



SURVEYOR'S NOTES:

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983 ROTATION GRID TO PLAT IS 0

3.) CONTROL MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CARLSON, BRIGANCE & DOERING, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION, TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A PLASTIC CAP "CBD SETSTONE"

**DRAINAGE EASEMENT NOTE:**

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS. NO FILL, NO CONCRETE SLAB, NO DRIVEWAY OR DRIVEWAY ELEVATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ENTRYING AND EGRESS OVER OWNER'S ADJACENT PROPERTY TO REMOVE OBSTRUCTIONS OR OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

3. FLOODPROOFING REQUIREMENTS FOR STRUCTURES ON LOTS CONTAINING A FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN, NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN. FINISHED GRADE OF THE FLOODED AREA MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

STATE OF TEXAS)  
(COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS 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 EMPLOYEES OF CARLSON, BRIGANCE & DOERING, INC. UNDER MY SUPERVISION.

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REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:  
1. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

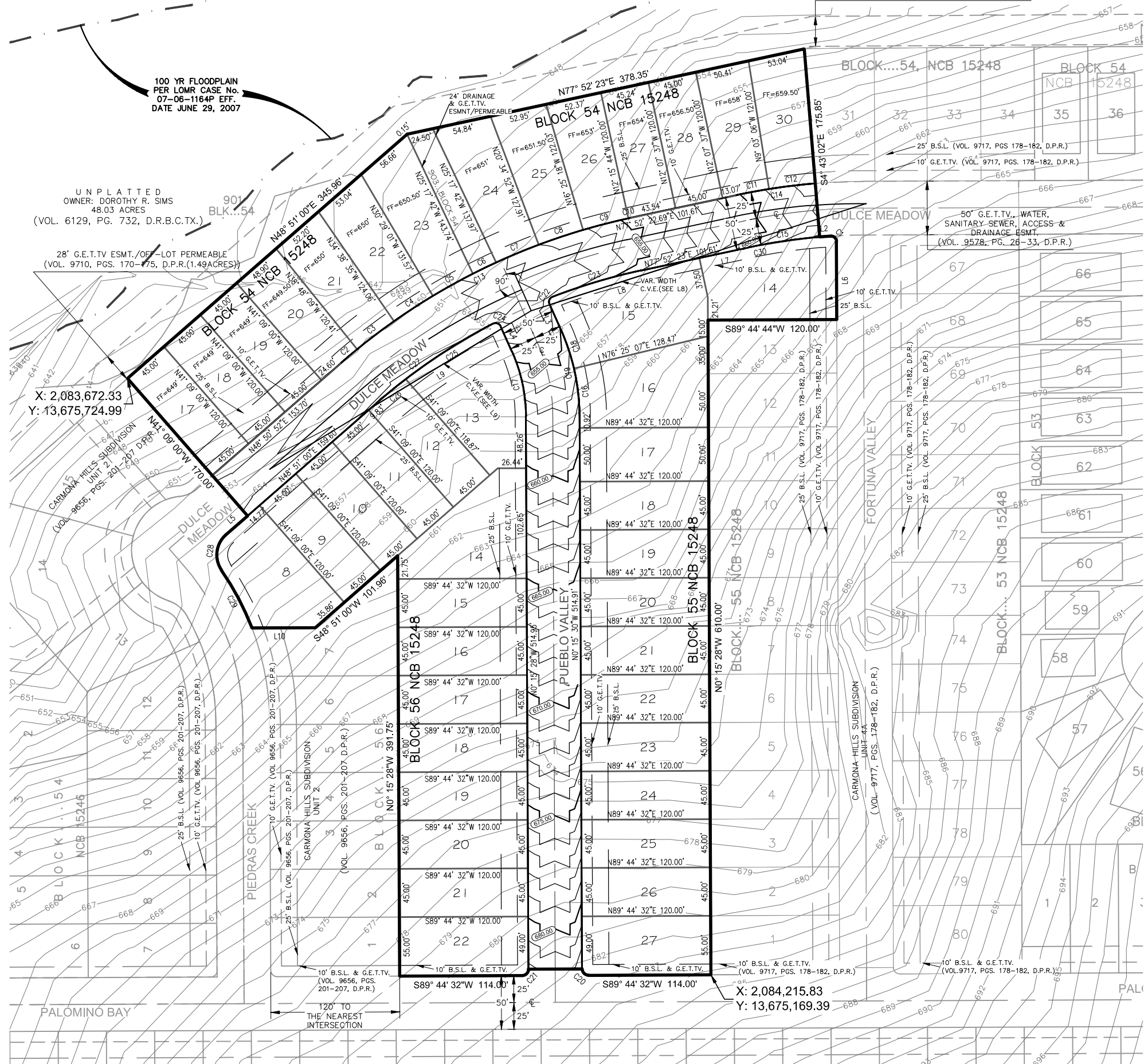
SAWS IMPACT FEE NOTE:  
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF  
PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER  
METER SET AND/OR WASTEWATER SERVICE CONNECTION.

