

### **LOCATION MAP**

= PROPOSED BOUNDARY ---- = EXISTING BOUNDARY

MONUMENTATION

E.T.C. = ELECTRIC, TELE & CABLE TV

D.P.R. = DEED AND PLAT RECORDS OF

BEXAR COUNTY TEXAS

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS

N.C.B. = NEW CITY BLOCK

ROW = RIGHT OF WAY

 $\mathbb{Q}$  = CENTERLINE

- - 1160 - - EXISTING CONTOUR

---- = EXISTING EASEMENT

- - - - - - = PROPOSED EASEMENT

• FOUND 1/2" IRON PIN CONTROLLING

(UNLESS NOTED OTHERWISE)

STAMPED "TGD SURVEYING"

E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV

— – EENTERLINE

LEGEND

NOT TO SCALE

C.P.S NOTES

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 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
THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE
SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS
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 FI EVATION ALTERATION.

ELEVATION ALTERATION.
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: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR

TELEPHONE AND CASE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE

SAWS NOTES:

1. 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

SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS HIGH PRESSURE NOTE: A PORTION 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 WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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. 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. FIRE FLOW 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 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 DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEY NOTE:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND

FEMA FIRM PANEL 48029C0415G, WITH AN EFFECTIVE DATE OF 09/29/2010 SHOWS THE SCALED LOCATION OF THE SUBJECT PROPERTY TO BE LOCATED WITHIN FLOOD ZONE 'X', WHICH IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA)

FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

COUNTY OF BEXAR

OWNER/DEVELOPER: 901 PINE, LLC OWNER: CHARLES H. TURNER, CEO

905 NORTH PINE ST. SAN ANTONIO, TX 78202

(LOTS 23 AND 901)

STATE OF TEXAS COUNTY OF BEXAR

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PINE 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 \_\_\_\_\_

OWNER

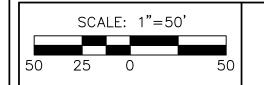
NOTARY PUBLIC BEXAR COUNTY, TEXAS

## PLAT NUMBER 170543

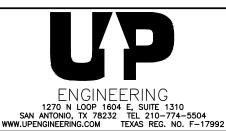
### SUBDIVISION PLAT **ESTABLISHING**

PINE AT HAYS (IDZ)

BEING A TOTAL OF 0.8316 ACRES OF LAND, INCLÚSIVE OF A 0.0011 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 20-28 AND LOT 901, BLOCK 13, N.C.B. 531, SAID 0.8316 ACRES BEING A PORTION OF A 0.97 ACRE TRACT, DEED OF TRUST RECORDED IN VOLUME 8306, PAGE 1530, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS









STATE OF TEXAS COUNTY OF BEXAR

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:
K/T TX HOLDINGS, LLC
OWNER: CHARLES H. TURNER, CEO
905 NORTH PINE ST.
SAN ANTONIO, TX 78202
(LOTS 20-22, 24-28)

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF	PINE AT H	AYS (IDZ)	HAS BEEN S	UBMITTED
TO AND CONSIDERED	BY THE PLANNING	G COMMISSION O	F THE CITY OF SA	
ANTONIO, TEXAS, AN ACCORDANCE WITH S				WHERE
ACCORDANCE WITH S ADMINISTRATIVE EXCE				
ADMINIO INATIVE EXOL	LI 110110(0) AND/C	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	TITLE BEEN ONAIN	
DATED THIS	DAY OF		, A.D	<u> </u>

CHAIRMAN

SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE  $\_$ \_\_\_\_ A.D. \_\_\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_ A.D. \_\_\_\_ AT \_\_\_\_M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_

