

PLAT NUMBER 170203

REPLAT ESTABLISHING

CARLSON PARK PHASE II
(P.U.D.)

BEING 6.071 ACRES, ESTABLISHING LOTS 43-71, 901 AND 999, BLOCK 5, N.C.B. 17673, BEING LOTS 7-26 AND 32-42, BLOCK 5, N.C.B. 17673 OUT OF THE REPLAT AND SUBDIVISION PLAT OF CARLSON PARK, PHASE II SUBDIVISION PLAT PREVIOUSLY RECORDED IN VOLUME 9549, PAGE 36 OF THE DEED AND PLAT RECORDS OF 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: October 19, 2017

STATE OF TEXAS - CALIFORNIA
COUNTY OF BEXAR - SAN DIEGO

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON CARLSON PARK, PHASE II WHICH IS RECORDED IN VOLUME 9549, PAGE(S) 36-37, 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: ALEJANDRO ARMENTA
MCCOOK DEVELOPMENT, LLC
701 BRAZOS STREET, SUITE 720
AUSTIN, TEXAS 78701STATE OF TEXAS - CALIFORNIA
COUNTY OF BEXAR - SAN DIEGO
SWORN AND SUBSCRIBED BEFORE ME THIS 20 DAY OF OCTOBER, A.D. 2017.NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS - CALIFORNIA
MY COMMISSION EXPIRES: APRIL 13, 2021STATE OF TEXAS - CALIFORNIA
COUNTY OF BEXAR - SAN DIEGO

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: ALEJANDRO ARMENTA
MCCOOK DEVELOPMENT, LLC
701 BRAZOS STREET, SUITE 720
AUSTIN, TEXAS 78701STATE OF TEXAS - CALIFORNIA
COUNTY OF BEXAR - SAN DIEGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEJANDRO ARMENTA, 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 20 DAY OF OCTOBER, A.D. 2017.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
SAN DIEGO, CALIFORNIA

THIS PLAT OF CARLSON PARK PHASE II (P.U.D.) 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____.

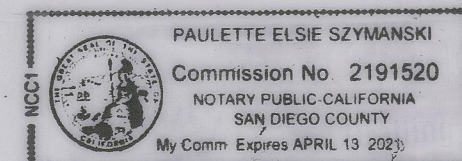
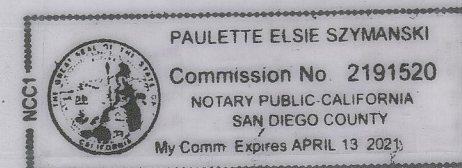
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

LEGEND

- | | | | |
|---|---|----|---|
| 1 | VARIABLE WIDTH WATER EASEMENT (VOL 9548, PG 104, DPR) | 9 | 10' PRIVATE SANITARY SEWER EASEMENT (VOL 9548, PG 104, DPR) |
| 2 | 14' ELECTRIC, GAS, TELEPHONE, WATER AND CABLE TELEVISION EASEMENT (VOL 9548, PG 104, DPR) | 10 | 17.62' WATER AND DRAIN EASEMENT (VOL 9549, PG 36-37, DPR) |
| 3 | 25' BUILDING SETBACK (VOL 9548, PG 104, DPR) | 11 | 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND WATER EASEMENT (VOL 9549, PG 36-37, DPR) |
| 4 | 25' BUILDING SETBACK (VOL 9549, PG 36-37, DPR) | 12 | 8' PRIVATE DRAINAGE EASEMENT (VOL 9631, PG 162, DPR) |
| 5 | 14' ELECTRIC, GAS, TELEPHONE, WATER AND CABLE TELEVISION EASEMENT (VOL 9549, PG 36-37, DPR) | 13 | 25.5' DRAIN & SANITARY SEWER EASEMENT (VOL 5183, PAGE 1422-1427 OPR) |
| 6 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9549, PG 36-37, DPR) | 14 | 1' OVER HANG EASEMENT |
| 7 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9548, PG 104, DPR) | 15 | 5' MAINTENANCE EASEMENT |
| 8 | ACCESS EASEMENT (VOL 9548, PG 104, DPR) | | 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND WATER EASEMENT |
| | | | 1' VEHICULAR NON-ACCESS EASEMENT |
| | | | VARIABLE WIDTH CLEAR VISION EASEMENT |

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
VOL VOLUME
PG PAGE(S)
ZERO LOT LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

CARLSON PARK,
PHASE I
(VOL 9548, PG 104 DPR)LOT 6
BLOCK 3
NCB 17673LOT 901
1.851 ACRES
(GREENBELT)

MATCHLINE "A" - SEE SHEET 2

SHEET 1 OF 4

SAWS UTILITY

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

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.

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 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.

ZERO LOT LINE NOTE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

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 TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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.

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 CORRS 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.

