

## BABCOCK RD 2 7.054 ACRES И

## AREA BEING REPLATTED THROUGH PUBLIC HEARING WRITTEN NOTIFICATION HIIM

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 7.054 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT OF THE CROWNRIDGE - BABCOCK FLOODPLAIN AND SANITARY SEWER EASEMENT UNIT 1 RECORDED IN VOLUME 9509, PAGES 11-15 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL UNITS PER LOT. THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT #932436 CROWNRIDGE - BABCOCK FLOODPLAIN AND SANITARY SEWER EASEMENT UNIT 1 WHICH IS RECORDED IN VOLUME 9509, PAGE(S) 11-15, COUNTY PLAT AND DEED RECORDS.

US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, SOLE MEMBER
USAA REAL ESTATE COMPANY, A DELAWAPE ~~~~ PARTNER

BY: NAME: NAMF:

SWORN AND SUBSCRIBED BEFORE A.D. 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS COMMISSION EXPIRES:

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.

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.

ES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANFORMERS, EACH WITH ITS NECESSARY IND FACILITIES WITHIN SAID EASEMENT AND EGRESS OVER GRANFORS ADJACCEN LAND, THE RIGHT AND RACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM LIRESS OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE SAID LINES OR APPURTENANCES THEREOT. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS. BS. OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

NAITARY LOSS RESULTING FROM MOOFFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID ET OF GRADE CHANGES OR ROOUND ELEVATION AND SHALL BE CHARGED TO THE PERSON OR ID RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

SE NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY ENSTINGS ELECTRIC, GAS, WATER, SEWER, PHONE, CABLE EASEMENTS OR ANY OTHER BESEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH DESCRIBED BELOW.

DESCRIBED BELOW.

SERVET ONLY WAS TOWN. PROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS IN BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. DERCISOUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR 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 INGS 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) 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.

MPACT FEE NOTE:
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.

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UNPLATTED 207.51 ACRI LCWW PART (VOL 6970, F

CRES ARTNERS '0, PG 1648, OPR)

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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

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 PRAT. AS APPROVED, SHALL BE ALLOWED WITHOUT 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.

PUBLIC WORKS STORM WATER:

HNISHED 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.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFRM PANEL 48029-C0230G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC PROPERTY ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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):

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

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 3, NCB 14859, IS A PRIVATE STREET AND IS DESIGNED AS AN UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT.

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES AROVE FINISHED ADJACENT GRADE.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BABCOCK RESIDENTIAL SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BABCOCK RESIDENTIAL ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: (LOTS 901, 902, & 999, BLOCK 3) FIRE FLOW DEMAND NOTE:

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 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.

C25

1353.21' 016\*48'03"

CURVE TABLE

E # BEARING LENGTH
1 N73'45'21"W 86.30'
2 N02'13'14"W 64.02'
3 N25'24'37"W 127.65'

ABLE

			T TANKE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00°	002*36'40"	N67"20"26"E	33.86'	33.86'
C2	715.80'	023*11*23*	N13*48'56"W	287.74	289.71
C3	1383.21	020*29'24"	S15*09*55*E	492.03	494.66
C4	933.98'	008*56'18"	N09*23'22"W	145.56'	145.71'
C5	25.00*	082'30'18"	S27"23"37"W	32.97'	36.00
C6	25.00'	092'57'17"	S6816'37"E	36.26'	40.56'
С7	25.00'	086*47'59"	N21*50'47"E	34.35'	37.87
C8	1228.00'	021*33'21"	N10*46'32"W	459.28'	462.00
C10	25.00'	036*07'08"	N18*03*25*W	15.50'	15.76'
C11	50.00'	274'15'59"	S78*59'00"E	68.03'	239.34
C12	25.00'	059*06'59"	S28*35*30*W	24.67'	25.79'
C13	1178.00'	020*51'13"	S11°23'35"E	426.39	428.75
C14	25.00'	108*24'34"	S76*01*29*E	40.56	47.30'
C15	275.00'	032*03'15"	N33*44'36"E	151.85'	153.85
C16	561.00'	021*29'34"	N06*58'12"E	209.21'	210.44
C17	25.00'	051*06'44"	N29°19'57"W	21.57	22.30'
C18	50.00'	276'15'44"	N8314'33"E	66.74'	241.08
C19	25.00'	045*37'09"	S18*33*51"W	19.38'	19.91'
C20	611.00	021*57'43"	S06*44*07"W	232.77'	234.20
C21	360.00	047*31*48*	S41*28*53*W	290.15	298.64
C22	25.00'	090*39'14"	S19*55'09"W	35.56'	39.56'
C24	963.98	008*40'40"	S09*15*33*E	145.86	146.00

