BEARINGS AND COORDINATES: BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HERON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

1. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0420G, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

IP.S. NOTES:
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 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 AREA.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS ALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

OR GROUND RELEVATION 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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

DRAINAGE NOTES

DEVELOPMENT SERVICES DEPARTMENT

INO 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE

2 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 ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SINCLAIR SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LAND OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE

CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR WITH THIS SUBDIVISION

PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE

IMPACT FEES PAYMENT DUE: 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 WASTEWATER SERVICE CONNECTION. A PORTION OF THE TRACT IS BELOW THE 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.

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

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1600 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

NGRESS & 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.

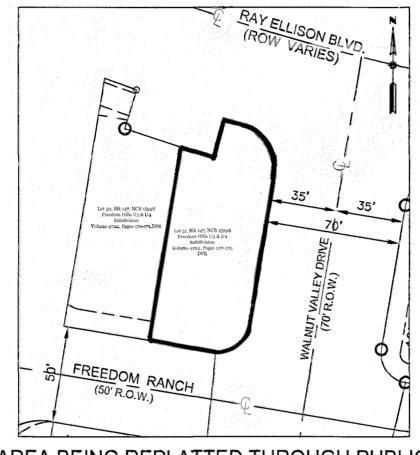
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2228582) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER.~ THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

MULTIPLE PAGE PLAT NOTE: PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. PLAT I.D. NO. 180230

REPLAT ESTABLISHING

FREEDOM HILLS UT 3-4 LOT 901

BEING A TOTAL OF 0.125 ACRES OF LAND ESTABLISHING LOT32 AND LOT 901; AND BEING ALL OF LOT 31, BLOCK 147, NCB 15228, OF FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION PLAT RECORDED IN VOLUME 9722, PAGES 170-171 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND BEING THAT 0.125 ACRES OUT OF THE 15.18 ACRES OF LAND CONVEYED BY WARRANTY DEED TO HDC FREEDOM HILLS, LLC. AS RECORDED IN VOLUME 18121, PAGE 1831 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE 1" = 50' THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 31, BLOCK 147, NCB 15228, OF THE FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION, VOLUME 9722, PAGES 170-171,

DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE REPLAT AND SUBDIVISION PLAT ESTABLISHING FREEDOM HILLS UNITS 3 AND 4 SUBDIVISION RECORDED IN VOLUME 9722, PAGES 1770-171 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ___/__/2018 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS

HDC FREEDOM HILLS LLC SAN ANTONIO, TEXAS 78216

SWORN AND SUBSCRIBED BEFORE ME THIS THE / DAY OF DAY OF 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-27-2030

STATE OF TEXAS

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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND

TBPLS FIRM NO. 101919-00

LEGEND

1/2" IRON ROD FOUND (UNLESS NOTED) 1/2" IRON ROD SET MONUMENT FOUND 500 ---**EXISTING CONTOURS** 500 PROPOSED CONTOURS OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS R.O.W. RIGHT-OF-WAY VOL. VOLUME PG.

VEHICULAR NON-ACCESS ESM'T. V.N.A.E ESM'T **EASEMENT** NCB NEW CITY BLOCK BLK

G.E.T.CA

DEBRA L. GRIFFITH

Notary Public, State of Texas

Comm. Expires 04-27-2020

NOIGIY 10 1 24906833

AND CABLE TELEVISION DRAINAGE ESM'T (A) (VOL. 17823, PGS. 1383, OPR) 14' G.E.T.CA. ESM'T \bigcirc (VOL. 9722, PGS. 171, DPR)

GAS, ELECTRIC, TELEPHONE,

1' V.N.A. ESM'T **©** (VOL. 9722, PGS. 171, DPR) DRAINAGE ESM'T

(D) (VOL. 17839, PGS. 1854, OPR) 10' G.E.T.CA ESM'T E (VOL. 9722, PGS. 171, DPR)

> 5' IRREVOCABLE PEDESTRIAN & UTILITY ESM'T (VOL. 9722, PGS. 171, DPR)

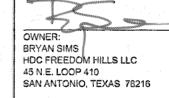
	Commence of the contract of							
	LINE TABLE							
LINE	DISTANCE	BEARING						
L1	17.19'	S71° 50' 28"E						
L2	12.10'	N17° 01' 59"E						
L3	8.90'	N17° 01' 59"E						
L4	35.42'	N53° 03' 32"W						
L5	25.29'	N80° 33' 58"W						

CURVE TABLE							
Curve #	1	Rad	Arc	Tan	Chord	Chord Bearing	
C1	0°40'23"	1195.00'	14.04	7.02'	14.04'	\$73° 18' 13"E	
C2	69°35'09"	25.00'	30.36'	17.37'	28.53'	S25° 26' 59"E	
СЗ	90°00'00"	15.00'	23.56'	15.00'	21.21'	S54° 20' 36"W	

LJA Engineering & Surveying, Inc. 1100 NE Loop 410 Phone 210.503.2700 Fax 210.503.2749 San Antonio, Texas 78209 FRN - F-1386 RICKMAN LAND SURVEYING TBPLS FIRM NO. 101919-00 419 BIG BEND CANYON LAKE, TX 78133 PHONE (830) 935-2457 WWW.RICKMANLANDSURVEYING.COM SCALE 1" # 30"

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.

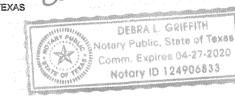


STATE OF TEXAS COUNTY OF BEXAR

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 THE 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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF FREEDOM HILLS UT 3-4 LOT 901 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

____ A.D., 2018. CHAIRMAN SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

-		COU	VITY CLER	K OF BEXA	R COUN	TY, DO	
	ERTIFY THAT TH						
THE	DAY OF	4	A.D. 2018	AT _	M.	AND	
LYREC	ORDED THE	DAY OF		A.D	. 2018 _	AT	
M.	IN THE RECORDS	OF	AND	OF	SAID C	YTMUC	IN.
OK VOI	UME	_ON PAGE		<u></u>			

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF ___ A.D., 2018

COUNTY CLERK, BEXAR COUNTY, TEXAS