SAWS ACCESS NOTE:

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

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 THEREOF. 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 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 ALTERATIONS.
- 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: EXISTING 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND WATER EASEMENT IS BEING REPLATED TO FOLLOW PROPOSED RIGHT-OF-WAY.
- 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.
- ROOT 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 5, NCB 17673 IS A PRIVATE STREET AND IS DESIGNATED AS A LANDSCAPE, UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) STORM WATER: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

MAINTENANCE NOTE:

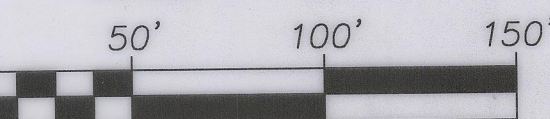
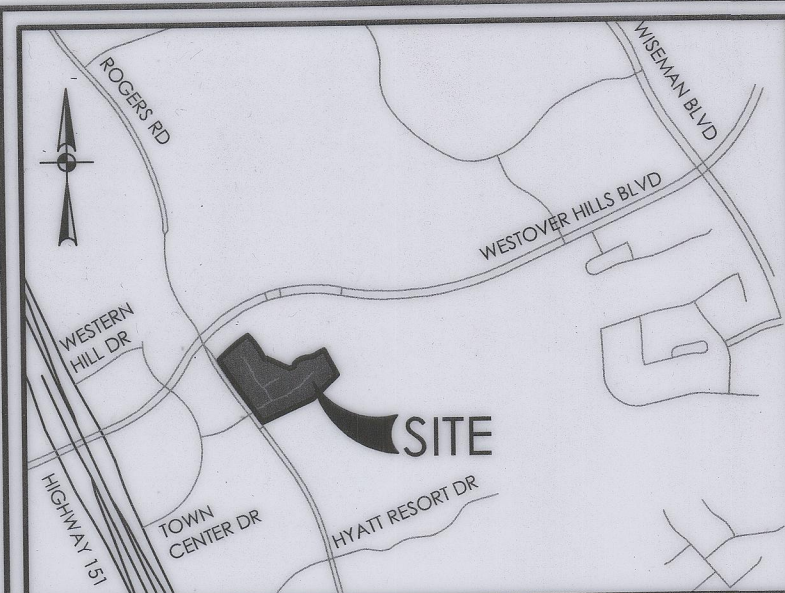
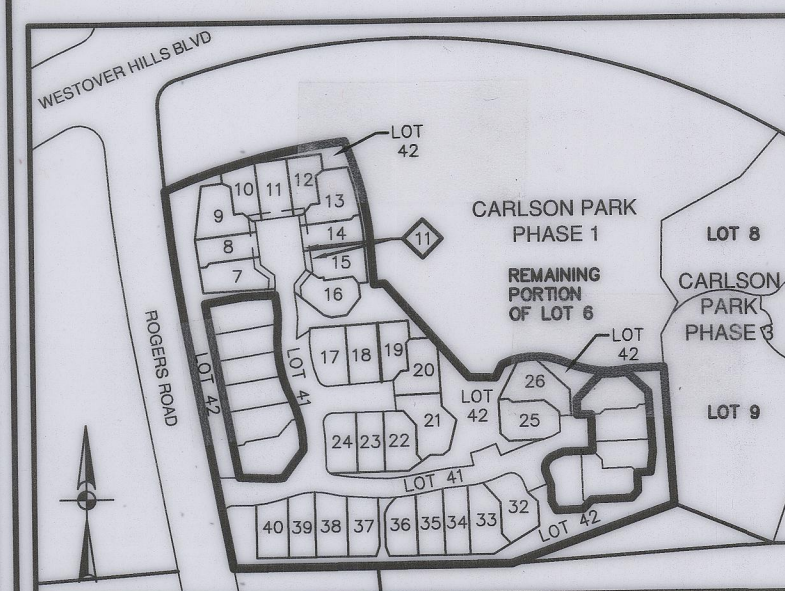
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CARLSON PARK PHASE II (P.U.D.) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE CARLSON PARK PHASE II (P.U.D.) HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901 AND 999, BLOCK 5

OPEN SPACE NOTE:

LOT 901, BLOCK 5, NCB 17673 IS DESIGNATED AS OPEN SPACE (GREENBELT) AND IS DESIGNATED AS A LANDSCAPE, UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

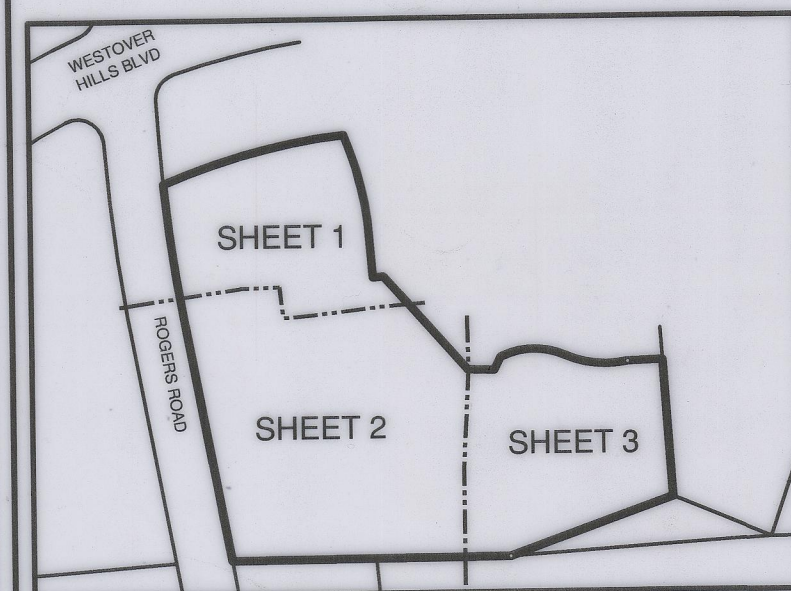
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLATSEE DETAIL "A" ON SHEET 1 FOR
TYPICAL EASEMENTS ADJACENT TO
ALL ZERO LOT LINES.DETAIL "A"
SCALE: 1" = 50'

