COUNTY CLERK, BEXAR COUNTY, TEXAS

DRAINAGE EASEMENT NOTE 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." "TILITY 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 GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE SAID CHRISS ALL TREES OF APPURTENIANCES 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 WITHIN SAID DRAINAGE EASEMENTS. EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROLIND ELEVATION ALTERATION FINISHED FLOOR NOTE: 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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS HEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES

S. ROOF OVERHANCS 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.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#2243213) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARRORISTS OFFICE PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT. THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)C.

MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CROWN HAVEN RESIDENTIAL SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE CROWN HAVEN

TORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THEIR SUCCESSORS OR ASSIGNEES.

SIDENTIAL HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 902, BLOCK 3 & LOT 901, BLOCK 3) PLAT NOTES APPLY TO EVERY PAG LOT 3 BLOCK 2 OF THIS MULTIPLE PAGE PLAT NCB 18282 AMENDING PLAT OF CROWN MEADOWS SUBDIVISION (VOL 9503, PG 75-77, DPR) N: 13714356.79 E: 2081699.38 REMAINING PORTION OF LOT 2. BLOCK 2, NCB. 18282 CROWN MEADOWS SUBDIVISION (VOL 9503, PG 75-77, DPR) OPEN SPACE PERMEABLE (0.226 AC.) 138 S66*07'45"W ~ 100.75" **CROWN HAVEN** ±501 LF TO (VOL 9559, PG 05, DPR) INGRAM RD 3 **⊗** 137

25'

MATCHLINE "A" - SEE SHEET 2 OF 3

S66'07'45"W ~ 112.38' CROWNS MEADOW UNIT-2/ N: 13714251.89 BLOCK 6 VOL 9531, PG. 66-68, E: 2081916.60 S66'07'45"W ~ 111.44' 135 S66'07'45"W ~ 110.51' BLK S66'07'45"W ~ 109.58'

S66'07'45"W ~ 108.65'

S66'07'45"W ~ 107.71'

S66'07'45"W ~ 106.7

MEADOWS APARTMENTS, PLAT NO. 020467 WHICH IS RECORDED IN VOLUME 9559, PAGE(S) 5. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE 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. 133 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM

131

SURVEYOR'S NOTES

MY COMMISSION EXPIRES:

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

CITY OF

SAN ANTONIO

LOCATION MAP

AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH

WRITTEN NOTIFICATION

SCALE: 1"= 400"

PORTION OF LOT 1. A PORTION OF LOT 2, BLOCK 2, NCB 18282 AND A 25' BUILDING

SETBACK LINE, OF THE CROWN MEADOWS SUBDIVISION PLAT RECORDED IN VOLUME

9503, PAGES 75-77; A 0.1648 ACRE WATER, SANITARY SEWER, DRAIN, ELECTRIC, GAS,

MEADOWS APARTMENTS, SUBDIVISION PLAT RECORDED IN VOLUME 9559, PAGE 5; ALL

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CROWN MEADOWS

SUBDIVISION WHICH IS RECORDED IN VOLUME 9503, PAGE(S) 75-77, AND CROWNS

INGRAM ROAD INVESTMENTS, LLC. 5404 WURZBACH ROAD

SAN ANTONIO, TX., 78238

210-227-1010

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TELEPHONE AND CABLE TV EASEMENT AND A 50' X 50' WATER, SANITARY SEWER,

DRAIN, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT OF THE CROWN

OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED REPLATTING OF THIS PROPERTY.

OWNER/DEVELOPER: NOEL POYO

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

COUNTY OF BEXAR

THE 9.398 AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS REMAINING

ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

STATE OF TEXAS

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.

STATE OF TEXAS

FOR THE SOUTH CENTRAL ZONE.

ENSED PROFESSIONAL ENGINEER

COUNTY OF BEXAR LHEREBY 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.

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 TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) THE CITY OF SAN ANTONIO AND REXAR 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

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

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.

LOT 901 & 902, BLOCK 3, CB 18282 IS DESIGNATED AS OPEN SPACE.

THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND

> LOT 5 BLOCK 2 NCB 18282 CROWN MEADOWS APARTMENTS (VOL 9559, PG 05, DPR)

CURVE # RADIUS | DELTA CHORD BEARING CHORD LENGTH C1 743.00' 010'06'12" S87'40'40"E 130.85 131.02 C2 50.00' 098'11'31" S15*31'36"E 75.58' 85.69 6.81 C3 039*47'42" S42'16'47"E 6.95 10.00 C4 02817'55" N09'45'26"W 61.11 61.74 125.00' C5 15.00' 086"3'44" N38'47'11"W 20.50 22.57 C6 089'58'33" S68*51'31"E 35.35 39.26' 25.00 C7 25.00' 090,00,00 N21'09'12"E 35.36' 39.27 086"11'21" S47°29'12"W 20.50' 22.56 C8 15.00' S09*43'38"E 31.71' 32.04 C9 65.00' 02814'19" 13.16' C10 15.00' 052'01'12" S49'51'24"E 13.62 C11 194'02'25" S21'09'12"W 99.25' 169.33 50.00' C12 052'01'12" N87'50'11"W 13.16' 15.00' C13 13.16' 15.00' 052'01'12" S40°08'36"W 13.62 C14 50.00' 19412'37" N68'45'42"W 99.23' 169.48' 13.20' 13.67' C15 15.00' 052'12'51" N0214'11"E

CURVE TABLE

LEGEND

AC ACRE(S)

NCB NEW CITY BLOCK

DEED AND PLAT RECORDS OF

(OFFICIAL PUBLIC RECORDS

10' GAS, ELECTRIC, TELEPHONE

16' SANITARY SEWER EASEMENT

PROPOSED CONTOURS

16'X16' SANITARY SEWER EASEMENT

BEXAR COUNTY, TEXAS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

-1140- — EXISTING CONTOURS

AND CABLE TV EASEMENT

(VOL 9559, PG 05, DPR)

(VOL 9503, PG 75-77, DPR)

(VOL 9503, PG 75-77, DPR)

(VOL 9531, PG 66-68, DPR)

INTERCEPTOR DRAIN R.O.W.

(VOL 9531, PG 66-68, DPR)

TELEPHONE EASEMENT

TELEPHONE EASEMENT

(VOL 8900, PG 33, DPR)

25' BUILDING SETBACK

(VOL 9559, PG 5, DPR)

5' TELEPHONE, AND

CABLE TV EASEMENT (VOL 9531, PG 66-68, DPR)

AND CABLE TV EASEMENT

(VOL 9531, PG 66-68, DPR)

EASEMENT

20' ELECTRIC, CABLE TV, AND

16' ELECTRIC, GAS, CABLE TV, AND

12' GAS, ELECTRIC, AND CABLE TV

12' ELECTRIC, GAS, TELEPHONE,

OPR OFFICIAL PUBLIC RECORDS

BLK BLOCK

VOL VOLUME

PG PAGE(S)

VNAE

(SURVEYOR)

ROW RIGHT-OF-WAY

VEHICULAR NON-ACCESS

WITH A PASSING SPACE

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

1234.56 FINISHED FLOOR ELEVATION

5' ELECTRIC, TELEPHONE, AND

(VOL 9531, PG 66-68, DPR)

(VOL 9531, PG 66-68, DPR)

5' X 30' ANCHOR EASEMENT

20' ELECTRIC, CABLE TV, AND

(VOL 9503, PG. 75-77, DPR)

TELEPHONE EASEMENT

5' ELECTRIC EASEMENT

(VOL 8900, PG 33, DPR)

25' BUILDING SETBACK

(VOL 9523, PG 17, DPR)

CABLE TV EASEMENT

O SIDEWALK CONSTRUCTED

EASEMENT (NOT-TO-SCALE)

LINE TABLE							
LINE	#	BEARING	LENGTH				
L1		N64*53'19"E	9.22'				
L2		S23*52'15"E	1.52'				
L3		N66*07'45"E	50.00'				
L4		N23*50'48"W	8.73'				
L5		N04*23'32"E	69.61				
L6		S22"11'56"E	10.01'				
L7		S25*29'39"E	10.01'				

Notary ID 11941438 Comm. Expires 04-14-2020 Selvotary Public, State of Texa **BHONDA YERKEY**

