

REPLAT AND SUBDIVISION PLAT ESTABLISHING

FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION

BEING A TOTAL OF 9.25 ACRES COMPRISING OF ALL OF LOT 6, BLOCK 153, N.C.B. 15228, A 0.11 ACRE SANITARY SEWER EASEMENT, FREEDOM HILL UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9572, PAGE 173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, A 1.83 ACRE (79,803 SQUARE FEET) TRACT, AND A 7.31 ACRE (318,303 SQUARE FEET) TRACT, BOTH OUT OF A 39.43 ACRE TRACT AS DESCRIBED IN VOLUME 11462, PAGE 758, REAL DEED RECORDS OF BEXAR COUNTY, TEXAS.

LJA Engineering & Surveying, Inc.

1100 NE Loop 410
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RICKMAN LAND SURVEYING
TBPLS FIRM NO. 101919-00
419 BIG BEND CANYON LAKE, TX 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)	R.O.W.	RIGHT-OF-WAY
○	1/2" IRON ROD SET	VOL	VOLUME
■	MONUMENT FOUND	PG.	PAGE
—	EXISTING CONTOURS	VM.A.E.	VEHICULAR NON-ACCESS ESM'T.
—	PROPOSED CONTOURS	ESM'T	EASEMENT
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	NCB	NEW CITY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	BLK	BLOCK
		G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
		— — — — —	CITY LIMITS/ETJ LINE

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER(S) 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
HDC FREEDOM HILLS LLC
45 NE LOOP 410
SAN ANTONIO, TEXAS 78216
BRYAN SIMS, PARTNER

BRYAN SIMS, PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 ____ DAY OF _____, 2017.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT OF FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION 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. 2017 ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. 2017 ____ 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. , 2017

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

BEARINGS AND COORDINATES:

1. BEARINGS AND COORDINATES SHOWN HERE ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).

DRAINAGE NOTES

- 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO BLK 147 LOTS 21-31, BLK 151 LOTS 18-42, BLK 152 LOTS 1-10, BLK 153 LOTS 1-10.

TREE NOTE:

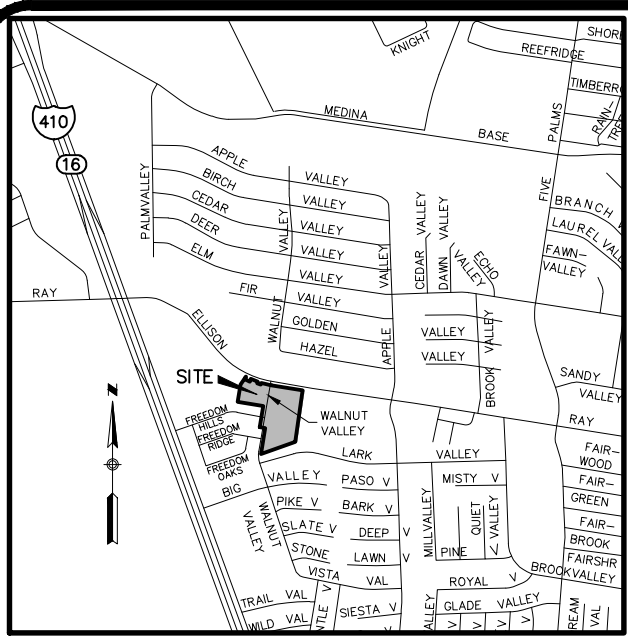
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2228582) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

MULTIPLE PAGE PLAT NOTE:

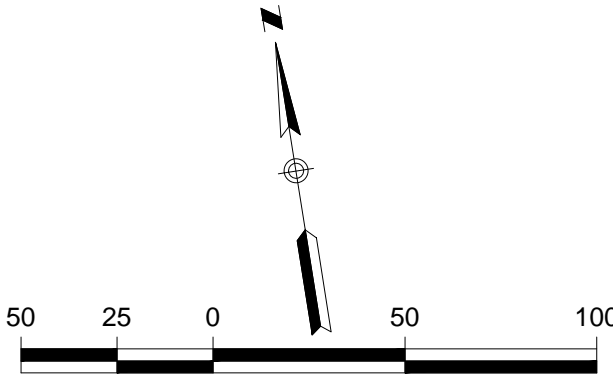
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

