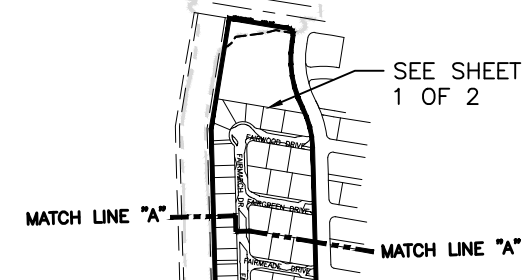


LOCATION MAP

NOT TO SCALE



INDEX MAP
N.T.S.

LEGEND

D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
N.C.B.	=	NEW CITY BLOCK
B.S.L.	=	BUILDING SETBACK LINE
CL	=	ROAD CENTERLINE
ESMT.	=	EASEMENT
G.E.T.V.E.A.	=	GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT
●	=	1/2" DIAMETER IRON PINS FOUND
○	=	1/2" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
CM	=	CONTROLLING MONUMENT
R.O.W.	=	RIGHT OF WAY
BLK	=	BLOCK
VOL.	=	VOLUME
PG.	=	PAGE
WTR.	=	WATER
DRN.	=	DRAINAGE
S.F.	=	SQUARE FEET
N.T.S.	=	NOT TO SCALE
F.F.E.	=	FINISHED FLOOR ELEVATION
100 YR FLOODPLAIN	=	100 YR FLOODPLAIN

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE 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 CITY OF SAN ANTONIO PLANNING COMMISSION.

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
TREVOR TAST, P.E., NO. 124101
M&S ENGINEERING, LLC.

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:

FOR REVIEW ONLY

REGISTERED PROFESSIONAL LAND SURVEYOR
MELISSA T. HINTON, R.P.L.S. No. 6521
SHERWOOD SURVEYING & SUE

SURVEYOR NOTES:

1. MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF M&S ENGINEERING, LLC.
2. THE BASIS OF BEARING FOR THIS PLAT: NAD 83 (CORS), TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
3. 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. FINISH COORDINATES SHOWN BASED ON NAD 83 (CORS), TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
5. 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.

S.A.W.S NOTES:

1. WASTEWATER 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 CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.
2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
3. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
4. 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 2,000 G.P.M. AT 25 P.S.I. 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 MARSHAL.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE 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, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS ALTERATION.
3. 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.
4. CONCRETE DRIVEWAY APPROACHES AREA ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TREE NOTES:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2330306) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

DRAINAGE NOTES:

1. 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 TCI/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.
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
4. FINISH FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
5. FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
6. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0555F, DATED SEPT. 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

PLAT NUMBER : 170421

SUBDIVISION PLAT ESTABLISHING
FIVE PALMS
SUBDIVISION

BEING A TOTAL OF 13.786 ACRES, SITUATED IN THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, NEW CITY BLOCK 15247, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT CERTAIN 11.00 ACRES (TRACT 1) AND 2.783 ACRES (TRACT 2) CONVEYED TO EMAJO GROUP LLC BY DEED OF RECORD IN VOLUME 17615, PAGE 458 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

MAIN OFFICE
6477 FM 381
SPRING BRANCH, TEXAS 78070
PHONE * (530) 228-5446
FAX * (530) 885-2170

BRANCH OFFICES
376 LANDA STREET
NEW BRAUNFELS, TEXAS 78130
PHONE * (530) 228-2988
FAX * (530) 228-4197



M&S ENGINEERING, L.L.C.
CIVIL / ELECTRICAL / STRUCTURAL / MEP
TEXAS REGISTERED ENGINEERING FIRM NO. F-1394

SHERWOOD
SURVEYING & S.U.E.

POST OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE * (530) 228-5446
TBPLS FIRM NO. 10044200

Scale: 1" = 100'
0 50 100

7017ARRED.001
DATE: 01-17-19

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/AGENT:

OWNER/DEVELOPER:

EMAJO GROUP LLC
621 EAST DANIELLE STREET APT. 1
PHARR, TEXAS 78577-0073
(956) 802-8051

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 FORGOING 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 _____, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT OF FIVE PALMS SUBDIVISION HAS BEEN

SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF _____, A.D., 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY,

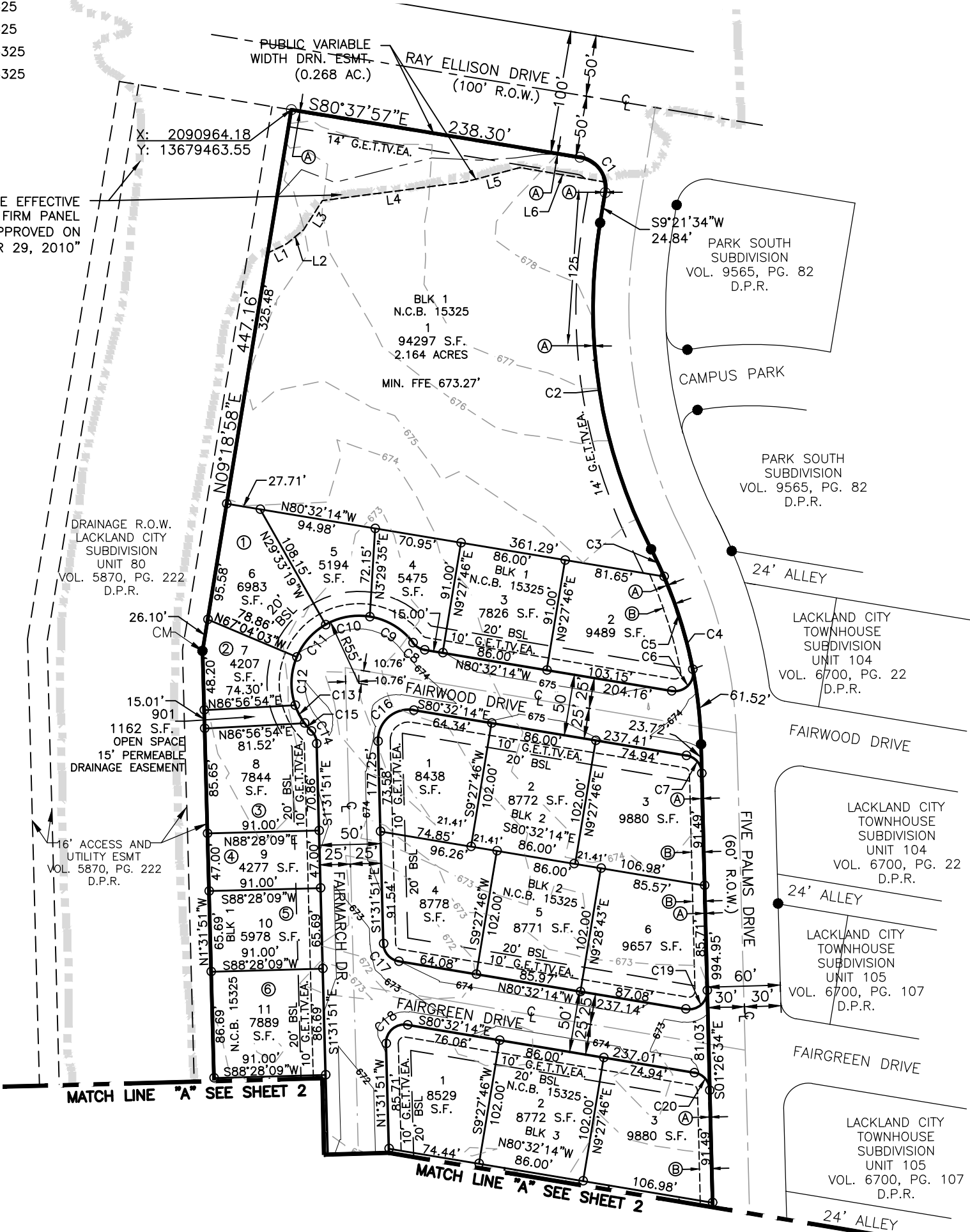
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M.

