

LOCATION MAP
NOT TO SCALE

LEGEND:

ELEC.	----	ELECTRIC
TEL	----	TELEPHONE
CATV	----	CABLE TELEVISION
SAN. SWR.	----	SANITARY SEWER
ESMT.	----	EASEMENT
R.O.W.	----	RIGHT-OF-WAY
N.C.B.	----	NEW CITY BLOCK
VOL.	----	VOLUME
PG.	----	PAGE
VAR. WD.	----	VARIABLE WIDTH
OPR	----	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	----	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
6	----	STREET CENTERLINE
----	----	LIMITS OF TREE PRESERVATION AREA
●	----	1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" BE SET (UNLESS OTHERWISE NOTED)
●	----	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

STATE OF TEXAS
COUNTY OF TARRANT

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON LEGEND HILLS, UNIT-5, WHICH IS RECORDED IN VOLUME 9565, PAGES 21-22, BEXAR COUNTY PLAT AND DEED RECORDS.

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 USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER: AIRW 2016 -6, L.P.

STATE OF TEXAS
COUNTY OF TARRANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC IN THE STAE OF TEXAS

MY COMMISSION EXPIRES:_____

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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 NO. 66073

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A 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 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 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 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 WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

IMPACT FEE 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

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 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 OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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.

KEYNOTES

A	----	16' PUBLIC WATER ESMT. (0.265 ACRES)
B	----	14' PUBLIC SAN. SWR. ESMT. (0.702 ACRES)
C	----	VAR. WD. PRIVATE DRAINAGE ESMT. 0.994 ACRES)
D	----	LIMITS OF TREE PRESERVATION AREA-APPROXIMATE LIMITS LOCATION BASED ON A MAP TO MAP TRANSFER FROM THE APPROVED TREE PLAN (AP #2339544) FILED WITH THE CITY ARBORIST.
1	----	14' ELEC. ESMT. (VOL. 9525, PGS. 12-16 DPR)
2	----	VAR. WD. SAN. SWR. ESMT. (VOL. 9525, PGS. 12-16 DPR)
3	----	86' INGRESS/EGRESS ESMT. (VOL. 6797, PG. 1227-1269 OPR)
4	----	16' SAN. SWR. ESMT. (VOL. 9565, PG. 21 & 22 DPR)
5	----	28' DRAINAGE, SAN. SWR., ELEC., TEL., CATV, & GAS ESMT. (VOL. 9517, PG. 203 DPR)
6	----	28' ELEC. ESMT. (VOL. 9565, PG. 21 & 22 DPR)
7	----	VAR. WD. ELEC. ESMT. (VOL. 11341, PG. 743-747 OPR)
8	----	VAR. WD. DRAINAGE R.O.W. (VOL. 9565, PG. 21 & 22 OPR)
9	----	150' BUFFER ZONE (VOL. 13113, PG. 464-472 OPR)
10	----	16' SAN. SWR. ESMT. (VOL. 9517, PG. 203 DPR)
11	----	16' WATER ESMT. (VOL. 9517, PG. 203 DPR)
12	----	10' DRAINAGE ESMT. (VOL. 9517, PG. 203 DPR)
13	----	VAR. WD. WATER, DRAINAGE, SAN SWR, ELEC., TEL., CATV, & GAS EASMT. (VOL. 9517, PG. 203 DPR)
14	----	20' SAN SWR, ELEC., TEL., CATV & GAS ESMT. (VOL. 9517, PG. 203 DPR)
15	----	DRAINAGE & SAN. SWR. ESMT. (VOL. 9525, PG. 12-16 DPR)

GENERAL NOTES:

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029 C 0230 G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
3. 1/2" IRON ROD WITH "MBC" CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.

SAWS NOTE:

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.

