

### LEGEND

- 609 — EXISTING CONTOUR ACRES  
— G.E.T. & CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT  
— ESM'T EXTRATERRITORIAL JURISDICTION  
— DPR DEED AND PLAT RECORDS  
— OPR OFFICIAL PUBLIC RECORDS  
— ROW RIGHT-OF-WAY  
— VOL. VOLUME  
— PG. PAGE  
— — — — — PROPERTY LINE  
— — — — — EXISTING EASEMENT  
— — — — — PROPOSED EASEMENT
- SET 1" IRON ROD  
● FOUND 1" REBAR WITH NO IDENTIFICATION (UNLESS NOTED OTHERWISE NOTED)  
● FOUND 1" REBAR WITH PLASTIC CAP  
⌒ CENTERLINE OF RIGHT-OF-WAY
- 1 10' PRIVATE GRADING & DRAINAGE ESM'T. (PERMEABLE) (VOL. 9705, PG. 147-148, DPR)  
2 10' WALL ESM'T. (VOL. 9705, PG. 147-148, DPR)  
3 5' WALL ESM'T. (VOL. 9705, PG. 147-148, DPR)  
4 16' SANITARY SEWER ESM'T. (VOL. 9668, PG. 224, DPR)  
5 14' GAS, ELEC., TELE., & CATV ESM'T. (VOL. 9668, PG. 224, DPR)  
6 VARIABLE WIDTH WATER, PRIVATE SANITARY SEWER, IRREVOCABLE ACCESS, GAS, ELECTRIC TELE., & CATV ESM'T  
7 10' PRIVATE SANITARY SEWER ESM'T  
8 20' ELEC, TELE, CATV & GAS ESM'T  
9 14' ELEC, TELE, CATV & GAS ESM'T  
10 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS ACCESS ESM'T  
11 16' PUBLIC SANITARY SEWER ESM'T  
12 1' VEHICULAR NON-ACCESS ESM'T

### CPS 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 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 TO THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

### DRAINAGE NOTES:

- NO STRUCTURES, 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 AND RIGHTS-OF-WAY, 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 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.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANELS: 48029C0995 F AND 48029C0115 F, BOTH EFFECTIVE SEPTEMBER 29, 2010, THIS INFORMATION IS SUBJECT TO CHANGE AS RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 & 999, BLOCK 35, CB OR NCB 18333, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### SAWS UTILITY NOTES:

IMPACT FEE NOTE: 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.

WASTEWATER 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.

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.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,425 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 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 1,750 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 MARSHALL.

INGRESS & EGRESS (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

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

PRIVATE STREET DESIGNATION AS WATER AND/OR SANITARY SEWER EASEMENTS: LOT 999, BLOCK 35, NCB 18333, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PRIVATE WASTE WATER MAINS.

### FINISHED FLOOR NOTE:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. 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 FOR A RESIDENTIAL STRUCTURE. FINISHED FLOOR ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

