

PLAT NO. 180294

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

RIVER ROCK RANCH UNIT 3B2 P.U.D.

BEING A TOTAL OF 2.056 ACRES, 0.020 ACRES OUT OF RIVER ROCK RANCH P.U.D. UNIT 2 RECORDED IN VOLUME 9616, PAGES 28-32, BEXAR COUNTY DEED AND PLAT RECORDS, 0.475 ACRES OUT OF RIVER ROCK RANCH UNIT 3B P.U.D. RECORDED IN VOLUME 9710, PAGES 139-141, BEXAR COUNTY DEED AND PLAT RECORDS, AND 1.561 ACRES OUT OF A CERTAIN 42.016 ACRE TRACT OF LAND CONVEYED UNTO GREEN LAND VENTURES, LTD. A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED RECORDED IN VOLUME 18307, PAGE 1363-1372, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

COURSEN-KOEHLER

ENGINEERING & ASSOCIATES

a division of **Westwood**

1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259

Tel: 210.265.6300 • Fax: 210.855.5530

TBPE Firm No. F-11756 • TBPLS Firm No. 10194064

www.westwoodps.com

JOB NUMBER: R0012418.00

STATE OF TEXAS §
COUNTY OF KENDALL §

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.

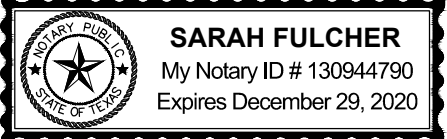
OWNER/DEVELOPER: DANA GREEN
GREEN LAND VENTURES, LTD.
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006
(830)-331-9400

OWNER

STATE OF TEXAS §
COUNTY OF KENDALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOW 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 & SEAL OF OFFICE THIS _____ DAY OF _____, 2018



NOTARY PUBLIC
KENDALL COUNTY, TEXAS

THIS PLAT OF RIVER ROCK RANCH UNIT 3B2 P.U.D. 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

SECRETARY

STATE OF TEXAS §
COUNTY OF BEXAR §

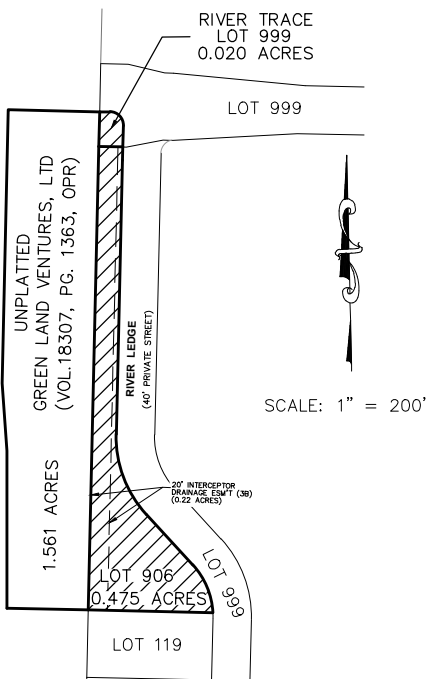
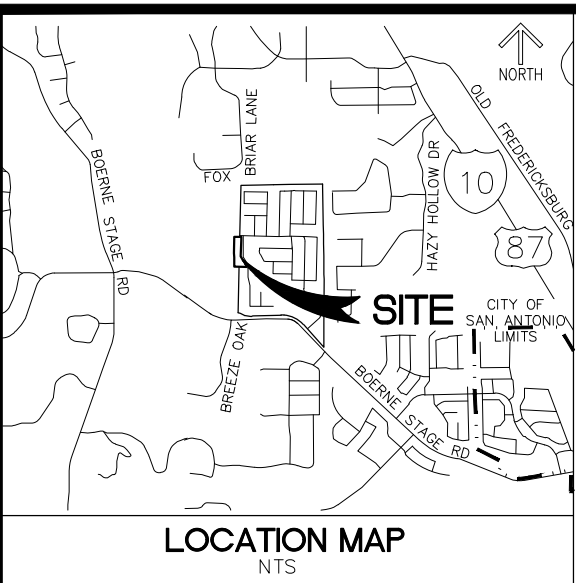
CERTIFICATE OF APPROVAL

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.