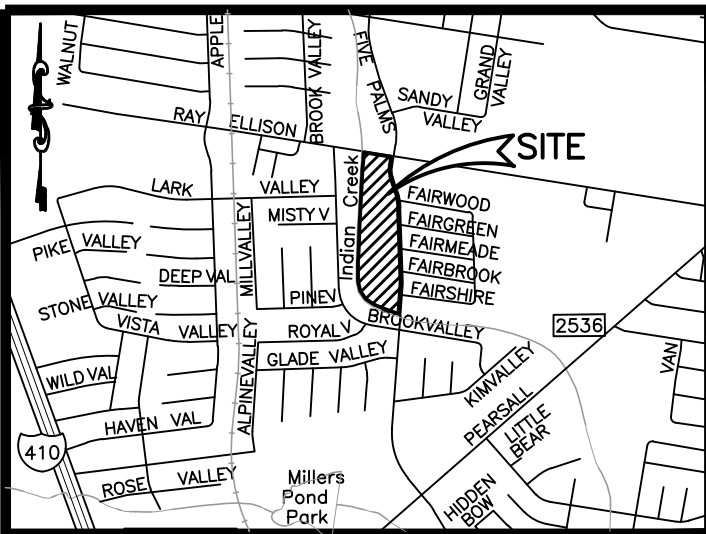
AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____

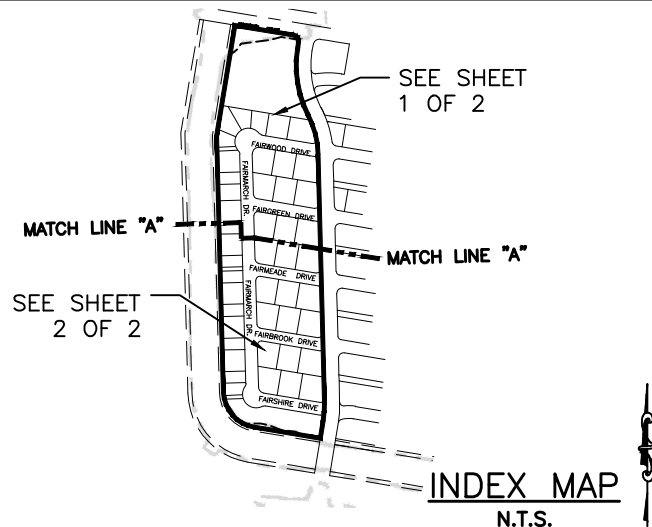
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY





LOCATION MAP NOT TO SCALE



LEGEND

D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
N.C.B.	=	NEW CITY BLOCK
B.S.L.	=	BUILDING SETBACK LINE
CL	=	ROAD CENTERLINE
ESMT.	=	EASEMENT
G.E.T.V.E.A.	=	GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT
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R.O.W.	=	RIGHT OF WAY
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WTR.	=	WATER
DRN.	=	DRAINAGE
S.F.	=	SQUARE FEET
N.T.S.	=	NOT TO SCALE
F.F.E.	=	FINISHED FLOOR ELEVATION
100 YR FLOODPLAIN	=	100 YR FLOODPLAIN

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE 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 CITY OF SAN ANTONIO PLANNING COMMISSION.

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
TREVOR TAST, P.E., NO. 124101
M&S ENGINEERING, LLC.

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:

FOR REVIEW ONLY

REGISTERED PROFESSIONAL LAND SURVEYOR
MELISSA T. HINTON, R.P.L.S. No. 6521
SHERWOOD SURVEYING & SUE

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S.A.W.S. NOTES:

1. WASTEWATER 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 CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.
2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
3. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
4. 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 2,000 G.P.M. AT 25 P.S.I. 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 MARSHAL.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS ALTERATION.
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4. CONCRETE DRIVEWAY APPROACHES AREA ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TREE NOTES:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2330306) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

DRAINAGE NOTES:

1. 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 TCI/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.
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
4. FINISH FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
5. FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
6. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0555F, DATED SEPT. 29, 2010 AND THE LOWER OF THE 4% ANNUALCHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

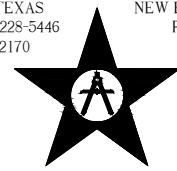
PLAT NUMBER : 170421

SUBDIVISION PLAT ESTABLISHING
FIVE PALMS
SUBDIVISION

BEING A TOTAL OF 13.786 ACRES, SITUATED IN THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, NEW CITY BLOCK 15247, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT CERTAIN 11.00 ACRES (TRACT 1) AND 2.783 ACRES (TRACT 2) CONVEYED TO EMAJO GROUP LLC BY DEED OF RECORD IN VOLUME 17615, PAGE 458 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

