NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

\_\_DAY OF \_\_ CHAIRMAN

SECRETAR'

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 PLATE IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNT

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

SUBDIVISION PLAT ACKERMAN GARDENS, UNIT-2 MATCHLINE "A" SHEET 2 ACRE ARE RIGHT-OF-WAY DEDICATION. OUT OF AN 44.356 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO SAN ANTONIO 2016, LLC AS MATCHLINE "B" RECORDED IN VOLUME 18567, PAGE 446 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATE IN THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, AND JOSEFA SHEET 3 LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, IN BEXAR INDEX MAP 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: December 14, STATE OF ARKANSAS E: 2179152.43 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 OWNER/DEVELOPER: DAVID C. FRYE 1% (100-YEAR) FLOODPLAIN PER LOMR CASE # 14-06-0228P SAN ANTONIO 2016, LLC 4058 N. COLLEGE, SUITE 300, BOX 9 FAYETTEVILLE, AR 72703 (479) 455-9090 STATE OF ARKANSAS COUNTY OF WASHINGTON Kristy Payne Notary Public Washington County, Arkansas Comm. No. 12390934 Comm. Exp. 11-17-22 AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS\_ CONTINENTAL HOMES OF TEXAS (VOL 11956, PG 357 OPR) CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING DATED THIS DAY OF COUNTY JUDGE, BEXAR COUNTY, TEXAS

15

/17

20

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 3 FOR

ADDITIONAL NOTES

SEE SHEET 2 OF 3

UNPLATTED 421.424 ACRES

JOSEFA LEAL

SURVEY NO. 39

ABSTRACT NO. 420

COUNTY BLOCK 5080

GUADALUPE TORRES

SURVEY NO. 38

ABSTRACT NO. 739

COUNTY BLOCK 5090

NOTE: FOR CURVE TABLE AND LINE TABLE.

SCALE: 1"= 100' 200' 300' -BLOCK 58, CB 5090-(0.56 AC.) (PERMEABLE.) (TREE SAVE AREA AS PER TREE PRESERVATION PLAN-A/P #2297559)

S86"3"51"W

S86"3"51"W

136.74

BINZ-ENGLEMAN RD
(VARIABLE WIDTH ROW) (690)
(N86"14'26"E ~ 709.70')

45.00' 45.00' \

CB 5090

L25

JOSEFA LEAL SURVEY NO. 39

ABSTRACT NO. 420

COUNTY BLOCK 5080

CD L37 L38 S86"14'26"W~191.20'5

101.20

BEXAR COUNTY

LOCATION MAP NOT-TO-SCALE

LEGEND

CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ESMT EASEMEN

PG PAGE(S) ROW RIGHT-OF-WAY OPR OFFICIAL PUBLIC RECORDS (OFFICAL PUBLIC RECORDS OF REAL PROPERTY) OF

VOL VOLUME AC. ACRES ● FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) O SET 1/2" IRON ROD (PD)

BEXAR COUNTY, TEXAS

O SET 1/2" IRON ROD (PD)-ROW UD ULTIMATE DEVELOPMENT A/P APPLICATION PERMIT -- CENTERLINE -670- EXISTING CONTOURS

— **67D**— PROPOSED CONTOURS

ORIGINAL SURVEY LINE CITY LIMIT LINE 1% (100-YEAR) FLOODPLAIN PER CLOMR CASE # 12-06-2751P & CASE # 14-06-0228P

> ELEVATION 25' SANITARY SEWER EASEMENT (VOL 3505, PG 171 OPR)

MINIMUM FINISHED FLOOR

25' SANITARY SEWER EASEMENT (VOL 3402, PG 1422 OPR)

3 ALAMO SOIL CONSERVATION DISTRICT EASEMENT (VOL 4399, PG 322 OPR)

3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

15' BUILDING SETBACK 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 50'X50' DRAINAGE, WATER & SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT-OF-WAY)

BLOCK 57, CB 5090-

(PERMEABLE)

(TREE SAVE AREA AS

PER TREE PRESERVATION

PLAN-A/P #2297559)

L7 9 19.00'

UNPLATTED

44.356 ACRE TRACT

(VOL 18567,

PG 446 OPR)

PROXIMATE LOCATION

**GUADALUPE TORRES** 

ABSTRACT NO. 739

COUNTY BLOCK 5090

N: 13719807.79

E: 2178654.20 UNPLATTED 44.356 ACRE TRACT SAN ANTONIO 2016 LLC

(VOL 18567,

PG 446 OPR)

