

LENGTH

CURVE TABLE

7.07' 90.31' 4.77' 54.55' 4.77' 160.38' 40.91' 34.26' 57.98'

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: HARUN RASHID, RPLS STATE OF TEXAS COUNTY OF BEXAR OL VALLEY
VALLEY ZEN VALLEY

CH VALLEY

DL VALLEY

SALLEY

SALLEY

VALLEY

SO ALLEY

OF ALLEY

ALLEY

SALLEY

S N°0'0"E 100' NORTH NORTH E.G.T. & CATV. ESMT. _736 ⊚ S.I.R. DPR PG. VOL. ELEC. N.C.B. Found 1/2" Iron Rod (unless otherwise described) Set 1/2" Iron Rod (unless otherwise described) Measured Bearing and Distance Street Centerline Electric Not To Scale Right-of-Way Pedestrian **New County Block** Official Public Records, of Bexar County, Texas Deed and Plat Records, of Bexar County, Texas Page Acreage Volume **Proposed Contours** Electric, Gas, Telephone, and Cable TV **Existing Contours** 2536 OLD ARABSALL RD /1 LOCATION MAP Legend

LACKLAND A_F SITE

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 DEDICATED EASEWENTS AND
BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEWENTS AND
RICHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE
AREAS DESIGNANTED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANDORE ASSEMENT," "SANTHANG
EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "ANDORE ASSEMENT," "WATER EASEMENT," "SANTHANG
EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "ANDORE ASSEMENT," "SANTHANG
EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "ANDORE EASEMENT," "SANTHANG
EASEMENT," "UTILITY LEASEMENT," "CAS EASEMENT," "ANDORE EASEMENT," "SANTHANG
EASEMENT," "UTILITY LEASEMENT," "OVERHANGE
EASEMENT," "WATER EASEMENT," "SANTHANG
EASEMENT," "WATER EASEMENT," "WATER EASEMENT," "WATER EASEMENT," "WATER EASEMENT," "WATER EASEMENT," "SANTHANG
EASEMENT," AND ONTE EASEMENT," "CAS EASEMENT," "WATER EASEMENT," "WATE

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 PSWR. LAT. 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 FULL 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.

PLA

NO.180234

SAW 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 IMPACT FEE NOTE: WATER AND /OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PSWR. LAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF TCI/DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 4-7 & 9-14, BLOCK 2, NCB 15655, 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.

RESIDENTIAL FINISH FLORESIDENTIAL FINISHED FINISHED ADJACENT GR 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. _OOR NOTE: • FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE RADE.

Engineering,

FFQ

TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232 PH: (210)641-0543, FAX: 210-497-2227

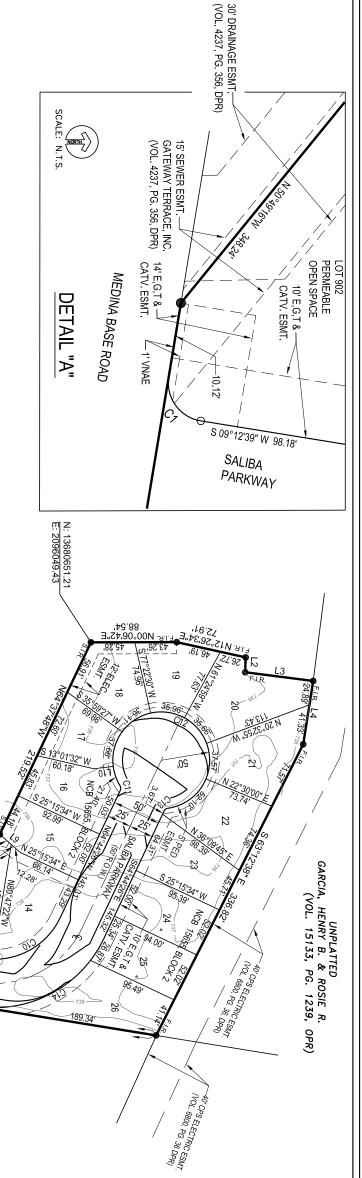
BEING A TOTAL OF 4.93 ACRE TRACT OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 18460, PAGE 1251 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND ALSO BEING LOCATED IN THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, NCB 15655, BEXAR COUNTY, TEXAS.