MAIN OFFICE
6477 FM 381
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446
FAX * (830) 855-2170

BRANCH OFFICES
376 LANDA STREET
NEW BRAUNFELS, TEXAS 78130
PHONE * (830) 228-2888
FAX * (830) 228-4197



M&S ENGINEERING, L.L.C.
CIVIL / ELECTRICAL / STRUCTURAL / MEP
TEXAS REGISTERED ENGINEERING FIRM NO. F-1394

SHERWOOD
SURVEYING & S.U.E.

POST OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446
TBLPS FIRM NO. 1044200

Scale: 1" = 100'
0 50 100

7017ARRED.001
DATE: 2/13/19

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/AGENT:

OWNER/DEVELOPER:

EMAJO GROUP LLC
621 EAST DANIELLE STREET APT. 1
PHARR, TEXAS 78577-0073
(956) 802-8051

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 FORGOING 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 _____, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT OF FIVE PALMS SUBDIVISION HAS BEEN

SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF _____, A.D., 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY,

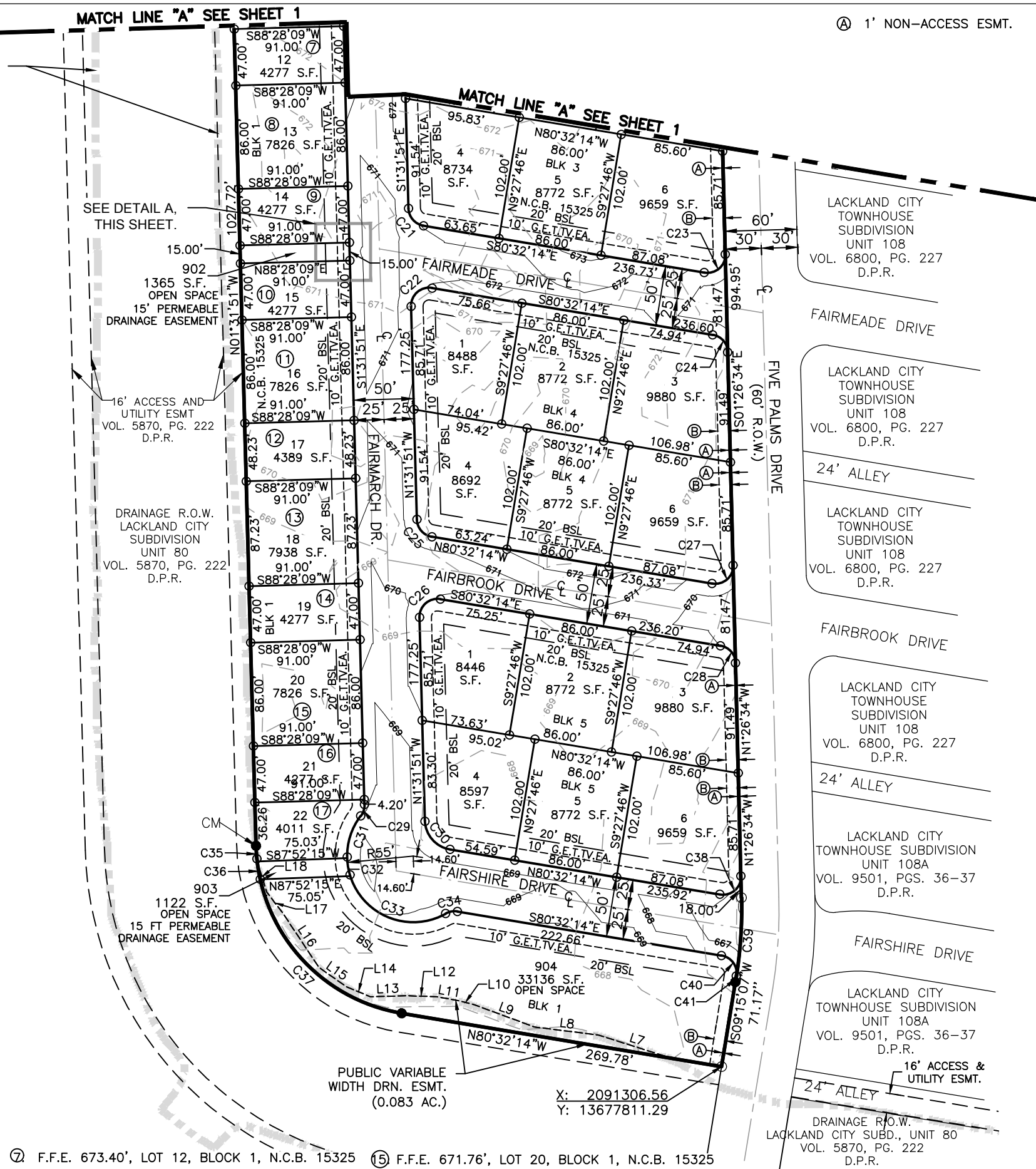
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M.

AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



Curve #	Length	Radius	Delta	Bearing	Chord	Tangent
C22	26.44'	15.00'	100°59'38"	N48°57'57"E	23.15'	18.19'
C23	26.42'	15.00'	100°54'21"	N49°00'36"E	23.13'	18.17'
C24	20.71'	15.00'	079°05'39"	S40°59'24"E	19.10'	12.39'
C25	20.68'	15.00'	079°00'22"	N41°02'03"W	19.08'	12.37'
C26	26.44'	15.00'	100°59'38"	N48°57'57"E	23.15'	18.19'
C27	26.42'	15.00'	100°54'21"	S49°00'36"W	23.13'	18.17'
C28	20.71'	15.00'	079°05'39"	N40°59'24"W	19.10'	12.39'
C29	10.14'	15.00'	038°44'25"	S17°50'21"W	9.95'	5.27'
C30	34.47'	25.00'	079°00'22"	S41°02'03"E	31.81'	20.61'
C31	37.44'	56.00'	038°18'23"	N17°41'38"E	36.75'	19.45'
C32	15.18'	55.00'	015°48'53"	N09°43'44"W	15.13'	7.64'
C33	97.57'	55.00'	101°38'28"	S68°27'25"E	85.27'	67.49'
C34	10.14'	15.00'	038°43'51"	N80°05'16"E	9.95'	5.27'
C35	12.83'	145.00'	005°04'09"	S04°06'51"E	12.82'	6.42'
C36	15.14'	145.00'	005°58'52"	S09°38'22"E	15.13'	7.58'
C37	171.95'	145.00'	067°56'47"	N46°36'12"W	162.05'	97.71'
C38	26.42'	15.00'	100°54'21"	N49°00'36"E	23.13'	18.17'
C39	70.40'	370.00'	010°54'04"	S04°09'57"W	70.29'	35.30'
C40	23.40'	15.00'	089°22'51"	S35°50'48"E	21.10'	14.84'
C41	4.99'	370.00'	000°46'22"	S09°13'48"W	4.99'	2.50'

*SEE SHEET 1 OF 2 FOR LINE TABLE

- ② F.F.E. 673.40', LOT 12, BLOCK 1, N.C.B. 15325
- ③ F.F.E. 673.14', LOT 13, BLOCK 1, N.C.B. 15325
- ④ F.F.E. 673.11', LOT 14, BLOCK 1, N.C.B. 15325
- ⑤ F.F.E. 672.98', LOT 15, BLOCK 1, N.C.B. 15325
- ⑥ F.F.E. 672.98', LOT 16, BLOCK 1, N.C.B. 15325
- ⑦ F.F.E. 672.92', LOT 17, BLOCK 1, N.C.B. 15325
- ⑧ F.F.E. 672.92', LOT 18, BLOCK 1, N.C.B. 15325
- ⑨ F.F.E. 672.14', LOT 19, BLOCK 1, N.C.B. 15325
- ⑩ F.F.E. 673.11', LOT 20, BLOCK 1, N.C.B. 15325
- ⑪ F.F.E. 670.77', LOT 21, BLOCK 1, N.C.B. 15325
- ⑫ F.F.E. 670.66', LOT 22, BLOCK 1, N.C.B. 15325