SCALE: 1" = 50'

CARLSON PARK, PHASE I
(VOL 9548, PG 104 DPR)N: 13716776.11
E: 2067931.83LOT 6
BLOCK 6
NCB 17673LOT 6
BLOCK 6
NCB 17673LOT 6
BLOCK 3
NCB 17673LOT 901
1.851 ACRES
(GREENBELT)LOCATION MAP
NOT-TO-SCALEAREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1" = 300'

6.071 ACRES BEING REPLATTED WAS PREVIOUSLY REPLATTED AS LOTS 7-26, 32-40, LOT 41 (PRIVATE STREETS), AND LOT 42 (GREENBELT), BLOCK 5, N.C.B. 17673 AND A 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND WATER EASEMENT OF THE REPLAT AND SUBDIVISION PLAT OF CARLSON PARK, PHASE II SUBDIVISION PLAT RECORDED IN VOLUME 9549, PAGES 36-37 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

INDEX MAP
SCALE: 1" = 300'

IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.

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.

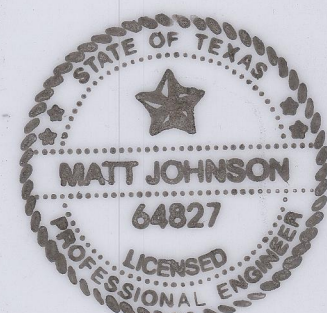
STATE OF TEXAS
COUNTY OF BEXAR

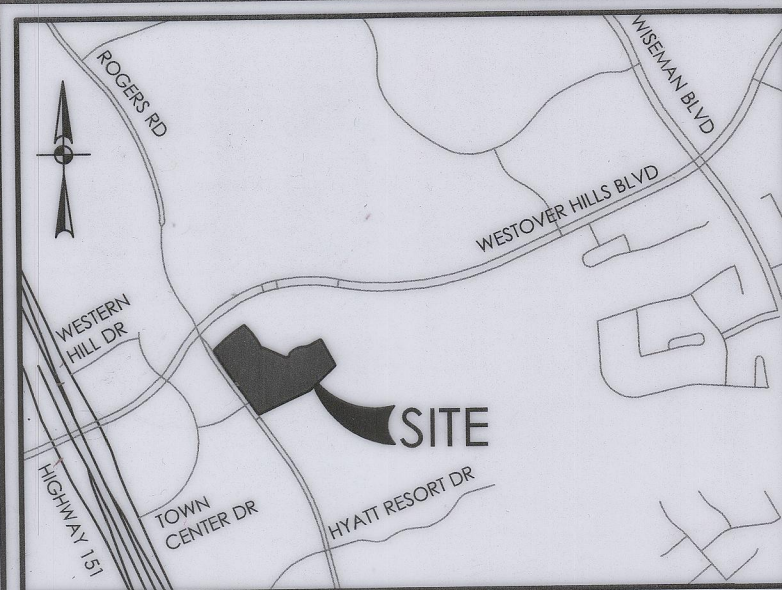
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT-TO-SCALE

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 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 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, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: EXISTING 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND WATER EASEMENT IS BEING REPLACED TO FOLLOW PROPOSED RIGHT-OF-WAY.
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.

SAWS UTILITY

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.

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.

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 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.

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
VOLUME PAGE(S)
ZERO LOT LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

SEE DETAIL "A" ON SHEET 1 FOR TYPICAL EASEMENTS ADJACENT TO ALL ZERO LOT LINES.

LEGEND

- 1 VARIABLE WIDTH WATER EASEMENT (VOL 9548, PG 104, DPR)
- 2 14' ELECTRIC, GAS, TELEPHONE, WATER AND CABLE TELEVISION EASEMENT (VOL 9548, PG 104, DPR)
- 3 25' BUILDING SETBACK (VOL 9548, PG 104, DPR)
- 4 25' BUILDING SETBACK (VOL 9549, PG 36-37, DPR)
- 5 14' ELECTRIC, GAS, TELEPHONE, WATER AND CABLE TELEVISION EASEMENT (VOL 9549, PG 36-37, DPR)
- 6 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9549, PG 36-37, DPR)
- 7 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9548, PG 104, DPR)
- 8 ACCESS EASEMENT (VOL 9548, PG 104, DPR)
- 9 10' PRIVATE SANITARY SEWER EASEMENT (VOL 9548, PG 104, DPR)
- 10 17.62' WATER AND DRAIN EASEMENT (VOL 9549, PG 36-37, DPR)
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- 17 1' VEHICULAR NON-ACCESS EASEMENT
- 18 VARIABLE WIDTH CLEAR VISION EASEMENT

PLAT NUMBER 170203

REPLAT ESTABLISHING

CARLSON PARK PHASE II

(P.U.D.)

