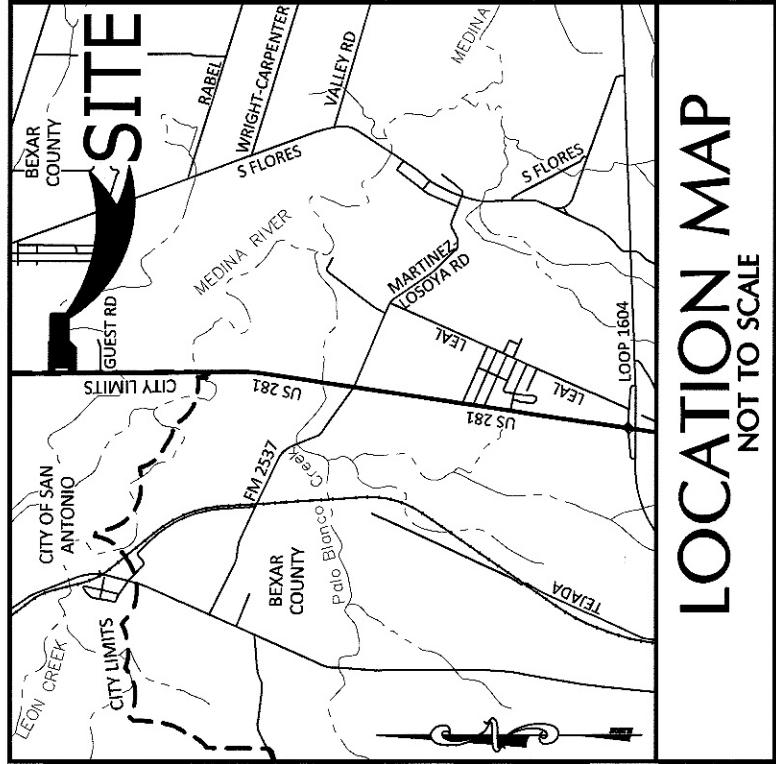
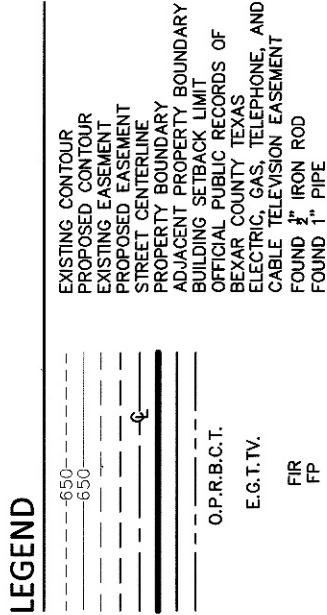




- KEYNOTES - PROPOSED
1. VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
1.761 ACRES (76,721.02 S.F.)
 2. VARIABLE WIDTH E.G.T.V. EASEMENT
0.880 ACRES (38,784.73 S.F.)
 3. 20' BUILDING SETBACK LINE
 4. 10'2x1' WATER EASEMENT
0.005 ACRES (210.01 S.F.)

MONUMENTATION KEYNOTE

- A. FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HUA SA/LAREDO"
- B. FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SA/LAREDO"
- C. FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "MLS CO-RPLS4612"



- NOTES:
1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 WITHIN THE DRAINAGE EASEMENT. 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.

- SETBACK NOTE:
- ALL DEVELOPMENT ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEYOND THE CITY OF SAN ANTONIO AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL PROVIDE A MINIMUM 10' SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY ACCESS MANAGEMENT MANUAL. THIS PROPERTY IS LOCATED WITHIN THE 100' BUFFER ZONE OF THE 281' ACCESS EASEMENT ALONG U.S. HIGHWAY 281 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 180.01'.

- GPS 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". THE DEDICATION OF THESE EASEMENTS AND RIGHTS-OF-WAY IS FOR THE MAINTENANCE, REPAIR, REPLACEMENT, INSPECTION, AND ERECTION OF POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON, AND THE RIGHT TO REMOVE ANY OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED THAT THE DEDICATION OF SAID LINES OR APPURTENANCES SHALL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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.

