

SCALE: 1"=20'

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

IMPACT 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 WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

[illegible]

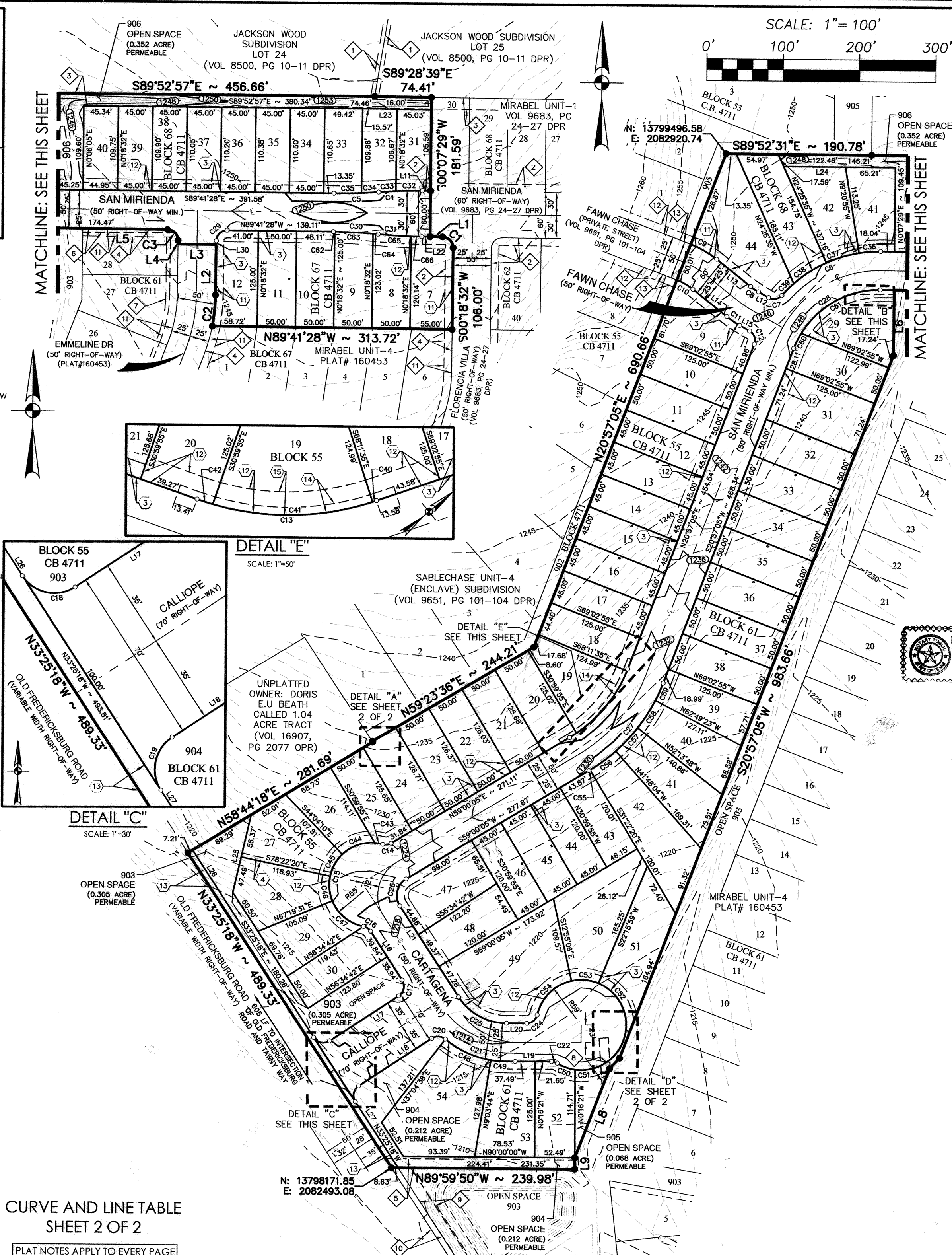
STATE OF TEXAS
COUNTY OF BEXAR

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

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.


REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NUMBER 170516

SUBDIVISION PLAT
OF
IRABEL, UNIT-3

BEING 14,720 ACRES, ESTABLISHING LOTS 7-12, BLOCK 67, LOTS 31-44, LOT 906, BLOCK 68, LOTS 9-30, LOT 903, BLOCK 55, LOTS 29-54, LOT 905, BLOCK 61 AND INCLUSIVE OF A 0.81 ACRE RIGHT-OF-WAY DEDICATION, COMPRISED OF 3.139 ACRES OUT OF, 48.696 ACRE TRACT OF LAND, 9.814 ACRES OUT OF A 16.965 ACRE TRACT, 1.012 ACRES BEING THE REMAINING PORTION OF A 1.126 ACRE TRACT, AND ALL OF THE 0.754 OF AN ACRE, ALL DESCRIBED IN DEED TO KB HOME LONESTAR, L.P. RECORDED IN VOLUME 16611, PAGE 1434 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCULLOCK SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 AND OUT OF THE CESANA CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733, NOW ALL IN COUNTY BLOCK 4711 OF BEXAR COUNTY, TX.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: May 23, 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 THEREIN EXPRESSED.

OWNER/DEVELOPER: JOE HERNANDEZ
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ 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 ACCORDANCE WITH THE FOREGOING STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE AND IN THE COUNTY OF WPA AND STATE OF ARIZONA, A.D. 2018.

Notary Public, State of Texas
My Comm. Exp. 01-27-2028
ID No. 10927188
Notary Public, Bexar County, Texas

CERTIFICATE OF APPROVAL

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, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRABEL UNIT-3 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 _____, A.D. 20_____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SHEET 1 OF 2

MIRABEL UNIT-3

Civil Job No. 6198-07 ; Survey Job No. 9051-14

Date: May 23, 2018, 10:56am User ID: CGarza
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PLAT NUMBER 170516

SUBDIVISION PLAT
OF
MIRABEL, UNIT-3

BEING 14.720 ACRES, ESTABLISHING LOTS 7-12, BLOCK 67, LOTS 31-44, LOT 906, BLOCK 68, LOTS 9-30, LOT 903, BLOCK 55, LOTS 29-54, LOT 905, BLOCK 61 AND INCLUSIVE OF A 0.81 ACRE RIGHT-OF-WAY DEDICATION, COMPRISED OF 3.139 ACRES OUT OF, 48.696 ACRE TRACT OF LAND, 9.814 ACRES OUT OF A 16.965 ACRE TRACT, 1.012 ACRES BEING THE REMAINING PORTION OF A 1.126 ACRE TRACT, AND ALL OF THE 0.754 OF AN ACRE, ALL DESCRIBED IN DEED TO KB HOME LONESTAR, L.P. RECORDED IN VOLUME 16611, PAGE 1434 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCULLOCK SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 AND OUT OF THE CESANA CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733, NOW ALL IN COUNTY BLOCK 4711 OF BEXAR COUNTY, TX.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 23, 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 THEREIN EXPRESSED.

OWNER/DEVELOPER: Joe Hernandez
JOE HERNANDEZ
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ, 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 24th DAY OF May, A.D. 2018.

Nancy E C Willaford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

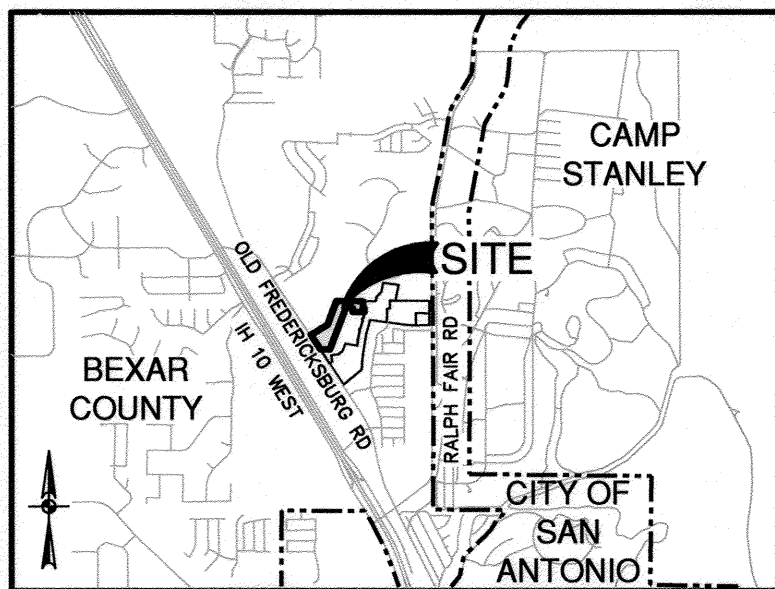
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRABEL UNIT-3 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 _____, A.D. 20 _____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT-TO-SCALE