BEING 6.071 ACRES, ESTABLISHING LOTS 43-71, 901 AND 999 BLOCK 5, N.C.B. 17673, BEING ALL OF LOTS 7-26 AND 32-42, BLOCK 5, N.C.B. 17673 OUT OF THE REPLAT AND SUBDIVISION PLAT OF CARLSON PARK, PHASE II SUBDIVISION PLAT PREVIOUSLY RECORDED IN VOLUME 9549, PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

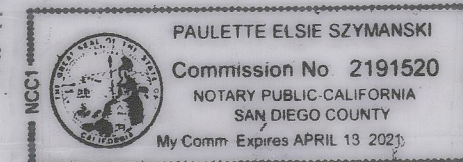
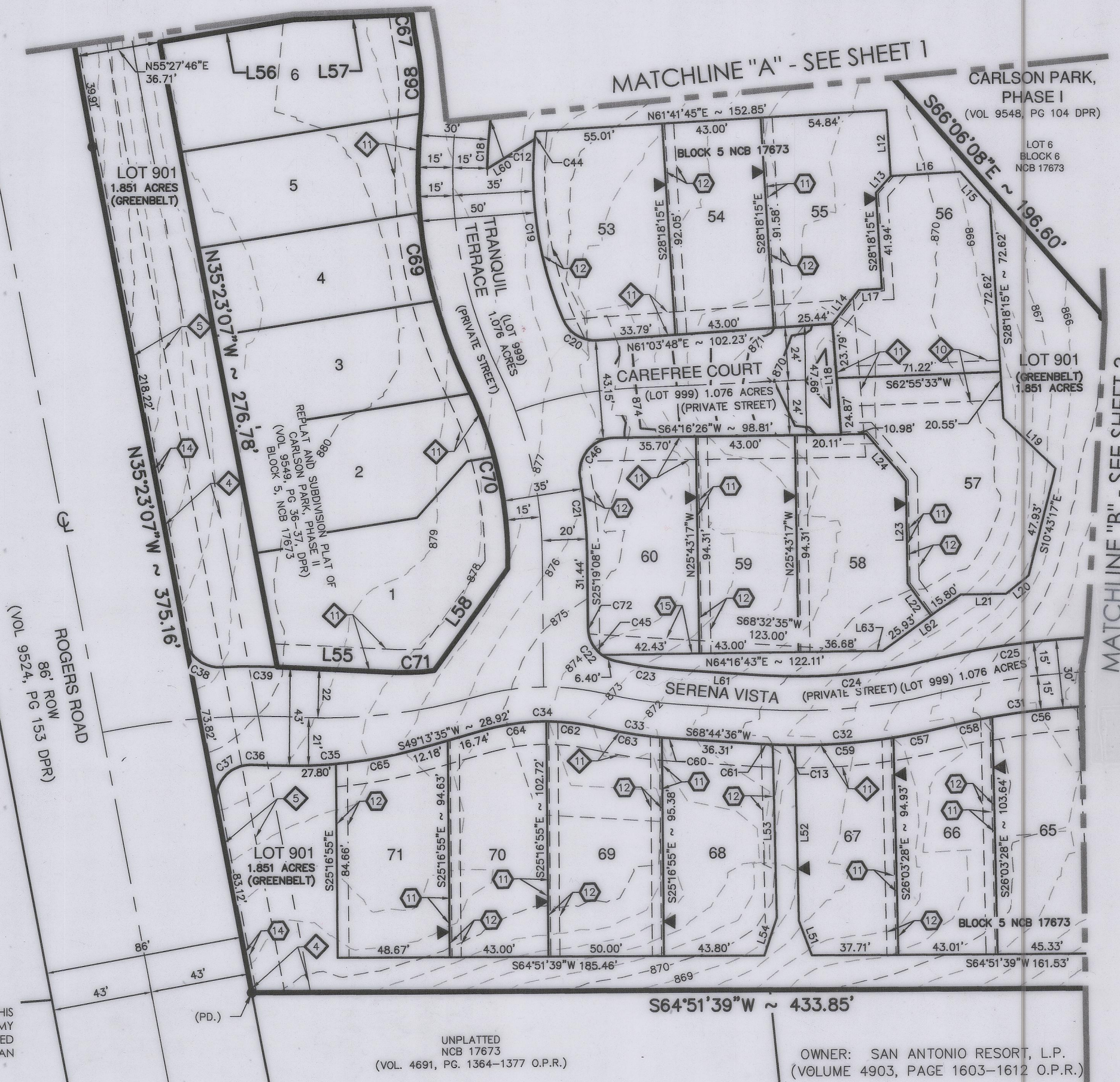
SCALE: 1" = 50'



PAPE-DAWSON
ENGINEERS

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

DATE OF PREPARATION: October 19, 2017



STATE OF TEXAS
COUNTY OF BEXAR

CALIFORNIA
SAN DIEGO

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: ALEJANDRO ARMENTA
McCOOK DEVELOPMENT, LLC
701 BRAZOS STREET, SUITE 720
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF BEXAR

CALIFORNIA
SAN DIEGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEJANDRO ARMENTA, 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 20 DAY OF OCTOBER, A.D. 2017.