STATE OF TEXAS
COUNTY OF BEYAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

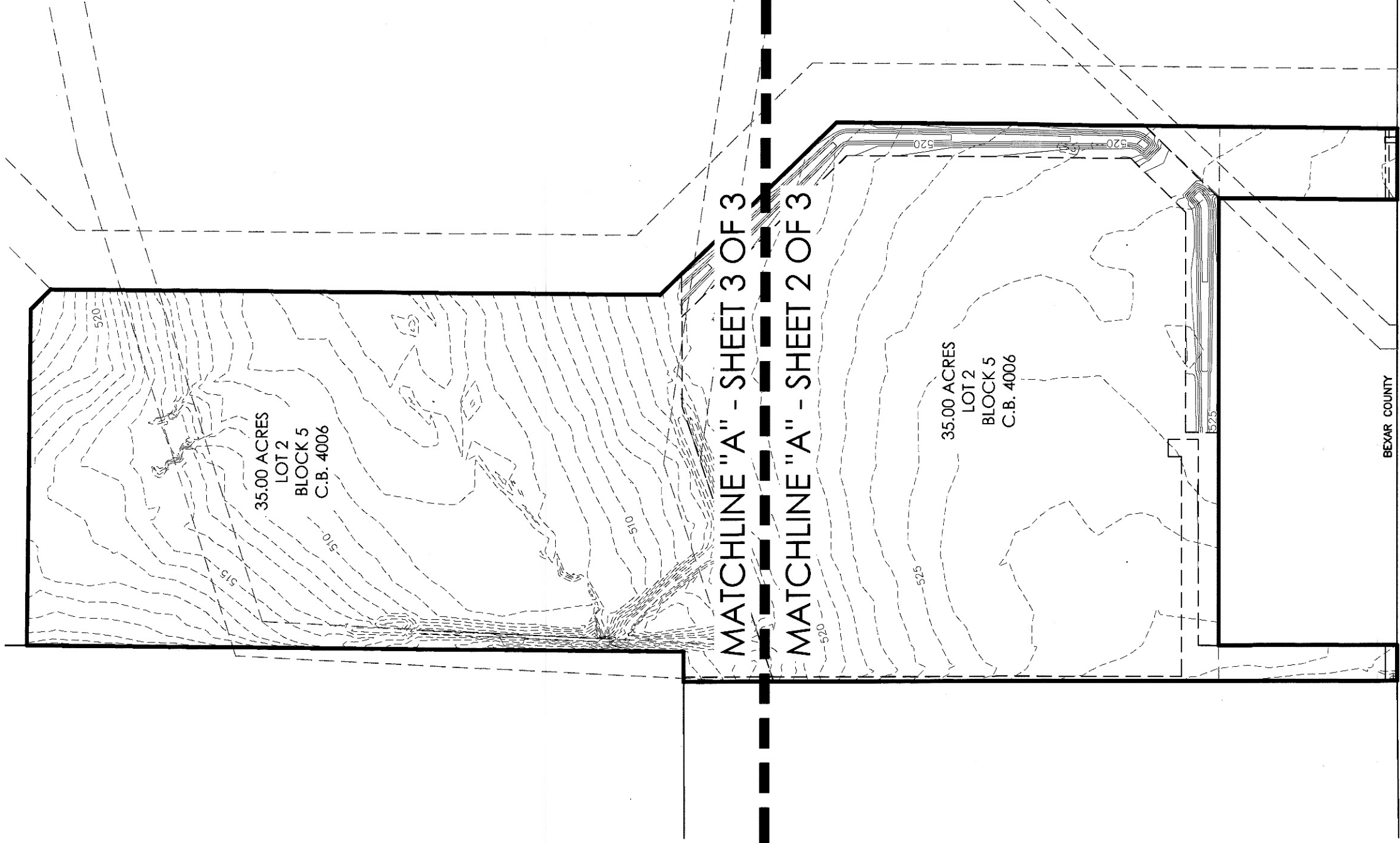
STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
22770 OMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

