PLAT NUMBER 170019

REPLAT & SUBDIVISION PLAT  
OF  
LINCOLN HEIGHTS TOWNHOMES (PUD)

7.67 ACRE TRACT OF LAND BEING COMPRISED OF ALL OF LOT 90, BLOCK 1, NEW CITY BLOCK 18200, ALAMO CEMENT SUBDIVISION UNIT 2C RECORDED IN VOLUME 9526, PAGE 192 AND 6.098 ACRES OUT OF THE HUMES FARM SUBDIVISION RECORDED IN VOLUME 105, PAGE 118-119, BOTH OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS IN NEW CITY BLOCK 18918 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 17, 2017

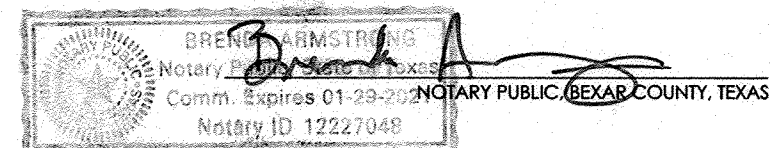
STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Lloyd A. Denton, Jr.*  
OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
QUARRY HEIGHTS VILLAS, LTD  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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 17 DAY OF March, A.D. 2017.

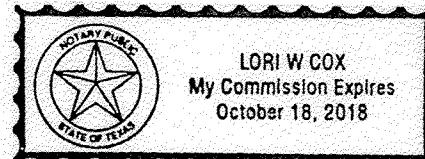
STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Sid Greehey*  
OWNER/DEVELOPER: SID GREEHEY  
QUARRY HOLDINGS JOINT VENTURE, LTD  
444 E BASSE RD  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SID GREEHEY, 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 17 DAY OF March, A.D. 2017.



LORI W COX  
My Commission Expires  
October 18, 2018

THIS PLAT OF LINCOLN HEIGHTS TOWNHOMES (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_, CHAIRMAN

BY: \_\_\_\_\_, SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR 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, BEAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

SHEET 1 OF 4

## SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

## OPEN SPACE NOTE:

LOT 901, BLOCK 5, NEW CITY BLOCK 18200, (0.01 OF AN ACRES), LOT 902, BLOCK 5, NEW CITY BLOCK 18200, (0.02 OF AN ACRES) & LOT 903, BLOCK 5, NEW CITY BLOCK 18200, (4.63 ACRES) (PERMEABLE) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND A DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV SEWER AND WATER EASEMENT. AREAS OF LOTS 901, 902 & 903 BLOCK 5, NEW CITY BLOCK 18200, ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

## PRIVATE STREET NOTE:

LOT 999, BLOCK 5, NEW CITY BLOCK 18200, (QUARRY HEIGHTS) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

## SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

## FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

## DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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 WITHIN SAID DRAINAGE EASEMENTS.

## LEGEND

- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' BUILDING SETBACK LINE
- 20' BUILDING SETBACK LINE
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH WALL, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (OFF-LOT) (PERMEABLE) (0.13 OF AN ACRE)
- 10' ACCESS EASEMENT

## INGRESS/EGRESS SEWER:

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

## INGRESS/EGRESS WATER:

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

## DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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

## DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN RECORDED VOLUME 105, PAGES 118-119.

## MAINTENANCE NOTE:

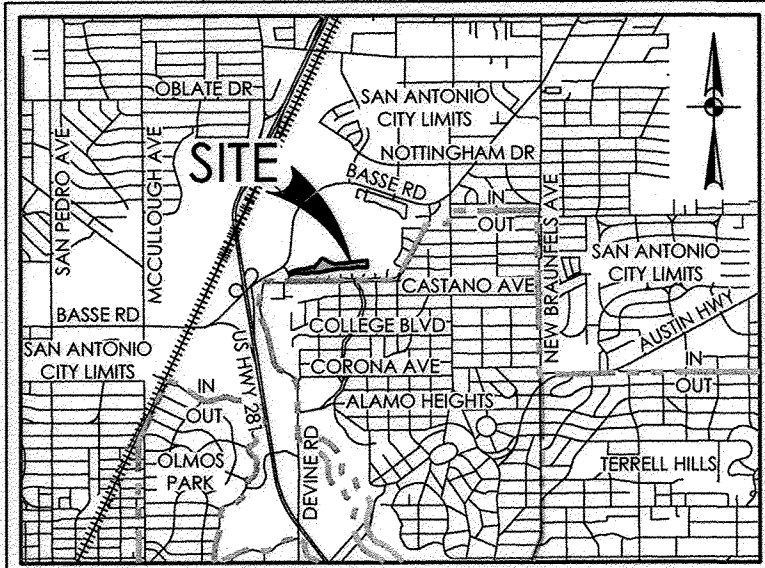
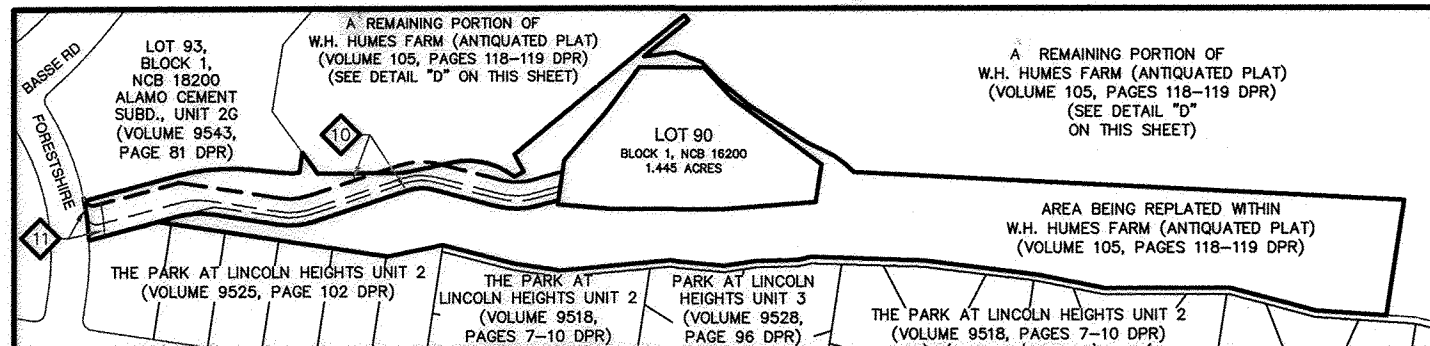
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LINCOLN HEIGHTS TOWNHOMES (PUD) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LINCOLN HEIGHTS TOWNHOMES (PUD) HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

## FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

## LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

LOCATION MAP  
NOT-TO-SCALE

## AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 7.67 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 90, BLOCK 1, NCB 18200, & VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, ELECTRIC & GAS EASEMENT OF THE ALAMO CEMENT SUBDIVISION UNIT 2C - PLAT NUMBER: 930184 WHICH IS RECORDED IN VOLUME 9526, PAGE 192, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LOT 90, BLOCK 1, ALAMO CEMENT SUBDIVISION UNIT 2C - PLAT NUMBER: 930184 WHICH IS RECORDED IN VOLUME 9526, PAGE 192, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
QUARRY HEIGHTS VILLAS, LTD  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF March, A.D. 2017.

*Brenda A. Armstrong*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
BRENDA ARMSTRONG  
Notary Public, State of Texas  
Comm. Expires 01-23-2021  
Notary ID 12227048

## WASTEWATER EDU NOTE:

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

## EDU IMPACT FEE PAYMENT NOTE:

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

## C.P.S. 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 BURNING 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 AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEAR

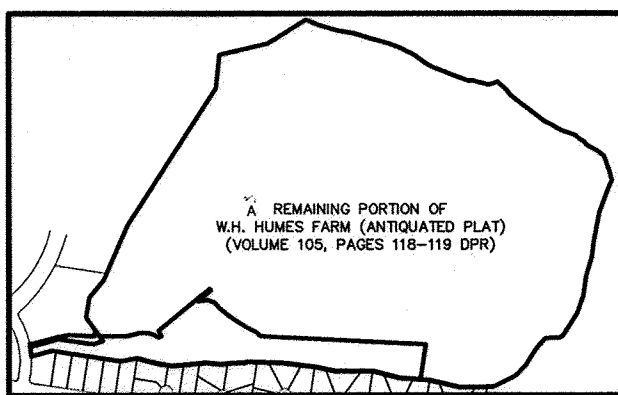
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Rich Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

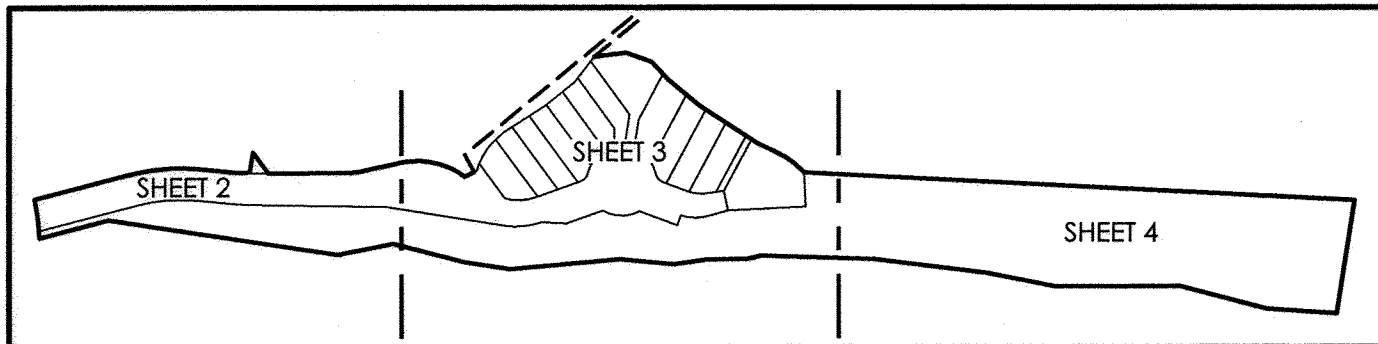
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "D"

SCALE: 1"= 1000'



## SHEET INDEX

NOT-TO-SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	020°27'10"	N76°20'15"E	115.40'	116.01'
C2	75.00'	015°55'53"	N78°35'54"E	20.79'	20.85'
C3	80.00'	012°03'31"	N74°38'21"E	16.81'	16.84'
C4	120.00'	050°07'01"	S86°19'54"E	101.65'	104.96'
C5	150.00'	021°58'00"	S63°23'24"E	57.16'	57.51'
C6	430.00'	008°15'22"	N16°11'49"W	61.91'	61.96'
C7	200.00'	005°53'43"	N83°36'59"E	20.57'	20.58'
C8	103.66'	006°22'44"	N09°30'03"E	11.53'	11.54'
C9	80.00'	035°48'38"	N79°08'11"E	49.19'	50.00'
C10	19.00'	057°42'26"	N32°22'39"E	18.34'	19.14'
C11	54.00'	155°46'00"	N81°24'26"E	105.59'	146.81'
C12	19.00'	057°42'26"	S49°33'47"E	18.34'	19.14'
C13	64.00'	028°45'08"	N87°12'26"E	31.78'	32.12'
C14	81.00'	032°31'09"	S80°51'26"W	45.36'	45.97'
C15	56.00'	060°57'40"	S82°04'09"W	56.81'	59.58'
C16	120.00'	028°01'06"	S75°14'25"W	58.10'	58.68'
C17	284.78'	005°28'58"	S83°49'22"W	27.24'	27.25'
C18	275.00'	020°27'10"	S76°20'15"W	97.65'	98.17'
C19	430.00'	006°42'54"	N16°58'03"W	50.37'	50.40'
C20	103.66'	026°50'52"	S19°44'07"W	48.13'	48.57'
C21	93.66'	024°10'38"	S20°51'15"W	39.23'	39.52'
C22	103.66'	020°28'08"	N22°55'29"E	36.84'	37.03'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N86°33'50"E	55.03'
L2	N00°22'05"W	31.20'
L3	S45°22'03"E	40.57'
L4	N68°36'36"E	66.85'
L5	N52°35'46"E	16.25'
L6	N37°24'14"W	30.80'
L7	S48°29'11"E	10.50'
L8	S41°30'49"W	90.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L9	N73°39'32"E	50.02'
L10	S79°26'45"E	42.47'
L11	S52°00'06"E	37.67'
L12	S59°26'57"E	65.17'
L13	S74°22'25"E	27.84'
L14	S67°55'01"W	22.00'
L15	S79°39'27"W	64.47'
L16	S72°35'02"W	50.69'

