SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133,

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

SAN ANTONIO, TEXAS 78229 TEL. NO. (210) 349-1111 STATE OF TEXAS

SCALE: 1"= 100'

200'

LOT 902

300

STATE OF TEXAS

100'

LOT 901 (OPEN SPACE)

BLOCK 19 CB 5094

BLOCK 19 CB 5094 (PERMEABLE) (VOL 9722, 201-202 DPR

SAN ANTONIO ETJ APPROX. CITY LIMIT LINE

CITY OF SAN ANTONIC

(PERMEABLE)

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 13 DAY OF 4 MICHAGE

MEGHAN JANE GRACE Notary Public, State of Texa: Comm. Expires 12-27-2020 Notary ID 12081891

THIS PLAT OF _____MILLER RANCH UNIT-7B 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 ___ CHAIRMA

CERTIFICATE OF APPROVAL

THE LINDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING

DAY OF DATED THIS A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEVAS

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERT OF

DEED PAG

> A.D. 20 DAY OF_

OFFICE, THIS

FLOODPLAIN ON LOTS NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1999144) WHICH REQUIRES A PORTION OF LOT 1, BLOCK 19 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR COUNTY, TEXAS, MAP NO. 48029C0430G, DATED SEPTEMBER 29, 2010. A FEMA CLOMP UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY FLOODPLAIN STUDY HAS BEEN PREPARED BY SAN ANTONIO DESIGN

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 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

MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS,
LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE DRAINAGE EASEMENTS OF ANY NATURE WITHIN MILLER RANCH UNIT-7B PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM LINDER THE

DRAINAGE EASEMENTS OF ANY NATURE WITHIN MILLER RANCH UNIT-7B

SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE

ANNUAL CHANCE (100 YEAR) FLOODIALIN ENCOACHMENT ON THE ABOVE LOTS,

HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF

SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM LINDER THE

SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM LINDER THE

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SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM LINDER THE

OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE. SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE 902 & 903, BLOCK 19, CB 5094.

DRAINAGE EASEMENT NOTE

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

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR

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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER N AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL

TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) STORM WATER: BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT INISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OF 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 ETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR

ABOVE THE BFE OF THE REGULATORY FLOODPLAIN. 27 BLOCK 10 CB 5094 12.27 L14_ 11.29'

N: 13712571.54

E: 2169844.12

SUNFLOWER PATH

SUNSET BEND (50' ROW)

90.00

N89"23'49"E

N89"23'49"E

(50' ROW) /

DETAIL "A" (50' ROW) / C24 THIS SHEET S89"23"49"W ~ 181.00"

21 % 220 2 19 9 2 18 % 217 % 2 16 662.5 662.5 662.5 662.5

40.00' 40.00' 40.00' 40.00' 40.00' 40.00'

S89°23'49"W ~ 667.63'

(VOL 9722, PG 201-202 DPR)

OTS 902 & 903, BLOCK 19, CB 5094 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, PRIVATE DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND

5

23.49' BLOCK 10 CB 5094

N89°25'48"E ~ 345.71"

25

S89*23'49"W

26

105.78' 11.98'

662.5

-16.43'

N89°25'48"E

110.00

32

31

N89"25'48"E

110.00 30

674_110.00

N89°25'48"E ♀

29

N89°25'48"E @ 110.00

N89°25'48"E

6

MILLER RANCH UNIT 7A

(VOL 9722, P\$ 201-202 DPR)

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES DETAIL "A'

10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9722, PG 201-202 DPR) 16' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 9687, PG 16-18 DPR) 3 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9709, PG 17 DPR) VARIABLE WIDTH CLEAR (VOL 9709, PG 17 DPR) 39 VARIABLE WIDTH CLEAR MILLER RANCH UNIT 5 (VOL 9709, PG 17 DPR) BLOCK 19 BLOCK 19 NCB 17978 (VOL 9722, PG 201-202 DPR)

676 -

124.051 ACRES DAHJUR, L.P.

N: 13711970.70

SAWS DEDICATION NOTE:

PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

N89°25'48"E

120.93

120.74

N89"25'48"E

120.64

30

N89"25'48"E 120.43' 8.19

29 N84-44'00"E

106.55

LOT 903

(OPEN SPACE)

BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE

SETBACK NOTE

OPEN SPACE NOTE

ABOVE FINISHED ADJACENT GRADE.