SAN ANTONIO 2016 LLC

(OFF-LOT 0.06 AC, PERMEABLE) VARIABLE WIDTH DRAINAGE, WATER & SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)

(OFF-LOT 0.08 AC, PERMEABLE) VARIABLE WIDTH STREET DEDICATION

(16) 7' PRIVATE DRAINAGE EASEMENT 16' AERIAL ELECTRIC EASEMENT TO COMMENCE AT A HEIGHT OF 25' ABOVE PRESENT **GROUND ELEVATION)** 

50'X140' DRAINAGE, WATER & SANITARY SEWER EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.16 AC. PERMEABLE

19 10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

1. THE CITY OF SAN ANTONIO 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 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 POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSAR APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGH 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

FFFICIENCY OF SAID LINES OR APPURETNANCES 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 EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR RSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION

3. 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: 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

HEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM 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 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

STATE OF TEXAS

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

STATE OF TEXAS COUNTY OF BEXAR

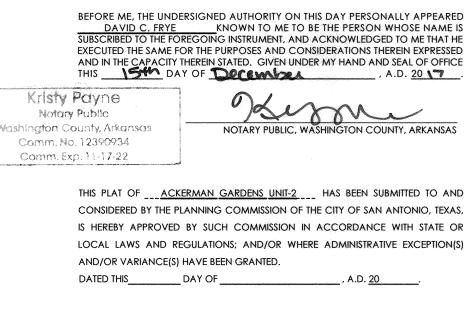
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

> Junanon REGISTERED PROFESSIONAL LAND SURVEYOR

CENSED PROFESSIONAL ENGINEER

EUGENE H. DAWSON II 112792 (CENSED.





TY OF BEXAR	
, COUNTY CLERK OF BEXAR COUNTY, DO	HEI
Y THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON 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\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 3 BY:

A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

DAY OF , A.D. <u>20</u> AT \_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 3 BY: \_\_\_

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

GARDENS UNIT-2 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE

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 TCI / 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.

PUBLIC WORKS 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 STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT

**OPEN SPACE NOTE** 

OTS 901 & 902, BLOCK 57 AND LOT 901, BLOCK 58, CB 5090 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE,

THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON LETTER OF MAP REVISION (LOMR) STUDIES PREPARED BY PAPE-DAWSON ENGINEERS, INC. APPROVED BY FEMA ON AUGUST 7, 2014 CASE NUMBER 14-06-0228P
AND MICHAEL BAKER JR., INC. APPROVED BY FEMA ON MARCH 1, 2013 CASE
NUMBER 12-06-2751P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE
FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO OR BEXAR COUNTY

N74°26'46"W ගි

122.00

<del>(11)</del> 29

N74\*26'46"W

122.00

421.424 ACRES

(VOL 11956, PG 357 OPR)

CONTINENTAL HOMES OF TEXAS

**GUADALUPE TORRES** 

SURVEY NO. 38

ABSTRACT NO. 739

COUNTY BLOCK 5090

SCALE: 1"= 100' 200' 100'

BEING A TOTAL OF 32.02 ACRES TRACT OF LAND INCLUSIVE OF A 0.193 ACRE ARE RIGHT-OF-WAY DEDICATION. OUT OF AN 44,356 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO SAN ANTONIO 2016, LLC AS RECORDED IN VOLUME 18567, PAGE 446 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATE IN THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, AND JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, IN BEXAR

## PAPE-DAWSON

**PLAT NUMBER 170451** 

SUBDIVISION PLAT

**ACKERMAN GARDENS, UNIT-2** 

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

DATE OF PREPARATION: December 14,

STATE OF ARKANSAS

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: DAVID C. FRYE

SAN ANTONIO 2016, LLC 4058 N. COLLEGE, SUITE 300, BOX 9 FAYETTEVILLE, AR 72703 (479) 455-9090

STATE OF ARKANSAS

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 HINDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_\_\_, A.D. 20

Kristy Payne Notary Public

Washington County, Arkonsas Comm. No. 12390934 Comm. Exp. 11-17-22

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF \_\_\_ACKERMAN GARDENS UNIT-2 \_\_ 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

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,

\_\_ DAY OF\_ DATED THIS \_\_

STATE OF TEXAS

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_

M. AND DULY RECORDED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME\_

OFFICE, THIS \_\_\_\_\_ DAY OF\_\_\_\_ \_\_, A.D. <u>20</u>\_

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#2297559) WHICH THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE 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 ARBORIST OFFICE 35-477(H). MAINTENANCE 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 METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR 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

SAWS DEDICATION NOTE

BY THE SAN ANTONIO WATER SYSTEM.