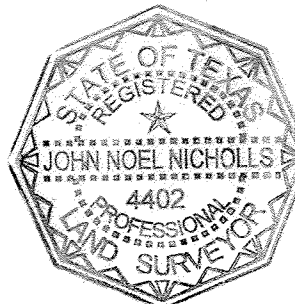
LINE TABLE		
LINE #	BEARING	LENGTH
L17	S86°17'38"W	84.72'
L18	S89°34'31"W	72.39'
L19	S69°37'57"W	89.00'
L20	N86°33'50"E	56.75'
L21	N52°35'46"E	21.25'
L22	S45°12'40"E	67.68'
L23	N61°13'52"E	73.16'
L24	S78°25'00"E	39.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L25	N72°49'52"E	25.99'
L26	S21°27'50"E	31.33'
L27	S64°35'52"W	29.64'
L28	S11°35'00"W	16.25'
L29	N78°25'00"W	63.31'
L30	S61°13'52"W	60.99'
L31	S84°07'47"W	38.55'
L32	S86°33'50"W	55.03'

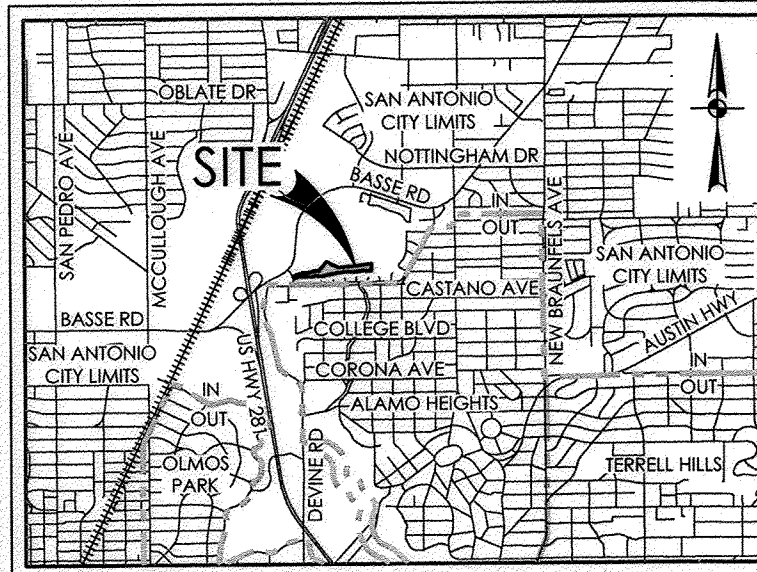
LINE TABLE		
LINE #	BEARING	LENGTH
L33	N08°27'36"W	28.32'
L34	S28°24'07"W	50.28'
L35	S37°18'38"W	24.58'
L36	S52°35'46"W	5.00'
L37	S19°01'09"W	10.00'
L38	N70°58'51"W	112.42'
L39	N63°58'51"W	29.00'
L40	N23°58'51"W	27.39'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	N48°58'51"W	77.53'
L42	N73°39'32"E	6.25'
L43	S79°26'45"E	9.34'
L44	S48°58'51"E	68.32'
L45	S23°58'51"E	25.96'
L46	S63°58'51"E	24.75'
L47	S70°58'51"E	111.81'
L48	S45°12'40"E	10.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L49	S42°35'56"W	35.30'
L50	S48°22'08"W	76.97'
L51	S37°18'38"W	23.24'
L52	N45°12'40"W	12.06'
L53	N37°18'38"E	24.58'
L54	N48°22'08"E	77.44'
L55	N42°35'56"E	35.18'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT





LOCATION MAP  
NOT-TO-SCALE

WASTEWATER EDU NOTE:

