

GENERAL NOTES:

.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.

2.) IMPACT FEES ARE DUE: FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION, WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING

) <u>FLOOD NOTE:</u> NONE OF THIS PROPERTY LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0280F, DATED SEPTEMBER 29, 2010.

4.)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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS."

5.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L AND G,E,T,CATV.

6.) <u>EDU NOTE:</u> THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES

) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE,

8.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.

9.) STATE PLANE COORDINATES DERIVED FROM STATIONS: DF4371 TXAN SAN ANTONIO RRP2 CORS ARP DG5765 TXJC JOHNSON CITY CORS ARP DG5767 TXSM SAN MARCOS CORS ARP COMBINED SCALE FACTOR 0.99983802

STATE PLANE COORDINATES ARE NAD 83 (NAVD88)

13.) d. "RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE." ABJURNISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUIDLING PERMITS 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 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."

"THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT \_\_\_, BLOCK \_\_\_\_, CB OR NCB \_\_\_\_, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY."

1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT," "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS 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, CONDUIT, 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 EASEMENTS 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 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 ENERGY 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 ALTERATIONS.

3.) THIS PLAT DOES NOT AMEND, ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE.

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.) NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') 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 FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.

## 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 Director of Planning and Development Services and the

10.) 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.

11.) SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 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. during the building permit process in accordance with the procedures set forth by the City of San Antonio San Antonio Fire Department Fire Marshal. INDEX MAP INGRESS & EGRESS (SEWER): 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 UNITII **UNIT II** INGRESS & EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND SHEET 1 OF EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT. SHEET 2 OF 2 LOT 901 IS A PRIVATE LOT AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WASTERWATER MAINS. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2383407) 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 APPROVED. MATCH LINE "A" SEE SHEET 2 OF 2 NOTE: LOT 900 INCLUDES 1,135.60 L.F. OF 1 FOOT WIDE STRIP FOR RETAINNING WALL AS SHOWN ON THIS PLAT. MATCH LINE "A" SEE SHEET 2 OF 2 COMANCHE HILLS (50 PUBLIC R.O.V.) \$30'48'50"E LOT 1, BLOCK 1, CB 5040 MATERIAL SUBDIVISION 50.12 N30'44'02"W 902.54' X=2172173.51 Y=13758370.62 S31'05'33"E 239.47 VOL. 1885, PG. 543 0.P.R. AREA TO BE PLATTED AS
COMANCHE RIDGE UNIT 1
PENDING ON PLAT NO. 160109 BEING
RECORDED PRIOR TO THIS ONE, IN ORDER
TO PROVIDE SECONDARY ACCESS CURVE TABLE CURVE TABLE URVE LENGTH RADIUS CHRD BRG CHORD DELTA RADIUS | CHRD BRG C41 23.58 15.00 S75'19'37"E 21.23 90'03'50" C42 69.60 225.00 N50'52'58"E 69.32 17'43'20" C1 103.66 240.00 N46'08'48"E 102.86 26'40'31" C2 58.36 165.41 N49'09'36"E 58.06 20'12'53" C3 36.37 15.00 N77'43'34"W 28.09 138'55'47" C43 24.69 15.00 N05'39'23"W 22.00 94'19'06" 0 N38'44'49"E 72.95 266'19'17 C44 14.44 15.00 N80°23'26"W 13.89 55°09'00" MATCH LINE "B" SEE SHEET 2 OF 2 C45 278.67 55.00 S37'11'04"W 62.86 290'18'01" C46 13.62 15.00 S26'48'20"E 13.16 52'01'12" 00 S39\*28'48"W 191.75 17\*12'16" C6 35.79 15.00 S39'28'48"E 27.89 143'43'35" C47 28.22 15.00 N73'48'16"E 24.24 107'47'51"
C48 19.12 15.00 S11'34'00"E 17.85 73'01'51" C7 50.99 170.40 S50°53'06"W 50.80 19'30'18" C8 68.64 229.40 S50°53'06"W 68.39 17'08'40" N30'30'57" COMANCHE C49 88.96 275.00 N15'40'53"E 88.57 18'32'04" C9 23.57 15.00 N75'31'46"W 21.22 90'01'37" C10 13.62 15.00 N04'30'21"W 13.16 52'01'12" GROVE S C50 48.29 225.00 N13'45'27"E 48.20 12'17'48" C11 247.87 50.00 N60'00'11"E 61.54 284'02'25" C12 13.62 15.00 S56'31'33"E 13.16 52'01'13" 17.10 15.00 S39°03'49"W 16.18 65°17'55" C52 16.21 15.00 N24'32'10"W 15.43 61'54'03" C53 33.28 75.00 N59'00'05"E 33.01 25'25'22" C13 23.55 15.00 S14'28'14"W 21.21 89'57'10" 
 C54
 19.15
 15.00
 S82'51'48"W
 17.88
 73'08'48"