LINE	LENGTH	DIRECTION
L1	112.51'	N34° 19' 37"E
L2	19.85'	S23° 48' 44"W
L3	70.98'	S65° 25' 02"E
L4	36.00'	N23° 44' 18"E
L5	21.03'	S16° 26' 23"W
L6	47.79'	S71° 50' 28"E
L7	21.00'	N17° 01' 59"E
L8	32.00'	N80° 39' 24"W
L9	50.00'	N9° 20' 36"E
L10	34.71'	N12° 12' 20"E
L11	50.11'	N13° 06' 09"E
L12	76.07'	N9° 20' 36"E
L13	79.95'	S9° 20' 36"W
L14	50.11'	S5° 35' 02"W
L15	34.71'	S6° 28' 51"W
L16	61.08'	S9° 20' 36"W
L17	3.68'	N70° 28' 58"E

LINE	LENGTH	DIRECTION
L18	2.73'	S65° 25' 02"E
L19	22.87'	N8° 07' 12"E
L20	82.48'	N80° 39' 24"W
L21	47.25'	S9° 20' 36"W
L22	38.37'	S19° 31' 02"E
L23	22.27'	S80° 39' 24"E
L24	3.89'	N8° 11' 23"E
L25	39.85'	N80° 39' 24"W
L26	19.45'	N9° 20' 36"E
L27	69.45'	N21° 53' 53"E
L28	97.16'	S8° 11' 23"W
L29	79.19'	S80° 39' 24"E
L30	6.32'	S80° 39' 24"E
L31	1.77'	S80° 39' 24"E
L32	24.59'	S9° 25' 26"W



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 50'