### OPEN SPACE [35-203(c)] [35-B121(C)]

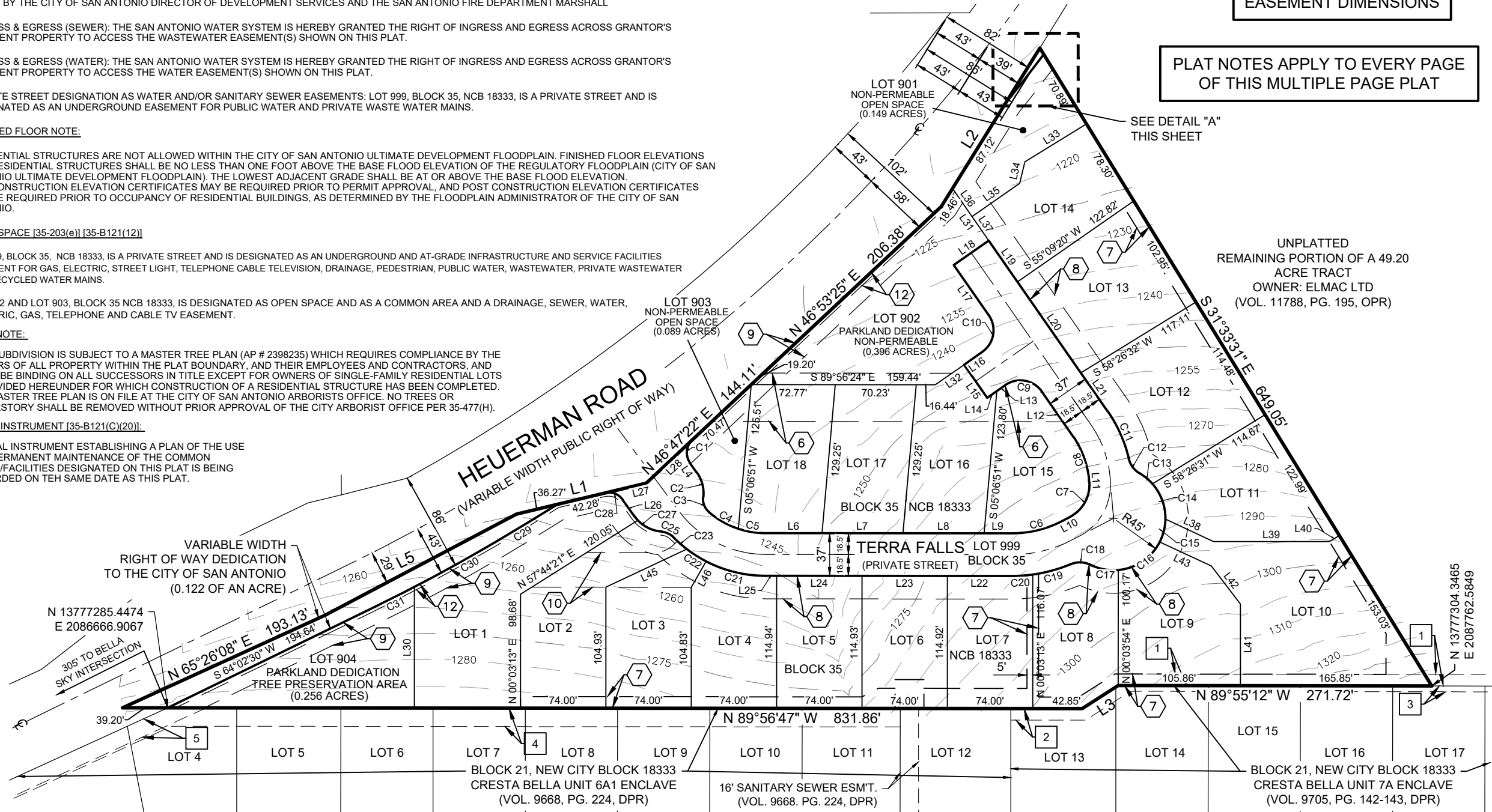
LOT 999, BLOCK 35, NCB 18333, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, PRIVATE WASTEWATER AND RECYCLED WATER MAINS.

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2398235) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

### LEGAL INSTRUMENT [35-B121(C)](20)

A LEGAL INSTRUMENT ESTABLISHING A PLAN OF THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

LICENSED PROFESSIONAL ENGINEER NO. 103446

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: MACINA, BOSE, COPELAND & ASSOCIATES, INC., 1035 CENTRAL PKWY N., SAN ANTONIO, TEXAS, 78232, (210) 545-1122, TBPLS FIRM NO. 10011700.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578

### GENERAL NOTES:

- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (83).
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS 1996).
- IRON PINS FOUND OR SET AT EACH CORNER.

