

 FOUND 1/2" IRON ROD O 1/2" IRON ROD SET

B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS N.C.B. NEW CITY BLOCK CENTERLINE VOL. VOLUME

PG.

1% ULTIMATE CONDITIONS FLOODPLAIN

**EASEMENT** 

. VERTICAL INFO. SHOWN HERON IS BASED ON LIDAR DATASET PROVIDED BY THE SAN ANTONIO RIVER

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.).

ESM'T

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 REES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER

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

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.

Frank 9. Eld

MARK J. EWALD

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5095 WESTAR ALAMO LAND SURVEYORS, LLC

FIRM NO. 10111700

STATE OF TEXAS **COUNTY OF BEXAR** 

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.

Jarret W Deunam GARRET W. NEUMANN

LICENSED PROFESSIONAL ENGINEER NO. 124716

RED OAK ENGINEERING

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

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.

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.

16'

1% AC EFFECTIVE

FLOODPLAIN PER

**VARIABLE WIDTH** 

(VOL 9704, PG 68)

(VOL. 9704, PG. 68)

B.C.D.P.R

B.C.D.P.R

16' PERMANENT WATER EASEMENT

16 PERMANENT WATER EASEMENT

(VOL 17612, PG 272) B.C.O.P.R.

10' BUILDING SETBACK

VOL. 9704, PG, 68

(VOL 17612, PG 272) B.C.O.P.R.

DRAINAGE EASEMENT

42' X 20' WATER ESM'7

PANEL 48029C0215G

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

DRAINAGE 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 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.

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT ALONG FM 471 (CULEBRA ROAD) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 286.98 LF. ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG FM 471 (CULEBRA ROAD) AS DEFINED IN PLAT NO. 150536 CULEBRA VALLEY VOL. 9704 PG. 68 LOT 1 BLOCK 95 NCB 18296.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.

20' SANITARY SEWER EASEMENT

(VOL 12148, PG 792)

30' REAR

- Building

SETBACK

B.C.O.P.R.

STILLWATER RANCH H.O.A. TRACT

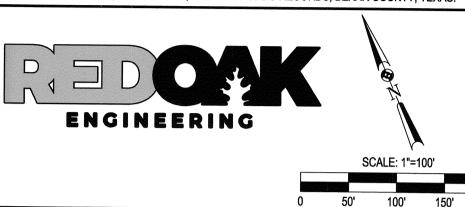
1% AC ULTIMATE

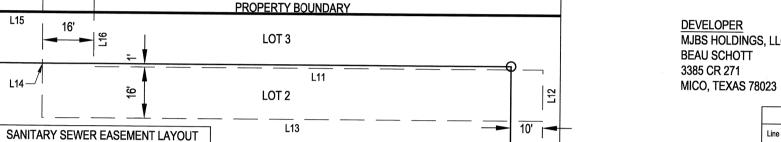
**CONDITIONS FLOODPLAIN** 

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.





16' SANITARY SEWER

DOC #20180242010

B.C.O.P.R.

SAN ANTONIO CITY LIMITS

EMAINING PORTION OF 21.07 ACRES

(VOL 14502, PG 544) B.C.O.P.R.

N66° 22' 00"W 448.42'

16' SANITARY SEWER EASEMENT

SHARED ACCESS EASEMENT

SEE DETAIL THIS SHEET

**EASEMENT** 

28' CPS ENERGY ELECTRIC

ESM'T (VOL. 13170, PG. 111) -

16' SANITARY SEWER

DOC# 20180242011

- EASEMENT

S66° 22' 00"E 162.50'

30' REAR

BUILDING -

SETBACK

MJBS HOLDINGS, LLC

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

**ENGINEER** 

Line# Length Direction

L1 25.00 S66° 22' 54"E

L2 35.67 S81° 53' 30"W

SHARE	D ACCESS EA	SEMET LINE TABLE
Line #	Length	Direction
L3	124.51	N66° 22' 54"W
L4	183.22	S23° 38' 00"W
L5	247.66	N66° 22' 00"W
L6	223.47	S66° 22' 00"E
L7	183.22	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

SAN	ITARY SEW	ER 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

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

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"

6	SHARED ACCESS EASEMENT CURVE TABLE					
	Delta	Radius	Length	ve#		
1	089° 59' 06"	25.00	39.26	3		
F	090° 00' 00"	49.00	76.97	:4		
	2000 201 201	05.00	20.07			

STATE OF TEXAS

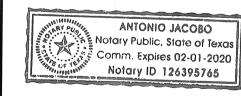
**COUNTY OF BEXAR** 

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.

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.

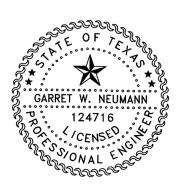


STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF <u>SCHOTT'S</u> <u>ALAMO</u> <u>RANCH</u> 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 DA	Y OF	_ A.D.,
BY:		
CHAIRMAN		
BY:		
SECRETARY		
	BY: CHAIRMAN BY:	BY:





FIRM NO. 18781 V:\temp\SKeller\Red Oak Engineering\Projects\0005 - Schotts Alamo Ranch\Plat\Plat.dwg Date: Mar 06, 2019, 3:19pm User ID: smulholland

10' X 10' WATER EASEMENT (VOL 9704, PG 68) — B.C.D.P.R.	VOL. 9704, PG. 68 LOT 1, BLOCK 95 N.C.B. 18296 B.C.D.P.R. ,88	LOT 2 BLOCK 95 N.C.B. 18296 1.13 ACRES	41	LOT 3 BLOCK 95 N.C.B. 18296 1.48 ACRES	STOWERT INC. PRINCE STORY INC. PRINCE STORY OF S	N: 13731879.8 E: 2052931.290
65' X 45' IRREVOCABLE INGRESS/EGRESS EASEMENT (VOL 9704, PG 68) B.C.D.P.R.		927 L3	3	\$23° 38' 00"W 303.96' 10' BUILDING	TXDOT RO	
14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL 9704, PG 68) B.C.D.P.R.		L8	5	SETBACK L2-	(0.01 AC)	•

S66° 22' 54"E 162.50'/ N: 13731766.5259 E: 2052392.3738 FM 471 (CULEBRA ROAD) 14' ELECTRIC OVERHANG EASEMENT (100' ROW) (VOL 18443, PG 709) B.C.O.P.R.

> 14' ELECTRIC, GAS, TELEPHONE & 20' WATER EASMENT CABLE T.V. EASEMENT (VOL. 11608, PG. 1204) B.C.O.P.R.

**APPROXIMATE** LOCATION OF ROFT **ROAD INTERSECTION**