

- 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 FACH 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

  4. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR
- 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 EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

(1.234 Ac.) VOL. 9618, PG. 197, O.P.R.B.C.

- . THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)

  1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON

  1. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY

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  - IMPACT FFF NOTE: WATER AND/OR WASTEWATER IMPACT FFFS WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR 2 WASTEWATER SEWER SERVICE CONNECTION.
  - RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM
    FIRE FLOW DEMAND OF 1000 G.P.M. AT 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

    DRAINAGE NOTES DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHA

  - 5. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN

- PROPERTY OWNERS OR HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED 3. THE 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 ANTONIC

. 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 EASEMENTS, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF MPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

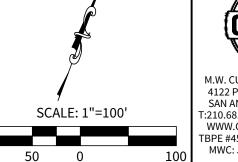
## SURVEYOR'S NOTES

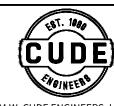
- 1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93).
- 2. 1/2" IRON RODS WITH RED CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE
- 3. BASIS OF BEARINGS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE

## PLAT NUMBER: 170017 SUBDIVISION PLAT

# **HORIZON POINTE** SUBDIVISION, UNIT 11

BEING A TOTAL OF 17.046 ACRES OUT OF THE REMAINING PORTION OF A 18.555 ACRE TRACT, AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 17460, PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF A 17.919 ACRE TRACT, AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 17787, PAGE 1744, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE J.L SHOONER SURVEY NO. 321, ABSTRACT NO. 703, AND THE G. TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.





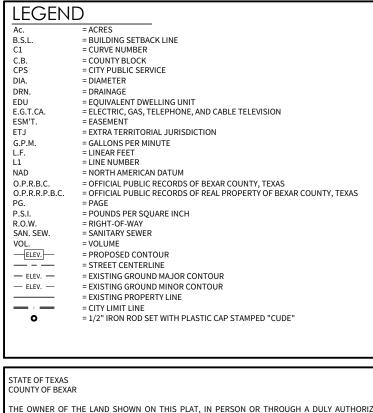
M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.711 WWW.CUDEENGINEERS.COM TBPE #455 • TBPLS #10048500 MWC: JEFFREY A. MCKINNIE PRJ. NO.: 01792.11

## STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE 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 AN CONSIDERATION THEREIN EXPRESSED OWNER/DEVELOPER HPSA LAND PARTNERS, LLC RY- INTEGRATED ASSET MANAGEMENT INC., 16607 BLANCO ROAD, SUITE 707 SAN ANTONIO, TEXAS 78232 PHONE: (210) 495-8777 CONTACT PERSON: J.L. "JOEY" GUERRA JR. DULY AUTHORIZED AGENT STATE OF TEXAS 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 H EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TH GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_ IOTARY PUBLIC BEXAR COUNTY, TEXAS THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF TH COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WA DULY FILED WITH THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS ON 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 DATED THIS DAY OF , A.D. 20 \_

	COUNTY CLERK, BEX	AR COUNTY, TEXAS
	THIS PLAT OF HORIZON POINTE SUBDINTO AND CONSIDERED BY THE PLANNING COMMISSION IN AN REGULATIONS; AND/OR WHERE ADMINISTRATIVE GRANTED.	CCORDANCE WITH STATE OR LOCAL LAWS AND
	DATED THISDAY OF	, A.D
	BY:	CHAIRMAN
	BY:	SECRETARY
ı		

COUNTY JUDGE, BEXAR COUNTY, TEXAS

				SECRETARY	
	F TEXAS OF BEXAR				
			, COUNTY CLERK OF I	BEXAR COUNTY, DO HEREBY CE	RTIF
AT TH	IIS PLAT WAS	FILED FOR RECOF	RD IN MY OFFICE ON THE	DAY OF	
D	AT	M. AND	DULY RECORDED THE	DAY OF	
D	AT	M. IN T	HE DEED AND PLAT RECO	RDS OF BEXAR COUNTY, IN BO	ок
LUME		ON PAGE	IN TEST	MONY WHEREOF, WITNESS MY	HAN
D OFF	FICIAL SEAL OF	OFFICE, THIS	DAY OF	A.D	
			BY:	, DEPUTY	1
			COUNTY CLERK, BI	EXAR COUNTY, TEXAS	
		[	DECEMBER 2017	SHEET 1 OF 1	L



AGENT, DEDICATES TO THE USE OF THE PUBLICAN ENCLAVE OR PLANNED UNIT DEVELO	PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED IC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF IPMENT, FOREVER ALL STREETS, ALLEYS, PARKS BLIC PLACES THEREON SHOWN FOR THE PURPOSE AND
OWNER/DEVELOPER JUDSON INDEPENDENT SCHOOL DISTRICT 8012 SHIN OAK DRIVE LIVE OAK, TEXAS 78233 PHONE: (210) 945-5400 CONTACT PERSON: CARL A. MONTOYA	OWNER
	DULY AUTHORIZED AGENT
STATE OF TEXAS COUNTY OF BEXAR	
	I THIS DAY PERSONALLY APPEARED
COUNTY OF BEXAR  BEFORE ME, THE UNDERSIGNED AUTHORITY ON  NAME IS SUBSCRIBED TO THE FOREGOING II	I THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE D CONSIDERATIONS THEREIN EXPRESSED AND IN THE
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