PLAT NUMBER 170146

ESTABLISHING

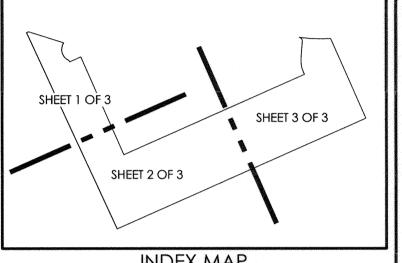
CROWN HAVEN RESIDENTIAL

16' SANITARY SEWER EASEMENT SCALE: 1"= 50" (VOL 9503, PG 75-77, DPR) 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT 150 100' (VOL 9531, PG 66-68, DPR) 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9531, PG 66-68, DPR) PAPE-DAWSON 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9523, PG 17, DPR)

ANTONIO, BEXAR COUNTY, TEXAS.

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: August 25, 2017



INDEX MAP SCALE: 1"=400"

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.

INGRAM ROAD INVESTMENTS, LLC 5404 WURZBACH ROAD SAN ANTONIO, TX., 78238 210-227-1010

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOEL POYO 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 DAY OF August 20 , A.D. 20 19.



THIS P	LAT OF <u>CROW</u>	N HAVEN RE	SIDENTIAL	HAS BE	EN SUBMIT	TED TO A	AND CO	NSIDERED
BY TH	E PLANNING	COMMISSION	OF THE	CITY O	F SAN AN	ITONIO,	TEXAS,	IS HEREBY
APPRO	OVED BY SUCI	- COMMISSI	ON IN A	CCORD	ANCE WIT	H STATE	OR LO	CAL LAWS
AND	REGULATIONS	; AND/OR	WHERE	ADMIN	USTRATIVE	EXCEP	TION(S)	AND/OR
VARIA	NCE(S) HAVE	BEEN GRANT	ED.					
DATE	THIS	DAY OF _			·	A.D. <u>20</u>		

BY:						
	*9*************************************			CHAIRMAN		
BY:						
STATE OF TEXAS				SECRETARY		
COUNTY OF BEXAR						
1,	, COU	NTY CLERK	OF BEXAR COUN	ITY, DO HEREBY		
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY						
OF	, A.D. <u>20</u>	_AT	M. AND DULY I	RECORDED THE		
DAY OF		, A.D. <u>20</u>	AT	M. IN THE		
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUMEON						
PAGE IN TESTIMO	ONY WHEREOF	, WITNESS M	Y HAND AND OF	FICIAL SEAL OF		

SHEET 1 OF 3 BY: _

DAY OF





LOCATION MAP

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 STISTEM (CITY FORCE SCARL) IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANDE EASEMENT," "UTILITY EASEMENT, AND "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING INSTALLING. CONSTRUCTING. RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES. CABLES, CONDUITS, PIPELINES OR TRANSFORMERS. ACIDITING, AND ERECTING POLES. HANGING OR BURYING WIRES. CABLES, CONDUITS, PIPELINES OR TRANSFORMERS. FOR WHIT IS RECESSARY APPURTENANCES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, 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 EASEMENTS, 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, DRAIMAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

DRAINAGE: IELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES 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 OVERHANDS 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 KISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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.

S23°50'48"E ~ 110.09' 21 S23'50'48"E ~ 110.08' S23'50'48"E ~ 110.00' 12 20 S23'50'48"E ~ 110.07' S23°50'48"E ~ 110.00' 11 S23'50'48"E ~ 110.07' S23'50'48"E ~ 110.01" 10 18 S23'50'48"E ~ 110.06' S23'50'48"E ~ 110.01' LOT 5 BLOCK 2 NCB 18282 SROWN MEADOWS APARTMEN' (VOL 9559, PG 05, DPR) RK 17 S23'50'48"E ~ 110.05' S23'50'48"E ~ 110.01' SUNRISE CAY (50' R.O.W.) 16 S23'50'48"E ~ 110.05' S23'50'48"E ~ 110.01' 15 S23'50'48"E ~ 110.04' S23'50'48"E ~ 110.01" 14 S23*50'48"E ~ 100.01 S23'52'15"E 443.07 S23'52'15"E ~ 85.04" 13 ISLAND CAY (50' R.O.W.) S10'50'13"E ~ 87.43' N23'52'15"W ~ 526.72' 57.50 57.50 4.27 (OPEN SPACE /PRIVATE 10 11 12 PERMEABLE DRAINAGE EASEMENT) (0.435 AC.) 57.51 N24'48'00"W ~ 896.84' ◆3> CROWNS MEADOW UNIT-2 BLOCK 6 VOL 9531, PG. 66-68,

