

NOT TO SCALE

GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.TV.E. CLEAR VISION EASEMENT ----- C.V.E PROPOSED FINISHED CONTOUR ------ 824 EXISTING CONTOUR -----EXISTING ----- EXIST. EASEMENT ---- ESM'T BLOCK ----- BLK. VEHICULAR NON-ACCESS EASEMENTS ----- V.N.A.E. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX -- O.P.R.B.C.T.

DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ------D.P.R. PUBLIC RECORDS, BEXAR COUNTY, TEXAS. -----P.R.B.C.TX. DEED RECORDS, BEXAR COUNTY, TEXAS. -----D.R.B.C.TX. ACRES ----- A.C. VOLUME ----- VOL. PAGE ----- PG

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

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"

SURVEYOR'S NOTES:

SCALE FACTOR IS 0.99983

THE CITY OF SAN ANTONIO AS A 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 "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH 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 AND 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 SLARS OR WALLS WILL BE PLACED WITHIN SAID FASSMENT AREAS. CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

FLEVATION 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE GASEMENTS

ORAINAGE EASEMENT NOTE:

1. 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 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 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.

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE 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.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING LOODPLAIN 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 BFE OF THE REGULATORY FLOODPLAIN. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

## 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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

## 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 AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF CARLSON, BRIGANCE & DOERING, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SETBACK NOTE: THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY

# 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 MAINTANING 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.

Curve Table

5.00

43.19 600.00 4.1240

43.18 600.00 4.1238

42.71 | 600.00 | 4.0783 |

24.00 600.00 2.2921

42.94 600.00 4.1008

43.56 600.00 4.1595

30.86 575.00 3.0754

43.50 575.00 4.3343

43.56 600.00 4.1595 21.79

1.42 600.00 0.1351 0.71

303.93 | 600.00 | 29.0231 | 155.30

74.36 575.00 7.4097 37.23

67.89 525.00 7.4097 33.99

19.37 | 600.00 |

93.9074

1.8500

URVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD LENGTH | CHORD DIRECTION

5.35

9.69

21.60

21.60

21.36

21.48

21.79

15.44

21.76

19.37

43.18

43.18

42.70

42.93

43.55

43.55

1.42

43.49

300.69

74.31

67.85

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1301746) IHIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 130746)
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 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.

S47° 12' 34"E

N49° 46' 30"E

N52° 45' 43"E

N56° 53' 09"E

N60° 59' 13"E

N67° 22' 07"E

N71° 29' 55"E

N75° 39' 29"E

N77° 48' 19"E

N79° 24' 38"E

N83° 06' 56"E

N63° 21' 41"E

S81° 34' 40"W

N81° 34' 40"E

<u>SAWS ACCESS NOTE:</u>
THE SAN ANTOINO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

\* SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF <u>745</u> FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED <u>80</u> 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

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 1,000 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 FORT BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE 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.

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

Line Table

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

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

Direction

S0° 15' 28"E

U N P L A T T E D OWNER: DOROTHY R. SIMS 48.03 ACRES (VOL. 6129 PG: 732, D.R.B.C.TX.)

28' G.E.T.TV ESMT./OFF-LOT PERMEABLE (VOL. 9710, PGS. 170-175 D.P.R.(1.49 ACRES))

ine # Length

L6 72.71

OWNER/DEVELOPER:

KB HOME LONE STAR INC. 4800 FREDERICKSBURG RD SAN ANTONIO, TX, 78229

1 inch = 100 ft.

TEXAS.

DRAWN BY: DR2 JOB NO. 861602429 DATE: JANUARY, 2017

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

PLAT NUMBER: 170109

SUBDIVISION PLAT

ESTABLISHING

CARMONA HILLS

SUBDIVISION UNIT 4B

BEING A TOTAL OF 7.274 ACRES OF LAND OUT

OF A PORTION OF A 90.918 ACRE TRACT AS

PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO.

RECORDED VOLUME 12277, PAGE 435, OFFICIAL

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,

DULY AUTHORIZED AGENT OWNER: KB HOME LONE STAR INC. JOSEPH C HERNANDEZ, DIRECTOR OF LAND PLANNING 4800 FREDERICKSBURG RD

# STATE OF TEXAS) COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS\_\_\_\_\_DAY OF\_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

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

MY COMMISSION EXPIRES

\_\_DAY OF \_\_\_\_\_

CHAIRMAN

SECRETARY

STATE OF TEXAS) COUNTY OF BEXAR)

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THI \_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_ AT \_\_\_ M, AND DULY RECORDED THE \_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_ AT \_\_\_\_ M, IN THE RECORDS OF

COUNTY CLERK OF SAID COUNTY DO

\_\_OF SAID COUNTY, IN BOOK VOLUME \_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF. WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_, A.D. \_\_\_\_\_ \_\_ DAY OF \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

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

BLOCK....54, NCB 15248 25 B.S.L. (VOL. 9717, PGS 178-182, D.P.R.) 10' G.E.T.TV. (VÔL. 9717, PGS. 178–182, D.P.R.) U N P L A T T E D OWNER: DOROTHY R. SIMS 48.03 ACRES 48.03 ACRES BLK...54 (VOL. 6129, PG. 732, D.R.B.C.TX.) DRAINAGE ESMT. (VOL. 9578, PG. 26-33, D.P.R.) X: 2,083,672.33 Y: 1⁄3,675,724.99 N89° 44′ 32″E 120,00′ N89' 44' 32"E 120,00' / 16 /21 17 18 N89\* 44' 32"E 120.00' 24 N89° 44' 32"E\_120.00 20 N89\* 44' 32"E\_120.00' /21 N89° 44′ 32″E 120.00′ رم<sup>9</sup>22 27 10' B.S.L. & G.E.T.TV. (VOL. 9717, PGS. 178–182, D.P.R.) S89° 44′ 32"W 114.00′ (VOL. 9656, PGS. 201-207, D.P.R.) S89° 44' 32"W 114.00' X: 2,084,215.83 Y: 13,675,169.39 585 PALÓMINÓ BAY

Curve Table

22.52

31.82

19.44

42.43

6.00

5.28

43.23

5.29

48.40

66.19

22.40

33.99

CHORD LENGTH | CHORD DIRECTION

N6° 40' 56"W

N12° 14' 03"W

N18° 39' 31"W

S12° 14' 03"E

N45° 15' 28"W

N22° 20' 13"E

N73° 22' 44"E

N70° 49' 06"W

S57° 32' 42"W

N55° 42' 43"E

N6° 59' 35"E

N27° 53' 05"W

N81° 34' 40"E

44.76

62.25

38.70

83.00

8.49

8.47

7.26

86.19

7.27

96.42

131.43

33,36

60.75

67.85

JRVE | LENGTH | RADIUS | DELTA | TANGENT |

62.71 | 150.00 | 23.9527

83.61 200.00 23.9527

86.28 550.00 8.9882

96.54 550.00 10.0574

131.74 | 550.00 | 13.7239

36 53 | 25 00 | 83 7107

60.90 250.00 13.9563

C30 67.89 525.00 7.4097

200.00 12.8490

200.00 11.1037

6.00 90.0000

6.00 89.7391

5.00 93.0956

5.00 93.2154

550.00 3.6665

44.85

38.76

9.42

9.40

8.12

8.13

C22

C23

C27