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

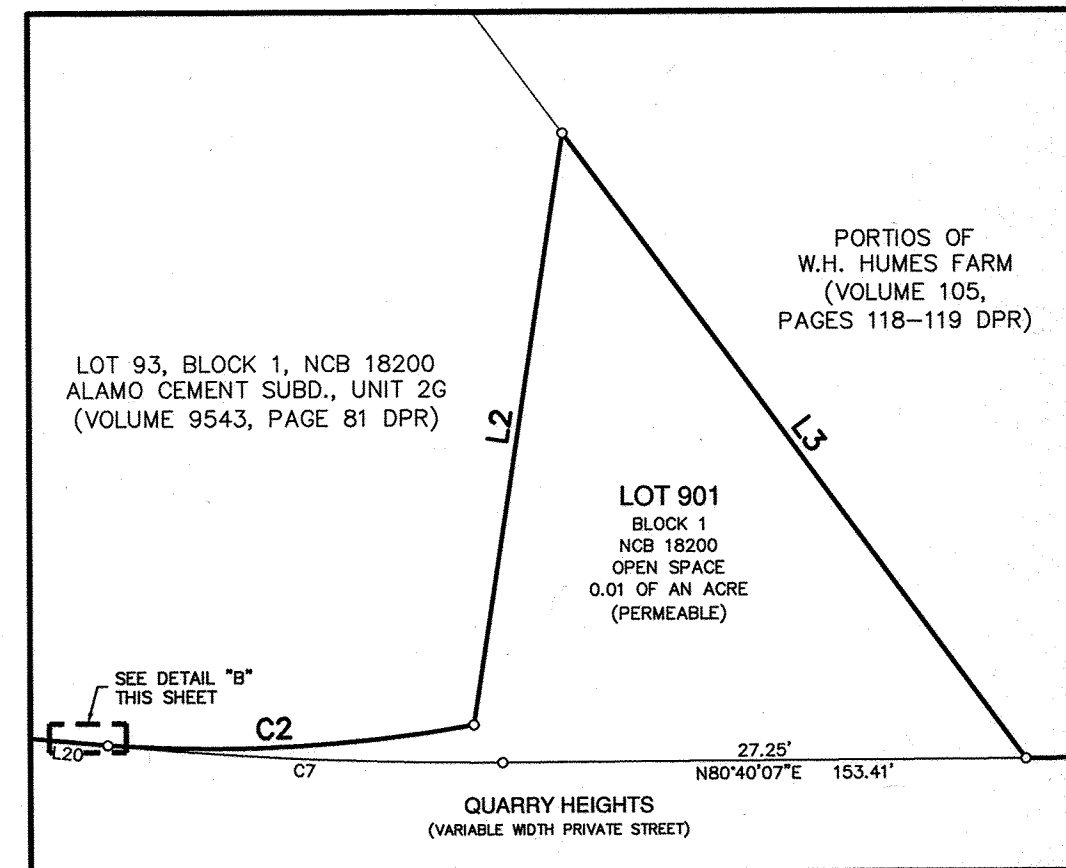
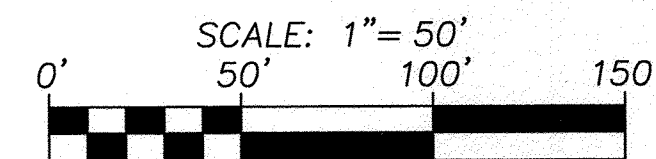
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C.P.S. NOTES:

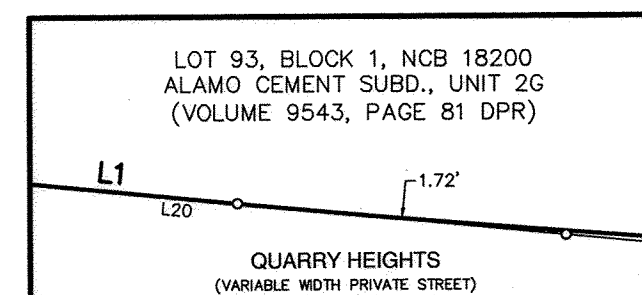
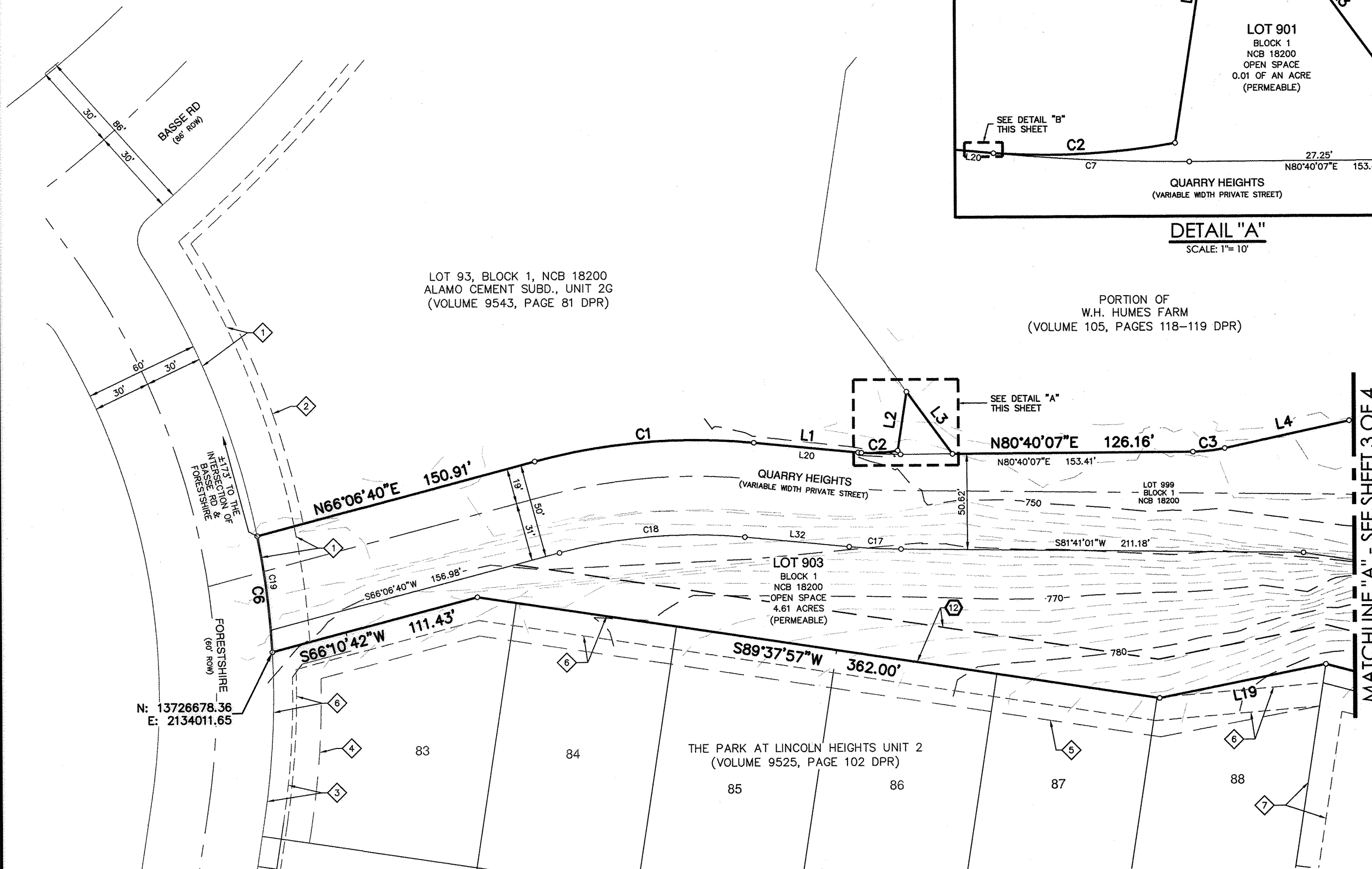
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE 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 AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTE:  
SEE SHEET 1 OF 4 FOR LEGEND, NOTES,  
CURVE AND LINE TABLE.



