

LOCATION MAP
NOT TO SCALE

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2022147) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE SITE IS BELOW GROUND ELEVATION OF 814 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 METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DEDICATION OF THE SANITARY SEWER MAINS: THE DEVELOPER DEDICATES THE SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DEDICATION OF THE WATER MAINS: THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

INGRESS & EGRESS (SEWER): "THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT."

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."

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 902, BLOCK 130 OF OVERLOOK AT MEDIO CREEK UNIT 1, RECORDED IN VOLUME 9695, PAGES 18-21, D.P.R.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

SEE DETAIL "A" THIS SHEET
OVERLOOK AT MEDIO CREEK
UNIT 1 SUBDIVISION
(VOL. 9695, PG. 18, D.P.R.)

SEE DETAIL "C" THIS SHEET
SEE DETAIL "B" THIS SHEET

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 DEPARTMENT.

NOTE: IMPACT FEE PAYMENT DUE: 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.

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 1750 GPM @ 25 P.S.I. 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 MARSHALL.

STATE OF TEXAS
COUNTY OF BEXAR

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

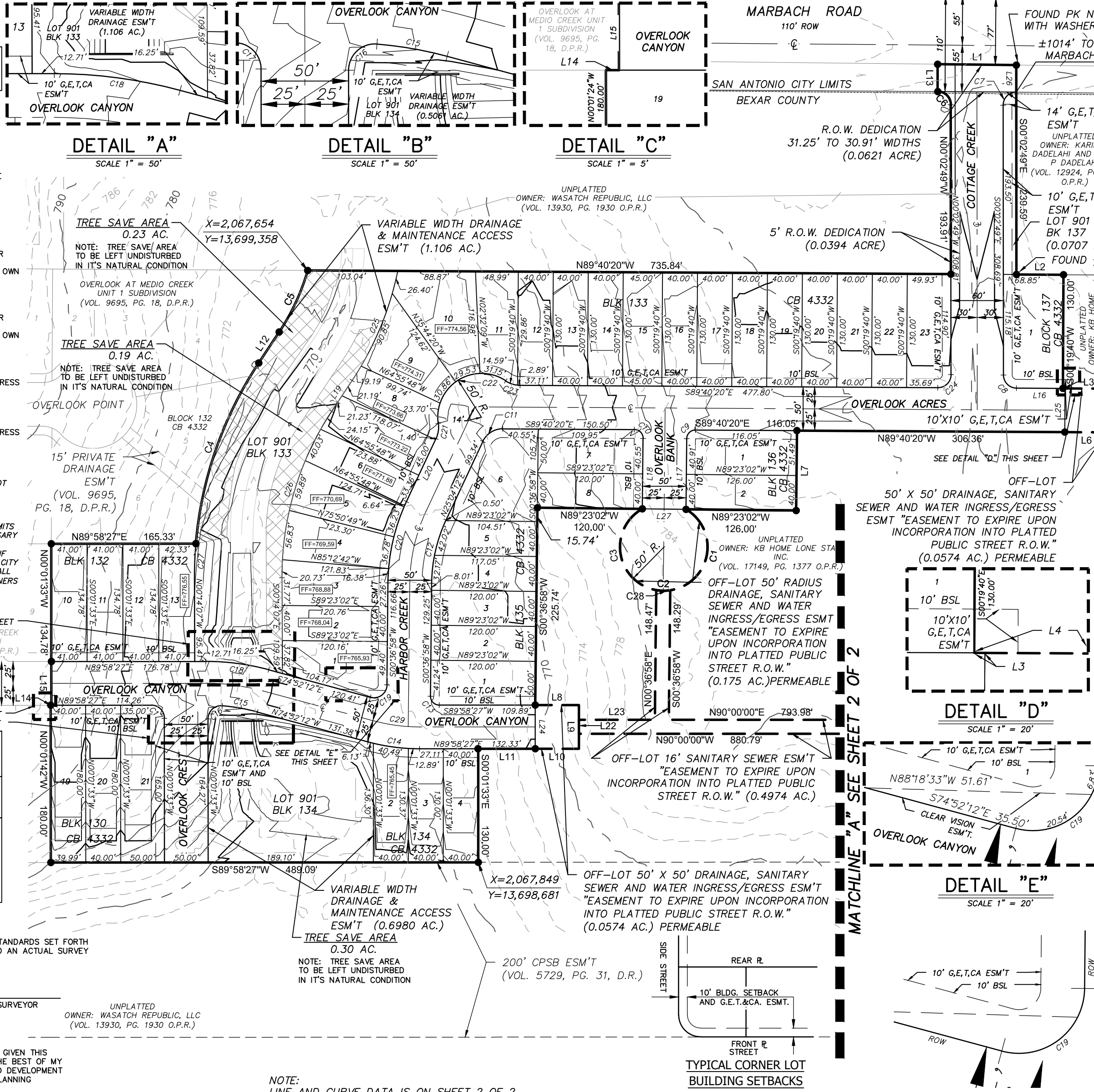
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES, INC.
BY: JEFFREY S. TONDRE, P.E.
LICENSED PROFESSIONAL ENGINEER