### CLEAR VISION NOTE:

- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5)

### SHARED ACCESS NOTE:

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

| Line Table |               |         | Line Table |               |         | Line Table |               |         |
|------------|---------------|---------|------------|---------------|---------|------------|---------------|---------|
| Line #     | Bearing       | Length  | Line #     | Bearing       | Length  | Line #     | Bearing       | Length  |
| L1         | N 76°36'35" E | 115.68' | L17        | N 34°50'40" W | 53.00'  | L33        | S 58°26'32" W | 62.74'  |
| L2         | S 31°50'11" W | 161.92' | L18        | N 55°09'20" E | 37.00'  | L34        | S 13°26'32" W | 19.07'  |
| L3         | S 57°24'00" W | 37.16'  | L19        | S 34°50'40" E | 43.55'  | L35        | S 55°09'20" W | 50.44'  |
| L4         | S 35°31'51" E | 10.33'  | L20        | S 34°50'40" E | 96.06'  | L36        | N 34°50'40" W | 29.47'  |
| L5         | N 62°10'11" E | 187.59' | L21        | S 34°50'40" E | 40.64'  | L37        | N 34°50'40" W | 25.53'  |
| L6         | S 89°56'24" E | 49.12'  | L22        | N 89°56'24" W | 55.63'  | L38        | N 65°03'21" W | 45.96'  |
| L7         | S 89°56'24" E | 70.23'  | L23        | N 89°56'24" W | 74.00'  | L39        | N 89°56'06" W | 100.48' |
| L8         | S 89°56'24" E | 70.32'  | L24        | N 89°56'24" W | 74.00'  | L40        | S 58°25'37" W | 10.12'  |
| L9         | S 89°56'24" E | 23.87'  | L25        | N 89°56'24" W | 9.91'   | L41        | N 00°03'54" E | 70.75'  |
| L10        | N 62°23'15" E | 7.00'   | L26        | N 35°31'51" W | 18.02'  | L42        | N 37°21'51" W | 41.54'  |
| L11        | N 04°37'21" W | 1.87'   | L27        | N 76°36'35" E | 37.13'  | L43        | N 65°03'21" W | 49.43'  |
| L12        | N 34°50'40" W | 48.01'  | L28        | N 46°47'22" E | 54.44'  | L45        | N 64°49'10" E | 77.48'  |
| L13        | S 55°09'20" W | 8.74'   | L29        | S 57°44'21" W | 120.05' | L46        | N 29°29'30" E | 25.92'  |
| L14        | S 55°09'20" W | 10.26'  | L30        | N 00°03'13" E | 104.99' |            |               |         |
| L15        | N 34°50'40" W | 35.00'  | L31        | S 34°50'40" E | 25.53'  |            |               |         |
| L16        | N 55°09'20" E | 19.00'  | L32        | N 55°09'20" E | 30.42'  |            |               |         |

SEE SHEET 2 OF 2 FOR  
EASEMENT DIMENSIONS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

UNPLATTED  
REMAINING PORTION OF A 49.20  
ACRE TRACT  
OWNER: ELMAC LTD  
(VOL. 11788, PG. 195, OPR)

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: DAVID PUGSLEY  
HEUERMANN 123, LLC  
7351 HEUERMANN RD  
SAN ANTONIO, TEXAS 78256

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 \_\_\_\_ DAY OF \_\_\_\_

A.D.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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A.D.

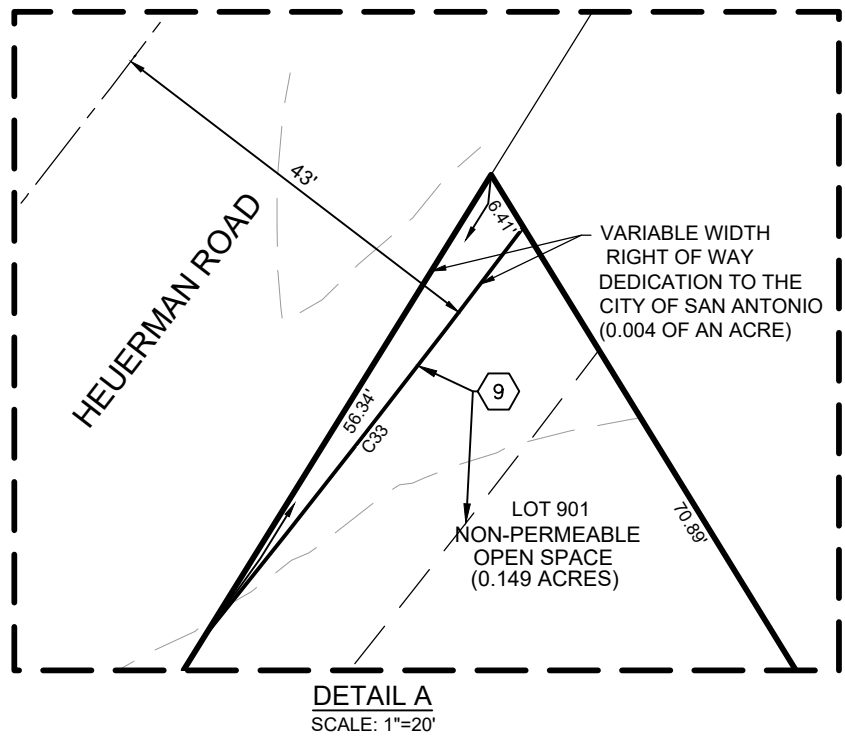
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF TERRA FALLS PUD SUBDIVISION 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 EXCEPTIONS(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