DETAIL "A"  
SCALE: 1" = 10'

PORTION OF  
W.H. HUMES FARM  
(VOLUME 105, PAGES 118-119 DPR)



DETAIL "B"  
SCALE: 1" = 1'

STATE OF TEXAS  
COUNTY OF BEXAR

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

*WR Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NUMBER 170019

REPLAT & SUBDIVISION PLAT  
OF  
LINCOLN HEIGHTS TOWNHOMES (PUD)

7.67 ACRE TRACT OF LAND BEING COMPRISED OF ALL OF LOT 90, BLOCK 1, NEW CITY BLOCK 18200, ALAMO CEMENT SUBDIVISION UNIT 2C RECORDED IN VOLUME 9526, PAGE 192 AND 6.098 ACRES OUT OF THE HUMES FARM SUBDIVISION RECORDED IN VOLUME 105, PAGE 118-119, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK 18918 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: March 14, 2017

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
QUARRY HEIGHTS VILLAS, LTD  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 17 DAY OF March, A.D. 2017.



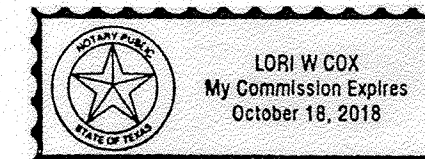
STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: SID GREEHEY  
QUARRY HOLDINGS JOINT VENTURE, LTD  
444 E BASSE RD  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SID GREEHEY 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 17 DAY OF March, A.D. 2017.



THIS PLAT OF LINCOLN HEIGHTS TOWNHOMES (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

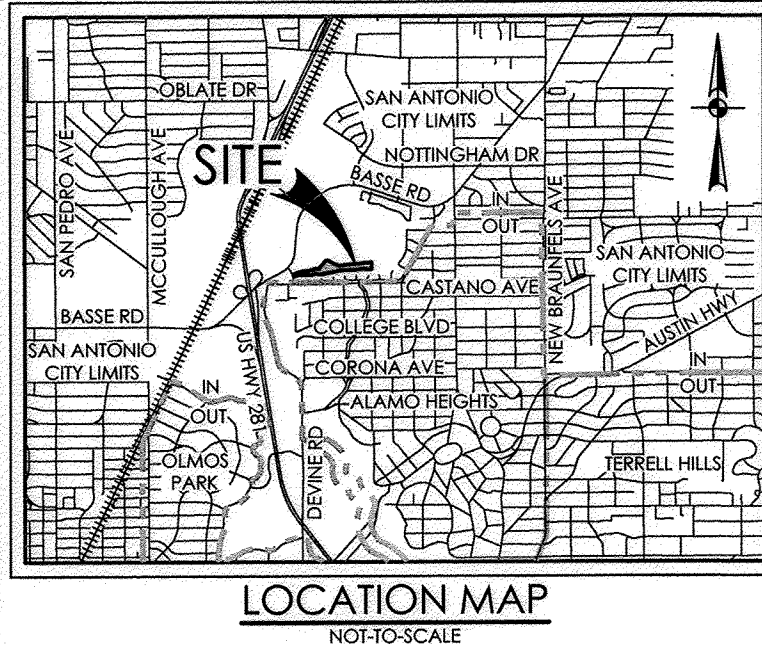
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 4

BY: DEPUTY





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

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

**C.P.S. 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 GRANTEE'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 AREA.  
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.  
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**NOTE:**  
SEE SHEET 1 OF 4 FOR LEGEND, NOTES, CURVE AND LINE TABLE.



SCALE: 1" = 50'  
0' 50' 100' 150'

# PLAT NUMBER 170019

## REPLAT & SUBDIVISION PLAT

### OF

### LINCOLN HEIGHTS TOWNHOMES (PUD)

7.67 ACRE TRACT OF LAND BEING COMPRISED OF ALL OF LOT 90, BLOCK 1, NEW CITY BLOCK 18200, ALAMO CEMENT SUBDIVISION UNIT 2C RECORDED IN VOLUME 9526, PAGE 192 AND 6.098 ACRES OUT OF THE HUMES FARM SUBDIVISION RECORDED IN VOLUME 105, PAGE 118-119, BOTH OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS IN NEW CITY BLOCK 18918 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 15, 2017

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
QUARRY HEIGHTS VILLAS, LTD  
11 LYNN BATES LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 17 DAY OF March, A.D. 2017.

BREND A. ARMSTRONG  
Notary Public, State of Texas  
Comm. Expires 01-23-2021  
Notary ID 12227048  
STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SID GREEHEY  
QUARRY HOLDINGS JOINT VENTURE, LTD  
444 E BASSE RD  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SID GREEHEY 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 17 DAY OF March, A.D. 2017.