SAWS DEDICATION 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 WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

MAINTENANCE NOTE:

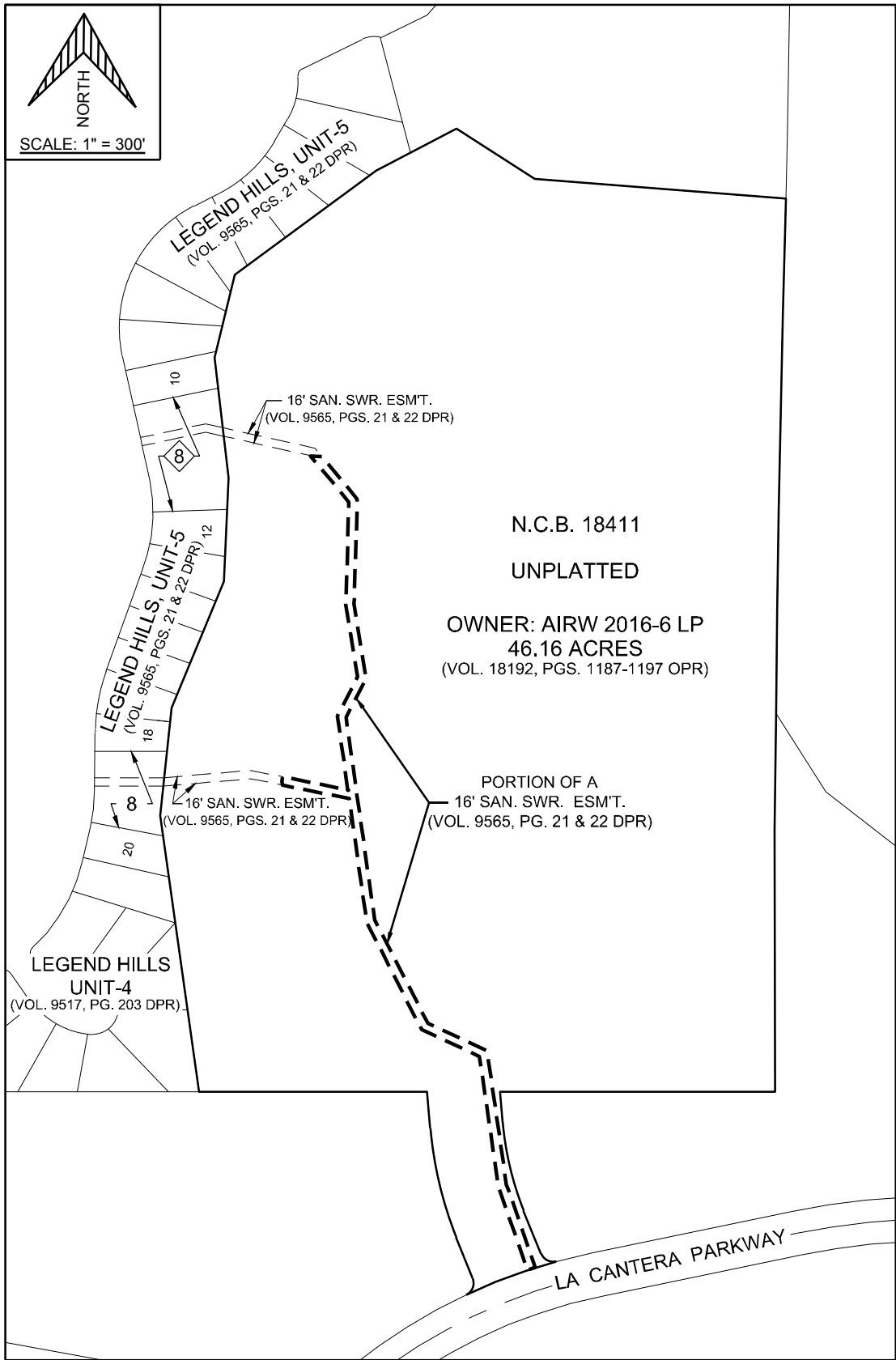
THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

SAWS AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DRAINAGE EASEMENT MAINTENANCE NOTE:

- a. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LUXE AT LA CANTERA MPCD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LUXE AT LA CANTERA HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 1 & 901 BLK. 8.
- b. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

AREA BEING REPLATTED IS A PORTION OF A 16' SANITARY SEWER EASEMENT, BEING OUT OF THE LEGEND HILLS, UNIT-5 SUBDIVISION, AS PREVIOUSLY RECORDED IN VOLUME 9565, PAGES 21 & 22, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