ON THIS _____ DAY OF _____, A.D. 2018

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS A PORTION OF LOT 999, A PRIVATE STREET, BEING OUT OF RIVER ROCK RANCH P.U.D. UNIT 2, RECORDED IN VOLUME 9616, PAGES 28-32, BEXAR COUNTY DEED AND PLAT RECORDS, LOT 906, BLOCK 65, CB 4709, AND A 20' INTERCEPTOR DRAINAGE ESM'T BEING OUT OF RIVER ROCK RANCH UNIT 3B P.U.D., RECORDED IN VOLUME 9710, PAGES 139-141, BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS §
COUNTY OF KENDALL §

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RIVER ROCK RANCH UNIT 3B P.U.D. - PLAT ID 160061 WHICH IS RECORDED IN VOLUME 9710, PAGES 139-141, BEXAR COUNTY DEED AND DEED RECORDS, AND PLAT RIVER ROCK RANCH P.U.D. UNIT 2 - PLAT ID 090245 WHICH IS RECORDED IN VOLUME 9616, PAGES 28-32 THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

OWNER/DEVELOPER: DANA GREEN
GREEN LAND VENTURES, LTD.
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE 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:

JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

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

LEGEND:	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
NTS	NOT TO SCALE
EGTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
BSL	BUILDING SETBACK LINE
CB	COUNTY BLOCK
CL	CENTERLINE
ESM'T	EASEMENT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
V.W.S.C.E.	VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
ROW	RIGHT OF WAY
●	FOUND 1/2" IRON UNLESS OTHERWISE NOTED
●	1/2" IRON ROD SET WITH BLUE PLASTIC CAP "CKE RPLS 6530"

KEYNOTE LEGEND

- 5' PEDESTRIAN EASEMENT
- 8' WATER EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

GENERAL NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 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-SECTION 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, BUFFER, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTES:

- UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "WESTWOOD" SET AFTER COMPLETION OF CONSTRUCTION.
- HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL, ZONE 4204, NAD 83(2011), AND WAS DERIVED FROM GNSS OBSERVATIONS HOLDING STATION.
- ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.9999826763, APPLIED AT N. 1379617.93 E. 2075453.23

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 61, CB 4709 AND LOT 999, BLOCK 65, CB 4709, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FIRE FLOW NOTE:

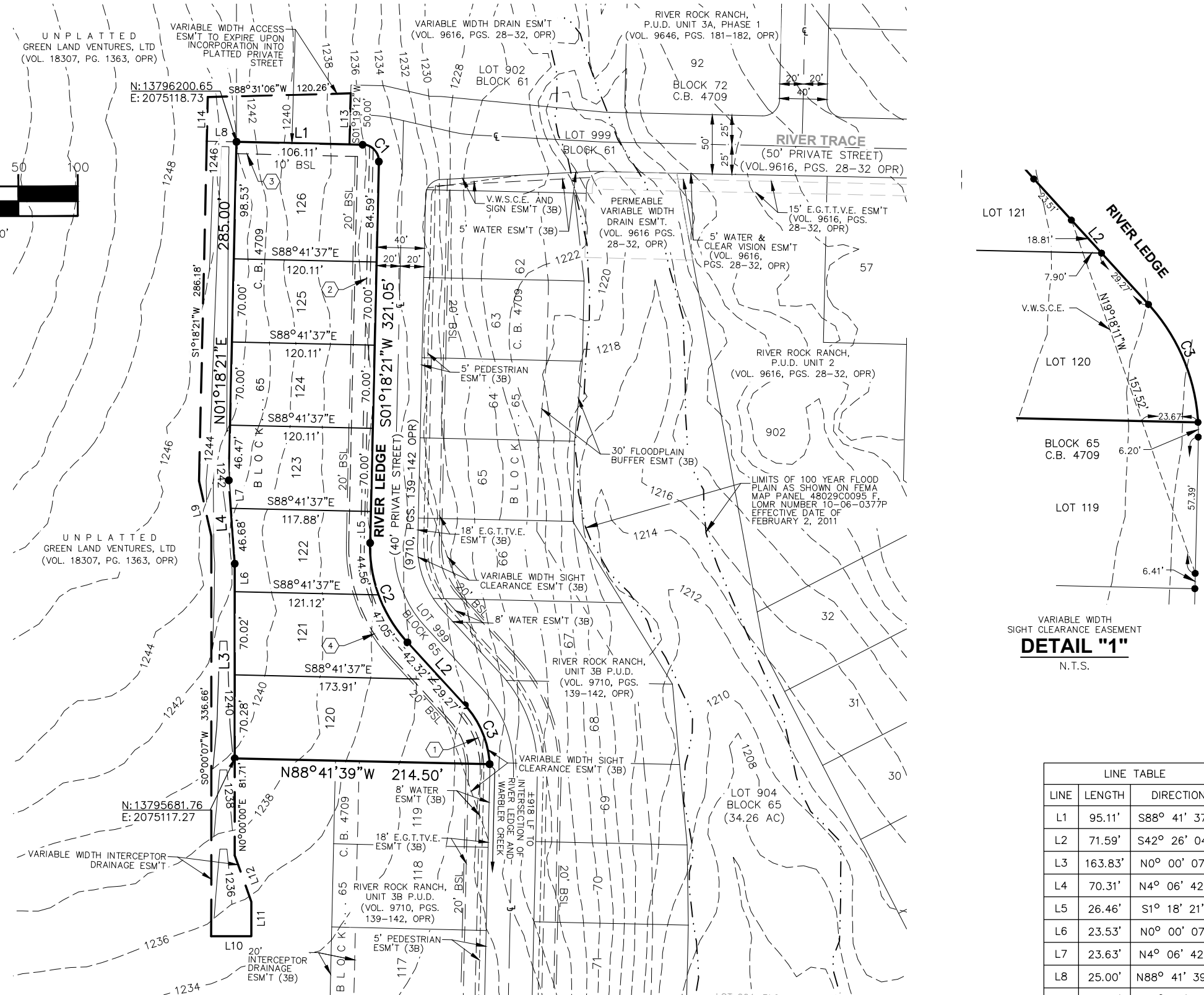
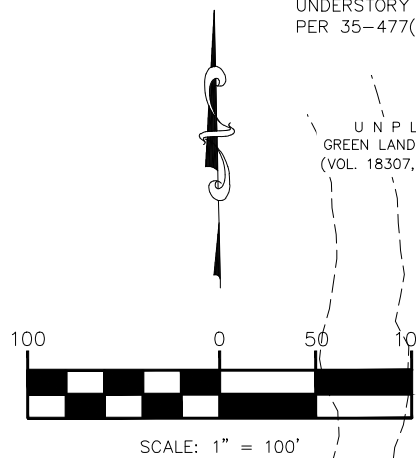
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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 MARSHALL.

SETBACK NOTE:

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#1803747) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.93'	14.00'	89°44'23"	N43° 49' 18"W	19.75'
C2	91.61'	120.00'	43°44'25"	S20° 33' 52"E	89.40'
C3	54.87'	80.00'	39°17'56"	N22° 47' 06"W	53.80'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	95.11'	S88° 41' 37"E
L2	71.59'	S42° 26' 04"E
L3	163.83'	N0° 00' 07"E
L4	70.31'	N4° 06' 42"W
L5	26.46'	S1° 18' 21"W
L6	23.53'	N0° 00' 07"E
L7	23.63'	N4° 06' 42"W
L8	25.00'	N88° 41' 39"W
L9	47.47'	S12° 29' 18"E
L10	33.80'	S89° 59' 56"E
L11	28.95'	N0° 00' 00"E
L12	41.44'	N19° 44' 27"W
L13	43.00'	N1° 19' 12"E
L14	37.15'	S1° 18' 21"W