LORI W. COX  
My Commission Expires  
October 18, 2018  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF LINCOLN HEIGHTS TOWNHOMES (PUD) 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 17 DAY OF March, A.D. 2017.

BY: \_\_\_\_\_ CHAIRMAN

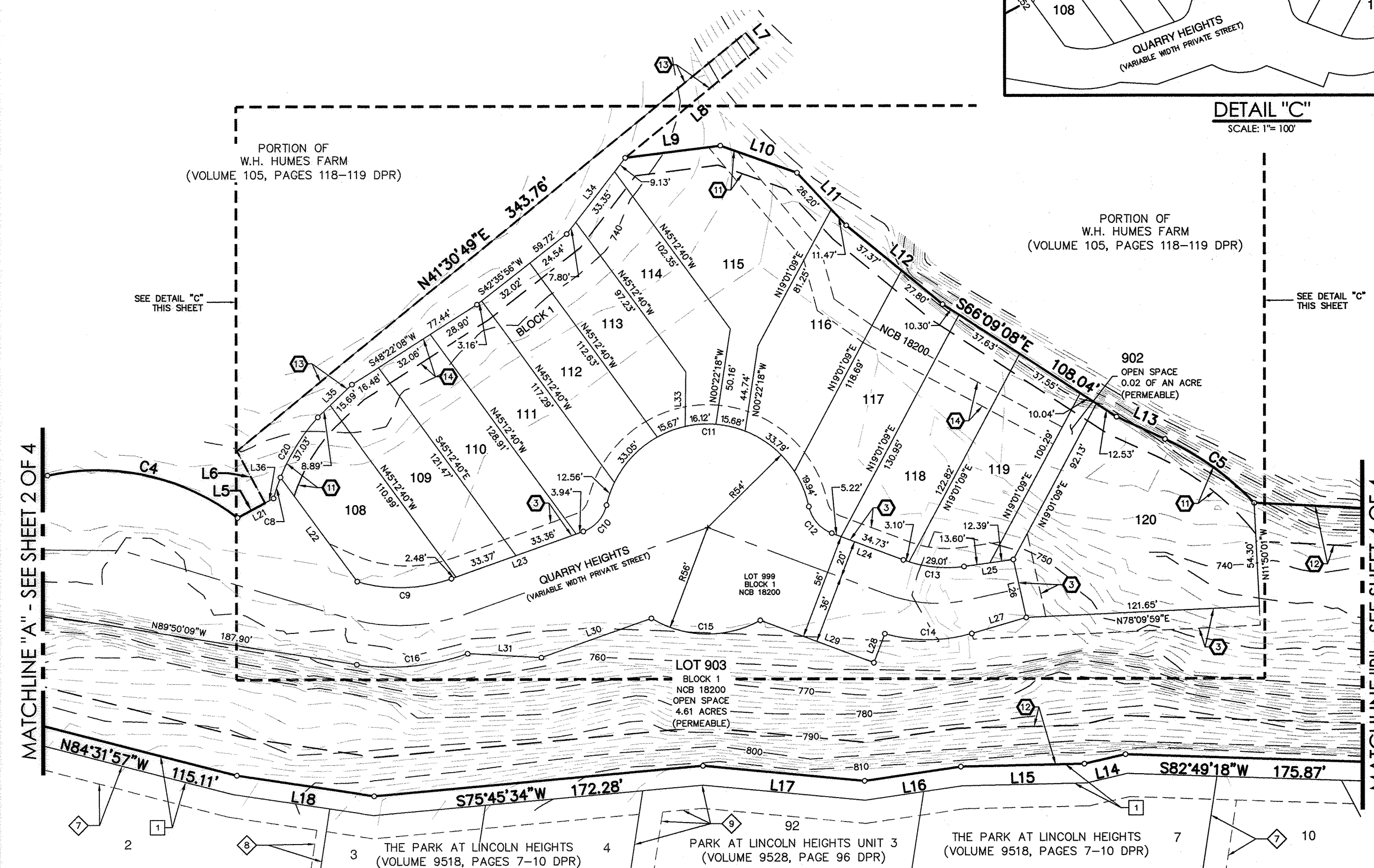
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017, AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



STATE OF TEXAS  
COUNTY OF BEAR

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

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

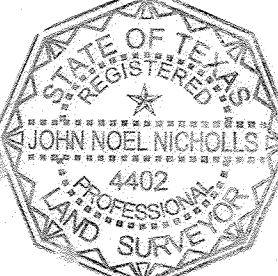
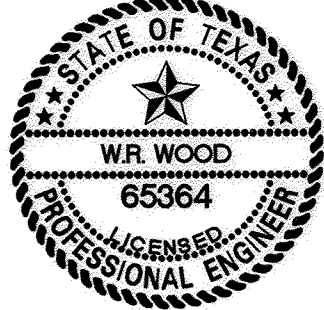
STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

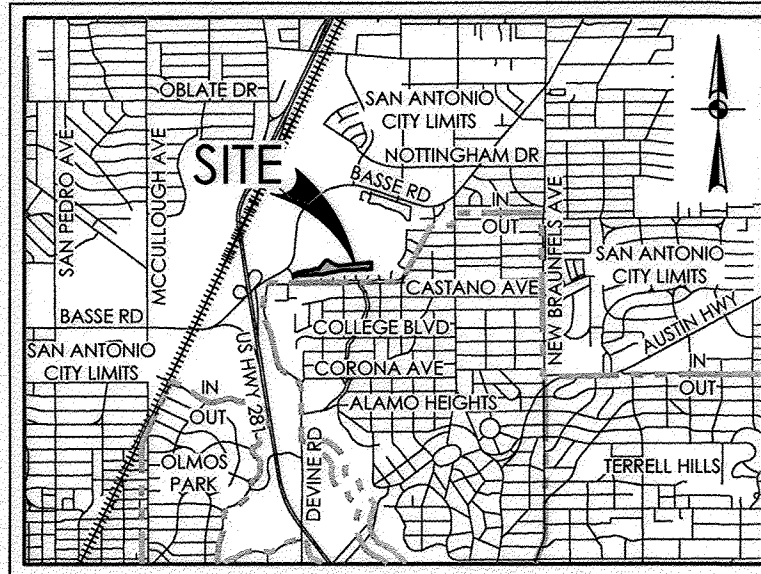
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4



