## LOCATION MAP

# **LEGEND**

AC ACRE(S) BLK BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS NCB NEW CITY BLOCK OPR OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS -1140- — EXISTING CONTOURS

VOL VOLUME PG PAGE(S) ROW RIGHT-OF-WAY FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) (TYPE I, ☐ FOUND TXDOT II OR III) MONUMENTATION

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' WATER EASEMENT

11) 16' WATER EASEMENT

10' PRIVATE DRAINAGE EASEMENT (VOL 9707, PG 62-63, DPR) 120' PUBLIC DRAIN & SANITARY SEWER EASEMENT (VOL. 9507, PGS. 96-98 DPR)

16' WATER EASEMENT (VOL. 9707, PGS. 62-63 DPR) 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

(VOL. 9707, PGS. 62-63 DPR) 16' PERMANENT SEWER EASEMENT (VOL. 6140, PG. 347-351 OPR) VARIABLE WIDTH INGRESS / EGRESS EASEMENT (VOL. 9707, PGS. 62-63 DPR)

(VOL. 9667, PG. 75-76 DPR)

REGISTERED PROFESSIONAL LAND SURVEYOR

16' WATER EASEMENT (VOL. 9667, PG. 75-76 DPR) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND

ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINTS ALONG SH

151, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 935.14.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE

DIRECTED BY TXDOT. DRAINAGE EASEMENT NOTE:

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 TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR 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. DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MV PALIO 2 MPCD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MV PALIO 2 MPCD HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 16 & 17,

0.00							
CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		
C1	1186.93	13*57'29"	S39*44'20"W	288.44'	289.15'		
/   _							

N: 13706475.23

E: 2078390.79

SEE DETAIL "A"-

16.00'

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

## FIRE DEPARTMENT ACCESS EASEMENT 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 OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 809 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. 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"

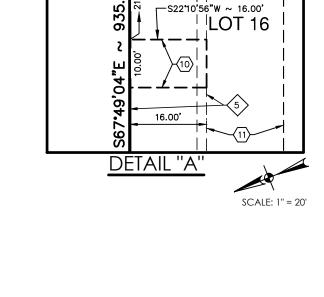
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT"

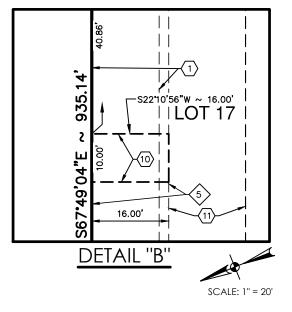
BLOCK 8 NCB 19127

MV MAIN EVENT MPCD

(VOL. 9667, PG. 75-76 DPR)

l							
LINE #	BEARING	LENGTH					
L1	N22°10'56"E	88.78					
L2	N66°59'12"E	26.34					
L3	N22°10'56"E	60.07					
L4	N22°37'21"W	26.34'					
L5	N22¶0'56"E	88.78'					
8							

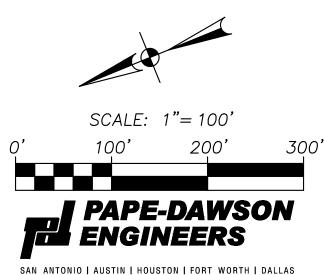




# PLAT NUMBER 170422

# SUBDIVISION PLAT ESTABLISHING **MV PALIO 2 MPCD**

A 5.557 ACRE TRACT OF LAND, BEING ALL OF THAT 5.557 ACRE TRACT (TRACT 2) IN DEED RECORDED IN VOLUME 17228, PAGE 1518 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. W. MCCAMLEY SURVEY NO. 70, ABSTRACT 470, COUNTY BLOCK 4329, NOW IN NEW CITY BLOCK 15329, NOW ASSIGNED TO 19127 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: November 30, 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.

STEVEN D. SAXON 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

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.

	BY:		
EXAS			SECRETARY
F BEXAR			
		, COUNTY CLERK OF BEXAR COU	NTY, DO HEREBY
AT THIS PLAT	WAS F	ILED FOR RECORD IN MY OFFICE, ON TH	E DAY

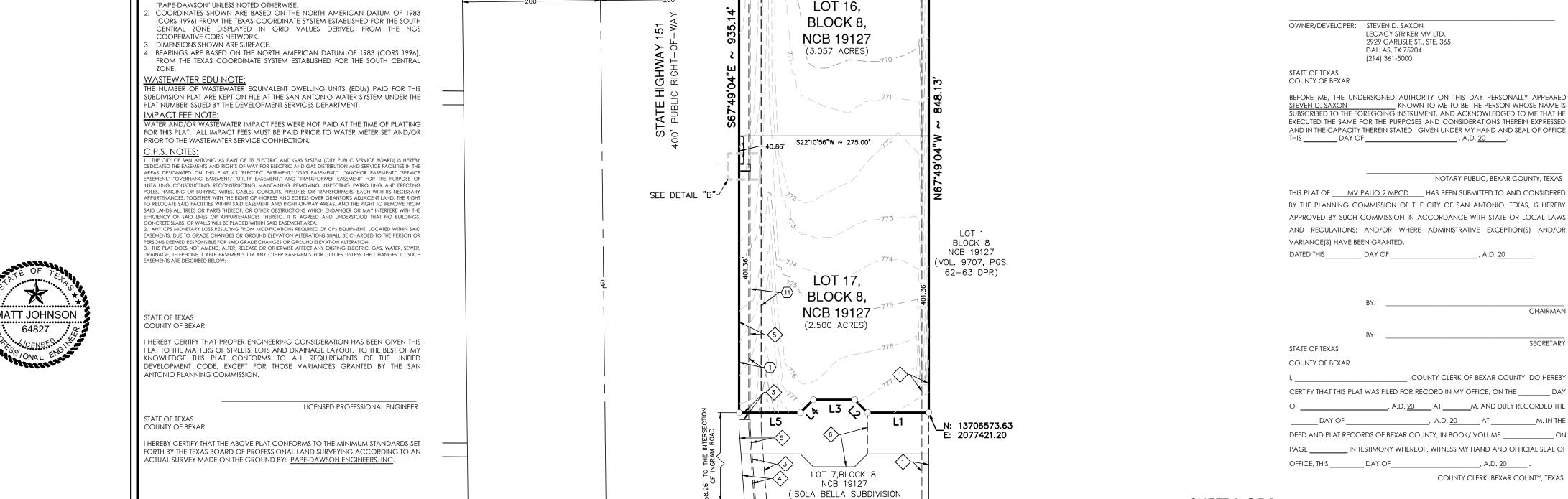
, A.D. <u>20</u> AT \_\_\_\_\_M. AND DULY RECORDED THE

, DEPUTY

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_ PAGE \_\_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1 BY: \_\_\_\_\_





VOLUME 9707, PAGES 62-63, DPR)