

AREA BEING REPLATTED WITH PUBLIC HEARING AND WRITTEN NOTIFICATION:
 LOT 36, NCB 11857, SCHAEFER - COUNTRY LANE SUBDIVISION, RECORDED IN VOLUME 5940, PAGE 203, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FF=XXX.XX" MINIMUM FINISHED FLOOR ELEVATION FOR SEWER LATERAL TO OCCUPABLE STRUCTURES (LOT 47)
- BB7--- EXISTING CONTOUR LINE (FT)
- C- RIGHT-OF-WAY CENTERLINE
- ELEC = ELECTRIC
- TELE = TELEPHONE
- CATV = CABLE TELEVISION
- ESMT = EASEMENT
- COSA = CITY OF SAN ANTONIO
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- (A) 10' PRIVATE SANITARY SEWER EASEMENT
- (B) 10' ELECTRIC, GAS, TELEPHONE, AND CATV ESMT
- (C) 10' PRIVATE DRAINAGE EASEMENT
- (D) 5' PRIVATE SANITARY SEWER EASEMENT

STATE OF TEXAS:
 COUNTY OF BEXAR:

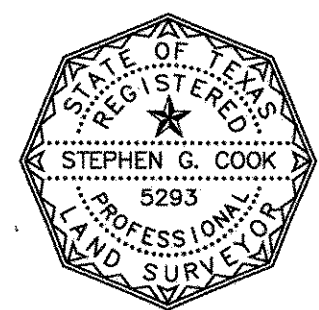
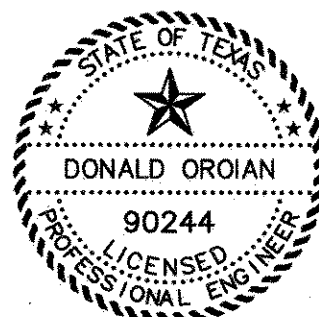
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Donald Oroian, M.S., P.E.
 c/o ADA CONSULTING GROUP, INC.
 TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

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:

Stephen G. Cook, P.E., R.P.L.S.
 c/o STEPHEN G. COOK ENGINEERING, INC.
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293
 TBS FIRM NO. 10005400



SURVEYOR NOTES/MONUMENTATION LEGEND:

- EAST AND NORTH (N,Y) STATE PLANE COORDINATES ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204. ELEVATION DATUM IS NAD 1983 IN U.S. FEET.
- BEARING BASIS: COUNTRY LANE
- DISTANCES AND AREAS SHOWN HEREON ARE SURFACE.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48028C02650, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- LINE L6 IS COMMON PROPERTY LINE BETWEEN LOTS 48 AND 999.

RESIDENTIAL 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 1000 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.

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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE 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 OR BEXAR COUNTY.

FINISHED FLOOR NOTE:

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

CPS NOTES:

- 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 DISTRICTS 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.
- 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.
- 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 FACILITIES.
- 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.

STORM WATER DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

WASTEWATER EOU 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.

IMPACT FEE PAYMENT DUE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

INGRESS & EGRESS (WATER/SEWER)