CANDLEMEADOW

CANDLEVIEW CT

CITY OF

SAN ANTONIO

LEGEND

PAGE(S)

ROW RIGHT-OF-WAY

VOLUME

ACRES

- -860- - EXISTING CONTOURS

— ROPOSED CONTOURS

VOL

—-€—-— CENTERLINE

CITY LIMIT LINE

(SURVEYOR)

660

ETJ EXTRA TERRITORIAL

JURISDICTION

OPR OFFICIAL PUBLIC RECORDS

COUNTY BLOCK **NEW CITY BLOCK**

DEED AND PLAT RECORDS

OF BEXAR COUNTY, TEXAS

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

UD ULTIMATE DEVELOPMENT

100-YR FLOODPLAIN PER CLOMR 5

ELEVATION

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

FEMA (100-YR) FLOODPLAIN

MINIMUM FINISHED FLOOR

PER LOMR CASE # 16-06-3198P

LOCATION MAP

NOT-TO-SCALE

SAN ANTONIO

ETJ

5' GAS, ELECTRIC, TELEPHONE ANTONIO.

AND CABLE TV EASEMENT

VARIABLE WIDTH CLEAR

GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

16' MAINTENANCE ACCESS

VISION EASEMENT

VISION EASEMENT

VISION EASEMENT

10' BUILDING SETBACK LINE,

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY THE CITY OF SAN ANION 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 DISTIRBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANIOHOR 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 TIS 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 CAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FFFICIENCY 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. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID

SEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR

erson's deemed responsible for said grade changes or ground elevation atteration.

It this plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, brainage, telephone, cable easements or any other easements for utilities unless the changes to such asements are described below: 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

THEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV ASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR XISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED E: 2169091.48 "PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83

NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM

(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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,

LICENSED PROFESSIONAL ENGINEER

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.

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

NOTE:

VOL.14907, PG. 1319 OPF

FOR CURVE TABLE AND LINE TABLE. SEE SHEET 2 OF 2

PAUL T. ROSS

5158

EUGENE H. DAWSON III 112792 CENSEO.

STATE OF TEXAS COUNTY OF BEXAR

SECRETARY

OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTI
THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF
BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT
IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAM
AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

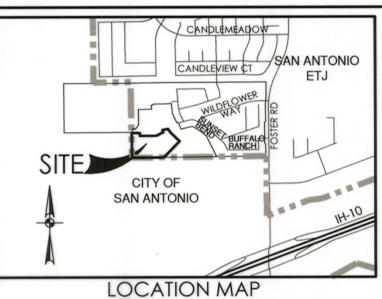
STATE OF TEXAS		
COUNTY OF BEXAR		
1		

TIFY THAT THIS PLAT	WAS FILED FOR RE	CORD IN MY	OFFICE, ON THE	DAY
	, A.D. <u>20</u>	AT	M. AND DULY R	RECORDED THE
DAY OF		_, A.D. <u>20</u>	AT	M. IN THE
D AND PLAT RECOR	DS OF BEXAR COL	JNTY, IN BOC	K/ VOLUME	ON
GE IN TES	STIMONY WHEREO	F, WITNESS M	Y HAND AND OF	FICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

SHEET 1 OF 2 BY:



NOT-TO-SCALE

LEGEND CB COUNTY BLOCK NEW CITY BLOCK DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ESMT EASEMENT PAGE(S)

ETJ EXTRA TERRITORIAL JURISDICTION ROW RIGHT-OF-WAY OFFICIAL PUBLIC RECORDS OPR (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS VOL VOLUME ACRES FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)-ROW UD ULTIMATE DEVELOPMENT

-C--- CENTERLINE - -860- - EXISTING CONTOURS — CB60 — PROPOSED CONTOURS CITY LIMIT LINE FEMA (100-YR) FLOODPLAIN

100-YR FLOODPLAIN PER CLOMR

VARIABLE WIDTH
VISION EASEMENT
CASE # 16-06-4077P PER LOMR CASE # 16-06-3198P CASE # 16-06-4077R MINIMUM FINISHED FLOOR

NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

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

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.