 C55
 3.18
 761.00
 N60'26'51"W
 3.07
 0'13'52"
 C14 23.49 15.00 N75\*40'42"W 21.16 89\*44'21" C15 23.63 15.00 S14"19'18"W 21.26 90"16'16" VARIABLE WIDTH
DRAINAGE & SANITARY SEWER
EASEMENT TO EXPIRE UPON C56 5.41 761.00 N60'07'42"W 5.41 0'24'27" 
 C16
 23.58
 15.00
 S75'50'45"E
 21.23
 90'03'50"

 C17
 23.55
 15.00
 S14'09'15"W
 21.20
 89'56'10"

 C57
 14.01
 811.00
 N60'07'42'W
 14.01
 0'59'23"

 C58
 8.75
 811.00
 N61'13'25'W
 8.75
 0'37'06"

 C59
 14.21
 15.00
 S34'23'56"E
 13.68
 54'16'03"
 C17 23.55 15.00 S14\*09\*15\*W 21.20 89\*56\*10\*\*

C18 23.12 15.01 S74\*32'38\*E 20.90 88\*15'35\*\*

C19 23.57 15.00 S14\*43'28\*W 21.22 90\*02'20\*\*

C20 23.55 15.00 S75\*16'32\*E 21.21 89\*57'40\*\*

C21 23.01 15.00 N13\*07'52\*E 20.80 87\*53'25\*\*

C22 4.14 75.00 N59\*10'40\*E 4.14 3'09'53\*\*

C23 6.90 125.00 N58\*39'31\*E 6.90 3'09'53\*\*

C24 2.68 75.00 S58\*37'06\*W 2.68 2'02'45\*\*

C25 10.18 15.00 S78\*33'39\*W 9.98 38\*52'38\*\*

C26 146.38 50.00 N14\*07'43\*\*E 99.43 167\*44'09\*\* INCORPORATION INTO STREET R.O.W. C60 30.93 75.00 N19°04'41"W 30.71 23°37'32' C61 13.97 15.00 S04°12'12"E 13.47 53°20'51" C62 72.08 90.00 N19'06'39"W 70.17 45'53'22" C63 75.86 90.00 S74'38'25"W 73.64 48'17'47" C64 17.34 15.00 N55'54'32"E 16.39 66'13'18" C65 35.86 75.00 S74'59'36"W 35.52 27'23'45" AC. 
 C26
 146.38
 50.00
 N14'07'43"E
 99.43
 167'44'09"

 C27
 10.17
 15.00
 S49'47'22"E
 9.98
 38'51'40"

 C28
 39.31
 25.00
 N14'41'33"E
 35.39
 90'06'10"