PAULETTE ELSIE SZYMANSKI
Commission No. 2191520
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires APRIL 13, 2021

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
SAN DIEGO,
CALIFORNIA

THIS PLAT OF CARLSON PARK PHASE II (P.U.D.) 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

SHEET 2 OF 4

BY: _____ DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR

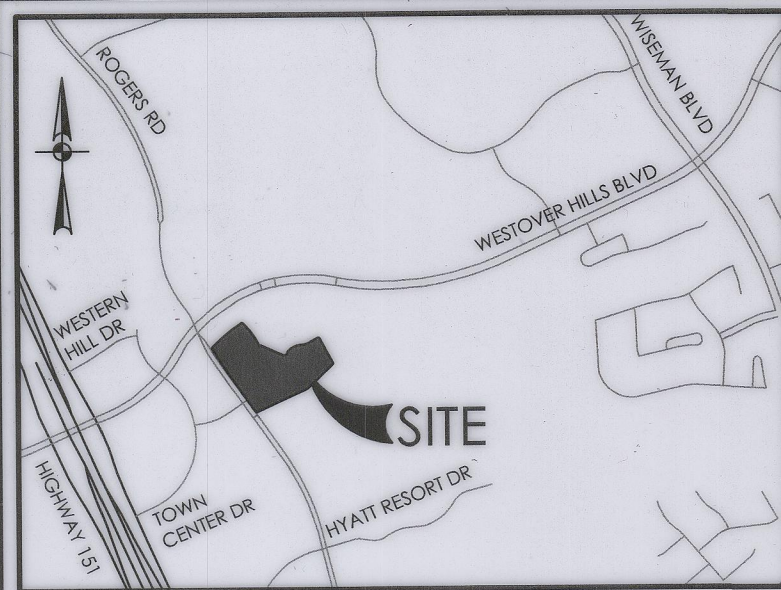
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

Matt Johnson
LICENSED PROFESSIONAL ENGINEER

G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP
NOT-TO-SCALE

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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: DISTRICT 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND WATER EASEMENT IS BEING REPLATED TO FOLLOW PROPOSED RIGHT-OF-WAY.

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.

SAWS UTILITY

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.

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.

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 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.

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
(SURVEYOR)
VOL VOLUME
PG PAGE(S)
ZERO LOT LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN AS PER PANEL 48029C0360G, DATED SEPTEMBER 29, 2010.

SEE DETAIL "A" ON SHEET 1 FOR
TYPICAL EASEMENTS ADJACENT TO
ALL ZERO LOT LINES.

LEGEND

- 1 VARIABLE WIDTH WATER EASEMENT (VOL 9548, PG 104, DPR)
2 14' ELECTRIC, GAS, TELEPHONE, WATER AND CABLE TELEVISION EASEMENT (VOL 9548, PG 104, DPR)
3 25' BUILDING SETBACK (VOL 9548, PG 104, DPR)
4 25' BUILDING SETBACK (VOL 9549, PG 36-37, DPR)
5 14' ELECTRIC, GAS, TELEPHONE, WATER AND CABLE TELEVISION EASEMENT (VOL 9549, PG 36-37, DPR)
6 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9549, PG 36-37, DPR)
7 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9548, PG 104, DPR)
8 ACCESS EASEMENT (VOL 9548, PG 104, DPR)
9 10' PRIVATE SANITARY SEWER EASEMENT (VOL 9548, PG 104, DPR)
10 17.62' WATER AND DRAIN EASEMENT (VOL 9549, PG 36-37, DPR)
11 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND WATER EASEMENT (VOL 9549, PG 36-37, DPR)
12 8' PRIVATE DRAINAGE EASEMENT (VOL 9631, PG 162, DPR)
13 25.5' DRAIN & SANITARY SEWER EASEMENT (VOL 5183, PAGE 1422-1427 OPR)
14 1' OVER HANG EASEMENT
15 5' MAINTENANCE EASEMENT
16 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND WATER EASEMENT
17 1' VEHICULAR NON-ACCESS EASEMENT
18 VARIABLE WIDTH CLEAR VISION EASEMENT

PLAT NUMBER 170203

REPLAT ESTABLISHING

CARLSON PARK PHASE II (P.U.D.)

BEING 6.071 ACRES, ESTABLISHING LOTS 43-71, 901 AND 999, BLOCK 5, N.C.B. 17673, BEING ALL OF LOTS 7-26 AND 32-42, BLOCK 5, N.C.B. 17673 OUT OF THE REPLAT AND SUBDIVISION PLAT OF CARLSON PARK, PHASE II SUBDIVISION PLAT PREVIOUSLY RECORDED IN VOLUME 9549, PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

