LOCATION MAP 25 0 100

SCALE: 1" = 50'

RAD

1195.00'

25.00'

15.00'

15.00'

20.00'

15.00'

15.00'

15.00'

50.00'

30.00'

30.00'

30.00'

25.00'

10.00'

10.00'

30.00

50.00'

30.00'

75.00'

30.00'

50.00'

30.00

15.51

CURVE #

C1

C3

C5

C6

C7

С8

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

C30

C32

C33

C34

C35

4°24'13"

0'40'23"

69*35'09"

90'00'00"

87°08'15"

73*52'54"

90'00'00"

87*08'15"

90°00'00"

90'00'00"

273'08'06"

46°34'03"

46*34'03"

34*46'26"

158*23'38"

34*46'26"

88*50'47"

91'09'13"

88*50'47"

32.00,30

126°18'35"

32*00'30"

6217'35"

28*51'38"

29'38'51"

88*09'20"

29*38'51"

2*07'58"

517'09"

0°25'39"

1°32'30"

CURVE TABLE

ARC

14.04'

TAN CHORD CHORD BEARING

7.02' | 14.04' | S73' 18' 13"E

30.36' | 17.37' | 28.53' | S25° 26' 59"E

23.56' | 15.00' | 21.21' | S54° 20' 36"W

22.81' | 14.27' | 20.68' | S37° 05' 17"E

25.79' | 15.04' | 24.04' | N46° 17' 02"E

23.56' | 15.00' | 21.21' | N35° 39' 24"W

23.56' | 15.00' | 21.21' | N35° 39' 24"W

23.56' 15.00' 21.21' N54° 20' 36"E

238.36' 47.34' 68.75' S9' 20' 36"W

24.38' | 12.91' | 23.72' | N57° 22' 23"W

18.21' | 9.39' | 17.93' | N81° 57' 23"E

| 18.21' | 9.39' | 17.93' | S25° 34' 35"W

38.77' | 24.50' | 35.00' | N36° 14' 01"W

15.91' | 10.20' | 14.28' | N53' 45' 59"E

16.76' 8.60' 16.54' N7° 48' 52"W

| 110.23' | 98.79' | 89.22' | N39° 20' 10"E

16.76' 8.60' 16.54' N86° 29' 13"E

37.78' | 19.30' | 37.38' | S84° 54' 47"W

15.52' 7.94' 15.35' N55' 39' 32"E

76.93' | 48.42' | 69.56' | N84° 54' 47"E

15.52' 7.94' 15.35' S65' 49' 59"E

25.00' | 27.18' | 15.11' | 25.86' | \$39° 20' 10"W

1195.00' 44.48' 22.24' 44.48' S79' 33' 11"E

30.00' 2.77' 1.38' 2.77' N10° 49' 57"E

1195.00' 8.92' 4.46' 8.92' S80° 24' 20"E

30.00' 0.81' 0.40' 0.81' N79° 53' 11"W

1°21'06" | 1195.00' | 28.19' | 14.10' | 28.19' | \$66° 56' 15"E

0°50'47" | 1195.00' | 17.65' | 8.83' | 17.65' | S70° 14' 31"E

1°42'18" | 1195.00' | 35.56' | 17.78' | 35.56' | S79° 20' 21"E

9°57'44" | 50.00' | 8.69' | 4.36' | 8.68' | S55° 59' 25"E

26°47′22" | 50.00' | 23.38' | 11.91' | 23.17' | S77° 57' 51"W

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

C39 | 45°01'35" | 30.00' | 23.58' | 12.43' | 22.97' | N56° 36' 09"W

9.80' | 14.00' | S36' 14' 01"E

15.00' | 22.81' | 14.27' | 20.68' | N55° 46' 28"E

30.00' | 24.38' | 12.91' | 23.72' | N76° 03' 34"E

50.00' | 138.22' | 262.03' | 98.23' | S36* 14' 01"E

1195.00' 91.84' 45.94' 91.82' \$68° 27' 48"E

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 . 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

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.

SAWS HIGH PRESSURE NOTE

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

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

3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, 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.

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.

LINE TABLE

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

MULTIPLE PAGE PLAT NOTE:

LINE TABLE

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

UNPLATTED REMAINDER OF 41.685 ACRES PARTNERS (VOL. 11462, PG. 758, O.P.R.) S 80*39'24" E ▼ N.C.B. 15228 LOT 6 UNPLATTED REMAINDER OF BLK 153 41.685 ACRES 410 FREEDOM HILLS (VOL. 11462, PG. 758, O.P.R.) 10' G.E.T.C

| L26 | 19.45' | N9° 20' 36"E | L27 | 69.45' | N21° 53' 53"E N.C.B. | L28 | 97.16' | S8° 11' 23"W 15228 L29 79.19' S80° 39' 24"E L30 6.32' S80° 39' 24"E LOT L14 | 50.11' | S5* 35' 02"W L31 | 1.77' | S80° 39' 24"E BLK 148 L15 34.71' S6' 28' 51"W L32 24.59' S9° 25' 26"W L16 61.08' S9° 20' 36"W L17 3.68' N70* 28' 58"E ັ80°39'24" \ FREEDOM RIDGE ——N 09°20'36" E 16.00' (50.00' R.O.W.) S 80'39'24" E 248.09' OFF-LOT 16' SANITARY SEWER ESM'T. (VOL. 9572, PG. 173, DPR) FREEDOM HILL - UNIT 1 (VOL. 9572, PG. 173 D.P.R.) LOT 1 BLK 149 BLK 151 AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE 1" = 50THE 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

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:

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

STATE OF TEXAS COUNTY OF BEXAR

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

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 RÈPLAT 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: ____

PLAT I.D. NO. 170145

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 Suite 850 San Antonio, Texas 78209 Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

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	R.O.W.	RIGHT-OF-WAY
•	(UNLESS NOTED)	VOL.	VOLUME
0	1/2" IRON ROD SET	PG.	PAGE
•	MONUMENT FOUND	V.N.A.E.	VEHICULAR NON-ACCESS ESM'T.
—500 — —	EXISTING CONTOURS	ESM'T	EASEMENT
	PROPOSED CONTOURS	NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS OF	BLK	BLOCK
	BEXAR COUNTY, TEXAS	G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
DPR	DEED AND PLAT RECORDS OF - BEXAR COUNTY, TEXAS		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 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.

