

EASEMENTS FOR FLOOD PLAINS:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0555F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

RESIDENTIAL FINISHED FLOOR ELEVATION:
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOOD PLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO THE OCCUPANCY OF THE RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. (F125(a)(2) & F142(a)(1))

DRAINAGE EASEMENT ENCROACHMENTS:
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 THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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. (APPENDIX H)

FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROVISIONS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FIRE NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 1934504) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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 ARBORISTS OFFICE PER 35-477(b).

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 4, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS 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.

OPEN SPACE NOTE:
LOTS 901 AND 902, BLOCK 4 ARE DESIGNATED AS OPEN SPACE DRAINAGE SANITARY SEWER AND WATER INGRESS/EGRESS ELECTRIC GAS TELEPHONE CABLE T.V. EASEMENT LOTS.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0555F, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 124)

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.

TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CPS/SAWS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) 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.

WASTE WATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE OWNER 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 (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

KEY NOTES

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|--|--|---|---|
| 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | 11' PRIVATE DRAINAGE EASEMENT | 11' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 356 D.P.R.) | 16' UTILITY EASEMENT (VOL. 5870, PG. 183 D.P.R.) |
| 1' NON VEHICLE ACCESS EASEMENT | 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9718, PGS 103-104 D.P.R.) | 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PG. 356 D.P.R.) | 16' SANITARY SEWER EASEMENT (VOL. 18629 PAGES 2404-2416 O.P.R.) |
| VARIABLE WIDTH DRAINAGE, SANITARY SEWER & WATER INGRESS/EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT (PERMEABLE) (1.00 AC.) | 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9718, PGS 103-104 D.P.R.) | 17' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 356 D.P.R.) | 16' SANITARY SEWER EASEMENT (VOL. 20001, PGS 67-68 D.P.R.) |
| 1' NON VEHICLE ACCESS EASEMENT (VOL. 9718, PGS 103-104 D.P.R.) | 1' NON VEHICLE ACCESS EASEMENT (VOL. 9718, PGS 103-104 D.P.R.) | 10' BUILDING SETBACK (VOL. 5870, PG. 183 D.P.R.) | GAS LINE RIGHT-OF-WAY EASEMENT (VOL. 6239, PG. 773 O.P.R.) |
| VARIABLE WIDTH DRAINAGE, SANITARY SEWER & WATER INGRESS/EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT (PERMEABLE) (1.00 AC.) | 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS 67-68 D.P.R.) | 30' BUILDING SETBACK (VOL. 5870, PG. 183 D.P.R.) | |

LEGEND

- | | |
|--|---|
| ESMT = EASEMENT | F.I.R. = FOUND 1/2" IRON ROD |
| C = CENTER LINE | S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" |
| B.S.L. = BUILDING SETBACK LINE | S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" |
| G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT | PT. OF TANGENCY/CURVATURE IN ROW |
| CVE = CLEAR VISION EASEMENT | R.O.W. = RIGHT-OF-WAY |
| PROPOSED CONTOURS | O.P.R. = OFFICIAL PUBLIC RECORDS |
| EXISTING MAJOR CONTOURS | D.P.R. = DEED AND PLAT RECORDS |
| EXISTING MINOR CONTOURS | V.O.L. = VOLUME |
| FEMA FLOODPLAIN | PG. = PAGE |
| STREET CENTERLINE | PGS. = PAGES |
| CITY LIMIT LINE | CB = COUNTY BLOCK |
| | FF-692.00 = MINIMUM FINISHED FLOOR ELEVATION |

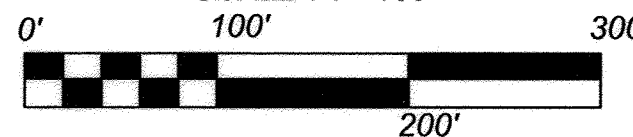
PLAT NUMBER: 170512

REPLAT ESTABLISHING

ELM VALLEY UNIT 3

BEING A 7.19 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE M.F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, BEXAR COUNTY, TEXAS, N.C.B. 15258, BEING ALL OF AN EXISTING LOT 47, BLOCK 4 N.C.B. 15258 ELM VALLEY UNIT 1A PLAT NO. 170462 RECORDED IN VOLUME 20001 PAGES 67-68 AND LOT 59, BLOCK 4, ELM VALLEY UNIT 1B, PLAT NO. 180325 RECORDED IN VOLUME 20001 PAGE 356 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

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.

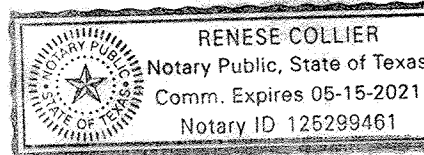
OWNER/DEVELOPER:
BRIAN BARRON
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Barron, 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 16th DAY OF November, A.D. 2018

Renese Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF ELM VALLEY UNIT 3 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. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON ELM VALLEY UNIT 1A PLAT NO. 170462 RECORDED IN VOLUME 20001 PAGES 67-68 AND ELM VALLEY UNIT 1B PLAT NO. 180325 WHICH IS RECORDED IN VOLUME 20001, PAGES 356, AND ON THE LACKLAND CITY SUBDIVISION UNIT 55 ALL THREE OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. 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.