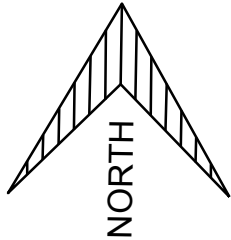
PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PLAT NO. 160571

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

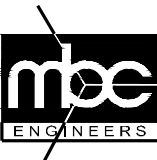
LUXE AT LA CANTERA MPCD

BEING A TOTAL OF 46.161 ACRES OF LAND ESTABLISHING LOT 8 AND 901, BLOCK 1, NEW CITY BLOCK 18411, PREVIOUSLY RECORDED IN VOLUME 18192, PAGE 1187, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO, BEING OUT OF THE CHARLES S. SEIDENSHNUR SURVEY NO. 410, ABSTRACT 1222, COUNTY BLOCK 4725 OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 300'

300 0 150 300 600



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 08/22/2016

JOB NO.: 31472/0976

STATE OF TEXAS
COUNTY OF TARRANT

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: AIRW 2016-6, L.P.
2505 N. STATE HIGHWAY 360
GRAND PRAIRE, TEXAS 75050
TEL. NO. (972) 471-8700

OWNER: MATTHEW J. HILES

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW J. HILES, 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 _____, 2018.

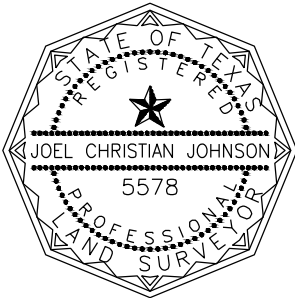
NOTARY PUBLIC
TARRANT COUNTY, TEXAS

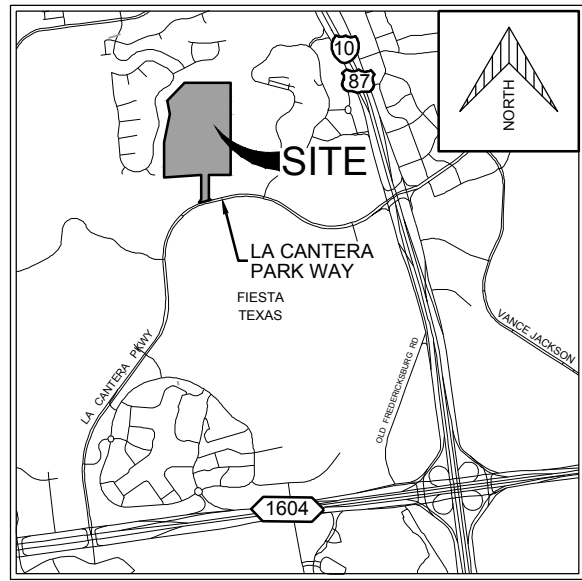
THIS PLAT OF LUXE AT LA CANTERA MPCD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF _____, A.D., 2018.

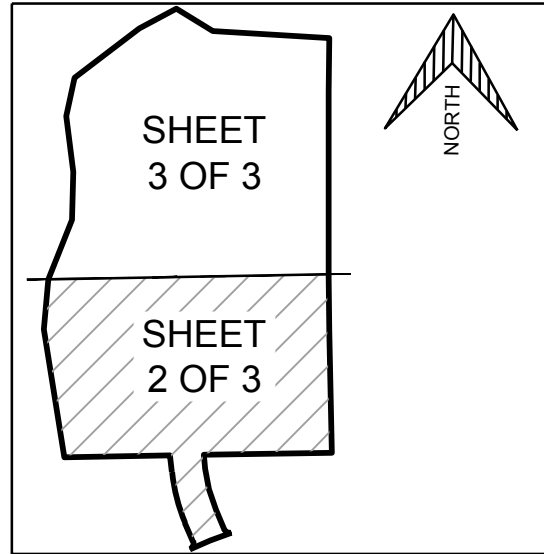
BY: _____
CHAIRMAN

BY: _____
SECRETARY





LOCATION MAP
NOT TO SCALE



INDEX MAP

CPS NOTES:

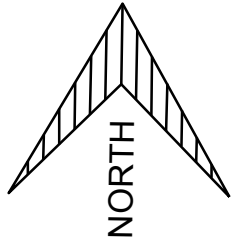
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PLAT NO. 160571