A.D. \_\_\_\_\_. COUNTY CLERK, BEXAR COUNTY, TEXAS

> \_\_\_\_\_, DEPUTY NOVEMBER 2017 SHEET 1 OF 1

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

-VARIABLE WIDTH INGRESS/EGRESS AND FIRE EASEMENT UNPLATTED ARBITRARY PORTION OF LOT 10, BLOCK 13, N.C.B. 531 BRETT WITTMAN (0.0547 AC.) OFF-LOT JNPLATTED ARBITRAR PORTION OF LOTS 9 AND 10, BLOCK 13, N.C.B. 531 K/T TX HOLDINGS, LLC 17920/1058 O.P.R.B.C.T. -3' PRIVATE N=13704565 17609/473 O.P.R.B.C.1 E=2136881 N89°41'12"E <35.00° <del>`</del> 35.00'∙ LÒT 27 🍃 LOT 26 LOT 25 ≥ LOT 24 LOT28 3 BLOCK 13 N.C.B. 531 □0.0378 ACRES 0.0751 ACRES 0.0378 ACRES 0' 35.00' N89'41'12"E 209.63' 69.60' 35.03 35.00 35.00 LOT 901 N89\*41'12"E 209.65' 20' IRREVOCABLE INGRESS/EGRESS, FIRE,

STR WATER EASEMENT 面 Z FOUND MAG NAIL 7' E.G.T.C. EASEMENT PRIVATE WATER EASEMENT LOT 23 E.G.T.C. EASEMENT L3 N.C.B. 531 7 UNPLATTED ARBITRARY A-7, BLOCK N.C.B. 531 DHN M. WILKINS 11815/1178 O.P.R.B.C.T. 7 N89'34'14"E 149.48' √14' E.G.T.C. 45.00' 45.00' 59.48 EASEMENT LOT 20 LOT 21 LOT 22 BLOCK 13 N.C.B. 531 BLOCK 13 N.C.B. 531 N.C.B. 531 0.0673 ACRES 0.0673 ACRES 0.0877 ACRES 44.39' L10 \_C1 S89\*34'14"W 134.47' R.O.W. DEDICATION TO N=13704362 7' E.G.T.C. SAN ANTONIO E=2136942 HAYS STREET

UNPLATTED ARBITRARY
LOTS 4, 4 1/2, AND A PORTION OF
ARBITRARY LOT 12,
K/T TX HOLDINGS, LLC
17609/473 O.P.R.B.C.T. UNPLATTED PORTIONS OF ARBITRARY LOTS AB AND 12, 901 PINE, LLC 18292/525 O.P.R.B.C.T. UNPLATTED
ARBITRARY
LOT A-6,
BLOCK 13,
N.C.B. 531
ESTATE OF
WILLIE L.
JAMES
DOC#
0213131 HAYS STREET

'SUBJECT AREA' BEING 0.8327 ACRES

OF A PORTION OF ARBITRARY LOTS 4, 4 1/2 & 12, BLOCK 13, NCB 531. SAN ANTONIO. TEXAS AS DESCRIBED IN VOL. 17609. PG. 473: A PORTION OF ARBITRARY LOTS A8 AND 12, BLOCK 13 NCB 531, SAN ANTONIO, TEXAS AS DESCRIBED IN VOL. 18292, PG 525; A PORTION OF ARBITRARY LOT A8, BLOCK 13 NCB 531, SAN ANTONIO, TEXAS AS DESCRIBED IN VOL. 17609, PG. 473, ALL OF THE DEED RECORDS OF BEXAR COUNTY TEXAS

# STATE OF TEXAS COUNTY OF BEXAR

NATASHA F. UHLRICH

89502

6042 ⋧

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.

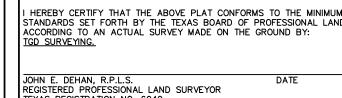
DATE

NATASHA F. UHLRICH, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 89502

#### STATE OF TEXAS COUNTY OF BEXAR

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:

JOHN E. DEHAN, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR



LINE | LENGTH | BEARING 60.17 S89°38'33"W 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 N89°59'29"W 1.26 L8 1.36 N90°00'00"W

S00°19'27"E

S89°34'14"W

14.97'

14.97'

L9

LINE TABLE

CURVE TABLE							
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		
С3	15.00'	23.56'	90°00'00"	21.21'	S45°00'00"E		

U:\\_Projects\09 - Terramark\9.03 - 901 Pine St - Terramark\ACAD\PLAT\Pine Street Subdivision Plat.dwg 2017/11/13 9:29am justi