 C29
 156.44
 521.00
 N38'57'40"W
 155.85
 17'12'16"
 C66 15.14 15.00 S89\*47'45"E 14.50 57\*49'08" C67 7.64 230.00 N61\*50'15"W 7.64 1\*54'08" C68 87.53 230.00 N73"41'26"W 87.00 21'48'15' C69 188.23 300.00 S77\*25'56"W 185.16 35\*57'01 C70 | 150.59 | 270.00 | S77\*25'56"W | 148.13 | 35\*57'00' 30 | 141.43 | 471.00 | N38<sup>5</sup>57'40"W | 140.90 | 17<sup>1</sup>12'16" C71 66.64 170.00 N73\*21'46"W 66.21 22\*27'36' C31 24.68 15.30 N89\*50'58"W 22.09 92\*26'51' COMANCHE C72 16.59 15.00 N30°27'19"W 15.75 63°21'14" C73 74.24 75.00 S27°07'57"E 71.24 56°42'42" C32 49.32 175.00 N51\*33'59"E 49.16 16\*08'57" C33 32.43 162.17 N51\*45'29"E 32.38 11\*27'26' WES AS TO LACES C74 205.49 285.00 N61'45'41"W 201.06 41'18'38" C34 24.04 15.00 N01\*39'07"W 21.55 91\*49'22" C75 39.93 91.10 \$52'37'52"E 39.61 25'06'59' C76 229.98 250.00 N33'17'14"E 221.96 52'55'06' C35 23.83 15.00 S86\*55'56"W 21.40 91\*01'33" C36 87.42 275.00 N50°32°03″E 87.05 18°12'49″ C37 23.55 15.00 N14°40'23″E 21.20 89°56'10″ 8.26 100.00 N49\*55'48"E 8.26 4\*44'00" C38 13.09 15.00 N55'48'33"W 12.68 50'00'06" C39 278.38 55.00 S64'10'56"W 63.10 289'59'44" C40 15.66 15.00 S00'53'59"E 14.96 59'49'43" 78 42.28 150.00 N51\*33'59"E 42.14 16\*08'57" C79 148.93 496.00 N38\*57\*40"E 148.38 17\*12\*16" C80 3.57 100.00 N58\*37'06"E 3.57 2\*02\*45" C81 5.52 100.00 N59\*10\*40"E 5.52 3\*09\*53" C82 73.07 200.00 N49'01'02"E 72.67 20'56'02" C83 72.98 200.00 N49'00'13"E 72.57 20'54'25" C84 169.41 270.00 N77'25'56"E 166.65 35'57'01" C85 90.88 200.00 N71'03'20"W 90.10 26'02'11" LINE TABLE LINE LENGTH BEARING 15.67 C86 93.59 60.00 N76'39'01"E 84.39 89'22'33' C87 79.27 60.00 S20\*48'56"E 73.63 75\*41'3 C88 86.06 60.00 N57'07'24"E 78.87 82'11'06 C89 | 118.07 | 60.00 | N24°24'39"W | 99.92 | 112°44'48' S.F C90 37.70 24.00 \$75'30'56"E 33.94 90'00'02" C91 37.70 24.00 \$14'29'04"W 33.94 89'59'58" OF SAN ANTONIO 1' NVAE 0.0344 AC. 14' E,T,G & CATV ESM' \$4075'49"E 167.31" VARIABLE WIDTH PRIVATE

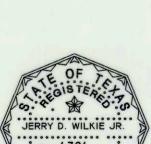
RAINAGE EASEMENT TO EXPIRE

UPON INCORPORATION 121.99 25' SANITARY SEWER EASEMENT (1.530 AC.)

INTO STREET R.O.W.

(VOL. 16793, PG. 252)(h.)

PRIVATE DRAINAGE EASEMENT



4724

LEGEND:

RIGHT-OF-WAY

EXISTING CONTOURS

FINISHED FLOOR ELEVATION

STATE OF TEXAS

COUNTY OF BEXAR

CENTERLINE

PROPOSED FINISHED CONTOURS

NO VEHICULAR ACCESS EASEMENT

FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED

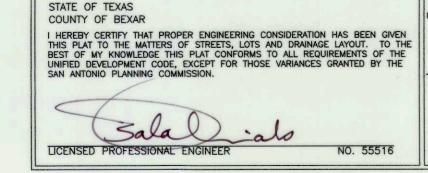
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT

DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

SET 1/2" IRON ROD UNLESS OTHERWISE NOTED

ACRES





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:

576

0

NVAE

R.O.W.

F.F.E.

APPROXIMATELY 38'
1299' TO THE SOUTHEASTERLY PUBLIC RO.W.