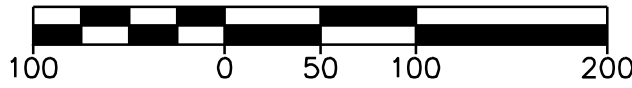
REPLAT AND SUBDIVISION PLAT
ESTABLISHING

LUXE AT LA CANTERA MPCD

BEING A TOTAL OF 48.181 ACRES OF LAND ESTABLISHING LOT 8 AND 901, BLOCK 1, NEW CITY BLOCK 18411, PREVIOUSLY RECORDED IN VOLUME 18192, PAGE 1187, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO, BEING OUT OF THE CHARLES S. SEIDENSHNUR SURVEY NO. 410, ABSTRACT 1222, COUNTY BLOCK 4725 OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



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STATE OF TEXAS
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OWNER/DEVELOPER: AIRW 2016-6, L.P.
2505 N. STATE HIGHWAY 360
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TEL. NO. (972) 471-8700

OWNER: MATTHEW J. HILES

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TARRANT

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC
TARRANT COUNTY, TEXAS

THIS PLAT OF LUXE AT LA CANTERA MPCD 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., 2018.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS
COUNTY OF BEXAR

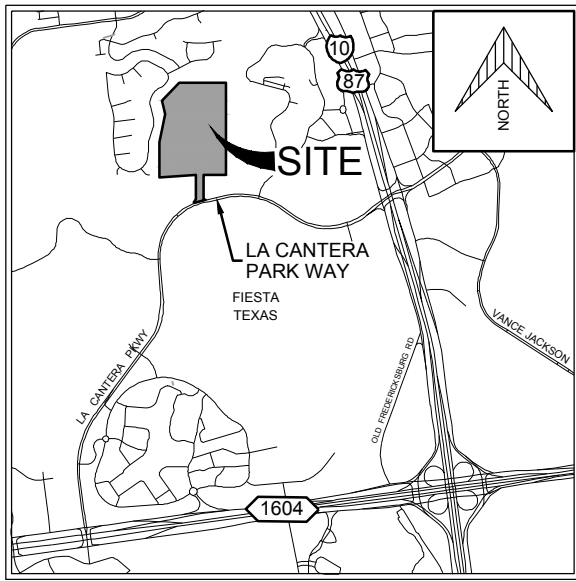
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LICENSED PROFESSIONAL ENGINEER NO. 66073

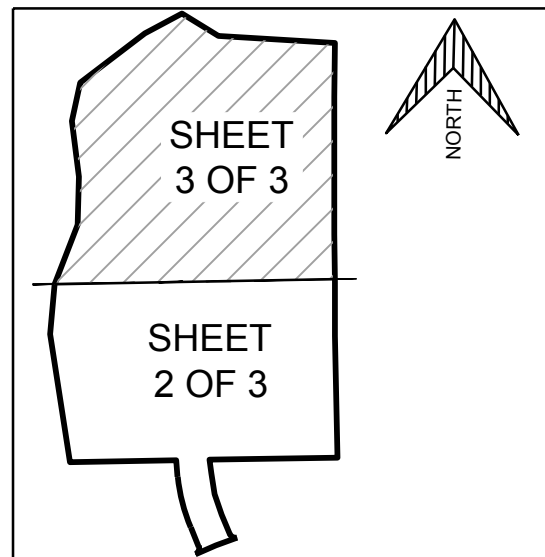
Line Table		
Line #	Bearing	Length
L1	S 05°45'58" E	58.78'
L2	S 22°46'56" E	89.86'
L3	N 22°51'46" W	85.34'
L4	N 05°50'26" W	70.58'

Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Bearing
C1	185.91'	1093.71'	9°44'21"	93.18'	S 68°41'04" W
C2	37.70'	25.00'	86°24'06"	23.48'	N 20°36'40" E
C3	218.30'	743.00'	16°50'01"	109.94'	N 14°19'51" W
C4	177.04'	603.00'	16°49'21"	89.16'	S 14°20'01" E
C5	36.49'	25.00'	83°37'15"	22.36'	S 64°12'21" E