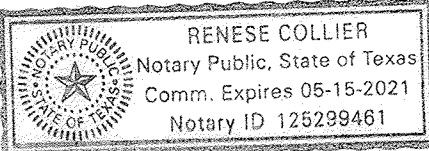
OWNER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6262

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 16th DAY OF November 2018

Renese Collier
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5/15/21

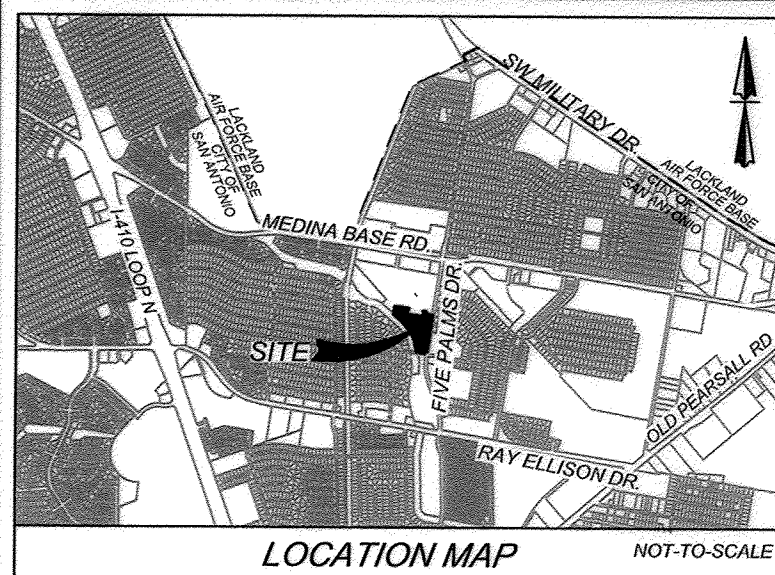


AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS LOT 47, BLOCK 4, NCB 15258, ELM VALLEY UNIT 1A, SUBDIVISION, AS RECORDED IN VOLUME 20001, PAGES 67-68, AND LOT 59, BLOCK 4, NCB 15258, ELM VALLEY UNIT 1B SUBDIVISION AS RECORDED IN VOLUME 2001, PAGE 356, AND AS TWO (2) 50' DRAINAGE EASEMENTS ON THE LACKLAND CITY SUBDIVISION UNIT 55 SUBDIVISION PLAT RECORDED IN VOLUME 5870, PAGES 183-184 ALL THREE OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

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Date: Nov 15, 2018, 3:27pm User ID: lmartinez
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CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES 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 ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
4. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) 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.

WASTE WATER EDP NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE OWNER 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 (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 1" NON VEHICLE ACCESS EASEMENT
3. VARIABLE WIDTH PRIVATE DRAINAGE, SANITARY SEWER & WATER, INGRESS/EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT (PERMEABLE) (0.10 AC.)
4. VARIABLE WIDTH PRIVATE DRAINAGE, SANITARY SEWER & WATER, INGRESS/EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT (PERMEABLE) (0.60 AC.)
5. 11' PRIVATE DRAINAGE EASEMENT
6. 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9718, PGS 103-104 D.P.R.)
7. 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9718, PGS 103-104 D.P.R.)
8. 1' NON VEHICLE ACCESS EASEMENT (VOL. 9718, PGS 103-104 D.P.R.)
9. 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS 67-68 D.P.R.)
10. 11' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PGS 67-68 D.P.R.)
11. 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS 67-68 D.P.R.)
12. 17' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PGS 67-68 D.P.R.)
13. 10' BUILDING SETBACK (VOL. 5870, PG. 183-184 D.P.R.)
14. 30' BUILDING SETBACK (VOL. 5870, PG. 183-184 D.P.R.)
15. 16' UTILITY EASEMENT (VOL. 5870, PG. 183 D.P.R.)
16. 16' SANITARY SEWER EASEMENT (VOL. 18629 PAGES 2404-2416 O.P.R.)
17. 16' SANITARY SEWER EASEMENT (VOL. 20001, PGS 67-68 D.P.R.)
18. GAS LINE RIGHT-OF-WAY EASEMENT (VOL. 6239, PG. 173 O.P.R.)