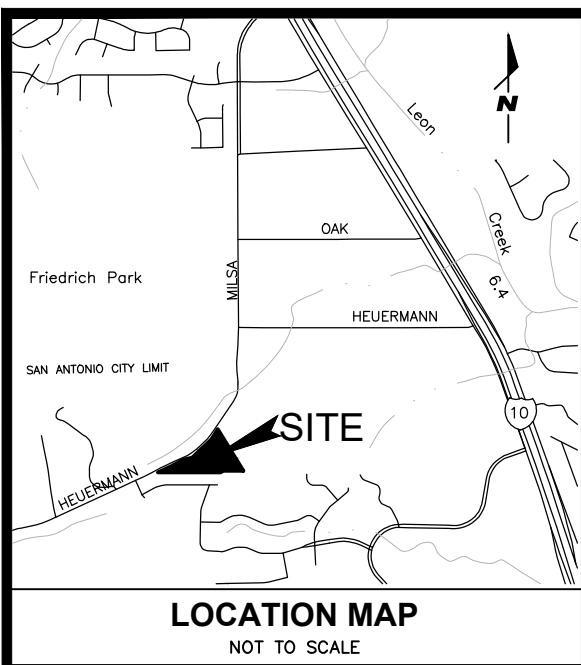
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY







#### SAWS UTILITY NOTES:

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

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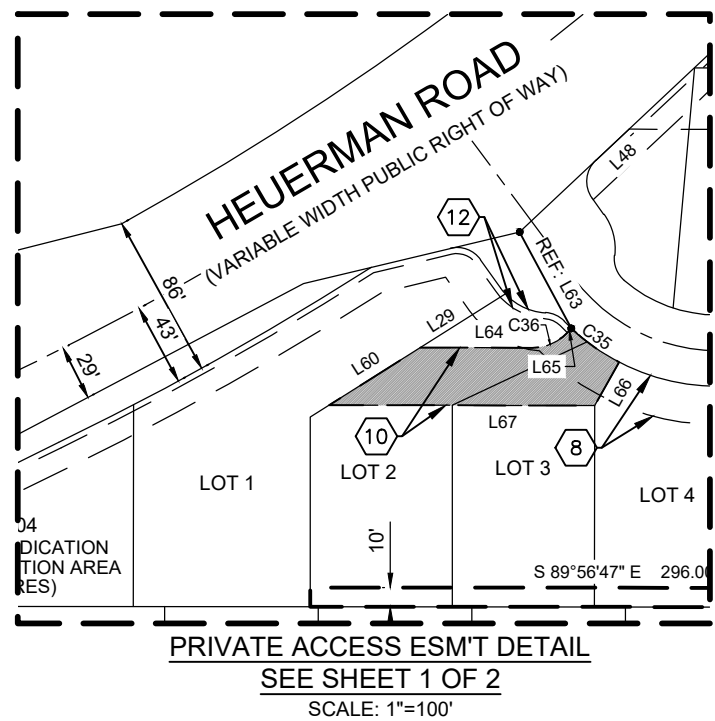
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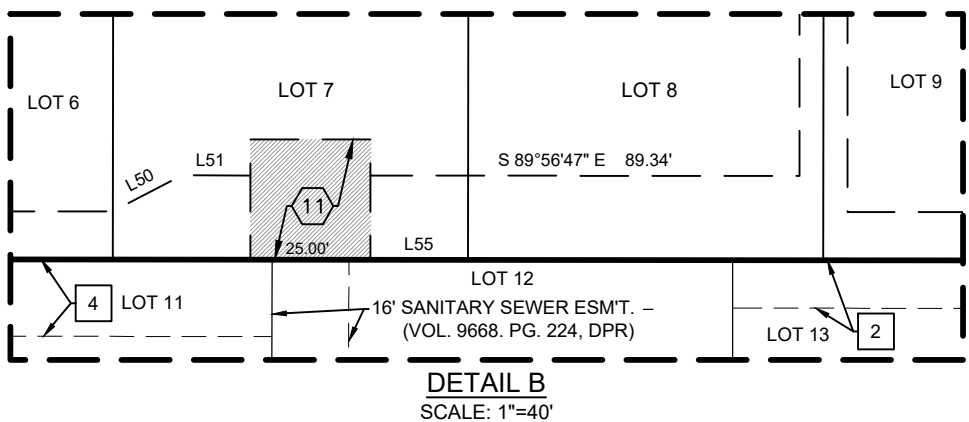
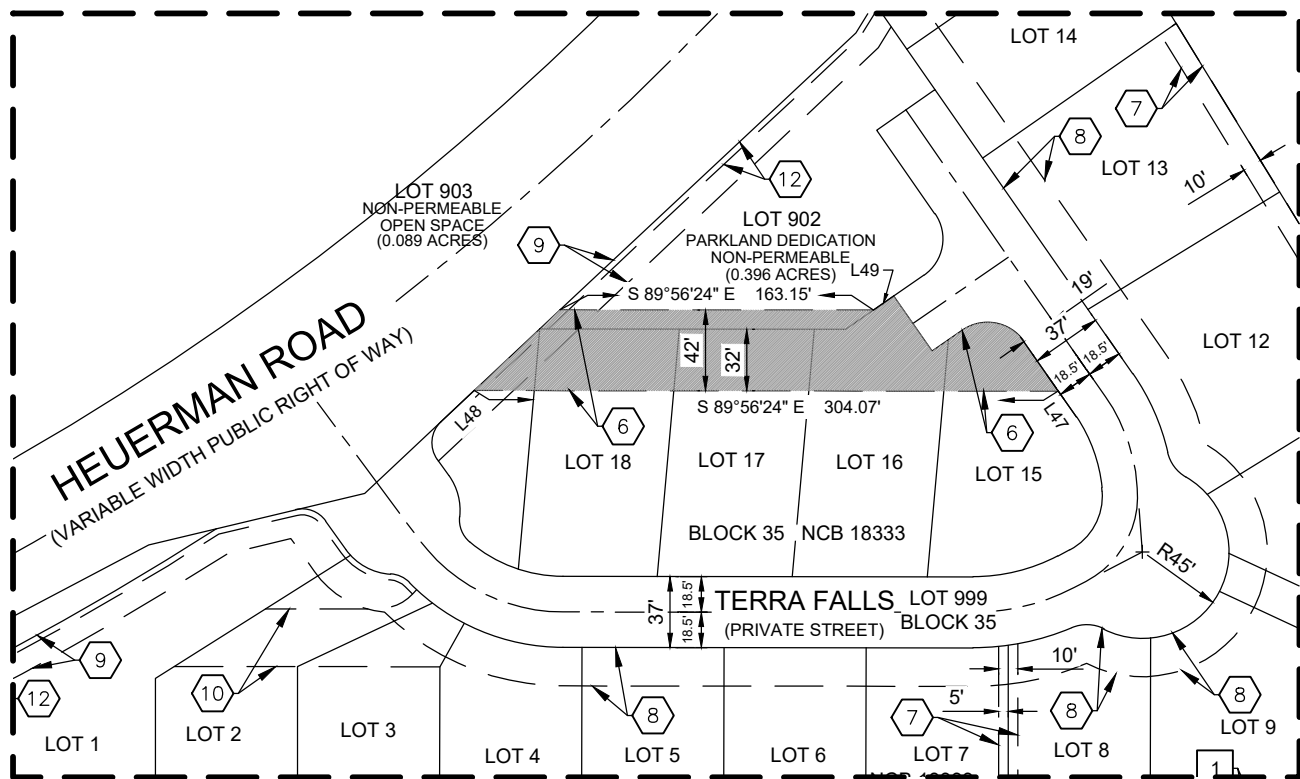
| Line Table |               |         |
|------------|---------------|---------|
| Line #     | Bearing       | Length  |
| L29        | S 57°44'21" W | 120.05' |
| L47        | N 34°50'40" W | 16.46'  |
| L48        | N 46°47'22" E | 23.79'  |
| L49        | S 55°09'20" W | 12.95'  |
| L50        | N 62°25'41" E | 16.17'  |
| L51        | S 89°56'47" E | 14.33'  |
| L55        | S 89°56'48" E | 20.34'  |
| L56        | S 89°56'47" E | 34.91'  |
| L57        | N 57°24'00" E | 37.16'  |
| L58        | N 00°04'51" E | 35.19'  |
| L60        | N 57°44'21" E | 56.09'  |
| L63        | S 28°10'57" E | 56.89'  |
| L64        | S 89°55'30" E | 58.29'  |
| L65        | N 42°59'48" E | 2.92'   |
| L66        | S 29°29'30" W | 25.92'  |
| L67        | N 89°55'30" W | 138.19' |

| Curve Table |         |        |           |         |               |
|-------------|---------|--------|-----------|---------|---------------|
| Curve #     | Radius  | Length | Delta     | Tangent | Chord Bearing |
| C35         | 112.00' | 30.59' | 15°38'55" | 15.39'  | S 54°49'42" E |
| C36         | 25.00'  | 20.54' | 47°04'45" | 10.89'  | N 66°32'08" E |

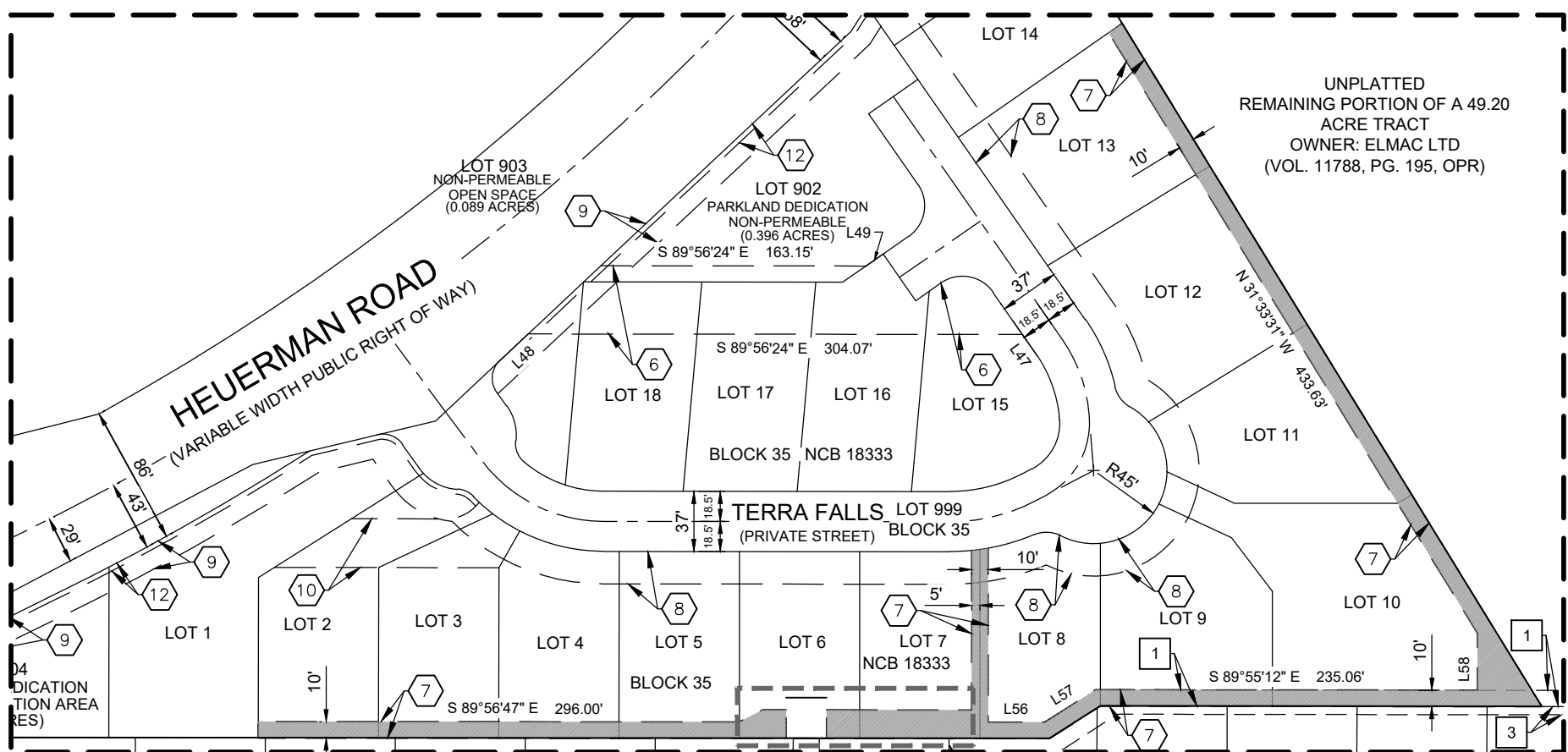


#### LEGEND

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- 9 14' ELEC, TELE, CATV & GAS ESMT
- 10 INGRESS/EGRESS ACCESS ESMT
- 11 25'x25' TURNAROUND SANITARY SEWER ESMT



WATER EASEMENT DETAIL (SEE SHEET 1 OF 2) SCALE: 1"=100'



SEE DETAIL B THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT ID: 180365

## SUBDIVISION PLAT ESTABLISHING TERRA FALLS PUD SUBDIVISION

BEING 6.121 ACRES OF LAND, SITUATED IN THE BERNARD SHERRER SURVEY SECTION NUMBER 409, ABSTRACT 672, AND IN THE CITY OF SAN ANTONIO, SECTION NUMBER 409, ABSTRACT 177, BEING OUT OF A 2.117 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN VOLUME 17921, PAGE 2131, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND BEING OUT OF A 4.000 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 18358, PAGE 105, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

**RED & BLACK**  
ENGINEERING GROUP

PHONE: (210)515-4833  
14603 HUEBNER ROAD, BLDG 11  
SAN ANTONIO, TX 78230  
WWW.REDBLACKEG.COM  
TBPE F-18934

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: DAVID PUGSLEY  
HEUERMANN 123, LLC  
7351 HEUERMANN RD  
SAN ANTONIO, TEXAS 78256

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 \_\_\_\_ DAY OF \_\_\_\_.

A.D. \_\_\_\_  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 \_\_\_\_ DAY OF \_\_\_\_.

A.D. \_\_\_\_  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF TERRA FALLS PUD SUBDIVISION 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 EXCEPTIONS(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. \_\_\_\_

BY: \_\_\_\_ CHAIRMAN

BY: \_\_\_\_ SECRETARY

SURVEYOR'S NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE;  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;  
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

LICENSED PROFESSIONAL ENGINEER NO. 103446

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: MACINA, BOSE, COPELAND & ASSOCIATES, INC., 1035 CENTRAL PKWY N., SAN ANTONIO, TEXAS, 78232, (210) 545-1122, TBPLS FIRM NO. 10011700.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578