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

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE THE BFE OF THE REGULATORY FLOODPLAIN. ABOVE FINISHED ADJACENT GRADE.

SAN ANTONIO RIVER AUTHORITY NOTE

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED

WITHIN SAID EASEMENT AREAS. UNPLATTED 44.356 ACRE TRACT

MATCHLINE "A" - SEE SHEET 1 OF 3 SAN ANTONIO 2016 LLC (VOL 18567, PG 446 OPR) **GUADALUPE TORRES** 9 6 6 34 11 120.00 1 SURVEY NO. 38 8 3 122.00' 8 ABSTRACT NO. 739 120.00 COUNTY BLOCK 120.00' 671 36 N74\*26'46"W 668-LOT 902 BLOCK 56 CB 5090 \$ ACKERMAN GARDENS SUBDIVISION UNIT-1 666 (VOL 9721, PGS 55-58 DPR) (20.49 AC.) (PERMEABLE) TREE SAVE AREA AS PER TREE PRESERVATION PLAN-A/P #2297559) PER LOMR CASE # 12-06-2751P

669.5 670 6 40.52' 45.00' 45.00' 47.00' N74'26'46"W~177.52' BLOCK 57 CB 5090 MATCHLINE "B" - SEE SHEET 3 OF 3

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO 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 DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE FASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF NSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT OF 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 BUILDING 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 EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR ed responsible for said grade changes or ground elevation alter 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEW DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUC

ASSEMENTS ARE DESCRIBED BELOW:

4. 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.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC. GAS TELEPHONE AND CABLE T TENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED

SURVEYOR'S NOTES:

KISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKET "PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 198

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

BEXAR

COUNTY

LEGEND

DPR DEED AND PLAT RECORDS

OPR OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

O SET 1/2" IRON ROD (PD)

UD ULTIMATE DEVELOPMENT

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

PER CLOMR CASE # 12-06-2751P

25' SANITARY SEWER EASEMENT

(SURVEYOR) (UNLESS NOTED OTHERWISE)

A/P APPLICATION PERMIT

OF BEXAR COUNTY, TEXAS

(OFFICAL PUBLIC RECORDS

CB COUNTY BLOCK

ESMT EASEMENT

PG PAGE(S)

VOL VOLUME

AC. ACRES

------- CENTERLINE

CITY LIMIT LINE

- -670- - EXISTING CONTOURS

— 670 PROPOSED CONTOURS

ORIGINAL SURVEY LINE

1% (100-YEAR) FLOODPLAIN

& CASE # 14-06-0228F

(VOL 3505, PG 171 OPR)

DISTRICT EASEMENT

MINIMUM FINISHED FLOOR

25' SANITARY SEWER EASEMENT

(VOL 4399, PG 322 OPR)

(VOL 3402, PG 1422 OPR)

ALAMO SOIL CONSERVATION

ROW RIGHT-OF-WAY

LOCATION MAP

NOT-TO-SCALE

3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

50'X50' DRAINAGE, WATER &

(ENTIRE EASEMENT TO EXPIRE UPON

WATER & SANITARY SEWER EASEMENT

TO EXPIRE UPON INCORPORATION INTO

PLATTED PUBLIC STREET RIGHT-OF-WAY)

INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT-OF-WAY)

VARIABLE WIDTH DRAINAGE,

(ENTIRE EASEMENT

(0.193 AC.)

(OFF-LOT 0.06 AC. PERMEABLE)

(OFF-LOT 0.08 AC. PERMEABLE)

VARIABLE WIDTH STREET DEDICATION

7' PRIVATE DRAINAGE EASEMENT

(TO COMMENCE AT A HEIGHT

SANITARY SEWER EASEMENT

(ENTIRE EASEMENT TO EXPIRE UPON

INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT-OF-WAY)

(OFF-LOT 0.16 AC. PERMEABLE)

19 10'X10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

(OFF-LOT 0.002 AC.)