LEGEND	
○	SET 1/2" IRON ROD WITH CAP STAMPED "WICKREY PROP. COR."
●	FOUND 1/2" IRON ROD WITH CAP STAMPED "WICKREY PROP. COR."
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
-740-	EXISTING CONTOURS
740	PROPOSED CONTOURS
G,E,T,CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
EX	EXISTING
VOL	VOLUME
PG.	PAGE
C.V.E.	CLEAR VISION ESMT
BLK	BLOCK
CB	COUNTY BLOCK
AC	ACRES
PE	PEDESTRIAN
CITY LIMITS LINE	SAME AS PREVIOUS MEASUREMENT
FF=100.00	CENTERLINE
	MINIMUM FINISHED FLOOR ELEVATION

ADDITIONAL NOTES:
A. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
B. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED EASEMENTS 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 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 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.
C. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN OVERLOOK AT MEDIO CREEK UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
D. THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
E. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS ADJACENT TO FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT.
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE.

SOURCE OF BEARINGS ARE REFERENCED FROM OVERLOOK AT MEDIO CREEK UNIT 1, SUBDIVISION DESCRIBED IN VOLUME 9695, PAGES 18-21 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTE:
LINE AND CURVE DATA IS ON SHEET 2 OF 2.

TOTAL LOT COUNT: 44 LOTS

CPS NOTES:

- 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 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 LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SCALE: 1"=100'

0 50 100 150

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
KB Home Lone Star, Inc.,
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349-1111

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
JOSEPH C. HERNANDEZ, 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 _____, A.D. 20____

NOTARY PUBLIC 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
Wasatch Republic, LLC,
By: Joseph C. Hernandez
Title: Authorized Agent

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
JOSEPH C. HERNANDEZ, 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 _____, A.D. 20____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER 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.

DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ OVERLOOK AT MEDIO CREEK UNIT 3 _____ 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE 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

BY: _____, DEPUTY

TYPICAL CORNER LOT EASEMENT CONTINUATION
10' BSL AND 10' G.E.T.C.A. ALONG ALL ROW'S

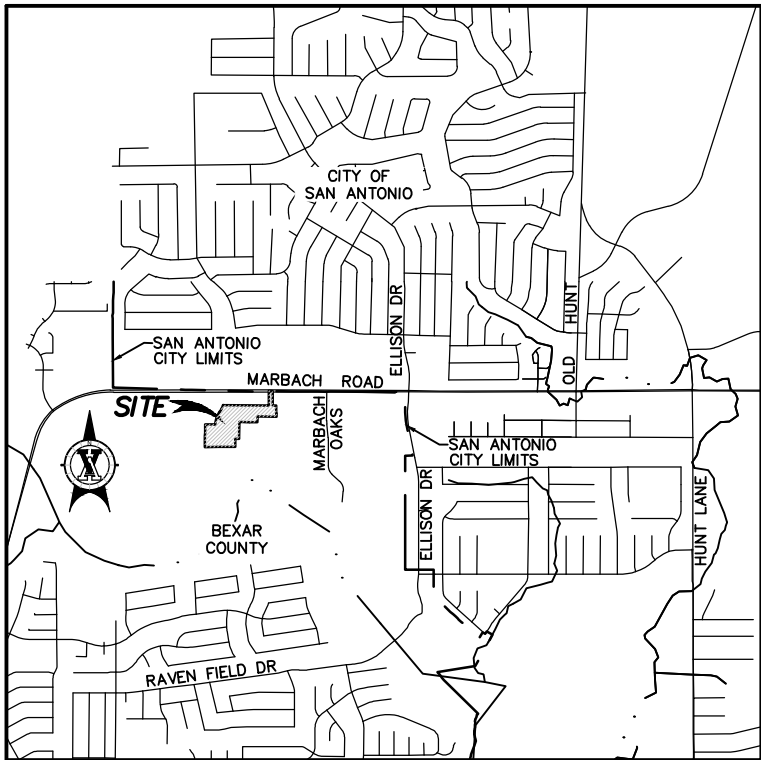
SCALE 1" = 20'