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



LOCATION MAP
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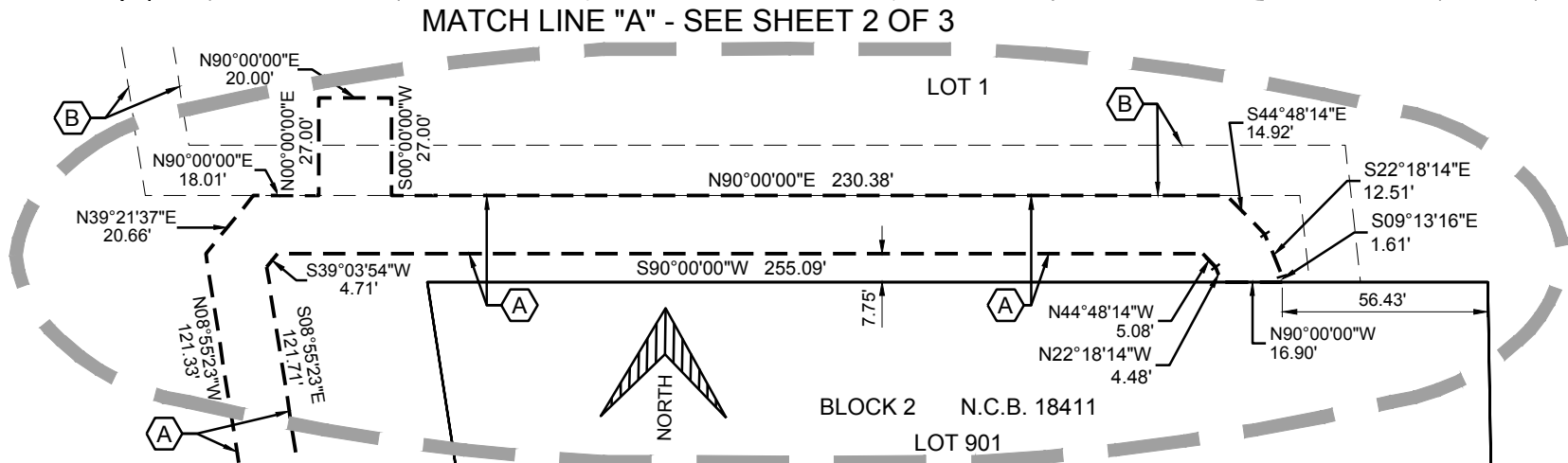
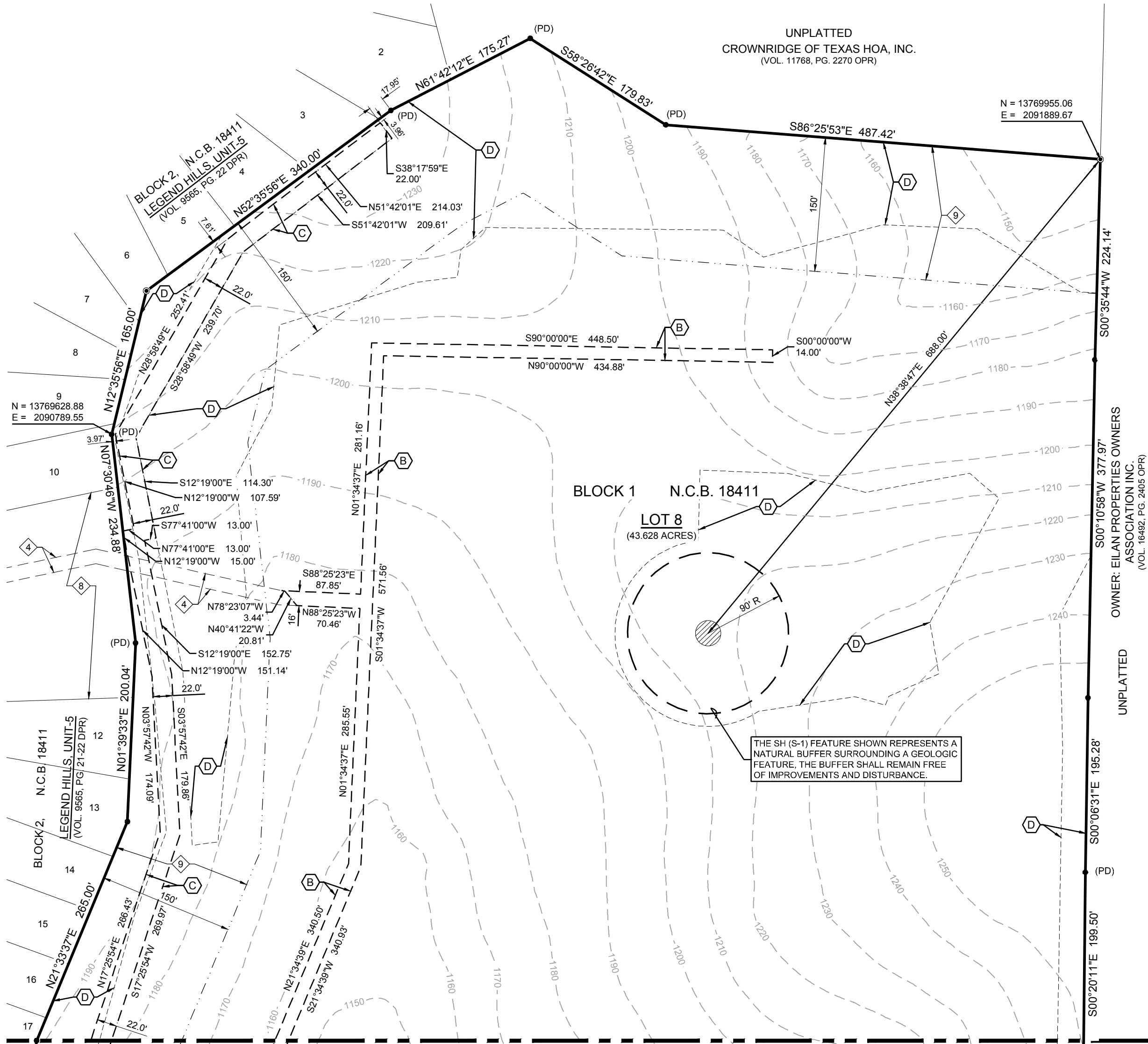
INDEX MAP