Civil Job No. 5109-15; Survey Job No. 9397-15





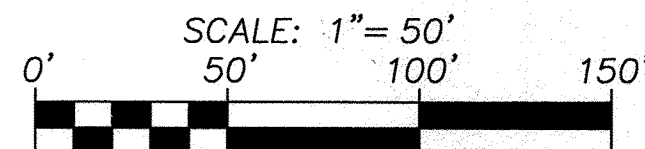
LOCATION MAP  
NOT-TO-SCALE

**WASTEWATER EDU NOTE:**  
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**EDU IMPACT FEE PAYMENT NOTE:**  
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**NOTE:**  
SEE SHEET 1 OF 4 FOR LEGEND, NOTES, CURVE AND LINE TABLE.



**PLAT NUMBER 170019**

**REPLAT & SUBDIVISION PLAT  
OF  
LINCOLN HEIGHTS TOWNHOMES (PUD)**

7.67 ACRE TRACT OF LAND BEING COMPRISED OF ALL OF LOT 90, BLOCK 1, NEW CITY BLOCK 18200, ALAMO CEMENT SUBDIVISION UNIT 2C RECORDED IN VOLUME 9526, PAGE 192 AND 6.098 ACRES OUT OF THE HUMES FARM SUBDIVISION RECORDED IN VOLUME 105, PAGE 118-119, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK 18918 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 14, 2017

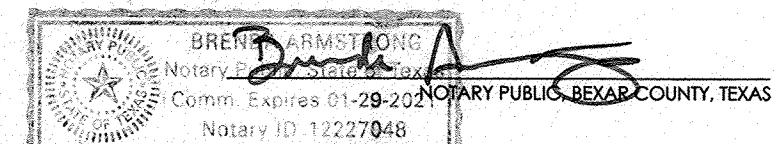
STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
QUARRY HEIGHTS VILLAS, LTD  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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 17 DAY OF March, A.D. 20 17.



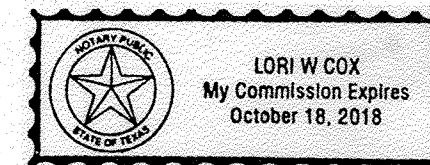
STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: SID GREEHEY  
QUARRY HOLDINGS JOINT VENTURE, LTD  
444 E BASSE RD  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SID GREEHEY, 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 17 DAY OF March, A.D. 20 17.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LINCOLN HEIGHTS TOWNHOMES (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF , A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS  
COUNTY OF BEXAR