SHEET 1 OF 2

JOB NO. 1690-043

DATE OF PREPARATION: 04/20/2017

R:\1690-043\dwg\sh_plat.dwg



LOCATION MAP
NOT TO SCALE

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SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 814 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 METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DEDICATION OF THE SANITARY SEWER MAINS:
THE DEVELOPER DEDICATES THE SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DEDICATION OF THE WATER MAINS:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

INGRESS & EGRESS (SEWER):
"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT."

INGRESS & EGRESS (WATER):
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STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 902, BLOCK 130 OF OVERLOOK AT MEDIO CREEK UNIT 1, RECORDED IN VOLUME 9695, PAGES 18-21, D.P.R.

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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 DEPARTMENT.

NOTE: IMPACT FEE PAYMENT DUE:
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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 1750 GPM @ 25 P.S.I. 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 MARSHALL.

STATE OF TEXAS
COUNTY OF BEJAR

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: ROBERT M. ANGUIANO, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEJAR

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.

VICKREY & ASSOCIATES, INC.
BY: JEFFREY S. TONDRE, P.E.

LICENSED PROFESSIONAL ENGINEER

LEGEND

- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- D.R. DEED RECORDS OF BEJAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
- 740- EXISTING CONTOURS
- 740- PROPOSED CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- R.O.W. RIGHT OF WAY
- EX EXISTING
- VOL VOLUME
- PG. PAGE
- C.V.E. CLEAR VISION ESMT
- BLK BLOCK
- CB ACRES
- AC. ACRES
- PED. PEDESTRIAN
- CITY LIMITS LINE
- * SAME AS PREVIOUS MEASUREMENT
- ⊕ CENTERLINE

ADDITIONAL NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEJAR 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.
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- THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEJAR COUNTY.
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SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEJAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE.

SOURCE OF BEARINGS ARE REFERENCED FROM OVERLOOK AT MEDIO CREEK UNIT 1, SUBDIVISION DESCRIBED IN VOLUME 9695, PAGES 18-21 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.

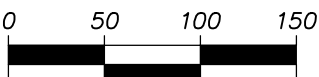
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- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