DETENTION POND NOTES:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 903, BLOCK 61, MIRABEL, UNIT-4, (COSA PLAT#160453)

DETENTION MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION, AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOT 905, BLOCK 61 CB 4711, AND LOT 906, BLOCK 68, CB 4711 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

LOT 903, BLOCK 55, CB 4711 AND LOT 904 BLOCK 61, CB 4711 IS DESIGNATED AS OPEN SPACE AND GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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 UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

IMPACT 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 WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARKS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.

SAWS DEDICATION:

THE OWNER 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 WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1,215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

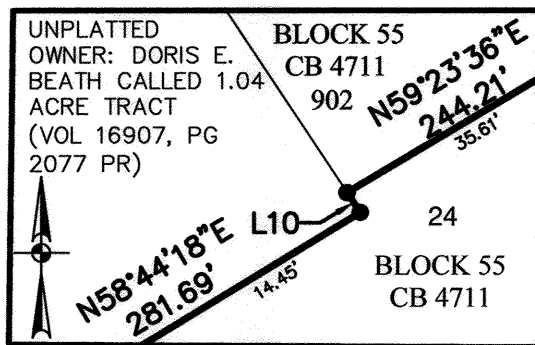
MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 55, CB 4711, LOT 904 AND 905, BLOCK 61 CB 4711, AND LOT 906, BLOCK 68, CB 4711, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2313305) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(d)(5)(c).



DETAIL "A"
SCALE: 1"=10'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°41'28"E	16.25'
L2	N0°18'32"E	65.24'
L3	N89°41'28"W	50.00'
L4	N0°18'32"E	5.00'
L5	N89°41'28"W	156.27'
L6	S0°07'29"W	85.15'
L7	S42°45'10"W	18.85'
L8	S20°57'05"W	124.65'
L9	S0°16'21"E	15.01'
L10	N33°39'49"W	1.23'