16' AERIAL ELECTRIC EASEMENT

OF 25' ABOVE PRESENT

GROUND FLEVATION)

50'X140' DRAINAGE, WATER &

SANITARY SEWER EASEMENT

(11) 15' BUILDING SETBACK 10' BUILDING SETBACK LINE,

DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

COUNTY OF BEXAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TH PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF M KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIE DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAI

ANTONIO PLANNING COMMISSION. PROFESSIONAL ENGINEE

STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SE FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO A ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

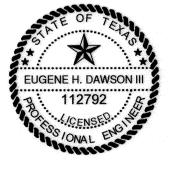
> whone REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE				LINE TABLE		
LINE #	BEARING	LENGTH		LINE #	BEARING	LENGTH
L1	S86"14'26"W	50.00'		L26	N3°45'34"W	50.00
L2	N3'45'34"W	50.00'		L27	N8614'26"E	140.00
L3	N86"14"26"E	82.15'		L28	N3'45'34"W	120.00'
L4	N3'45'34"W	136.50'		L29	S86"14'26"W	135.00
L5	S86°14'26"W	90.00'		L30	N3'45'34"W	120.00'
L6	N3'45'34"W	19.00'		L31	S88*47'07"W	45.04
L7	S86"14'26"W	67.38'		L32	S86"14'26"W	121.08'
L8	N3'45'34"W	13.00'		L33	S89°51'20"E	76.24
L9	N67'04'33"W	44.11		L34	N57*32'20"W	61.02'
L10	S54'43'34"W	135.09'		L35	N3'45'34"W	118.44
L11	S48'27'49"W	55.04'		L36	S3'45'34"E	154.50'
L12	N74*26'01"W	273.18'		L37	S86"14'26"W	40.00'
L13	N15'29'35"E	88.28'		L38	S83'41'45"W	45.04
L14	N2*26'05"W	151.36'		L39	N86"14'26"E	52.34
L15	S79*37'34"E	94.41'		L40	N3'45'34"W	60.98
L16	N15'33'14"E	231.79'		L41	S3'45'34"E	58.26'
L17	N27'51'10"W	10.37'		L42	N86"14'26"E	96.61
L18	N62'08'50"E	50.00'		L43	S8614'26"W	69.28
L19	S27'51'10"E	10.37		L44	S74*26'46"E	84.93'
L20	N1'40'12"E	38.57'		L45	N74"26'46"W	84.93
L21	N86"14'26"E	90.00'		L46	S74°26'46"E	97.00'
L22	N3'45'34"W	110.00		L47	N74'26'46"W	95.00'
L23	S86"14'26"W	10.00'		L48	S2"11'56"W	19.40'
L24	N3*45'34"W	10.00'		L49	S3'45'34"E	120.00'
L25	S86"14'26"W	130.00		L50	S57*32'20"E	18.29'
				The second second second		

CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1		75.00'	3016'36"	S42*59'28"E	39.17'	39.63'
C2		125.00'	36*53'20"	N46"17'50"W	79.10'	80.48
С3		14.00'	90'00'00"	N41"14'26"E	19.80'	21.99'
C4		14.00'	90,00,00,	S48*45'34"E	19.80'	21.99'
C5		14.00'	41"12'36"	N65*38'08"E	9.85'	10.07
C6		51.00'	172"25'12"	S48*45'34"E	101.78'	153.47
C7		14.00'	41"12'36"	S16*50'44"W	9.85'	10.07
C8		25.00'	90,00,00	N48*45'34"W	35.36'	39.27
C9		75.00	19"18'48"	N5'53'50"E	25.16'	25.28'
C10		125.00'	1978'48"	S5*53*50"W	41.94'	42.14
C11		14.00'	70*41*12"	N50°53'50"E	16.20'	17.27
C12		14.00	10918'48"	N39*06'10"W	22.84	26.71
C13		14.00'	90,00,00	N60'33'14"E	19.80'	21.99'
C14		75.00'	1679'00"	S6617'16"E	21.29'	21.36'
C15		125.00'	9'42'16"	N69*35'38"W	21.15'	21.17
C16		14.00'	90,00,00,	N29*26'46"W	19.80*	21.99'
C17		14.00'	53'07'48"	N42*07*08"E	12.52'	12.98'
C18		51.00'	196"15'37"	N29"26'46"W	100.97	174.69'
C19		14.00'	53'07'48"	S78*59'20"W	12.52'	12.98'
C20		25.00'	90'00'00"	S29*26'46"E	35.36'	39.27
C21		15.00'	90'00'00"	S41"14'26"W	21.21'	23.56'

CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT







AND/OR VARIANCE(S) HAVE BEEN GRANTED.

