

LEGEND

● FOUND 1/2" IRON ROD	B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
○ 1/2" IRON ROD SET	B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS
	N.C.B. NEW CITY BLOCK
	CL CENTERLINE VOL. VOLUME
	ESMT EASEMENT PG. PAGE
	1% ULTIMATE CONDITIONS FLOODPLAIN

SURVEY NOTES:
1. VERTICAL INFO. SHOWN HEREON IS BASED ON LIDAR DATASET PROVIDED BY THE SAN ANTONIO RIVER AUTHORITY.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLAN COORDINATES, SOUTH CENTRAL ZONE GRID, (N.A.D. 83) (C.O.R.S.).

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #1372620) 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).

- 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 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," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER 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.
 - 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.

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 WESTAR ALAMO LAND SURVEYORS, LLC.

MARK J. EWALD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5095
WESTAR ALAMO LAND SURVEYORS, LLC
FIRM NO. 10117700

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.

GARRET W. NEUMANN
LICENSED PROFESSIONAL ENGINEER NO. 124716
RED OAK ENGINEERING
FIRM NO. 18781

ACCESS NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

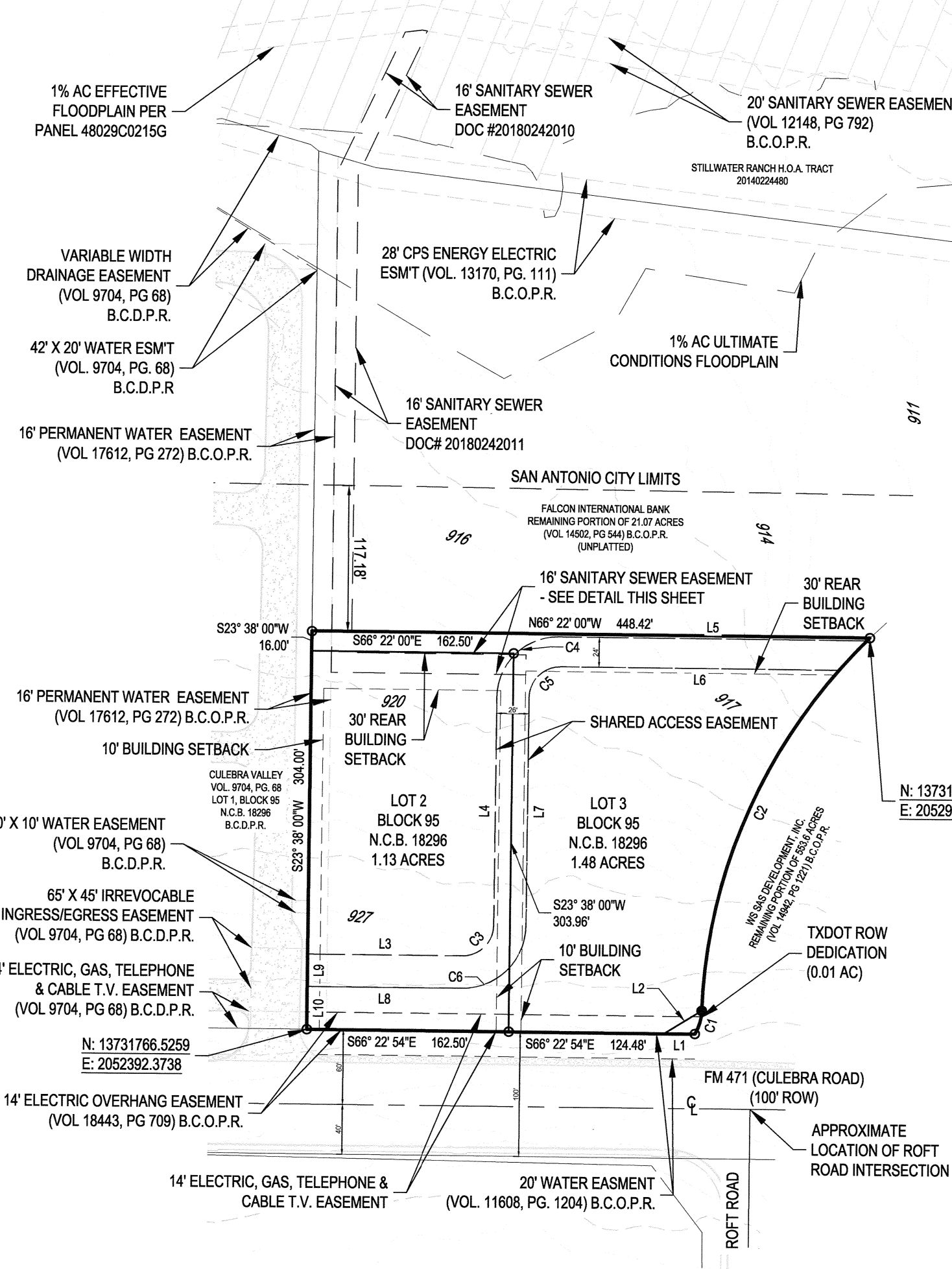
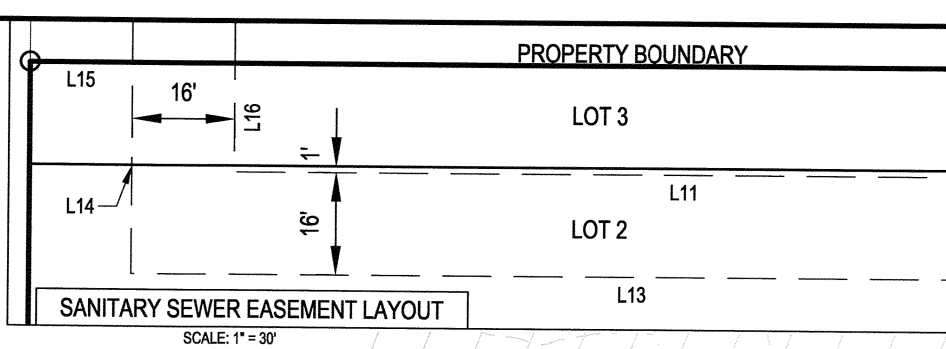
SAWS:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAIN TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS WASTEWATER EDU:
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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 945 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHOULD 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.