EASEMENT
GAS, ELEC
AND CABI
NEW CITY |
OFFICIAL F
(OFFICIAL F
OF REAL P
BEXAR CO Y BLOCK .ND PLAT RECORDS OF COUNTY, TEXAS LEGEND

PL

AT NUMBER

6041

L PUBLIC RECORDS
AL PUBLIC RECORDS
AL PUBLIC RECORDS
L PROPERTY) OF
COUNTY, TEXAS ECTRIC, TELEPHONE ABLE TELEVISION F PG POW (SURVEYOR)

ESMT GETCTV

12' SEWER EASEMENT
2 10' ELECTRIC, GAS, TELEPHONE,
& CABLE TV EASEMENT
14' ELECTRIC, GAS, TELEPHONE,
& CABLE TV EASEMENT
UNPLATTED
128.44 ACRES
LA CANTERA DEVELOPMENT
COMPANY
(YOL 4824, PG 799, OPR)

## BBING A TOTAL OF A 17.644 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-35, 901, 902, & 999, BLOCK 3, NCB 14859, OUT OF A 23.616 ACRE TRACT OF LAND RECORDED IN VOLUME 8190, PAGES 1875-1880 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S R ROBERTS SURVEY NUMBER 22 1/2, ABSTRACT 640, COUNTY BLOCK 4721, AND CHAS H SEIDENSCHNUR, SURVEY NUMBER 410, ABSTRACT 1222, CITY BLOCK 4725, IN NEW CITY BLOCK 14859, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON

DATE OF PRINT: May 11, 2018

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 THEREN EXPRESSED.

OWNER/DEVELOPER:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C PETERSEN 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 \_\_\_\_\_.

THIS PLAT OF BABCOCK RESIDENTIAL (ENCLAVE) 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 AND.

		VIED THIS	ND/OR VARIANCE(S) HAVE BEEN GRANTED.	)CAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)
	B ∴	_ DAY OF	S) HAVE BEEN C	REGULATIONS;
			RANTED.	AND/OR W
				HERE AD
		_ , A.D. <u>20</u>		MINISTRATIVE E
CHAIRMAN		l <u>.</u>		EXCEPTION(S)

PAGE CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE COUNTY OF BEXAR OFFICE, THIS DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME DAY OF In testimony whereof, witness my hand and official seal A.D. <u>20</u> COUNTY CLERK OF BEXAR COUNTY, DO HEREBY A.D. <u>20</u> \_M. AND DULY RECORDED THE M. IN THE . 읶

Civil Job No. 7931-31; Survey Job No. 9340-16

BABCOCK RESIDENTIAL (ENCLAVE)

ESTABLISHING
BABCOCK RESIDENTIAL

(ENCLAVE)

REPLAT & SUBDIVISION PLAT

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

EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
ORIGINAL SURVEY/COUNTY LINE

RES RA DEVELOPMENT

PG 1875, OPR)

25' SANITARY SEWER EASEMENT (VOL 9509, PG 11-15, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (12.12 ACRES) (VOL 9509, PG 11-15, DPR)
16' SANITARY SEWER EASEMENT (VOL 9535, PG 133-138, DPR)
20' SANITARY SEWER EASEMENT (VOL 9550, PG 34-35, DPR)
REMAINING PORTION VARIABLE WIDTH DRAINAGE EASEMENT (5.066 ACRES)
(VOL 9509, PG 11-15, DPR)

ENGINEERS

ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

CANTERA DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY MPANY
US REAL ESTATE LIMITED PARTNERSHP, A TEXAS LIMITED PARTNERSHP, ITS SOLE MEMBER
USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION, ITS GENERAL PARTNER SI

STATE OF TEXAS

DATE: 5/10/2018 1:47 PM USER ID: AArrington FILE: P:\79\31\31\Design\Civil\Plat\PL793131.dwg

SHEET 1

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COUNTY CLERK, BEXAR COUNTY, TEXAS A.D.