STATE OF ARKANSAS

STATE OF ARKANSAS

Kristy Payne

Notary Public

Washington County, Arkan<del>sa</del>

Comm. No. 12390934

Comm. Exp. 11-17-22

COUNTY OF WASHINGTON

COUNTY OF WASHINGTON

OWNER/DEVELOPER: DAVID C. FRYE

PLAT NUMBER 170451

SUBDIVISION PLAT OF

ACKERMAN GARDENS, UNIT-2

BEING A TOTAL OF 32.02 ACRES TRACT OF LAND INCLUSIVE OF A 0.193

ACRE ARE RIGHT-OF-WAY DEDICATION, OUT OF AN 44.356 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO SAN ANTONIO 2016, LLC AS

RECORDS OF BEXAR COUNTY, TEXAS, SITUATE IN THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, AND JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, IN BEXAR

PAPE-DAWSON

**ENGINEERS** 

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

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

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 14,

2017

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

4058 N. COLLEGE, SUITE 300, BOX 9

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID C. FRYE 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

THIS PLAT OF \_\_ACKERMAN GARDENS UNIT-2 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)

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO 2016, LLC

FAYETTEVILLE, AR 72703

(479) 455-9090

SCALE: 1"= 100'

200'

300'

DATED THIS \_\_\_\_\_ \_\_ DAY OF \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

FOR CURVE TABLE AND LINE TABLE.

SEE SHEET 2 OF 3

\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

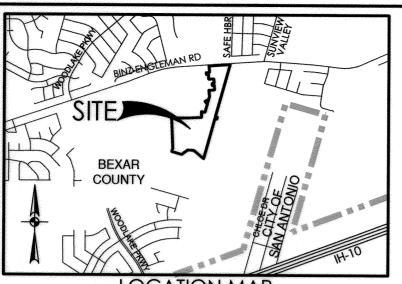
, A.D. 20 AT M. AND DULY RECORDED THE , A.D. <u>20</u>

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. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

. DEPUTY

SHEET 3 OF 3 BY:



LOCATION MAP NOT-TO-SCALE

**LEGEND** 

CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ESMT EASEMENT

PG PAGE(S) ROW RIGHT-OF-WAY OPR OFFICIAL PUBLIC RECORDS (OFFICAL PUBLIC RECORDS OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS VOL VOLUME AC. ACRES

FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) O SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

**UD ULTIMATE DEVELOPMENT** A/P APPLICATION PERMIT --- CENTERLINE - -670- EXISTING CONTOURS — 670 PROPOSED CONTOURS

ORIGINAL SURVEY LINE CITY LIMIT LINE 1% (100-YEAR) FLOODPLAIN PER CLOMR CASE # 12-06-2751P & CASE # 14-06-0228P

> **ELEVATION** 25' SANITARY SEWER EASEMENT (VOL 3505, PG 171 OPR)

MINIMUM FINISHED FLOOR

25' SANITARY SEWER EASEMENT (VOL 3402, PG 1422 OPR) ALAMO SOIL CONSERVATION DISTRICT EASEMENT

(VOL 4399, PG 322 OPR)

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

11) 15' BUILDING SETBACK 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT 50'X50' DRAINAGE, WATER & SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.06 AC. PERMEABLE)

VARIABLE WIDTH DRAINAGE, WATER & SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.08 AC. PERMEABLE) VARIABLE WIDTH STREET DEDICATION

(0.193 AC.) 7' PRIVATE DRAINAGE EASEMENT

16' AERIAL ELECTRIC EASEMENT (TO COMMENCE AT A HEIGHT OF 25' ABOVE PRESENT GROUND ELEVATION)

50'X140' DRAINAGE, WATER & SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.16 AC. PERMEABLE)

19 10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.002 AC.)

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREB 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 FACILITIES IN THE ASSEMENT," "OVERHANG EASEMENT," "UTLITY 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 NECESSAR APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND SCRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT OF INGRESS AND SCRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT OF 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 FASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER AINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUC ASEMENTS ARE DESCRIBED BELOW:

4. 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.

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

SURVEYOR'S NOTES:

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

"PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM 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 (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

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: PAPE-DAWSON ENGINEERS, INC.