EIGHT OF WAY LINE OF NACOGDOCHES 38'

TOEPPERWEIN ROAD ROAD (R.O.W. WIDTH VARIES)

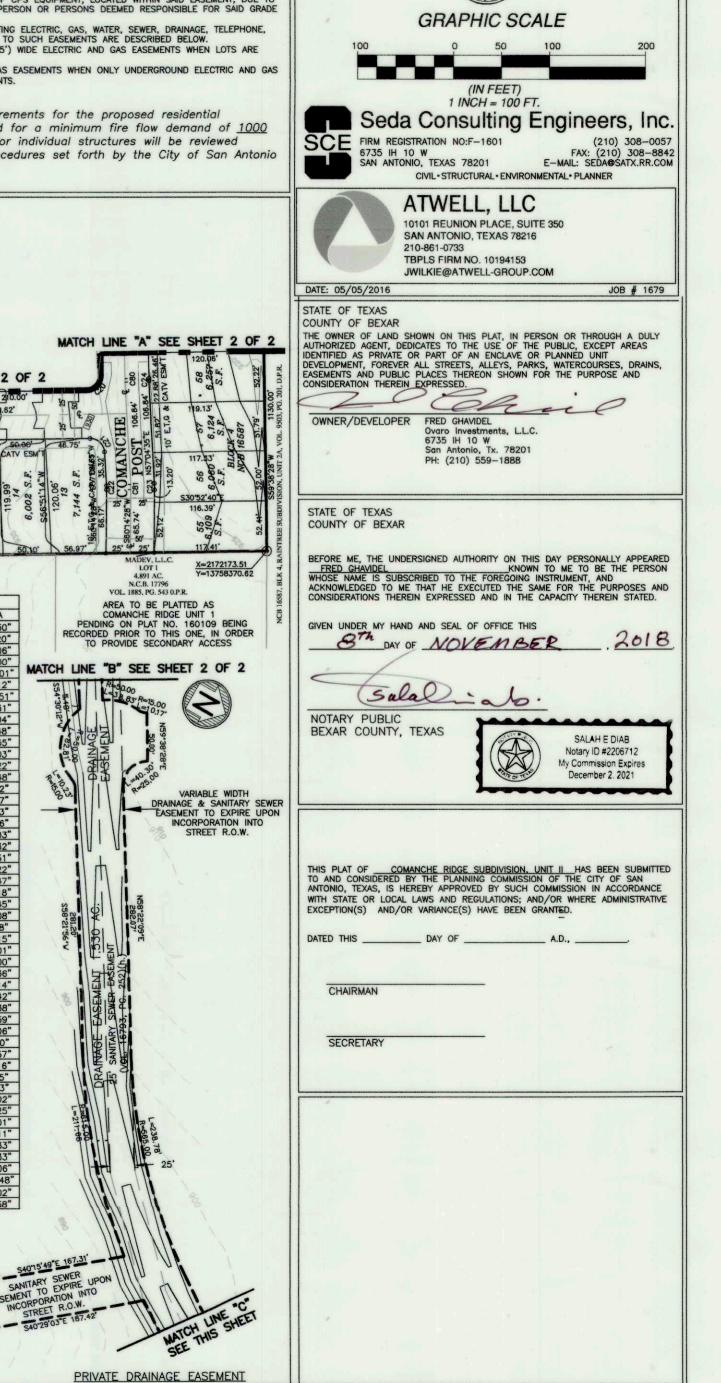
(R.O.W. WIDTH VARIES)

86' PUBLIC

PUBLIC R.O.W.