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

NICHOLAS J. VAN DELIST
REGISTERED PROFESSIONAL ENGINEER
NO. 106362
12770 OMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051



LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	120.01'	N00°37'13"W	L9	151.41'	N89°20'24"E
L2	60.00'	N00°37'13"W	L10	55.75'	N90°00'00"E
L3	50.88'	S00°55'04"E	L11	72.21'	S00°55'04"E
L4	47.18'	S44°49'20"W	L12	21.00'	N89°22'47"E
L5	34.25'	S89°20'24"W	L13	10.00'	S00°37'13"E
L6	50.23'	N90°00'00"W	L14	21.00'	S89°22'47"W
L7	29.00'	S00°00'00"E	L15	14.22'	S00°37'13"E
L8	22.54'	N90°00'00"E			



U.S. HIGHWAY 281
(200' R.O.W.)

INDEX MAP
SCALE 1" = 200'

IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT 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.

WASTEWATER EOL NOTE:
THIS PLAT WAS PLATTED PRIOR TO THE EFFECTIVE DATE OF THE SAN ANTONIO WATER SYSTEM UNDER THE SUBDIVISION PLAT ACT. THE PLAT WAS PLATTED PRIOR TO THE EFFECTIVE DATE OF THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 965 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE PLATTEE SHALL BE RESPONSIBLE FOR INSTALLING AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

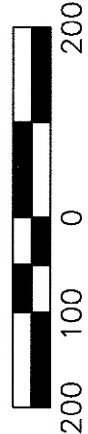
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, AND OTHER OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR SUCCESSORS AND NO PART OF THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEYAR COUNTY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2271789) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE WITH THE CITY OF SAN ANTONIO AND THE CITY ENGINEER. THE PLATTEE SHALL BE RESPONSIBLE FOR THE PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER TO REVIEW THE APPROVED TREE PRE-CONSTRUCTION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-4776(15/C).

PLAT NO. 170276
SUBDIVISION PLAT
ESTABLISHING
S.I.S.D. KINDER AND
PRE-K ACADEMY

BEING A 35.00 ACRE TRACT OF LAND OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NUMBER 3, COUNTY BLOCK 4006, BEYAR COUNTY, TEXAS, AND BEING ALL OF THAT 35.00 ACRE TRACT OF LAND, AS CONVEYED TO SOUTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN VOLUME 14373, PAGE 310 OF THE OFFICIAL PUBLIC RECORDS OF BEYAR COUNTY, TEXAS.

SCALE: 1" = 200'



May Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 OMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
COUNTY OF BEYAR

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

Mark E. Eads

SOUTHSIDE INDEPENDENT SCHOOL DISTRICT
1460 MARTINEZ-LOSOLYA ROAD
SAN ANTONIO, TEXAS 78221
TEL: (210) 882-1600

STATE OF TEXAS
COUNTY OF BEYAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Mark E. Eads
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.

BEY UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF

MARY LOUAN SAN MIGUEL
NOTARY PUBLIC
BEYAR COUNTY, TEXAS
MY COMMISSION EXPIRES
NOVEMBER 4, 2018

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEYAR COUNTY, TEXAS AND PRESIDENT OF THE COMMISSIONERS COURT OF BEYAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEYAR COUNTY, TEXAS AND THAT THE PLATTEE HAS AGREED TO THE SAID PLAT AND TO THE SAID PLAT WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEYAR COUNTY, TEXAS

COUNTY CLERK, BEYAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEYAR

THIS PLAT OF S.I.S.D. KINDER AND PRE-K ACADEMY, HAS BEEN FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____, IN THE RECORDS 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 BEYAR

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

COUNTY CLERK, BEYAR COUNTY, TEXAS

BY: _____ DEPUTY

