

LOCATION MAP

NOT TO SCALE

SHARED CROSS ACCESS NOTE

OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC

CLEAR VISION NOTE: ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

FLOODPLAIN NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0415G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

BEARINGS SHOWN HEREON ARE ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).

SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED. 5. CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER

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 DEVELOPMENT SERVICES DEPARTMENT.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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

FIRE FLOW 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 1,500 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 OR PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT

1 THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC 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 FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, GAS EASEMENT, ARCHOR

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,

TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FAGILITIES 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 APPURTENCES 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 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

> 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 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.

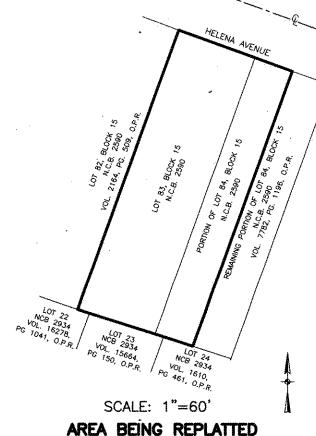
PLAT I.D.:

180321

REPLAT ESTABLISHING

SAMOD HELENA

BEING A TOTAL OF 0.319 ACRES, ESTABLISHING LOTS 92 AND 93, NCB 2590, LOT 83 AND A PORTION OF LOT 84, NCB 2590, MOCKERT SUBDIVISION, AN ANTIQUATED PLAT DATED, RECORDED MARCH 26, 1902, RECORDED IN VOLUME 105, PAGE 38, D.P.R.B.C.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 83 AND A PORTION OF LOT 84, NCB 2590, MOCKERT SUBDIVISION, AN ANTIQUATED PLAT DATED, RECORDED MARCH 26, 1902, RECORDED IN VOLUME 105, PAGE 38, D.P.R.B.C.

LEGE	NO
O.P.R.	OFFICIAL PUBLIC RECORDS
D.P.R.B.C.	DEED AND PLAT RECORDS OF
	BEXAR COUNTY, TEXAS
G.E.T.TV.	GAS, ELECTRIC, TELEPHONE
	AND TELEVISION
NCB	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
ESM'T	EASEMENT
B.S.L.	BUILDING SETBACK LINE
ELEC.	ELECTRIC
TEL	TELEPHONE
CA.TV.	CABLE TELEVISION
€.	STREET CENTERLINE
•	FOUND 1/2-INCH IRON ROD
•	SET 1/2" IRON ROD
	STREET CENTERLINE
	PROPERTY LINE
***************************************	ADJACENT PROPERTY LINE
AND THE PROPERTY AND ADDRESS OF THE PROPERTY AND THE PROP	- BUILDING SETBACK LINE
· Park years makes mean, where middle medical	- EASEMENT LINE
	** ** **
es exten	MINOR CONTOUR
395	- MAJOR CONTOUR

STATE OF TEXAS

L 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: WESTAR ALAMO LAND SURVEYORS, LLC MALEL 7/9/2018
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5095

MARK J. EWALD, R.P.L.S.