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A 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 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 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 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 WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.



DETAIL "A" (SEE SHEET 2 OF 3)

SCALE: 1" = 50'
16' WATERLINE ESM'T. (0.481 AC.)

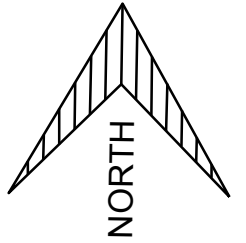
PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PLAT NO. 160571

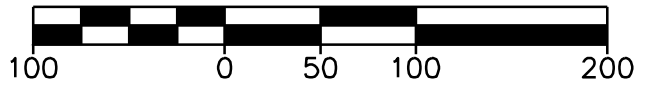
REPLAT AND SUBDIVISION PLAT
ESTABLISHING

LUXE AT LA CANTERA MPCD

BEING A TOTAL OF 48.181 ACRES OF LAND ESTABLISHING LOT 8 AND 901, BLOCK 1, NEW CITY BLOCK 18411, PREVIOUSLY RECORDED IN VOLUME 18192, PAGE 1187, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO, BEING OUT OF THE CHARLES S. SEIDENSHNUR SURVEY NO. 410, ABSTRACT 1222, COUNTY BLOCK 4725 OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 08/22/2016

JOB NO.: 31472/0976

STATE OF TEXAS
COUNTY OF TARRANT

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:

AIRW 2016-6, L.P.
2505 N. STATE HIGHWAY 360
GRAND PRAIRE, TEXAS 75050
TEL. NO. (972) 471-8700

OWNER: MATTHEW J. HILES

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW J. HILES 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 _____, 2018.

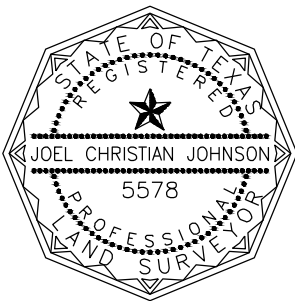
NOTARY PUBLIC
TARRANT COUNTY, TEXAS

THIS PLAT OF LUXE AT LA CANTERA MPCD 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., 2018.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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 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 NO. 66073