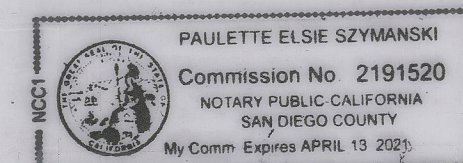
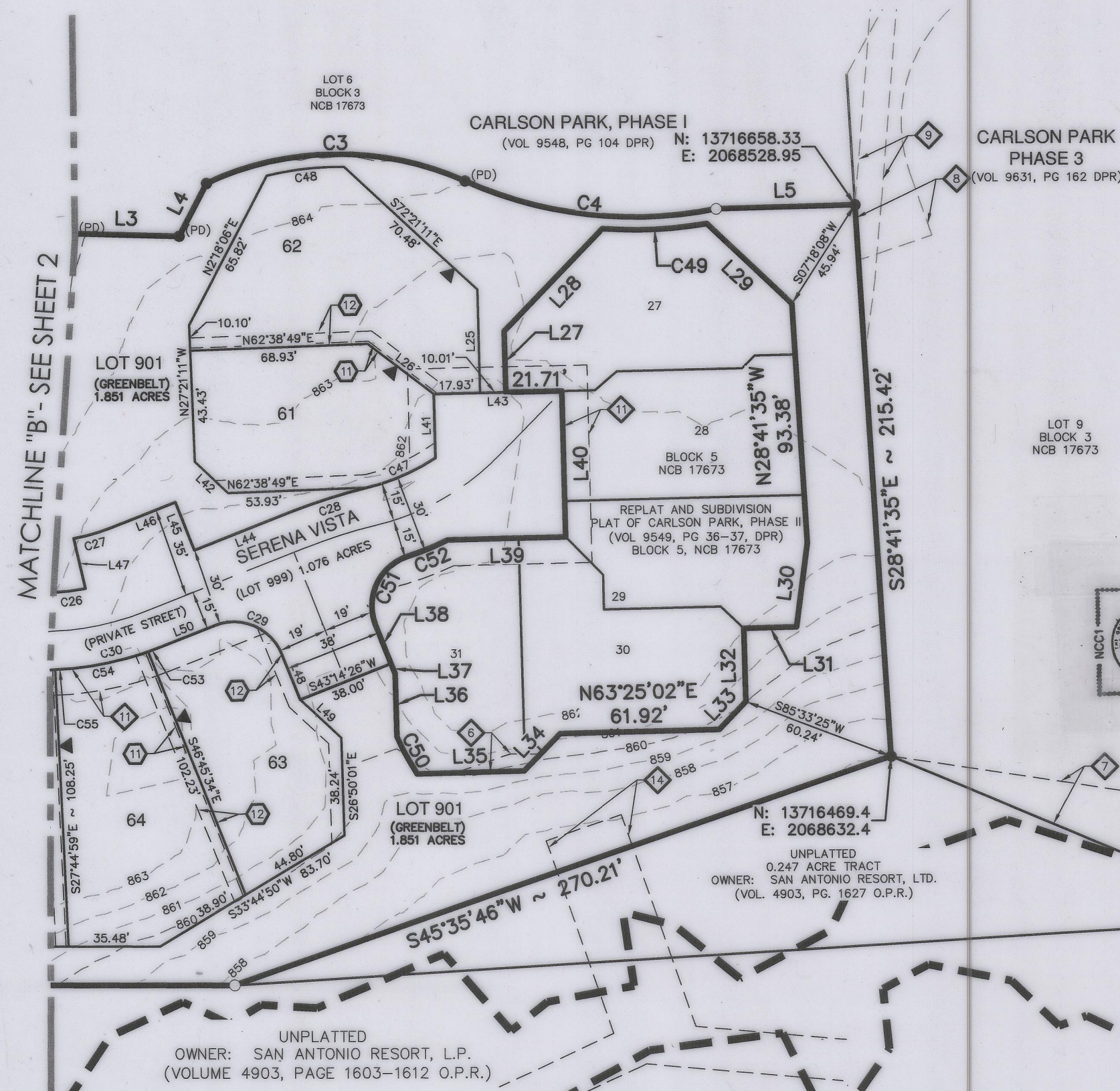
SCALE: 1" = 50'



**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: October 19, 2017



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.



REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS CALIFORNIA
COUNTY OF BEXAR SAN DIEGO

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 UNDEVELOPED 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: ALEJANDRO ARMENTA
MCCOOK DEVELOPMENT, LLC
701 BRAZOS STREET, SUITE 720
AUSTIN, TEXAS 78701

STATE OF TEXAS CALIFORNIA
COUNTY OF BEXAR SAN DIEGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEJANDRO ARMENTA, 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 20 DAY OF OCTOBER, A.D. 2017.

Paulette Elsie Szymanski
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
SAN DIEGO, CALIFORNIA

THIS PLAT OF CARLSON PARK PHASE II (P.U.D.) 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

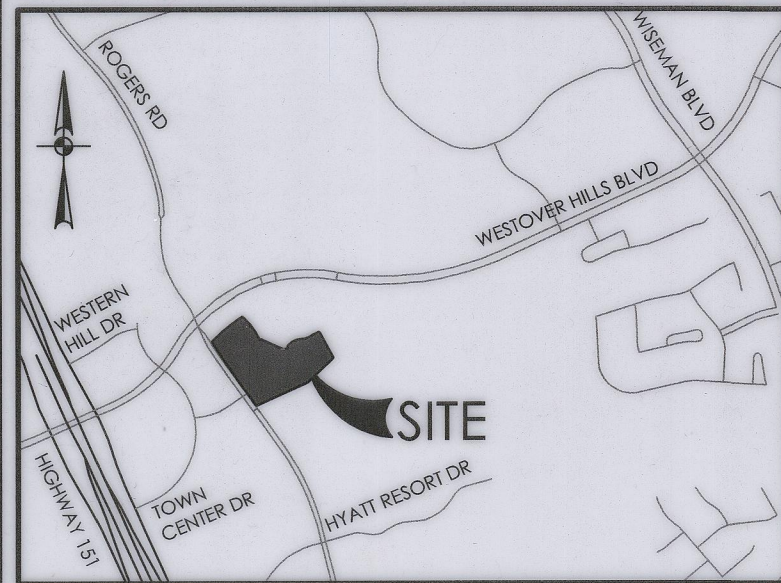
STATE OF TEXAS
COUNTY OF BEXAR

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

SHEET 3 OF 4



LOCATION MAP
NOT-TO-SCALE

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 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 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.
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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.