LINE TABLE		
LINE #	BEARING	LENGTH
L11	S89°41'28"E	10.75'
L12	S61°08'05"E	15.25'
L13	S51°43'21"E	57.01'
L14	N51°43'23"W	56.94'
L15	N61°08'05"W	14.72'
L16	N33°25'18"W	75.78'
L17	N56°34'42"E	107.80'
L18	S56°34'42"W	114.01'
L19	S89°43'39"W	59.14'
L20	N89°43'39"E	26.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S33°25'18"E	141.30'
L22	N89°41'28"W	10.94'
L23	S89°28'39"E	29.43'
L24	N89°52'36"W	81.01'
L25	N12°59'22"E	103.86'
L26	N33°25'18"W	291.17'
L27	N33°25'18"W	102.63'
L28	N20°57'05"E	37.11'
L29	S69°02'55"E	5.39'
L30	S0°18'32"W	5.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	14.00'	90°00'00"	S44°41'28"E	19.80'	21.99'
C2	225.00'	10°26'10"	N5°31'37"E	40.93'	40.98'
C3	14.00'	90°00'00"	N44°41'28"W	19.80'	21.99'
C4	661.00'	4°56'57"	N87°50'03"E	57.08'	57.10'
C5	680.00'	4°56'57"	N87°50'03"E	58.72'	58.74'
C6	170.00'	49°12'24"	N65°42'20"E	141.55'	146.00'
C7	14.00'	77°45'47"	N79°59'01"E	17.58'	19.00'
C8	75.00'	9°24'43"	S56°25'44"E	12.31'	12.32'
C9	125.00'	18°02'58"	N60°44'50"W	39.22'	39.38'
C10	75.00'	18°34'58"	N60°57'42"W	24.22'	24.33'
C11	125.00'	9°24'43"	N56°25'44"W	20.51'	20.53'
C12	14.00'	82°05'09"	N20°05'30"W	18.39'	20.06'
C13	180.00'	38°03'01"	N39°58'35"E	117.35'	119.54'
C14	14.00'	46°31'07"	N82°15'39"E	11.06'	11.37'
C15	55.00'	185°27'38"	N12°47'23"E	109.88'	178.03'
C16	14.00'	46°31'07"	N56°40'52"W	11.06'	11.37'
C17	15.00'	90°00'00"	N11°34'42"E	21.21'	23.56'
C18	15.00'	90°00'00"	S78°25'18"E	21.21'	23.56'
C19	15.00'	90°00'02"	S11°34'44"W	21.21'	23.56'
C20	15.00'	72°52'28"	N86°59'04"W	17.82'	19.08'
C21	125.00'	39°43'30"	N70°24'36"W	84.94'	86.67'
C22	14.00'	31°56'26"	N74°18'08"W	7.70'	7.80'
C23	59.00'	289°14'16"	S22°57'03"E	68.32'	297.84'
C24	14.00'	77°17'50"	N51°04'44"E	17.49'	18.89'
C25	75.00'	56°51'02"	S61°50'50"E	71.40'	74.42'
C26	25.00'	92°25'24"	S12°47'23"W	36.10'	40.33'
C27	230.00'	38°03'01"	S39°58'35"W	149.95'	152.74'
C28	120.00'	69°21'27"	S55°37'48"W	136.55'	145.26'
C29	14.00'	90°00'00"	S45°18'32"W	19.80'	21.99'
C30	680.00'	4°56'57"	N87°13'00"W	58.72'	58.74'
C31	661.00'	4°56'57"	N87°13'00"W	57.08'	57.10'
C32	661.00'	3°00'07"	S88°48'28"W	34.63'	34.63'
C33	661.00'	1°56'51"	S86°20'00"W	22.47'	22.47'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C34	680.00'	1°54'29"	S86°18'48"W	22.64'	22.64'
C35	680.00'	3°02'29"	S88°47'17"W	36.09'	36.10'
C36	170.00'	9°39'27"	S85°28'48"W	28.62'	28.65'
C37	170.00'	15°04'40"	S73°06'45"W	44.61'	44.74'
C38	170.00'	17°06'17"	S57°01'16"W	50.56'	50.75'
C39	170.00'	7°22'00"	S44°47'08"W	21.84'	21.86'
C40	180.00'	0°51'20"	N21°22'45"E	2.69'	2.69'
C41	180.00'	33°46'37"	S38°41'44"W	104.58'	106.11'
C42	180.00'	3°25'03"	S57°17'34"W	10.74'	10.74'
C43	55.00'	11°03'19"	N80°00'27"W	10.60'	10.61'
C44	55.00'	48°32'03"	S70°11'51"W	45.21'	46.59'
C45	55.00'	34°18'09"	S28°46'45"W	32.44'	32.93'
C46	55.00'	34°18'09"	S5°31'24"E	32.44'	32.93'
C47	55.00'	57°15'56"	S51°18'27"E	52.71'	54.97'
C48	125.00'	30°23'26"	S65°44'33"E	65.53'	66.30'
C49	125.00'	9°20'05"	S85°36'18"E	20.34'	20.37'
C50	59.00'	24°21'59"	S70°30'54"E	24.90'	25.09'
C51	59.00'	91°04'44"	N51°45'44"E	84.22'	93.79'
C52	59.00'	73°57'23"	N30°45'19"W	70.98'	76.16'
C53	59.00'	35°11'05"	N85°19'34"W	35.66'	36.23'
C54	59.00'	64°39'04"	S44°45'22"W	63.10'	66.57'
C55	230.00'	0°22'25"	N58°48'53"E	1.50'	1.50'
C56	230.00'	10°25'44"	N53°24'48"E	41.81'	41.86'
C57	230.00'	10°25'44"	N42°59'04"E	41.81'	41.86'
C58	230.00'	10°35'36"	N32°28'25"E	42.46'	42.52'
C59	230.00'	6°13'32"	N24°03'51"E	24.98'	24.99'
C60	120.00'	10°30'42"	N26°12'26"E	21.98'	22.02'
C61	120.00'	58°50'45"	N60°53'09"E	117.90'	123.25'
C62	680.00'	0°09'33"	S89°36'42"E	1.89'	1.89'
C63	680.00'	4°13'02"	S87°25'24"E	50.04'	50.05'
C64	680.00'	0°34'22"	S85°01'42"E	6.80'	6.80'
C65	661.00'	3°45'10"	S86°37'06"E	43.29'	43.29'
C66	661.00'	1°11'48"	S89°05'35"E	13.80'	13.80'