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

FROM THE NGS COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

ANTONIO PLANNING COMMISSION.

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

COUNTY OF BEXAR

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1999144) WHICH REQUIRES ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE BY THE SAN ANTONIO WATER SYSTEM. SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 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 MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, PLUMBING CODE OF THE CITY OF SAN ANTONIO.

WASTEWATER EDU NOTE: SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE 902 & 903, BLOCK 19, CB 5094.

PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

AND CABLE TV EASEMENT

VARIABLE WIDTH CLEAR

GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

16' MAINTENANCE ACCESS

10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

(VOL 9722, PG 201-202 DPR)

16' SANITARY SEWER ESMT

(VOL 9687, PG 16-18 DPR)

(VOL 9709, PG 17 DPR)

VARIABLE WIDTH CLEAR

(VOL 9709, PG 17 DPR)

VARIABLE WIDTH CLEAR (VOL 9722, PG 201-202 DPR)

VISION EASEMENT

10' ELECTRIC, GAS, TELEPHONE

TO EXPIRE UPON INCORPORATION

INTO PLATTED PUBLIC STREET ROW

VISION EASEMENT 10' BUILDING SETBACK LINE,

EASEMENT

BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ABOVE THE BFE OF THE REGULATORY FLOODPLAIN. 5' GAS, ELECTRIC, TELEPHONE

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

CABLE TV EASEMENT.

PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY

THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MILLER RANCH UNIT-7B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT DRAINAGE EASEMENT NOTE

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS for this plat. All impact fees must be paid prior to water meter set and/or 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 <u>DIRECTOR OF PUBLIC WORKS</u>. 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. 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 SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT

LOODPLAIN ON LOTS NOTE

A PORTION OF LOT 1, BLOCK 19 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0430G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY SAN ANTONIO DESIGN GROUP, INC. AND LOTS 902 & 903, BLOCK 19, CB 5094 ARE DESIGNATED AS OPEN SPACE AND AS A WAS APPROVED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY AND FEMA. BASED ON LANDSCAPE, PRIVATE DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND THE FLOODPLAIN STUDY, THE ABOVE LOT ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

E TABLE	
EARING	LENGTH
*25'48"E	122.56'
°26'51"E	50.00'
'34'12"E	43.01'
*00'43"E	110.15'
27'43"E	50.00'

LAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

LINE #	BEARING	LENGTH
L1	N89°25'48"E	122.56
L2	S83*26'51"E	50.00
L3	S0'34'12"E	43.01
L4	N62*00'43"E	110.15
L5	N62*27'43"E	50.00'
L6	S35*02'27"E	67.57
L7	S42'08'42"E	40.07
L8	S45*34'12"E	94.93'
L9	N45'34'12"W	96.48
L10	N89'23'49"E	101.06
L11	S0*36'11"E	58.54
L12	NO*36'11"W	58.54
L13	S1*05'08"E	52.26'
L14	S89*28'13"E	64.01
L15	N10'40'48"E	106.43
L16	S10*40'48"W	106.68
L17	N79*19'12"W	120.66
L18	N77'02'49"W	176.56
L19	N65'40'46"W	111.75
L20	S65'40'46"E	114.80