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
VOL VOLUME
PG PAGE(S)
ZERO LOT LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

LEGEND

- 1 VARIABLE WIDTH WATER EASEMENT (VOL 9548, PG 104, DPR)
- 2 14' ELECTRIC, GAS, TELEPHONE, WATER AND CABLE TELEVISION EASEMENT (VOL 9548, PG 104, DPR)
- 3 25' BUILDING SETBACK (VOL 9548, PG 104, DPR)
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- 11 10' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND WATER EASEMENT (VOL 9549, PG 36-37, DPR)
- 12 8' PRIVATE DRAINAGE EASEMENT (VOL 9631, PG 162, DPR)
- 13 25.5' DRAIN & SANITARY SEWER EASEMENT (VOL 5183, PAGE 1422-1427 OPR)
- 14 1' OVER HANG EASEMENT
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- 17 1' VEHICULAR NON-ACCESS EASEMENT
- 18 VARIABLE WIDTH CLEAR VISION EASEMENT

PLAT NUMBER 170203

REPLAT ESTABLISHING

CARLSON PARK PHASE II
(P.U.D.)

BEING 6.071 ACRES, ESTABLISHING LOTS 43-71, LOT 901 AND 999 BLOCK 5, N.C.B. 17673, BEING ALL OF LOTS 7-26 AND 32-42, BLOCK 5, N.C.B. 17673 OUT OF THE REPLAT AND SUBDIVISION PLAT OF CARLSON PARK, PHASE II SUBDIVISION PLAT PREVIOUSLY RECORDED IN VOLUME 9549, PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 50'