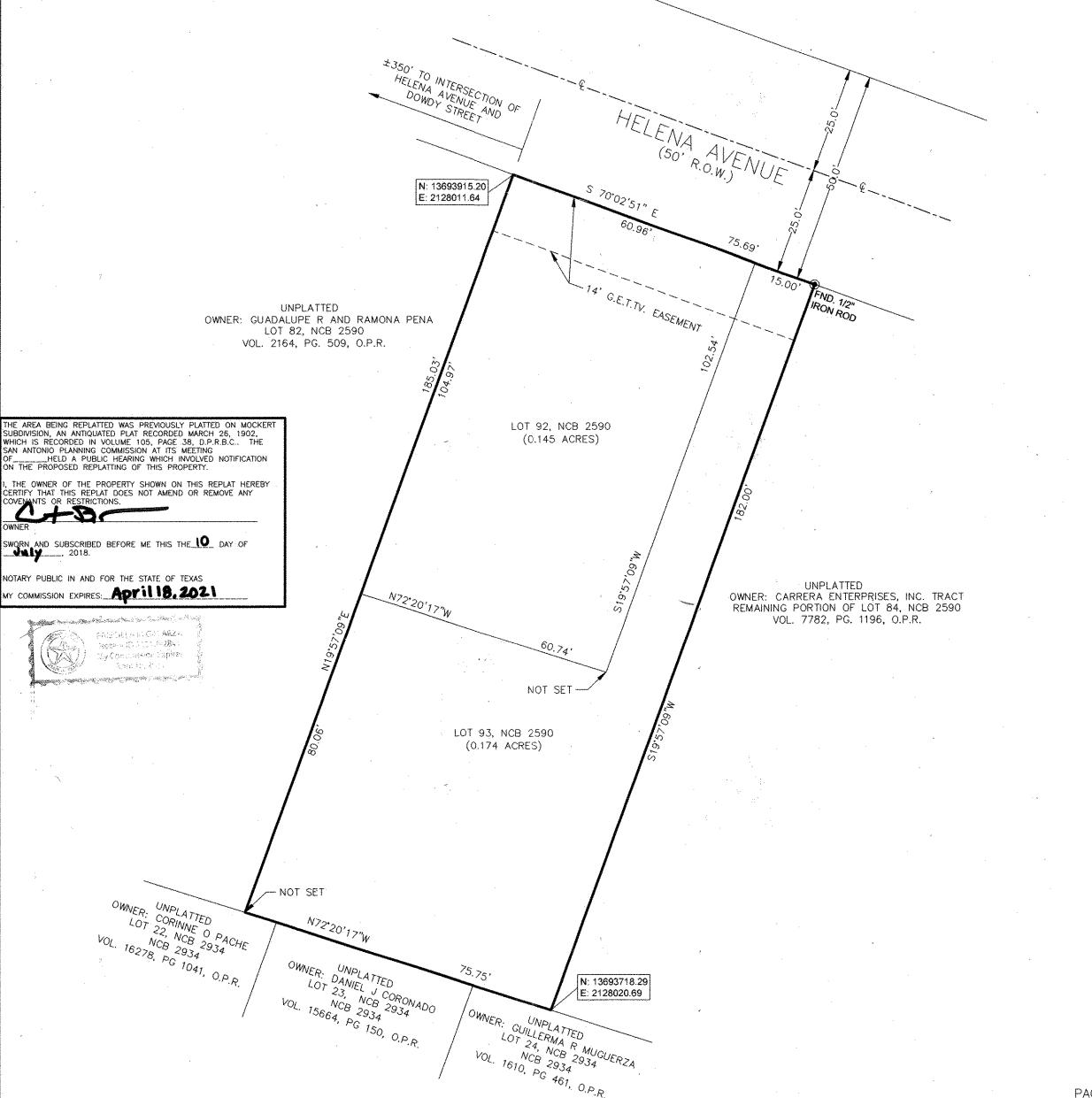
JOSE VILLAGOMEZ, P.E.

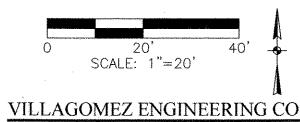
COUNTY OF BEXAR HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT

ANTONIO PLANNING COMMISSION.

Ba Villam, P.E. 7/09/18 LICENSED PROFESSIONAL ENGINEER NO. 105199

CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN





24165 IH-10W, SUITE 217-708 SAN ANTONIO, TEXAS 78257 PH. (210) 724-0816 FAX (210) 853-0232 TBPE FIRM REGISTRATION NO. F13698 VEC JOB NO 18-017

STATE OF TEXAS:

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LRRB HOLDINGS, LLC (CLINT BELEW) 323 LAVACA ST. SAN ANTONIO, TEXAS 78510

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 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 10 DAY OF JULY, A.D. 2019

Priscilla Galarza

NOTARY PUBLIC BEXAR COUNTY, TEXAS

MY COMMISION EXPIRES: QAYIL 18, 2021



THIS PLAT OF SAMOD HELENA 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.

CHAIRMAN

BY:_____SECRETARY

PAGE 1 OF 1