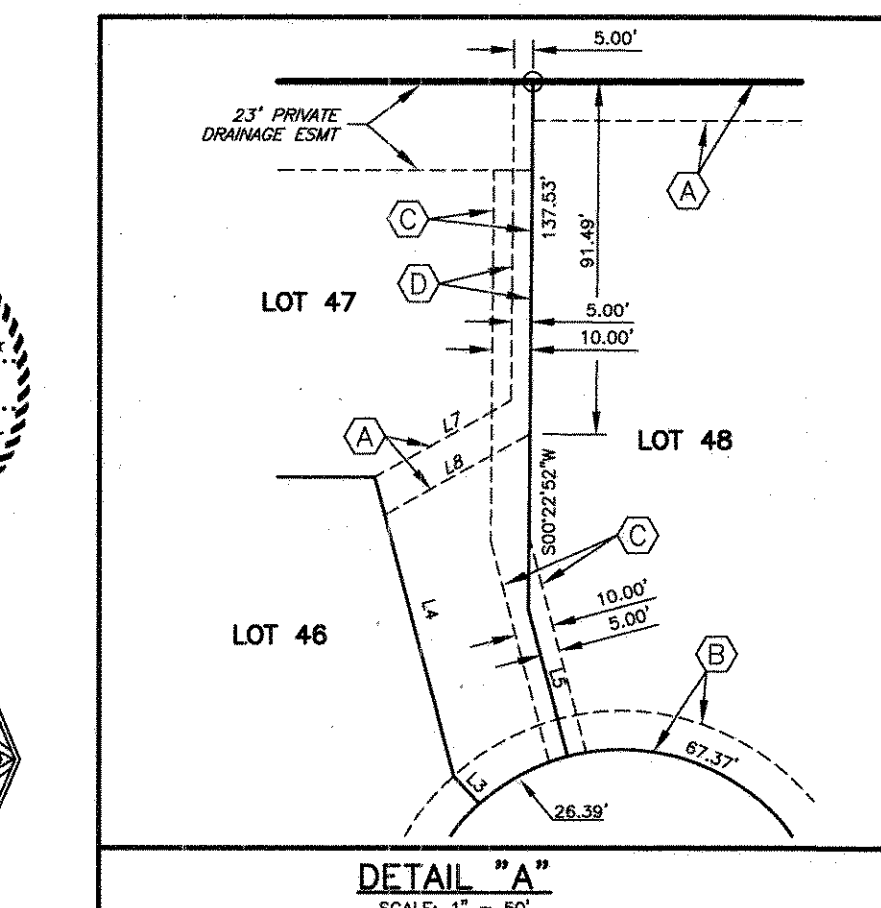
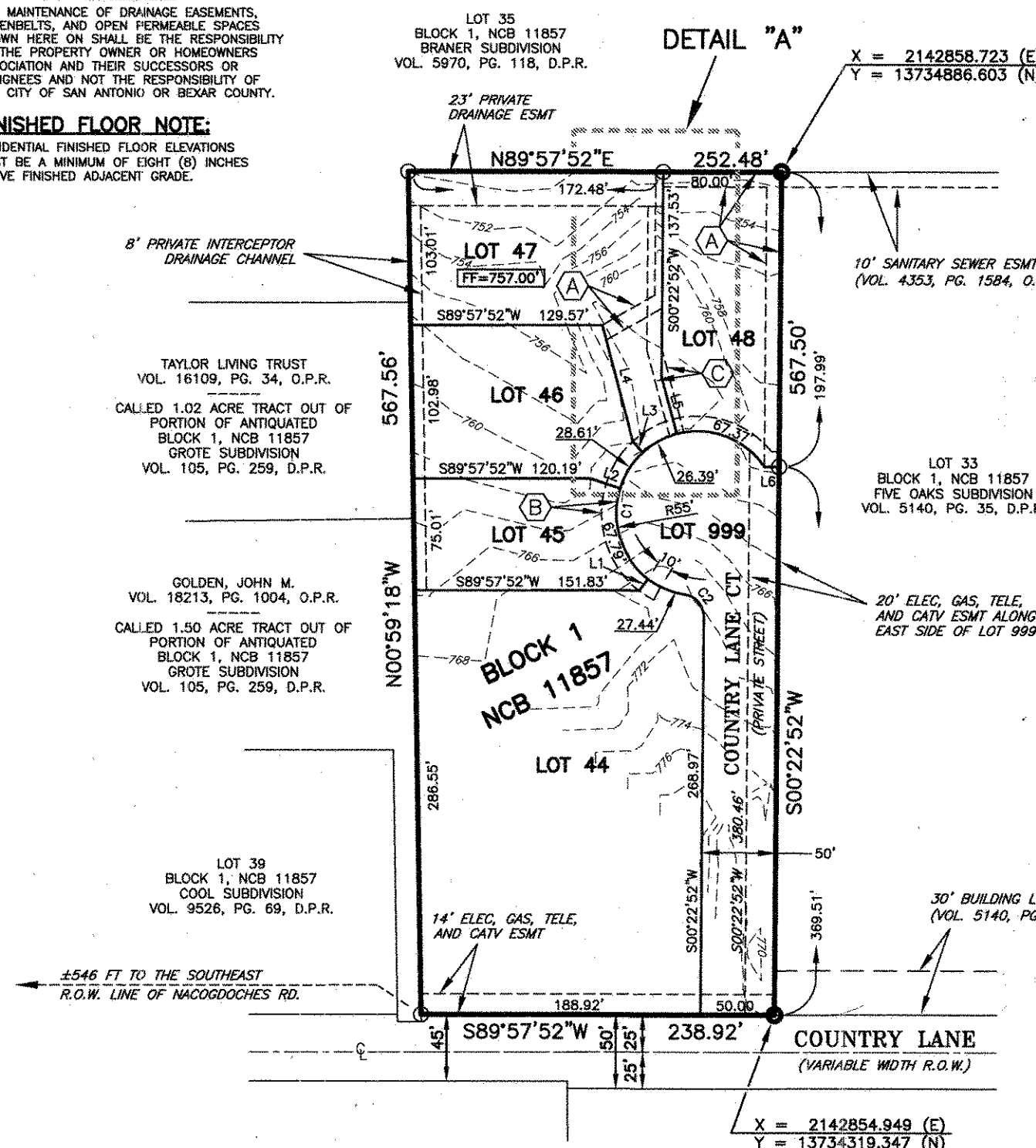
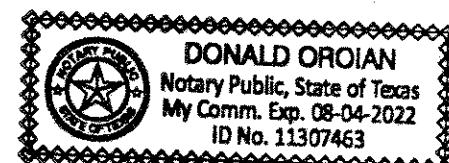
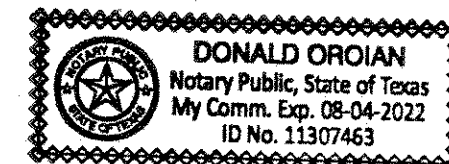
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2361039) 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).