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: October 19, 2017

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	988.00'	16°58'35"	N50°23'15"E	291.67'	292.74'
C2	517.26'	15°46'19"	S39°41'57"E	141.94'	142.39'
C3	120.42'	49°19'20"	N64°22'38"E	100.49'	103.66'
C4	160.02'	35°40'58"	N71°14'16"E	98.05'	99.66'
C5	2697.00'	4°46'18"	N32°59'58"W	224.54'	224.61'
C6	507.26'	11°24'09"	N37°32'34"W	100.78'	100.95'
C12	136.98'	4°43'22"	N21°05'08"W	11.29'	11.29'
C13	263.00'	2°04'38"	N66°27'16"E	9.53'	9.53'
C14	24.00'	86°53'08"	S14°52'19"W	33.01'	36.39'
C15	115.00'	7°39'40"	S24°44'25"E	15.37'	15.38'
C16	85.00'	15°46'32"	S28°47'51"E	23.33'	23.40'
C17	136.98'	17°57'40"	N27°42'17"W	42.76'	42.94'
C18	183.00'	5°26'48"	S21°26'51"E	17.39'	17.40'
C19	163.00'	28°10'22"	S33°42'49"E	79.34'	80.15'
C20	15.00'	71°08'11"	S83°22'06"E	17.45'	18.62'
C21	206.50'	9°21'26"	S29°59'51"E	33.69'	33.72'
C22	15.00'	76°56'43"	S63°47'30"E	18.66'	20.14'
C23	183.00'	8°59'33"	N73°14'23"E	28.69'	28.72'
C24	233.00'	17°31'03"	N59°59'05"E	70.96'	71.24'
C25	357.00'	11°13'30"	N56°50'18"E	69.83'	69.94'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	93.00'	8°09'41"	N58°22'13"E	13.24'	13.25'
C27	73.00'	11°43'31"	S49°06'11"W	14.91'	14.94'
C28	215.00'	8°15'00"	S47°21'56"W	30.93'	30.96'
C29	20.00'	90°00'00"	S88°14'26"W	28.28'	31.42'
C30	123.00'	19°12'38"	S52°50'45"W	41.05'	41.24'
C31	327.00'	11°13'30"	S56°50'18"W	63.96'	64.06'
C32	263.00'	17°31'03"	S59°59'05"W	80.10'	80.41'
C33	213.00'	9°27'11"	S73°28'11"W	35.10'	35.14'
C34	97.00'	28°58'11"	S63°42'41"W	48.52'	49.05'
C35	200.44'	18°41'14"	S58°34'12"W	65.08'	65.37'
C36	178.50'	2°59'23"	S66°25'07"W	9.31'	9.31'
C37	15.00'	100°18'32"	S14°46'10"W	23.03'	26.26'
C38	15.00'	82°53'36"	S76°49'54"E	19.86'	21.70'
C39	221.79'	6°15'56"	N64°51'23"E	24.24'	24.25'
C40	115.00'	9°08'37"	S25°28'54"E	18.33'	18.35'
C41	85.00'	14°28'51"	N28°09'01"W	21.43'	21.48'
C42	24.00'	86°17'41"	N78°32'17"W	32.83'	36.15'
C43	983.00'	3°12'43"	S48°51'29"W	55.10'	55.11'
C44	163.00'	11°3'35"	S19°00'51"E	3.49'	3.49'
C45	15.00'	41°46'21"	S56°56'33"E	10.70'	10.94'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C46	15.00'	98°57'00"	S14°47'56"W	22.80'	25.91'
C47	85.00'	19°37'57"	N41°40'27"E	28.98'	29.13'
C48	115.42'	15°02'17"	S58°29'32"W	30.21'	30.29'
C49	165.02'	14°09'47"	N62°05'38"E	40.69'	40.79'
C50	116.44'	8°11'08"	S53°18'01"E	15.62'	16.64'
C51	20.00'	93°45'55"	S00°7'23"W	29.20'	32.73'
C52	115.00'	8°26'48"	N42°46'57"E	15.94'	16.95'
C53	123.00'	2°02'29"	N44°15'40"E	4.38'	4.38'
C54	123.00'	17°10'08"	N53°51'59"E	35.72'	36.86'
C55	123.00'	17°10'08"	N53°51'59"E	35.72'	36.86'
C56	327.00'	7°25'01"	S58°44'33"W	42.30'	42.33'
C57	263.00'	4°47'48"	N53°37'27"E	22.01'	22.02'
C58	327.00'	3°48'29"	S53°07'48"W	21.73'	21.73'
C59	263.00'	9°23'35"	N60°43'09"E	43.07'	43.12'
C60	213.00'	1°42'43"	N69°35'57"E	6.36'	6.36'
C61	263.00'	11°5'01"	N68°07'05"E	5.74'	5.74'
C62	97.00'	12°54'39"	S71°44'27"W	21.81'	21.86'
C63	213.00'	7°44'28"	N74°19'33"E	28.76'	28.78'
C64	97.00'	16°03'33"	S57°15'22"W	27.10'	27.19'
C65	200.44'	10°44'23"	N54°35'47"E	37.52'	37.57'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C66	2660.00'	1°50'02"	S33°15'11"E	85.13'	85.14'
C67	115.00'	6°37'55"	N33°22'10"W	13.30'	13.31'
C68	106.98'	17°57'40"	N27°42'17"W	33.40'	33.54'
C69	213.00'	32°01'55"	N34°44'25"W	117.54'	119.08'
C70	172.00'	27°15'32"	N37°07'36"W	81.06'	81.83'
C71	98.56'	9°20'07"	N62°01'18"E	16.04'	16.06'
C72	15.00'	10°44'14"	S30°41'15"E	2.81'	2.81'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S29°25'27"E	87.03'
L2	N60°34'29"E	15.81'
L3	N66°16'37"E	41.12'
L4	N21°18'06"E	23.12'
L5	N63°08'02"E	54.09'
L6	S42°19'37"E	14.50'
L7	N31°41'07"W	21.62'
L8	N31°35'08"W	16.50'
L9	N31°35'08"W	25.65'
L10	S10°53'52"E	14.99'
L11	S31°41'07"E	28.00'
L12	N28°18'15"W	28.54'
L13	N16°41'45"E	9.67'
L14	S13°23'57"W	18.73'
L15	N66°06'08"W	19.56'
L16	N61°41'45"E	30.22'
L17	S61°41'45"W	10.11'
L18	N29°16'21"W	48.66'
L19	S70°43'17"E	31.57'
L20	S26°46'43"W	12.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N64°16'43"E	19.68'
L22	N60°43'17"W	17.28'
L23	N25°43'17"W	44.91'
L24	N65°18'03"W	26.53'
L25	N26°26'48"W	40.63'
L26	S77°46'25"E	32.47'
L27	N26°26'48"W	24.02'
L28	N18°25'02"E	55.33'
L29	S71°34'58"E	45.54'
L30	N17°41'59"W	32.87'
L31	N63°25'02"E	20.62'
L32	S26°34'58"E	28.64'
L33	S18°25'02"W	15.00'
L34	N18°25'02"E	20.31'
L35	N63°25'02"E	41.47'
L36	N26°34'58"W	24.56'
L37	N46°45'34"W	4.25'
L38	N46°45'34"W	16.29'
L39	S63°33'12"W	45.72'
L40	S26°26'48"E	56.85'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	N26°26'48"W	24.94'
L42	S72°21'11"E	17.77'
L43	N63°33'12"E	49.65'
L44	N43°14'26"E	40.47'
L45	S46°45'34"E	20.00'
L46	N43°14'26"E	26.97'
L47	N38°10'32"W	20.02'
L48	N46°45'34"W	19.10'
L49	N71°50'01"W	21.76'
L50	S43°14'26"W	23.62'
L51	S45°31'38"E	15.87'
L52	S26°03'28"E	76.94'
L53	S26°03'28"E	75.77'
L54	N6°35'19"W	17.21'
L55	N67°49'51"E	52.21'
L56	S55°39'19"W	58.99'
L57	S62°26'19"W	51.68'
L58	N11°02'29"E	54.74'
L59	S58°18'53"W	22.95'
L60	N33°38'23"E	24.24'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	N68°44'36"E	36.31'
L62	S29°16'43"W	25.93'

SAWS UTILITY

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.

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.

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 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.

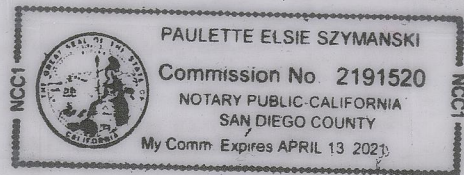
STATE OF TEXAS
COUNTY OF BEXAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAT OF CARLSON PARK PHASE II (P.U.D.) 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

SHEET 4 OF 4