	CASE # 16-06-4077R	(VOL 9722, PG 201-202 DPR)						
660	MINIMUM FINISHED FLOOR ELEVATION		CURVE TABLE					
			CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
			C1	125.00'	7'07'20"	S2*59'28"W	15.53'	15.54'
			C2	275.00	6'49'28"	N24'07'33"W	32.74	32.76'
			C3	15.00'	104'41'36"	N31*38'00"E	23.75	27.41'
			C4	775.00'	7*37'48"	N80°09'54"E	103.13'	103.20'
			C5	275.00'	18*01'55"	S36*33'14"E	86.19	86.55'
			C6	325.00'	18*01'55"	N36*33'14"W	101.86	102.28'
			C7	15.00'	39'51'13"	S65*29'48"E	10.22	10.43'
			C8	50.00'	169*42'26"	S0*34'12"E	99.60'	148.10'
			С9	15.00'	39*51'13"	S64*21'25"W	10.22'	10.43'
			C10	25.00'	90.00,00,	N0*34'12"W	35.36	39.27
			C11	75.00'	44'58'01"	N66*54'49"E	57.36	58.86'
			C12	125.00'	44'58'01"	S66'54'49"W	95.60'	98.10'
	NTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM		C13	15.00'	90'00'00"	S45*36'11"E	21.21'	23.56'
AREAS DESIGNATED O	ents and rights-of-way for electric and Gas in this plat as "electric easement," "Gas eas G easement," "utility easement," and "transfo	EMENT," "ANCHOR EASEMENT," "SERVICE	C14	15.00'	52'01'12"	S25*24'25"W	13.16'	13.62'
INSTALLING, CONSTRUC	TING, RECONSTRUCTING, MAINTAINING, REMOVING BURYING WIRES, CABLES, CONDUITS, PIPELINES OR T	, INSPECTING, PATROLLING, AND ERECTING	C15	50.00'	284'02'25"	N89°23'49"E	61.54	247.87
TO RELOCATE SAID FAC	ETHER WITH THE RIGHT OF INGRESS AND EGRESS OVE CILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY	AREAS, AND THE RIGHT TO REMOVE FROM	C16	15.00'	52'01'12"	N26*36'47"W	13.16'	13.62'
EFFICIENCY OF SAID LI	OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHIC INES OR APPURTENANCES THERETO. IT IS AGREED VALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.		C17	15.00'	90'00'47"	N44*24'13"E	21.22'	23.57
2. ANY CPS MONETARY EASEMENT, DUE TO GRA	LOSS RESULTING FROM MODIFICATIONS REQUIRED (NDE CHANGES OR GROUND ELEVATION ALTERATION:	S SHALL BE CHARGED TO THE PERSON OR	C18	275.00'	11'16'12"	S84*57'18"E	54.01	54.09'
3. THIS PLAT DOES NOT	Onsible for said grade changes or ground el Amend, alter, release or otherwise affect an Cable fasements or any other easements fo	NY EXISTING ELECTRIC, GAS, WATER, SEWER,	C19	25.00'	78'45'00"	S39*56'42"E	31.72	34.36'
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 ELECTRIC AND GAS EASEMENTS			C20	175.00'	7'07'20"	N2*59'28"E	21.74	21.75'
5. ROOF OVERHANGS	d only by rear lot underground electric and 5 are allowed within the five (5) foot wide e 1. Y underground electric, gas, telephone and	ELECTRIC, GAS TELEPHONE AND CABLE TV	C21	15.00'	38'39'54"	N18*45'45"E	9.93'	10.12'
EXISTING WITHIN THOSE I	FIVE (5) FOOT WIDE EASEMENTS.	CABLE IV MOLENES ARE INCIDED ON	C22	50.00'	155'53'05"	N39*50'51"W	97.79'	136.04
SURVEYOR'S N	<u>NOTES:</u> Corners are monumented wit	TH CAP OR DISK MARKED	C23	15.00'	38*28'12"	S81*26'43"W	9.88'	10.07
2. COORDINATE	On" unless noted otherwise. Es shown are based on the nort 2011) Epoch 2010.00 from the		C24	325.00'	11"16'59"	N84*57'41"W	63.90'	64.00'