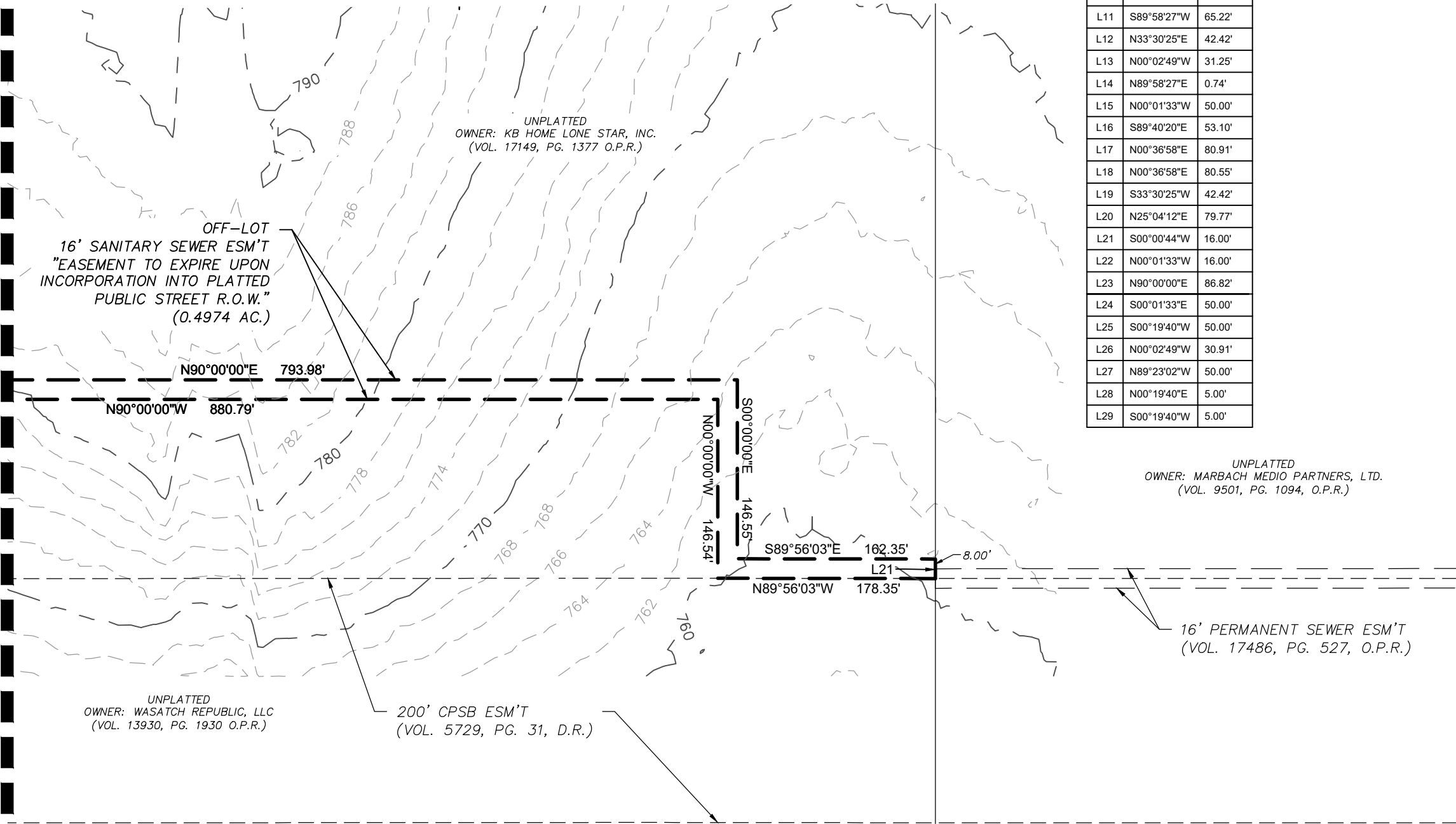
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°22'14"E	89.99'
L2	S89°40'20"E	53.85'
L3	S89°40'20"E	2.44'
L4	S89°40'20"E	50.00'
L5	S00°19'40"W	50.00'
L6	N89°40'20"W	50.00'
L7	S00°36'58"W	91.49'
L8	N89°58'27"E	50.00'
L9	S00°01'33"E	50.00'
L10	S89°58'27"W	50.00'
L11	S89°58'27"W	65.22'
L12	N33°30'25"E	42.42'
L13	N00°02'49"W	31.25'
L14	N89°58'27"E	0.74'
L15	N00°01'33"W	50.00'
L16	S89°40'20"E	53.10'
L17	N00°36'58"E	80.91'
L18	N00°36'58"E	80.55'
L19	S33°30'25"W	42.42'
L20	N25°04'12"E	79.77'
L21	S00°00'44"W	16.00'
L22	N00°01'33"W	16.00'
L23	N90°00'00"E	86.82'
L24	S00°01'33"E	50.00'
L25	S00°19'40"W	50.00'
L26	N00°02'49"W	30.91'
L27	N89°23'02"W	50.00'
L28	N00°19'40"E	5.00'
L29	S00°19'40"W	5.00'



SCALE: 1"=100'