TRUE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/# 1301746) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER, THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN, AN PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

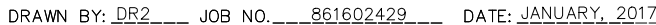
Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C16	44.85	200.00	12.8490	22.52	44.76	N6° 40' 56"W
C17	62.71	150.00	23.9527	31.82	62.25	N12° 14' 03"W
C18	38.76	200.00	11.1037	19.44	38.70	N18° 39' 31"W
C19	83.61	200.00	23.9527	42.43	83.00	S12° 14' 03"E
C20	9.42	6.00	90.0000	6.00	8.49	N45° 15' 28"W
C21	9.40	6.00	89.7391	5.97	8.47	S44° 52' 17"W
C22	8.12	5.00	93.0956	5.28	7.26	N22° 20' 13"E
C23	86.28	550.00	8.9882	43.23	86.19	N73° 22' 47"E
C24	8.13	5.00	93.2154	5.29	7.27	N70° 49' 06"W
C25	96.54	550.00	10.0574	48.40	96.42	S57° 32' 42"W
C26	35.20	550.00	3.6665	17.60	35.19	S50° 40' 59"W
C27	131.74	550.00	13.7239	66.19	131.43	N55° 42' 43"E
C28	36.53	25.00	83.7107	22.40	33.36	N6° 59' 35"E
C29	60.90	250.00	13.9563	30.60	60.75	N27° 53' 05"W
C30	67.89	525.00	7.4097	33.99	67.85	N81° 34' 40"E

Line Table		
Line #	Length	Direction
L2	10.20	N85° 50' 32"E
L3	25.57	N24° 12' 39"W
L4	25.51	N24° 12' 39"W
L5	27.71	N48° 51' 00"E
L6	72.71	S0° 15' 28"E
L7	46.02	N77° 52' 23"E
L8	136.19	N72° 15' 42"E
L9	141.66	N58° 44' 50"E
L10	58.98	N89° 44' 32"E

UNPLATTED  
OWNER: DOROTHY R. SIMS  
48.03 ACRES  
(VOL. 6129 PG: 732, D.R.B.C.TX.)  
28' G.E.T.V ESMT./OFF-LOT PERMEABLE  
(VOL. 9710, PGS. 170-175 D.P.R.(1.49 ACRES))



BEING A TOTAL OF 7,274 ACRES OF LAND OUT  
OF A PORTION OF A 90,918 ACRE TRACT AS  
RECORDED VOLUME 12277, PAGE 435, OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,  
LYING IN BOTH THE LUCAS MUNOZ SURVEY NO.  
86, ABSTRACT 488, C.B. 4310, AND THE MARIA F.  
RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B.  
4303, CITY OF SAN ANTONIO, BEXAR COUNTY,  
TEXAS.



STATE OF TEXAS)  
COUNTY OF BEXAR)

STATE OF TEXAS)  
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 4B 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 VARIANCES(S) HAVE BEEN GRANTED.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO  
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_ AT \_\_\_ M, AND DULY RECORDED THE

DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF  
OF SAID COUNTY IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY