

LEGEND

BUILDING SETBACK LINE	B.S.L.
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.T.V.E.
VEHICULAR NON-ACCESS EASEMENTS	V.N.A.E.
OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TX	D.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS	D.P.R.
PUBLIC RECORDS, BEXAR COUNTY, TEXAS	P.R.B.C.T.X.
DEED RECORDS, BEXAR COUNTY, TEXAS	D.R.B.C.T.X.
CENTER LINE	C.L.
ACRES	A.C.
VOLUME	VOL.
PAGE	PG.
SAN ANTONIO CITY LIMITS	SAN ANTONIO CITY LIMITS

SURVEYOR'S NOTES:

- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.999933
- ROTATION GRID TO PLAT IS 0
- CONTROL MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CARLSON, BRIGANCE & DOERING, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A PLASTIC CAP "CBD SETSTONE"

C.P.S. ENERGY 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 DISTRIBUTION AND SERVICE FACILITIES 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, INSULATING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND 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 ALTERATION 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 G.E.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 EASEMENTS, 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 OF INGRESS AND EGRESS OVER GRANTORS 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 MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE BFE OF THE REGULATORY FLOODPLAIN.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS 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 EMPLOYEES OF CARLSON, BRIGANCE & DOERING, INC. UNDER MY SUPERVISION
REGISTERED PROFESSIONAL LAND SURVEYOR

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

GENERAL NOTES:
1. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

SAWS IMPACT FEE NOTE:
WATER AND 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APP 1301746) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(c).

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

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT ELONG THE GROUND ELEVATION OF 745 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 OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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 MARSHAL.

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.

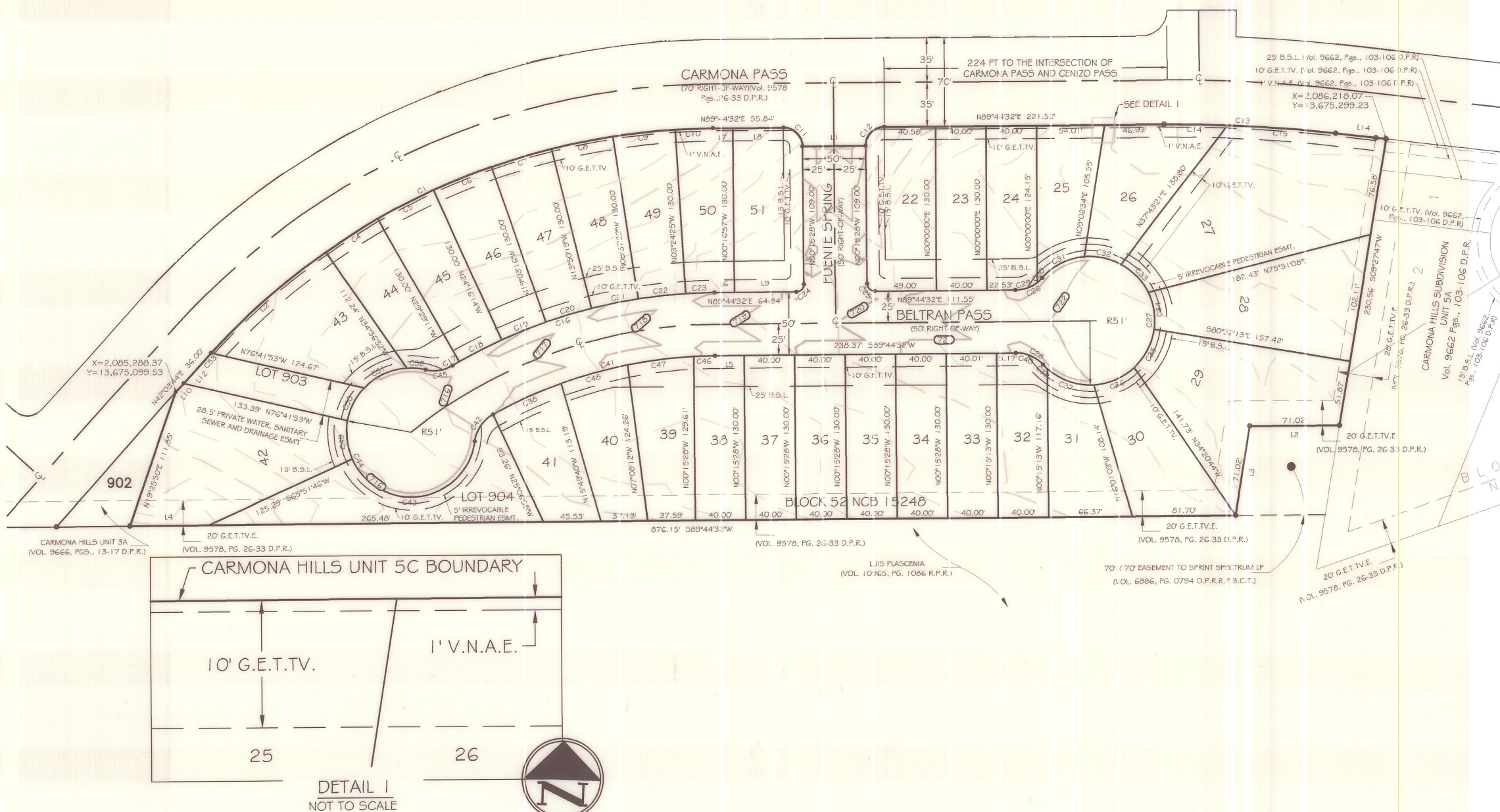
WASTEWATER IDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CURVE DATA					
NO.	Δ	RADIUS	TANGENT	LENGTH	CHORD BEARING & LENGTH
C1	47°40'48"	545.00'	240.83'	453.53'	N65°54'08"E 440.56'
C2	12°44'45"	545.00'	60.87'	121.24'	S49°01'05"W 120.99'
C4	5°07'21"	545.00'	24.38'	48.73'	S57°57'08"W 48.71'
C5	5°12'57"	545.00'	24.82'	49.61'	S63°07'18"W 49.60'
C6	5°12'57"	545.00'	24.82'	49.61'	S68°20'15"W 49.60'
C7	5°12'57"	545.00'	24.82'	49.61'	S73°33'12"W 49.60'
C8	5°12'57"	545.00'	24.82'	49.61'	S78°46'10"W 49.60'
C9	5°12'57"	545.00'	24.82'	49.61'	S83°59'07"W 49.60'
C10	3°08'56"	545.00'	14.98'	29.95'	S88°10'04"W 29.95'
C11	89°59'51"	15.00'	15.00'	23.56'	S45°15'33"E 21.21'
C12	89°59'52"	15.00'	15.00'	23.56'	N44°44'27"E 21.21'
C13	6°51'23"	1165.00'	69.79'	139.41'	N86°49'47"W 139.33'
C14	2°28'39"	1165.00'	25.19'	50.38'	N89°01'08"W 50.37'
C15	4°22'44"	1165.00'	44.54'	89.03'	N85°35'27"W 89.01'
C16	30°05'52"	415.00'	111.58'	218.00'	N74°41'36"E 215.50'
C17	0°51'56"	415.00'	3.13'	6.27'	S60°04'51"W 6.27'
C18	5°12'57"	415.00'	18.90'	37.78'	S63°07'18"W 37.77'
C19	5°12'57"	415.00'	18.90'	37.78'	N68°20'15"E 37.77'
C20	5°12'57"	415.00'	18.90'	37.78'	N73°33'12"E 37.77'
C21	5°12'57"	415.00'	18.90'	37.78'	N78°46'10"E 37.77'

CURVE DATA					
NO.	Δ	RADIUS	TANGENT	LENGTH	CHORD BEARING & LENGTH
C22	5°12'57"	415.00'	18.90'	37.78'	N83°59'07"E 37.77'
C23	3°08'57"	415.00'	11.41'	22.81'	N88°10'04"E 22.81'
C24	90°00'00"	6.00'	6.00'	9.42'	S44°44'32"W 6.49'
C25	89°44'32"	6.00'	5.97'	9.40'	S45°07'44"E 6.47'
C26	47°32'45"	29.00'	12.77'	24.07'	N65°58'10"E 23.38'
C27	27°50'53'	51.00'	46.66'	244.86'	S03°15'28"E 68.85'
C28	47°32'45"	29.00'	12.77'	24.07'	N65°29'05"W 23.38'
C29	37°02'47"	29.00'	9.72'	18.75'	N71°13'09"E 18.43'
C30	10°29'58"	29.00'	2.66'	5.31'	N47°26'46"E 5.31'
C31	43°01'46"	51.00'	20.10'	38.30'	N63°42'40"E 37.41'
C32	33°45'15"	51.00'	15.47'	30.05'	S77°53'50"E 29.61'
C33	35°16'24"	51.00'	16.21'	31.40'	S43°23'00"E 30.90'
C34	33°42'32"	51.00'	15.45'	30.00'	S03°53'33"E 29.57'
C35	39°18'56"	51.00'	18.22'	35.00'	S27°37'12"W 34.31'
C36	39°19'30"	51.00'	18.22'	35.00'	S63°56'25"W 34.32'
C37	45°14'26"	51.00'	21.25'	40.27'	N70°46'37"W 39.23'
C38	9°21'50"	365.00'	29.88'	59.65'	N63°32'56"E 59.59'
C39	5°26'41"	51.00'	2.43'	4.85'	N45°26'03"W 4.84'
C40	22°00'39"	29.00'	5.64'	11.14'	N79°15'09"W 11.07'
C41	28°52'31"	365.00'	93.97'	183.95'	S75°18'16"W 182.01'

CURVE DATA					
NO.	Δ	RADIUS	TANGENT	LENGTH	CHORD BEARING & LENGTH
C42	52°23'47"	29.00'	14.27'	26.52'	S3°14'00"7"W 25.61'
C43	147°23'32"	51.00'	174.36'	31.20'	N82°10'00"E 97.90'
C44	27°44'18"	51.00'	46.91'	244.59'	S3°10'07"E 69.05'
C45	43°36'39"	29.00'	11.60'	22.07'	N8°12'71"E 21.54'
C46	2°38'21"	365.00'	8.41'	16.81'	S83°25'21"W 16.31'
C47	8°18'07"	365.00'	26.49'	52.89'	S82°57'07"W 52.84'
C48	8°34'13"	365.00'	27.35'	54.60'	S74°30'58"W 54.54'
C49	34°26'04"	51.00'	15.80'	30.65'	S03°55'12"E 30.19'
C50	33°25'49"	51.00'	15.32'	29.76'	S27°00'45"W 29.34'
C51	42°47'50"	51.00'	19.99'	38.09'	S63°07'35"W 37.22'
C52	16°44'02"	51.00'	7.50'	4.90'	N83°06'29"W 14.84'
C53	0°34'59"	545.00'	2.77'	5.55'	S42°21'13"W 5.55'

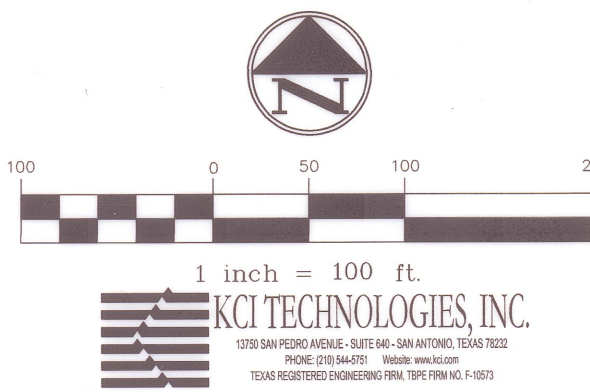
LINE DATA		
NO.	BEARING	DISTANCE
L1	N89°44'38"E	50.00'
L2	S88°44'32"W	71.02'
L3	S08°27'47"W	71.02'
L4	S88°44'32"W	62.36'
L5	S88°44'32"W	23.19'
L6	N89°44'32"E	15.84'
L7	N89°44'33"E	15.78'
L8	N89°44'32"E	40.06'
L9	N89°44'32"E	49.00'
L10	N42°03'44"E	9.02'
L12	N42°03'44"E	26.98'
L14	S83°24'05"E	37.03'



PLAT NUMBER: 180188

SUBDIVISION PLAT
ESTABLISHING
CARMONA HILLS
SUBDIVISION UNIT 5C

BEING A TOTAL OF 5.941 ACRES OF LAND OUT OF A PORTION OF A 90.918 ACRE TRACT AS RECORDED VOLUME 15021, PAGE 72, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DRAWN BY: DR2 JOB NO.: 661602429 DATE: JANUARY, 2019

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.

DULY AUTHORIZED AGENT
OWNER: KB HOME LONE STAR INC.
JOSEPH C. HERNANDEZ, DIRECTOR OF LAND
4600 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229

VERONICA A. BOSQUEZ
Notary Public, State of Texas
Comm. Expires 12-09-2021
Notary ID 129647694

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Joseph C. Hernandez 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 CONSIDERATION THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 8th DAY OF February
A.D. 20 19

Veronica A. Bosquez 12-09-2021
NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF **CARMONA HILLS SUBDIVISION UNIT 5C** 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