E,T,G & CATV ESM'

NO. 4724

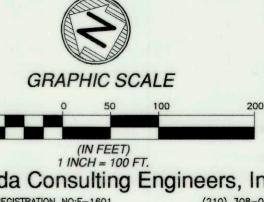


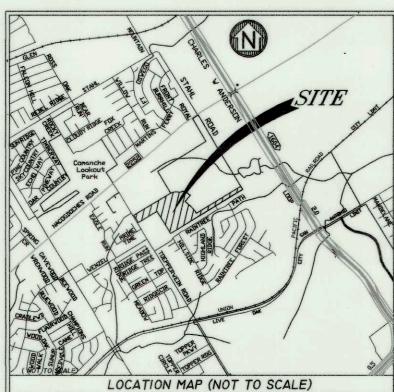
COMANCHE RIDGE SUBDIVISION

BEING A TOTAL OF 34.4855 ACRES OUT OF 130.981 ACRES OF LAND

OUT OF THE JOSE FIELIPE SANTIAGO VALVERCE SURVEY NO. 277, ABSTRACT NO. 782 AS RECORDED IN VOLUME 3201, PG. 1777, DEED

RECORDS OF BEXAR COUNTY, TEXAS





THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2383407) 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).

INGRESS & EGRESS (SEWER): 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.

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

 $\frac{\text{NOTE:}}{\text{A--LOT 901}}$  is a water & sanitary sewer easement.

- B- LOT 902 IS ELEC., GAS, TEL., COTV., WATER & SANITARY SEWER EASEMENT. C- LOT 905A IS ALSO DESIGNATED AS WATER & SANITARY SEWER EASEMENT
- D- NO FENCES ALLOWED WITHIN THE 10' DRAINAGE EASEMENT.

EXISTING CONTOURS FINISHED FLOOR ELEVATION		 E.F.X
RIGHT-OF-WAY		R.O.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.		D.P.I
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR C	OUNTY, TEXAS.	R.P.I
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E,T,G & CA	TV ESM
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED		0
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED		•
PROPOSED FINISHED CONTOURS		<u> [576]</u>
LEGEND:		

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

Jerry D. Wilkle Jr

COUNTY OF BEXAR

STATE OF TEXAS

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.

NO. 55516

Salal LICENSED PROFESSIONAL ENGINEER

2.) IMPACT FEES ARE DUE:

1.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.

GENERAL NOTES:

FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING ) <u>FLOOD NOTE:</u> NONE OF THIS PROPERTY LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0280F,

DATED SEPTEMBER 29 2010. 4.)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

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10.) 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.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF  $\underline{940}$  FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED  $\underline{80}$  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.

13.) a. "RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE." D. "STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUIDLING PERMITS 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 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."

"THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT \_\_\_\_, BLOCK \_\_\_\_, CB OR NCB \_\_\_\_\_, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY."

1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS 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, CONDUIT, 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 EASEMENTS 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 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 ENERGY 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 ALTERATIONS.