"	11710100	OLL	OTTOTAL DEPARTMENT	0	
C1	125.00'	7*07'20"	S2*59'28"W	15.53'	15.54
C2	275.00'	6*49'28"	N24°07'33"W	32.74	32.76
С3	15.00'	104'41'36"	N31*38'00"E	23.75'	27.41
C4	775.00'	7*37'48"	N80°09'54"E	103.13'	103.20'
C5	275.00	18'01'55"	S36*33'14"E	86.19'	86.55'
C6	325.00'	18*01'55"	N36*33'14"W	101.86	102.28
C7	15.00'	39'51'13"	S65*29'48"E	10.22'	10.43
С8	50.00'	169*42'26"	S0*34'12"E	99.60'	148.10'
С9	15.00'	39*51'13"	S64*21'25"W	10.22'	10.43'
C10	25.00'	90,00,00,	N0*34'12"W	35.36	39.27
C11	75.00'	44*58'01"	N66*54'49"E	57.36'	58.86'
C12	125.00'	44*58'01"	S66*54'49"W	95.60'	98.10'
C13	15.00'	90'00'00"	S45*36'11"E	21.21'	23.56'
C14	15.00'	52'01'12"	S25*24'25"W	13.16'	13.62'
C15	50.00'	284'02'25"	N89*23'49"E	61.54	247.87
C16	15.00'	52'01'12"	N26*36'47"W	13.16'	13.62'
C17	15.00'	90'00'47"	N44'24'13"E	21.22'	23.57
C18	275.00'	11'16'12"	S84*57'18"E	54.01	54.09
C19	25.00'	78*45'00"	S39*56'42"E	31.72'	34.36'
C20	175.00'	7'07'20"	N2*59'28"E	21.74	21.75'
C21	15.00'	38'39'54"	N18*45'45"E	9.93'	10.12'
C22	50.00'	155'53'05"	N39*50'51"W	97.79'	136.04
C23	15.00'	38*28'12"	S81*26'43"W	9.88'	10.07
004	705.00	4440'50"	NO 4:57' 44"W	07.00'	64.00

FUGENE H DAWSON II 112792 CENSED.





PLAT NUMBER 170305

SUBDIVISION PLAT OF MILLER RANCH UNIT-7B

BEING A TOTAL OF 9,754 ACRES TRACT OF LAND OUT OF AN 18.788 ACRE TRACT DESCRIBED IN WARRANTY DEED TO KB HOME LONE STAR INC. AS RECORDED IN VOLUME 16903, PAGE 72, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT 743, COUNTY BLOCK 5098, J. CHAPPELL SURVEY NO. 322, ABSTRACT 884, COUNTY BLOCK 5094, IN BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: October 23, 2017

STATE OF TEXAS

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

STATE OF TEXAS COUNTY OF BEXAR

IS F LOC

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

TEL. NO. (210) 349-1111

JOE C. HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE



SCALE: 1"= 100'

100'

200

Easter A					
PLAT OF	MILLER RANG	CH UNIT-7B	HAS BEE	N SUBMITTED	TO AND
NSIDERED BY THE	PLANNING CO	O MOISSIMMO	F THE CITY OF	SAN ANTONI	O, TEXAS
HEREBY APPROVE	D BY SUCH C	COMMISSION	IN ACCORDA	NCE WITH S	TATE OF
CAL LAWS AND	REGULATIONS;	AND/OR WI	HERE ADMINIS	TRATIVE EXC	EPTION(S
DIOP VARIANCE!	S) HAVE BEEN (CRANTED			

DATED THIS	DAY OF	, A.D. <u>20</u>
	ВҮ:	CHAIRMAN
	BY:	SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

TED THIS	DAY OF	A.D. 20	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXA	AR COUNTY, TEXAS			
TATE OF TEXAS				
COUNTY OF BEXAR				
	, co	UNTY CLER	RK OF BEXAR COUNTY, D	O HEREBY
CERTIFY THAT THIS PLA	AT WAS FILED FOR RE	CORD IN A	MY OFFICE, ON THE	DAY
OF	, A.D. <u>20</u>	AT	M. AND DULY RECO	ORDED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME 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 2 BY: __