LEGEND

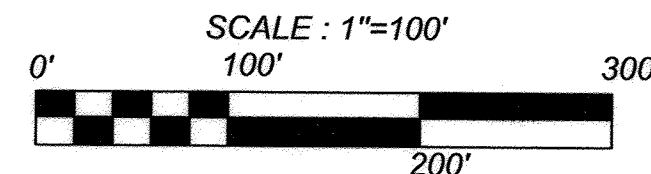
- ESMT = EASEMENT
CL = CENTER LINE
B.S.L. = BUILDING SETBACK LINE
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
CVE = CLEAR VISION EASEMENT
PC = PROPOSED CONTOURS
E970 = EXISTING MAJOR CONTOURS
E970 = EXISTING MINOR CONTOURS
FEMA = FEMA FLOODPLAIN
STC = STREET CENTERLINE
CLL = CITY LIMIT LINE
- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
PT. = PT. OF TANGENCY/CURVATURE IN ROW
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS
D.P.R. = DEED AND PLAT RECORDS
V.O.L. = VOLUME
PG. = PAGE
PGS. = PAGES
CB = COUNTY BLOCK
FF-692.00 = MINIMUM FINISHED FLOOR ELEVATION

PLAT NUMBER: 170512

REPLAT ESTABLISHING

ELM VALLEY UNIT 3

BEING A 7.19 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE M.F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, BEXAR COUNTY, TEXAS, N.C.B. 15258, BEING ALL OF AN EXISTING LOT 47, BLOCK 4 N.C.B. 15258 ELM VALLEY UNIT 1A PLAT NO. 170462 RECORDED IN VOLUME 20001 PAGES 67-68 AND LOT 59, BLOCK 4, ELM VALLEY UNIT 1B, PLAT NO. 180325 RECORDED IN VOLUME 20001 PAGE 356 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

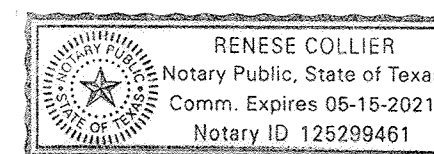
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
BRIAN BARRON
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Barron, 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 16th DAY OF November, A.D. 2018
Renese Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF ELM VALLEY UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH A 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. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	522.09'	1246.58'	264.93'	23°59'47"	518.28'	N37°41'04"W
C2	64.74'	1208.74'	32.38'	3°04'07"	64.73'	N11°19'44"W
C3	23.83'	15.00'	15.27'	91°00'18"	21.40'	S54°07'29"W
C4	85.86'	50.00'	57.91'	98°23'05"	75.69'	N76°37'29"E
C5	16.56'	15.00'	9.24'	63°15'06"	15.73'	N22°32'54"W
C6	23.42'	15.00'	14.85'	89°26'21"	21.11'	S53°47'46"W
C7	22.88'	15.00'	14.34'	87°24'21"	20.73'	N34°37'39"W
C8	6.97'	15.00'	3.55'	26°37'30"	6.91'	N22°23'16"E
C9	135.39'	50.00'	228.89'	155°08'41"	97.68'	N41°52'19"W
C10	10.09'	15.00'	5.24'	38°31'19"	9.90'	S79°49'00"W
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	N35°52'21"W
C12	18.21'	15.00'	10.41'	69°32'22"	17.11'	N43°50'50"E
C13	275.54'	55.00'	40.66'	287°02'42"	65.40'	N64°54'20"W
C14	9.82'	15.00'	5.09'	37°30'20"	9.84'	S9°40'31"E
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°04'39"E
C16	39.27'	25.00'	25.00'	89°59'52"	35.35'	S35°52'25"E
C17	30.16'	55.00'	15.47'	31°25'26"	29.79'	S71°38'02"E
C18	51.98'	55.00'	28.11'	54°08'46"	50.06'	N65°34'52"E
C19	32.77'	55.00'	16.89'	34°08'10"	32.29'	N21°26'24"E
C20	250.80'	1246.58'	125.83'	11°31'39"	250.38'	N43°52'44"W
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	S35°52'21"E
C22	70.53'	50.00'	42.57'	80°49'24"	64.83'	N85°24'20"E
C23	0.87'	1246.58'	0.44'	0°02'25"	0.87'	N49°39'45"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S54°04'39"W
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	N35°52'21"W
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°04'39"E
C27	15.65'	25.01'	8.09'	35°52'01"	15.40'	S27°00'40"W
C28	48.69'	1246.58'	24.30'	2°14'01"	48.59'	N36°59'54"W
C29	7.66'	1246.58'	3.83'	0°21'07"	7.66'	N35°42'20"W
C30	214.16'	1246.58'	107.34'	9°50'35"	213.89'	N30°36'29"W
C31	129.15'	55.00'	131.28'	134°32'20"	101.46'	N11°20'51"E
C32	49.24'	1261.58'	24.62'	2°14'10"	49.23'	N26°35'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.77'	N49°50'52"W
L2	58.21'	N9°04'28"E
L3	105.36'	S69°33'13"E
L4	85.00'	N80°55'21"W
L5	40.01'	S7°53'36"W
L6	85.00'	S80°55'21"E
L7	59.29'	S34°04'41"W
L8	31.84'	S9°04'39"W
L9	85.43'	N16°55'56"W

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.

TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



DRAWN BY: AR

Date: Nov 15, 2018, 3:27pm User ID: lmartinez
File: N:\31411101\Design\Civil\PLAT\PL3141101.dwg