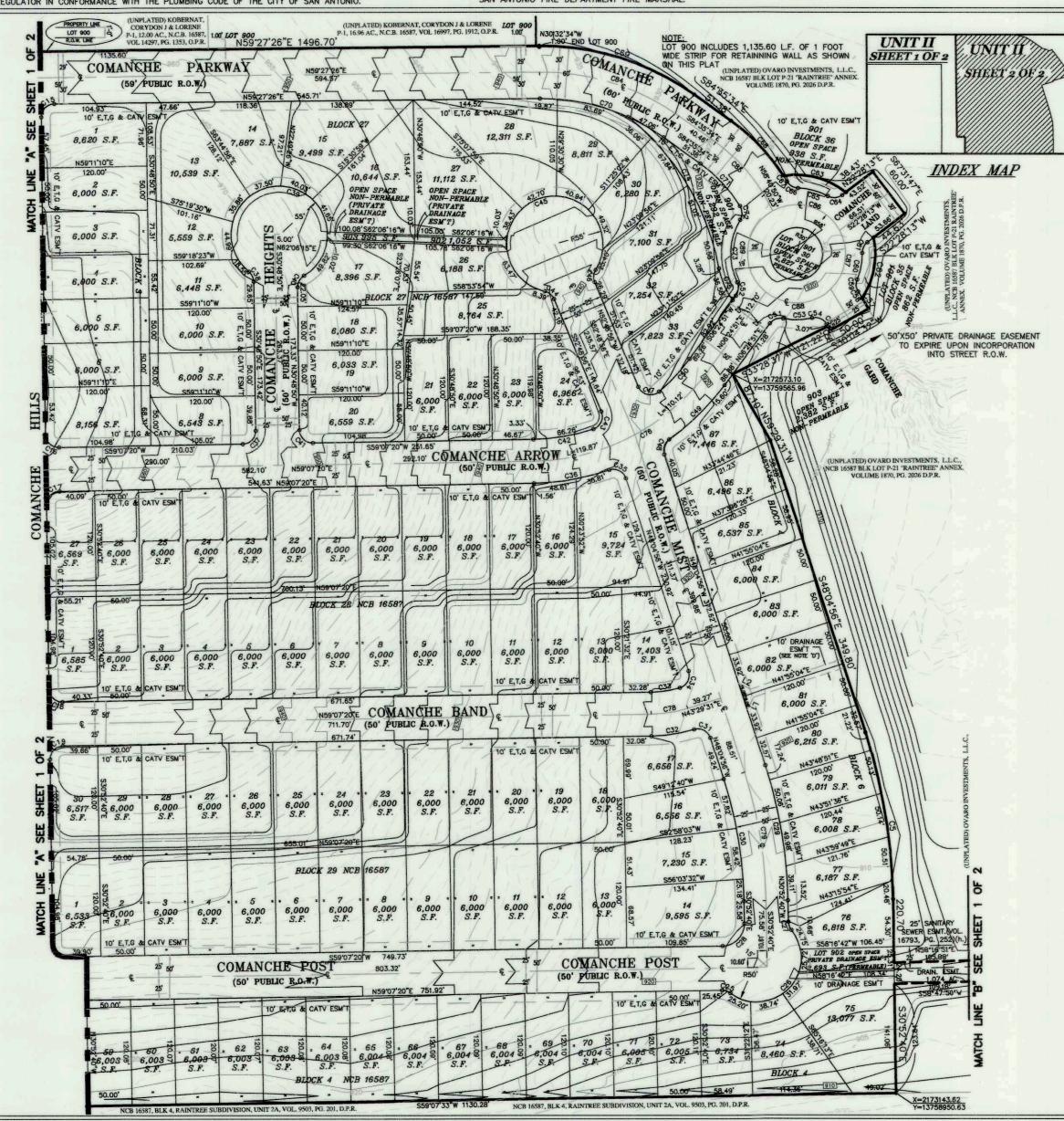
3.) THIS PLAT DOES NOT AMEND, ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE.

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.) NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') 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 FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.

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 THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL



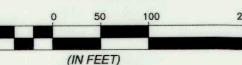
## PLAT NUMBER 180384

SUBDIVISION PLAT ESTABLISHING

## COMANCHE RIDGE SUBDIVISION

BEING A TOTAL OF 34.4855 ACRES OUT OF 130.981 ACRES OF LAND OUT OF THE JOSE FIELIPE SANTIAGO VALVERCE SURVEY NO. 277, ABSTRACT NO. 782 AS RECORDED IN VOLUME 3201, PG. 1777, DEED





## Seda Consulting Engineers, Inc. SCE FIRM REGISTRATION NO:F-1601

1 INCH = 100 FT.

FAX: (210) 308-8842 E-MAIL: SEDA@SATX.RR.COM 6735 IH 10 W SAN ANTONIO, TEXAS 78201 CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER



ATWELL, LLC 10101 REUNION PLACE, SUITE 350 SAN ANTONIO, TEXAS 78216 210-861-0733 TBPLS FIRM NO. 10194153 JWILKIE@ATWELL-GROUP.COM

DATE: 05/05/2016

JOB # 1679

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 CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER FRED GHAVIDEL Overo Investments, L.L.C. 6735 IH 10 W San Antonio, Tx. 78201 PH: (210) 559-1888

e Car

STATE OF TEXAS

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 9th DAY OF NOVEMBER

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NOTARY PUBLIC BEXAR COUNTY, TEXAS



2018

THIS PLAT OF COMANCHE RIDGE SUBDIVISION, UNIT II 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 GRANIEL

DATE	D THIS	DAY OF	A.D.,	
	CHAIRMAN			
BY:	SECRETARY			