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

CROSS ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).



DEVELOPER
MJBS HOLDINGS, LLC
BEAU SCHOTT
3385 CR 271
MICO, TEXAS 78023

ENGINEER
RED OAK ENGINEERING
GARRET NEUMANN, P.E.
456 CR 367
HONDO, TX 78861

LINE TABLE

Line #	Length	Direction
L1	25.00	S66° 22' 54"E
L2	35.67	S81° 53' 30"W

SHARED ACCESS EASEMENT LINE TABLE

Line #	Length	Direction
L3	124.51	N66° 22' 54"W
L4	163.22	S23° 38' 00"W
L5	247.66	N66° 22' 00"W
L6	223.47	S66° 22' 00"E
L7	163.22	N23° 38' 00"E
L8	124.51	S66° 22' 54"E
L9	26.00	S23° 38' 00"W
L10	34.50	S23° 38' 00"W

SANITARY SEWER EASEMENT

Line #	Length	Direction
L11	140.50	S66° 22' 00"E
L12	16.00	S23° 38' 00"W
L13	156.50	N66° 22' 00"W
L14	33.00	S23° 38' 01"W
L15	16.00	N66° 22' 00"W
L16	17.00	S23° 38' 00"W

CURVE TABLE

Curve #	Length	Radius	Delta
C1	19.70	40.00	028° 13' 13"
C2	336.49	443.00	043° 31' 13"

SHARED ACCESS EASEMENT CURVE TABLE

Curve #	Length	Radius	Delta
C3	39.26	25.00	089° 59' 06"
C4	76.97	49.00	090° 00' 00"
C5	39.27	25.00	090° 00' 00"
C6	80.10	51.00	089° 59' 06"

PLAT NO: 180113

SUBDIVISION PLAT ESTABLISHING
SCHOTT'S ALAMO RANCH

BEING 2.621 ACRES OF LAND INCLUSIVE OF 0.01 ACRES OF RIGHT OF WAY DEDICATION, MORE OR LESS, OUT OF THE MANUEL MARTINES Y MUSQUIZ SURVEY NO. 80, ABSTRACT 467, SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18296 AND BEING OUT OF THAT PARCEL OF LAND, CALLED 21.07 ACRES, DESCRIBED AS TRACT TWO IN THE SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 14502, PAGE 544-554, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

RED OAK ENGINEERING

SCALE: 1"=100'

0 50' 100' 150' 200'

STATE OF TEXAS
COUNTY OF BEXAR

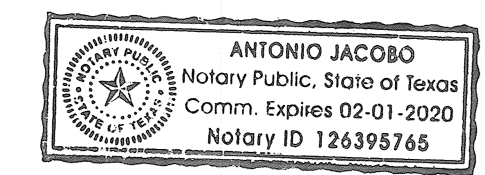
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Beau Schott
OWNER
MJBS HOLDINGS, LLC
BEAU SCHOTT, TREASURER
3385 CR 271
MICO, TEXAS 78023

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEAU SCHOTT, 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 13 DAY OF March A.D. 2019.

Antonio Jacobo
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF SCHOTT'S ALAMO RANCH 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 AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