MATCHLINE "B" - SEE SHEET 3 OF 3

DORAL SUBDIVISION BLOCK 6 VOL 8900, PG. 33, DPR

CROWNS MEADOW UNIT-2

BLOCK 6 VOL 9531, PG. 66-68, DPR

117

N: 13713538.89

E: 2082067.15

123

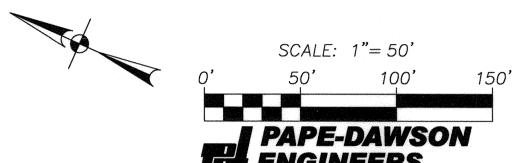
Notary ID 11941438

BHOND AEBKEA

Comm. Expires 04-14-2020 A Motary Public, State of Texc PLAT NUMBER 170146

ESTABLISHING CROWN HAVEN RESIDENTIAL

AND A PORTION OF LOT 2, BLOCK 2, NCB 18202 OF THE CROWN MEADOW SUBDIVISION RECORDED IN VOLUME 9503, PAGES 75-77, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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: August 25, 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.

> INGRAM ROAD INVESTMENTS, LLC. 5404 WURZBACH ROAD

SAN ANTONIO, TX., 78238 210-227-1010

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOEL POYO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE



__ , A.D. <u>20</u>

THIS PLAT OF <u>CROWN HAVEN RESIDENTIAL</u> 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.

BY:						
				CHAIRMAN		
BY:				CECOPETA DV		
ATE OF TEXAS				SECRETARY		
OUNTY OF BEXAR						
	, col	JNTY CLERK	OF BEXAR COUNT	Y, DO HEREBY		
ERTIFY THAT THIS PLAT WAS	FILED FOR REC	CORD IN MY	OFFICE, ON THE	DAY		
F	_, A.D. <u>20</u>	AT	_M. AND DULY R	CORDED THE		
DAY OF		, A.D. <u>20</u>	AT	M. IN THE		
EED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUMEON						
AGE IN TESTIMO	NY WHEREOF	F, WITNESS M	Y HAND AND OFF	ICIAL SEAL OF		
FFICE, THIS DAY	OF		, A.D. <u>20</u>			