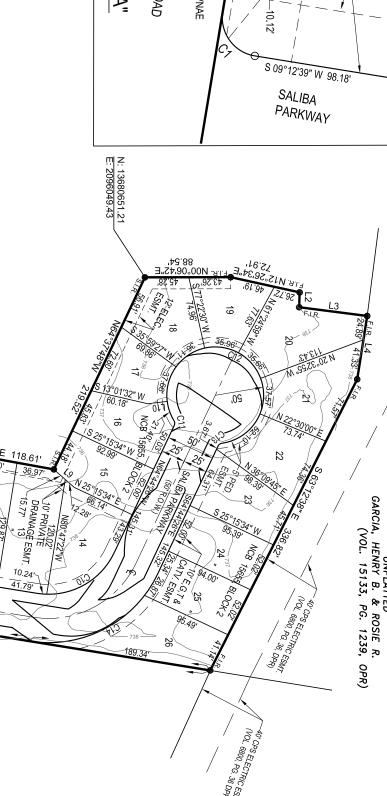
ZENA GARDENS

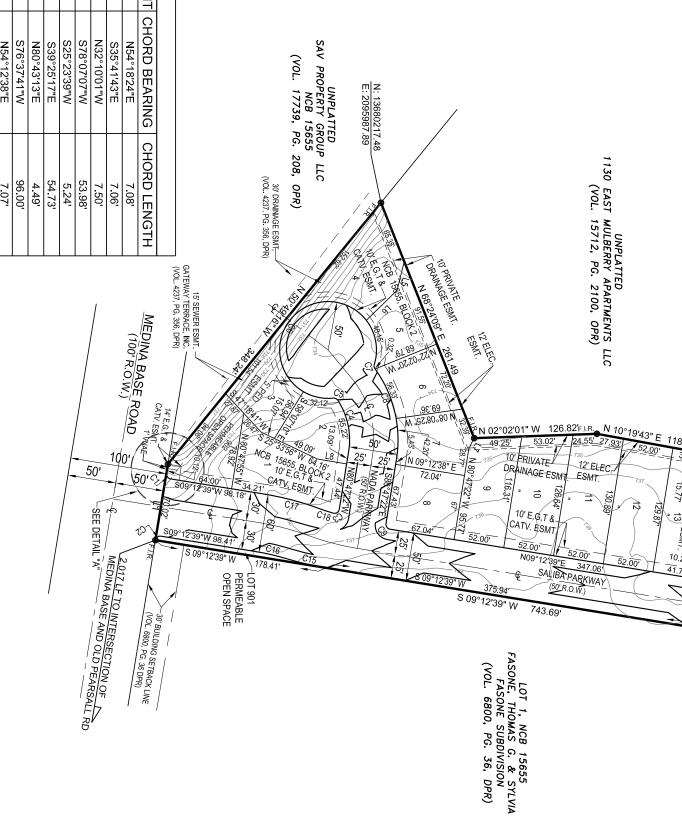
SUBDIVISION PLAT

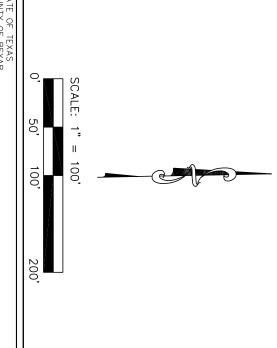
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF <u>745</u> FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED <u>80</u> PSI. AT ALL SUCH OCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

<u>FLOODPLAIN NOTE:</u> NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555F, EFFECTIVE <u>SEPT. 29, 2010</u>, FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.









HE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY UTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INTHIELD AS PRIVATE OR PART OF AN ENCLAYE OR PLANNED UNIT DEVELOPMENT OREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND UBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN XPRESSED.

STATE OF TEXAS COUNTY OF BEXAR ZENA PROPERTIES LLC 8800 BROADWAY ST., S SAN ANTONIO, TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CEORGE ATALLAH KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE 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. STE 200 78217

THIS PLAT OF ZENA GARDENS

CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACT STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. OWNER/DEVELOPER: COUNTY, EN SUBMITTED TO AND
Y OF SAN ANTONIO,
ACCORDANCE WITH
ERE ADMINISTRATIIVE