MATCHLINE "A" SEE SHEET 1 OF 2



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	140°47'35"	50.00'	122.87'	140.39'	S11°00'46"W	94.20'
C2	300°00'00"	50.00'	261.80'	28.87'	N89°23'02"W	50.00'
C3	140°47'35"	50.00'	122.87'	140.39'	N89°46'49"W	94.20'
C4	33°44'32"	442.62'	260.66'	134.23'	N16°38'09"E	256.91'
C5	17°21'03"	257.38'	77.94'	39.27'	N24°49'54"E	77.65'
C6	89°57'11"	15.00'	23.55'	14.99'	N45°01'24"W	21.20'
C7	90°00'00"	15.00'	23.56'	15.00'	S44°57'11"W	21.21'
C8	89°39'41"	15.00'	23.47'	14.91'	S44°52'39"E	21.15'
C9	89°42'42"	10.00'	15.66'	9.95'	S45°28'19"W	14.11'
C10	90°17'18"	10.00'	15.76'	10.05'	N44°31'41"W	14.18'
C11	65°15'28"	25.00'	28.47'	16.01'	S57°41'56"W	26.96'
C12	24°27'14"	175.00'	74.69'	37.92'	S12°50'35"W	74.12'
C13	90°38'31"	10.00'	15.82'	10.11'	S44°42'17"E	14.22'
C14	15°09'21"	225.00'	59.52'	29.93'	S82°26'53"E	59.34'
C15	10°22'59"	225.00'	40.77'	20.44'	N80°03'42"W	40.72'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C16	94°46'22"	15.00'	24.81'	16.30'	S47°21'38"W	22.08'
C17	90°00'00"	15.00'	23.56'	15.00'	N45°01'33"W	21.21'
C18	15°09'21"	275.00'	72.74'	36.58'	N82°26'53"W	72.53'
C19	104°30'50"	15.00'	27.36'	19.38'	N52°52'23"E	23.72'
C20	24°27'14"	225.00'	96.03'	48.76'	S12°50'35"W	95.30'
C21	33°23'41"	30.00'	17.49'	9.00'	N8°22'15"E	17.24'
C22	132°03'03"	50.00'	115.24'	112.44'	S57°41'56"W	91.37'
C23	33°23'49"	30.00'	17.49'	9.00'	S72°58'26"E	17.24'
C24	90°22'30"	15.00'	23.66'	15.10'	N45°08'25"E	21.28'
C25	21°51'30"	357.62'	136.43'	69.06'	N22°34'40"E	135.61'
C26	33°44'33"	342.38'	201.63'	103.83'	S16°38'09"W	198.73'
C27	5°06'06"	442.62'	39.41'	19.72'	S2°18'56"W	39.40'
C28	18°24'50"	50.00'	16.07'	8.10'	N89°23'02"W	16.00'
C29	15°09'21"	200.00'	52.90'	26.61'	S82°26'53"E	52.75'

TOTAL LOT COUNT: 44 LOTS

SHEET 2 OF 2

JOB NO. 1690-043

DATE OF PREPARATION: 04/20/2017

R:\1690-043\dwg\sh_plat.dwg

PLAT NO. 170191

SUBDIVISION PLAT ESTABLISHING

OVERLOOK AT MEDIO CREEK UNIT 3

BEING A TOTAL OF 10.6910 ACRE TRACT OF LAND THAT INCLUDES A 0.0394 ACRE R.O.W. DEDICATION AND 10.6516 ACRES OUT OF A 118.7-ACRE TRACT OF LAND OUT OF THE CLEMENT TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332, SAID 118.7-ACRE TRACT BEING THAT SAME TRACT OF LAND CONVEYED FROM WASATCH REPUBLIC, LLC TO KB HOME LONE STAR, INC. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 17149, PAGE 1377, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEJAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271

TBPE Firm Registration No.: F-159
TBPLS Firm Registration No.: 10004100

STATE OF TEXAS
COUNTY OF BEJAR

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.,
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349-1111

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

JOSEPH C. HERNANDEZ, 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

_____, A.D. 20____

NOTARY PUBLIC BEJAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEJAR

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
Marbach-Media Partners, LTD.
By: Michael Hogan
215 West Travis Street
San Antonio, Texas 78205

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

JOSEPH C. HERNANDEZ, 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

_____, A.D. 20____

NOTARY PUBLIC BEJAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR 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.

DAY OF _____, A.D. 20____

COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

THIS PLAT OF **OVERLOOK AT MEDIO CREEK UNIT 3** 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEJAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____, AT _____ M. IN THE 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, BEJAR COUNTY, TEXAS

BY: _____, DEPUTY