SURVEYOR'S NOTES: PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

STATE OF TEXAS COUNTY OF BEXAR

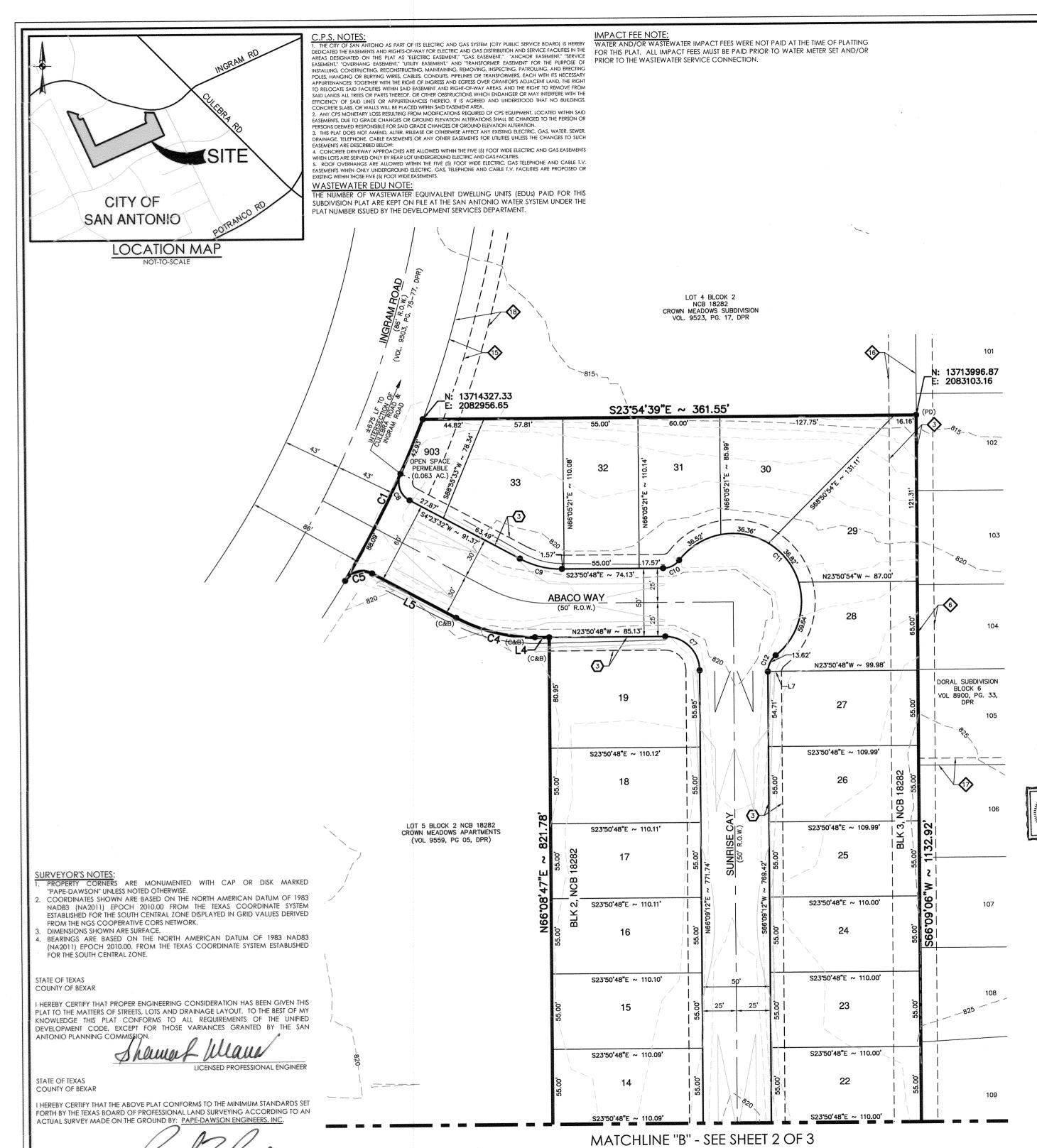
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

129

COUNTY CLERK, BEXAR COUNTY, TEXAS SHEET 2 OF 3 BY:

DATED THIS_____ DAY OF ____



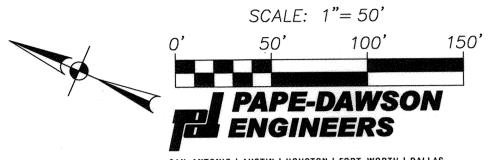




ESTABLISHING

CROWN HAVEN RESIDENTIAL

AND A PORTION OF LOT 2, BLOCK 2, NCB 18202 OF THE CROWN MEADOW SUBDIVISION RECORDED IN VOLUME 9503, PAGES 75-77, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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: August 25, 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 BURPOSE

OWNER/DEVELOPER:

DATED THIS_____ DAY OF _____

INGRAM ROAD INVESTMENTS, LLC. 5404 WURZBACH ROAD SAN ANTONIO, TX., 78238

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOEL POYO 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 APACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TAY OF 449 A.D. 20 17.

RHONDA YERKEY Notary Public, State of Texas Comm. Expires 04-14-2020 Notary ID 11941438

THIS PLAT OF CROWN HAVEN RESIDENTIAL 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.

	BY:					
					CHAIRMAN	
	BY:					
TATE OF TEXAS					SECRETARY	
COUNTY OF BEXA	AR					
		, cou	INTY CLERK	OF BEXAR COU	NTY, DO HEREBY	
CERTIFY THAT THI	S PLAT WAS F	ILED FOR REC	CORD IN MY	OFFICE, ON TH	EDAY	
)F		, A.D. <u>20</u>	AT	M. AND DULY	RECORDED THE	
DAY O	F		, A.D. <u>20</u>	AT	M. IN THE	
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUMEON						
AGE	_ IN TESTIMO	NY WHEREOF	, WITNESS M	Y HAND AND C	OFFICIAL SEAL OF	
OFFICE, THIS	DAY ()F		, A.D. <u>20</u>	•	

SHEET 3 OF 3 BY:

COUNTY CLERK, BEXAR COUNTY, TEXAS



SHAUNA L. WEAVER