VEN	UNDER	ΜY	HAND	AND	SEAL	OF	OFFICE	THIS	 DAY	OF	,	2017.	

NOTARY PUBLIC BEXAR COUNTY,	TEXAS
MY COMMISSION	FXPIRES:

THIS PLAT OF **FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION** HAS BEEN SUBMITTED 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.

CHAIRMAN

ΞD	THIS	 _ DAY OF	———————	A.D.,	·	

RY.			

BY:	
SECRETAR`	Y

STATE OF TEXAS COUNTY OF BEXAR

l,	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 C	OF A.D. 2017 AT
M. IN THE RECORDS OF	AND OF SAID COUNTY,
IN BOOK VOLUME ON PAGE	·

1111	DOOK VOLC	INIL ON FA	.GL			- ·					
IN	TESTIMONY	WHEREOF,	WITNESS	MY H	HAND	AND	OFFICIAL	SEAL	OF	OFFICE,	THIS
	DAY	OF			A.D. ,	201	7				

BY: _

COUNTY CLERK, BEXAR COUNTY, TEXAS

<u>,DEPUTY</u>

SHEET 1 OF 2

LOCATION MAP

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.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION
ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. . CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC

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.

BEARINGS AND COORDINATES:

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

REFER TO SHEET 1 OF 2 FOR LINE AND CURVE TABLE.

MULTIPLE PAGE PLAT NOTE:

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

WASTEWATER EDU NOTE:

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

IMPACT FEES PAYMENT DUE:

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

SAWS HIGH PRESSURE NOTE

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

ADDITIONAL NOTES:

- 1. NO PORTION OF THIS PROPERTY IS IN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48029C0535G, EFFECTIVE DATE: SEPT. 29, 2010.
- 2. ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.
- 3. 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.

93.90

%

33

107.80'

107.91 \ ⊗

107.97 ຸ ຄັ[∨].

108.02

28

108.08

56

S81"16'48"E

⁄ 96.06'

DRAINAGE SEWER &

STORM FACILITIES ESM'T

(VOL. 17839, PG. 1854 D.P.R.)

- N=13677755.63

O.F. HARTFIELD MEMORIAL

CHURCH OF THE NAZARENE

(VOL. 7300, PG. 140 D.P.R.)

4. 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. PLAT I.D. NO. 170145

REPLAT AND SUBDIVISION PLAT ESTABLISHING

FREEDOM HILLS **UNITS 3 AND 4 SUBDIVISION**

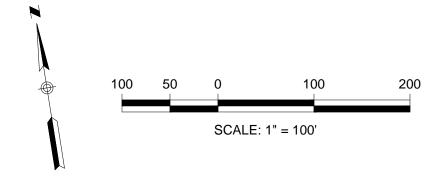
BEING A TOTAL OF 9.25 ACRES COMPRISING OF ALL OF LOT 6, BLOCK 153. N.C.B. 15228, A 0.11 ACRE SANITARY SEWER EASEMENT, FREEDOM HILL UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9572, PAGE 173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, A 1.83 ACRE (79,803 SQUARE FEET) TRACT, AND A 7.31 ACRE (318,303 SQUARE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

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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

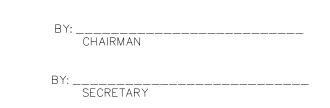
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY __ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2017.

NOTARY PUBLIC BEXAR COUNTY,	TEXAS		

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., ____.



STATE OF TEXAS COUNTY OF BEXAR

MY COMMISSION EXPIRES: _____

___ 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:

LEGEND

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

GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

DRAINAGE ESM'T. (VOL. 17823, PG. 1383 O.P.R.) DRAINAGE ESM'T. (VOL. 17839, PG. 1854 O.P.R.) RAY ELLISON BLVD. (ROW VARIES) √ 1' V.N.A.E. 14' G.E.T.CA ESM'T EXISTING DRAINAGE, SEWER & 14' G.E.T.CA STORM FACILITIES ESM'T. (VOL. 17839, PG. 1854 D.P.R.) -C2-1' V.N.A.E S80° 37' 09"F 366 41 NCB 15228 23' PRIVATE DRAINAGE ESM'T. NCB 15228 FREEDOM HILLS S81 48'37"E S81°48'37"E BLOCK 152 ESM'T. 5' G.E.T.CA ESM'T. 4"W S81°48'37"E N=13677617.14 -N80° 38' 55"W 292.3" E=2086906.52 NCB 15228 107.86 **BLK 147** S81°48'37"E S81°48'37"F (VOL. 9713, PG. 132 D.P.R. S81°48'37"E NCB 15228 BLK 148 BLOCK 153 N81*48'37"W S81*48'37"E NCB 15228 (VOL. 9713, PG. 132 D.P.R.)

NCB 15228

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

NCB 15228

(VOL. 9572, PG. 173 D.P.R.)

FREEDOM RIDGE

STATE OF TEXAS COUNTY OF BEXAR

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:

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

STATE OF TEXAS COUNTY OF BEXAR

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 LANNING COMMISSION.

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