CURVE #	I	RAD	ARC	TAN	CHORD	CHORD BEARING
C1	4°24'13"	1195.00'	91.84'	45.94'	91.82'	S68° 27' 48"E
C2	0°40'23"	1195.00'	14.04'	7.02'	14.04'	S73° 18' 13"E
C3	69°35'09"	25.00'	30.36'	17.37'	28.53'	S25° 26' 59"E
C4	90°00'00"	15.00'	23.56'	15.00'	21.21'	S54° 20' 36"W
C5	87°08'15"	15.00'	22.81'	14.27'	20.68'	S37° 05' 17"E
C6	73°52'54"	20.00'	25.79'	15.04'	24.04'	N46° 17' 02"E
C7	90°00'00"	15.00'	23.56'	15.00'	21.21'	N35° 39' 24"W
C8	87°08'15"	15.00'	22.81'	14.27'	20.68'	N55° 46' 28"E
C9	90°00'00"	15.00'	23.56'	15.00'	21.21'	N35° 39' 24"W
C10	90°00'00"	15.00'	23.56'	15.00'	21.21'	N54° 20' 36"E
C11	27°30'06"	50.00'	238.36'	47.34'	68.75'	S9° 20' 36"W
C12	46°34'03"	30.00'	24.38'	12.91'	23.72'	N57° 22' 23"W
C13	46°34'03"	30.00'	24.38'	12.91'	23.72'	N76° 03' 34"E
C14	34°46'26"	30.00'	18.21'	9.39'	17.93'	N81° 57' 23"E
C15	158°23'38"	50.00'	138.22'	262.03'	98.23'	S36° 14' 01"E
C16	34°46'26"	30.00'	18.21'	9.39'	17.93'	S25° 34' 35"W
C17	88°50'47"	25.00'	38.77'	24.50'	35.00'	N36° 14' 01"W
C18	91°09'13"	10.00'	15.91'	10.20'	14.28'	N53° 45' 59"E
C19	88°50'47"	10.00'	15.51'	9.80'	14.00'	S36° 14' 01"E
C20	32°00'30"	30.00'	16.76'	8.60'	16.54'	N7° 48' 52"W
C21	126°18'35"	50.00'	110.23'	98.79'	89.22'	N39° 20' 10"E
C22	32°00'30"	30.00'	16.76'	8.60'	16.54'	N86° 29' 13"E
C23	62°17'35"	25.00'	27.18'	15.11'	25.86'	S39° 20' 10"W
C24	28°51'38"	75.00'	37.78'	19.30'	37.38'	S84° 54' 47"W
C25	29°38'51"	30.00'	15.52'	7.94'	15.35'	N55° 39' 32"E
C26	88°09'20"	50.00'	76.93'	48.42'	69.56'	N84° 54' 47"E
C27	29°38'51"	30.00'	15.52'	7.94'	15.35'	S65° 49' 59"E
C28	2°07'58"	1195.00'	44.48'	22.24'	44.48'	S79° 33' 11"E
C29	1°21'06"	1195.00'	28.19'	14.10'	28.19'	S66° 56' 15"E
C30	5°17'09"	30.00'	2.77'	1.38'	2.77'	N10° 49' 57"E
C31	0°50'47"	1195.00'	17.65'	8.83'	17.65'	S70° 14' 31"E
C32	1°42'18"	1195.00'	35.56'	17.78'	35.56'	S79° 20' 21"E
C33	0°25'39"	1195.00'	8.92'	4.46'	8.92'	S80° 24' 20"E
C34	1°32'30"	30.00'	0.81'	0.40'	0.81'	N79° 53' 11"W
C35	9°57'44"	50.00'	8.69'	4.36'	8.68'	S55° 59' 25"E
C36	90°00'00"	15.00'	23.56'	15.00'	21.21'	N35° 39' 24"W
C37	0°33'12"	1656.96'	16.00'	8.00'	16.00'	S82° 17' 01"W
C38	26°47'22"	50.00'	23.38'	11.91'	23.17'	S77° 57' 51"W
C39	45°01'35"	30.00'	23.58'	12.43'	22.97'	N56° 36' 09"W

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 OF MADE ON THE GROUND BY:

DERICK RICKMAN, R.P.L.S. # 5826
REGISTERED PROFESSIONAL LAND SURVEYOR
TBPLS FIRM NO. 101919-00

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.

BRADY BAGGS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162

UNPLATTED
REMAINDER OF
41.685 ACRES
410 FREEDOM HILLS
PARTNERS
(VOL. 11462, PG. 758, O.P.R.)

N.C.B.
15228

LOT 1
BLK 148

WALNUT VALLEY DRIVE
(60.00' R.O.W.)

S 80°39'24" E 47.00'
N 09°20'36" E 95.00'
LOT 6
BLK 153
10' G.E.T.CA
N 80°39'24" W 110.00'
S 09°20'36" W 110.00'

UNPLATTED
REMAINDER OF
41.685 ACRES
410 FREEDOM HILLS
PARTNERS
(VOL. 11462, PG. 758, O.P.R.)

LOT 1
BLK 149

FREEDOM HILL - UNIT 1
(VOL. 9572, PG. 173 D.P.R.)

LOT 17
BLK 151

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE 1" = 50'

THE AREA BEING REPLATTED IS ALL OF LOT 6, BLOCK 153, NCB 15228, AND A 16-FOOT (0.123 ACRE) OFF-LOT SANITARY SEWER EASEMENT PREVIOUSLY PLATTED IN VOL. 9572, PG. 173, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 060587, FREEDOM HILL UNIT 1, WHICH IS RECORDED IN VOLUME 9572, PAGE 173, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF / /2017 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING 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:

OWNER/DEVELOPER
HDC FREEDOM HILLS LLC
45 NE LOOP 410
SAN ANTONIO, TEXAS 78216
BRYAN SIMS, PARTNER

BRYAN SIMS, PARTNER

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____ 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

REPLAT AND SUBDIVISION PLAT ESTABLISHING

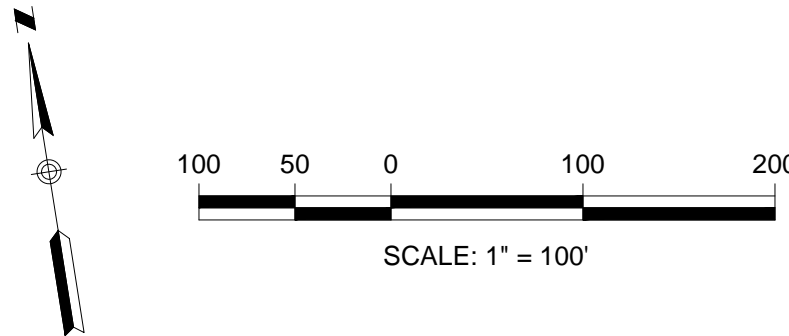
FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION

BEING A TOTAL OF 9.25 ACRES COMPRISING OF ALL OF LOT 6, BLOCK 153, N.C.B. 15228, A 0.11 ACRE SANITARY SEWER EASEMENT, FREEDOM HILL UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9572, PAGE 173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, A 1.83 ACRE (79,803 SQUARE FEET) TRACT, AND A 7.31 ACRE (318,303 SQUARE FEET) TRACT, BOTH OUT OF A 39.43 ACRE TRACT AS DESCRIBED IN VOLUME 11462, PAGE 758, REAL DEED RECORDS OF BEXAR COUNTY, TEXAS.

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STATE OF TEXAS
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OWNER/DEVELOPER
HDC FREEDOM HILLS LLC
45 NE LOOP 410
SAN ANTONIO, TEXAS 78216
BRYAN SIMS, PARTNER

BRYAN SIMS, PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 ____ DAY OF _____, 2017.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT OF **FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION** 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

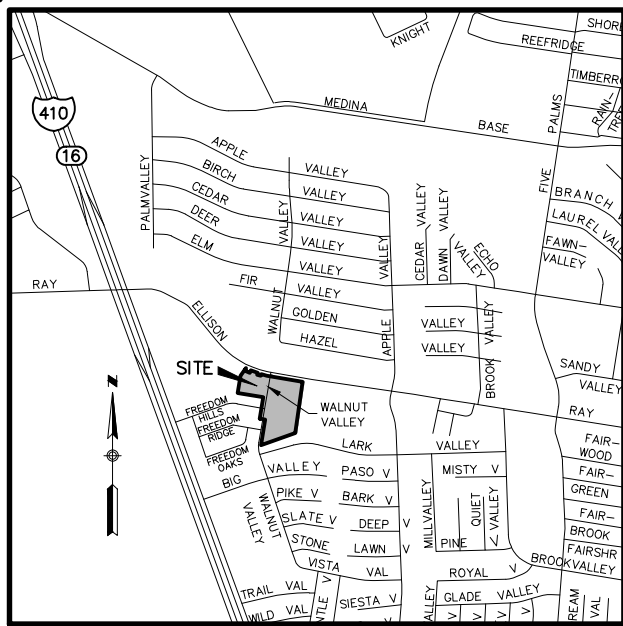
STATE OF TEXAS
COUNTY OF BEXAR

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. 2017 ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. 2017 ____ 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. , 2017

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



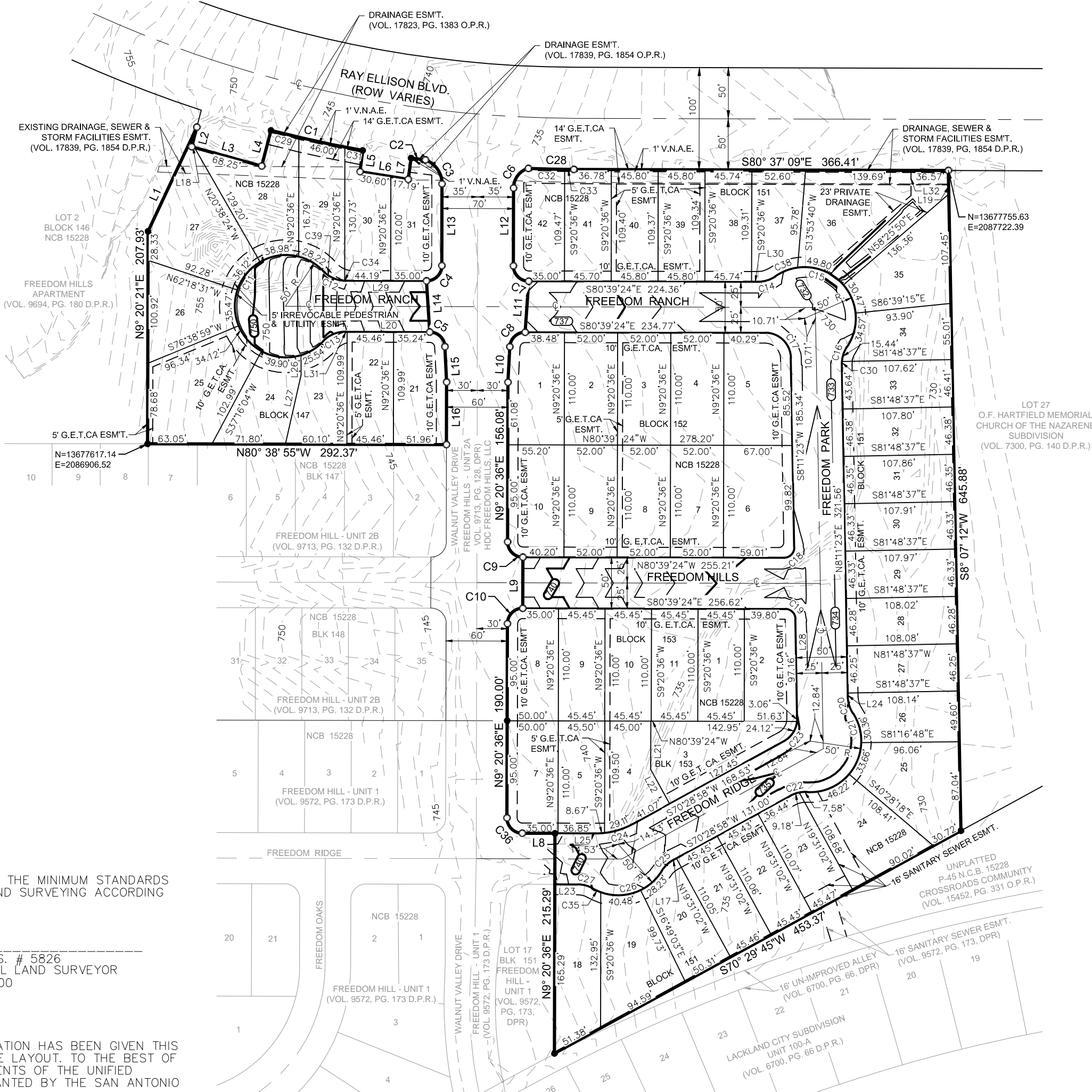
LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- 500 --- EXISTING CONTOURS
- 500 --- PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CITY LIMITS/ETJ LINE
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESM'T.
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

- 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 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 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 FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.



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 OF MADE ON THE GROUND BY:

DERICK RICKMAN, R.P.L.S. # 5826
REGISTERED PROFESSIONAL LAND SURVEYOR
TBPLS FIRM NO. 101919-00

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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.

BRADY BAGGS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162