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 1, NCB 11857 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, WATER, WASTEWATER, AND RECYCLED WATER MAINS.



LOT ACREAGE

LOT 44	1.265 Ac
LOT 45	0.245 Ac
LOT 46	0.337 Ac
LOT 47	0.485 Ac
LOT 48	0.329 Ac
LOT 999	0.561 Ac

LINE	LENGTH	BEARING
L1	10.00'	S37°10'45"W
L2	20.85'	N72°11'47"W
L3	10.00'	N42°23'14"W
L4	80.87'	N14°54'03"W
L5	39.85'	N14°54'03"W
L6	10.00'	S89°37'08"E
L7	40.94'	N60°22'52"E
L8	43.56'	N60°22'52"E

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD DISTANCE	CHORD BEARING
C1	217.61	55.00	226°41'24"	100.99'	N31°56'22"E
C2	21.41	15.00	81°47'12"	19.64'	N40°30'44"W

LEGAL INSTRUMENT:

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.

PLAT NO. 180251

REPLAT ESTABLISHING:

COUNTRY LANE COURT (ENCLAVE)

BEING 3.201 ACRES OF LAND ESTABLISHING LOTS 44 TO 48, AND LOT 999, BLOCK 1, NCB 11857, PREVIOUSLY PLATTED AS LOT 36, NCB 11857, SCHAEFER - COUNTRY LANE SUBDIVISION, RECORDED IN VOLUME 5940, PAGE 203, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100 FT
 0 50 100 200

ADA CONSULTING GROUP, INC.

221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216
 (210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. F-3512

ADACG PROJECT No. 180-47

DATE: SEPTEMBER 13, 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: PIONEER HOMESTEADS, LLC
 BY: CHESTER BIDMEAD, ITS VICE-PRESIDENT
 116 VILLAGE CIRCLE
 SAN ANTONIO, TX 78232

STATE OF TEXAS:
 COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESTER BIDMEAD, 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 19th DAY OF SEPTEMBER, 2018.

Notary Public, State of Texas
 ID No. 11307463

STATE OF TEXAS:
 COUNTY OF BEXAR:

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS THE SCHAEFER - COUNTRY LANE SUBDIVISION WHICH IS RECORDED IN VOLUME 5940, PAGE 203, BEXAR COUNTY DEED AND PLAT RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

PIONEER HOMESTEADS, LLC
 BY: CHESTER BIDMEAD, ITS VICE-PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME THIS 19th DAY OF SEPTEMBER, 2018.

Notary Public, State of Texas
 My Commission Expires: 8-4-2022
 ID No. 11307463

BY: CHAIRMAN

BY: SECRETARY