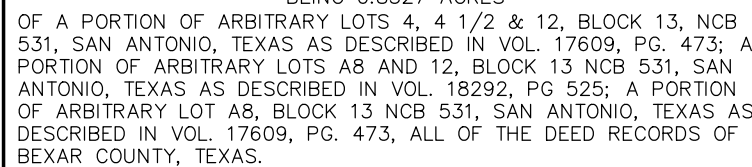




_____ = PROPOSED BOUNDARY
 _____ = EXISTING BOUNDARY
 _____ - _____ = CENTERLINE
 * = FOUND 1/2" IRON PIN CONTROLLING
 MONUMENTATION
 (UNLESS NOTED OTHERWISE)
 @ = IRON PIN SET WITH CAP
 STAMPED "TGD SURVEYING"
 E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
 E.T.C. = ELECTRIC, TELE & CABLE TV
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF
 BEXAR COUNTY TEXAS
 D.P.R. = DEED AND PLAT RECORDS OF
 BEXAR COUNTY TEXAS
 N.C.B. = NEW CITY BOOK
 ROW = RIGHT OF WAY
 CL = CENTERLINE
 - [1160] - = EXISTING CONTOUR
 - - - - - = PROPOSED EASEMENT
 - - - - - = EXISTING EASEMENT



DATE _____

DATE _____

1. 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 EASEMENTS, "GAS EASEMENTS", "OVERHEAD EASEMENTS", "SERVICE EASEMENTS", "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 THE NECESSARY EGRESS AND EGRESS, 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 PARTS OF THE PARTS OF THE FACILITIES WHICH ARE NOT NEEDED 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 AREAS.
2. NO MONETARY DAMAGES SHALL BE PAID TO THE OWNER 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 ADMEND, 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 DRIVEWAYS ARE ALLOWED WITHIN THE FIVE (5) FOOT ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS AND CABLE TV EASEMENTS. ROOF OVERHANGS WITHIN UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

1. WASTEWATER EUDY 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 DEPARTMENT.
2. SAHS HIGH PRESSURE WATER: THE LOCATION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 746 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 CUSTOMERS SIDE OF THE WATERLINE, AN APPROPRIATE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
3. 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 SEWER SERVICE CONNECTION.
4. INGRESS & EGRESS (WATER): THE SAN ANTONIO 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.
5. FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC UTILITY 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 FORTH BY THE CITY OF SAN ANTONIO'S DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PINES AT HAYS (IDZ) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE 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, BLOCK 13, N.C.B. 531.

OWNER

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____
DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS



LINE	LENGTH	BEARING
L1	60.17'	S89°38'33"W
L2	16.17'	S00°00'00"E
L3	20.00'	S89°38'33"W
L4	98.10'	N00°00'00"E
L5	20.00'	N89°41'12"E
L6	31.91'	N00°00'00"E
L7	1.26'	N89°59'29"W
L8	1.36'	N90°00'00"W
L9	14.97'	S00°19'27"E
L10	14.97'	S89°34'14"W

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	15.00'	23.53'	89°53'41"	21.19'	N44°37'24"E
C2	15.00'	23.56'	90°00'00"	21.21'	S45°00'00"W
C3	15.00'	23.56'	90°00'00"	21.21'	S45°00'00"E

The seal is an octagonal emblem. The outer border contains the text "STATE OF TEXAS" at the top and "LAND SURVEYOR" at the bottom. Inside this border, the word "REGISTERED" is at the top and "PROFESSIONAL" is at the bottom. In the center, a five-pointed star is positioned above the name "JOHN E. DEHAN" and the number "6042". A horizontal dotted line separates the name and number from the word "PROFESSIONAL".