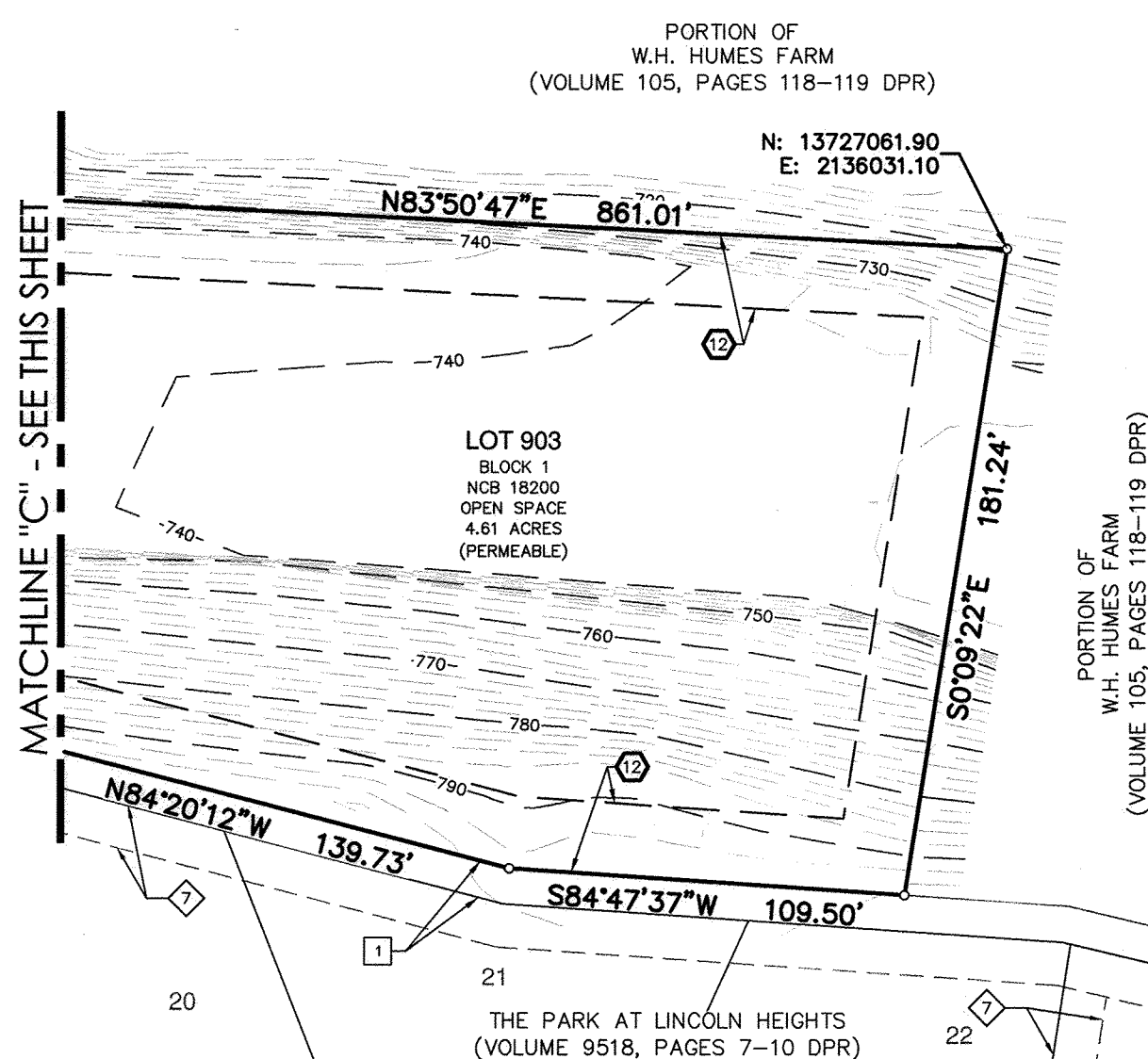
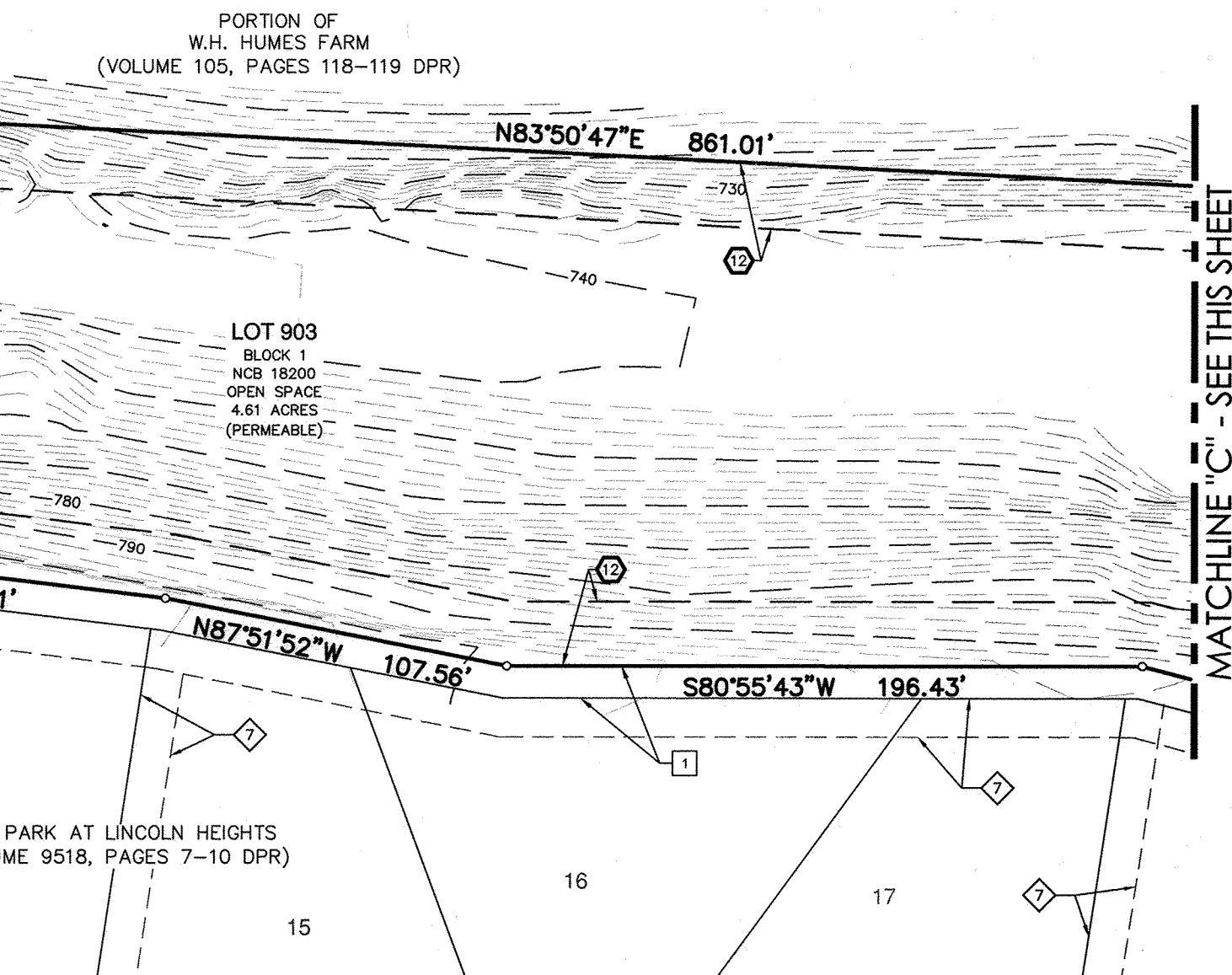
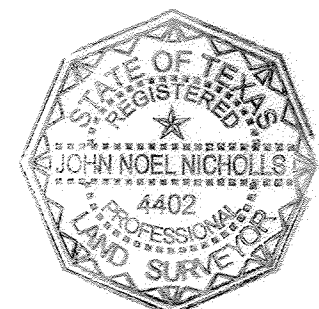
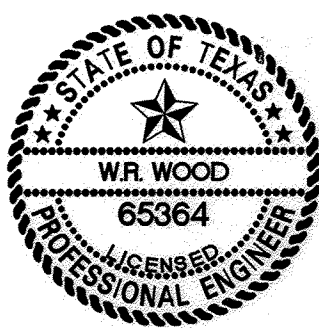
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*WR Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4

LINCOLN HEIGHTS TOWNHOMES (PUD)

Civil Job No. 5109-15; Survey Job No. 9397-15

Date: Mar 14, 2017, 3:53pm User: JD User ID: 4005  
File: P:\5109\15\Design\Civil\Plat\PL170019.dwg