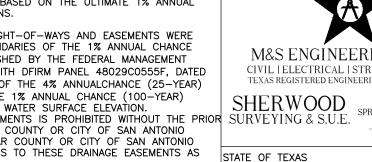
MALINITY AND		NOTES: MENTATION ENGINEERIN		ROL INFORMA	TION AVAILABL	E AT THE	OFFICE O	(CITY PL	Y OF SAN AN UBLIC SERVICI	E ENERGY
RAY ELLISON RE VALLEY SITE				OR THIS PLA ⁻ TH CENTRAL	T: NAD 83 (CC ZONE.	ORS), TEX/	AS STATE	IN THE A	DF—WAY FOR AREAS DESIGI NT", "ANCHOR	NATED ON EASEMEN
LARK VALLEY					UNLESS OTHE			PURPOS REMOVIN	NT", "UTILITY E OF INSTALL NG, INSPECTIN	ING, CON G. PATRO
PIKE VALLEY RELEVANCE FAIRBROOK	PLAN	COORDINA	TES, SOUTH	H CENTRAL Z				ITS NEC	WIRES, CAB ESSARY APPU OVER GRANT	IRTENANCE
SUUL VISTA VALLEY & ROYAL BROOKVALLEY 2536	ANY E	XISTING E	LECTRIC, G	GAS, WATER, S	RELEASE OR O SEWER, DRAINA SEMENTS FOR	AGE, TELEF	PHONE,	FACILITIE	ES WITHIN SAI OVE FROM SA CTIONS WHICH	D EASEME
WILD VAL AND GLADE VAL		HANGES T			RE DESCRIBED			OF SAID THAT NO) LINES OR A D BUILDINGS, SEMENT AREA	PPURTENA CONCRET
10 ROSE VALLEY Millers Pond	DWELLI	ING UNITS	(EDU'S) F	PAID FOR TH	OF WASTEWATE IS SUBDIVISION TEM, UNDER TI	N PLAT AR	E KEPT ON		S MONETARY ENT, LOCATED	
Park Will	DEPAR	TMENT.			DEVELOPMENT			PERSONS ELEVATIO) ELEVATION A S DEEMED RE DNS ALTERATIO	ESPONSIBL
LOCATION MAP NOT TO SCALE	PAID A PAID F	AT TIME OI	F PLATTING	G FOR THIS F	STEWATER IMPA PLAT. ALL IMPA D/OR WASTEWA	ACT FEES	MUST BE	3. THIS PL EXISTING EASEMEN	AT DOES NOT GELECTRIC, ONTS OR ANY H EASEMENTS	GAS, WATE OTHER EA
SEE SHEET 1 OF 2	FEET V	WHERE TH	IE STATIC F	PRESSURE WI	THE GROUND I ILL NORMALLY OR BUILDER	EXCEED 8	30 P.S.I. A	T 4. CONCRE	TE DRIVEWAY	APPROAC
	EACH APPRO	LOT, ON T VED TYPE	THE CUSTO	DMER'S SIDE	OF THE WATER	R METER,	AN		DERGROUND E VERHANGS AF	
MATCH LINE "A"					SAN ANTONIO'S ESIDENTIAL DEV			ELECTRIC	ONE AND CAB C, GAS, TELE G WITHIN THO	PHONE, A
SEE SHEET	PUBLIC FLOW	C WATER M DEMAND (MAIN SYSTE OF <u>2,000</u> (EM HAS BEEN G.P.M. AT 25	N DESIGNED FO P.S.I. RESIDU UAL STRUCTUR	OR A MINI JAL PRESS	MUM FIRE		ES: JBDIVISION IS	SUBJECT
	REVIEW	VED DURIN PROCEDURE	NG THE BU ES SET FO	IILDING PERM RTH BY THE	IT PROCESS IN CITY OF SAN SAN ANTONIO I	N ACCORD/ ANTONIO	ANCE WITH DIRECTOR	WHICH F	REQUIRES COI TREE PLAN I	MPLIANCE
INDEX MAP					.F.E. 676.70',					
N.T.S.	_ [Line Tat	ole	② F.	.F.E. 675.46',	LOT 7, BI	LOCK 1, N	I.C.B. 15325	2	
LEGEND D.P.R. = DEED AND PLAT RECORDS		Length 17.42'	Direction	— <u>Ф</u> Е	.F.E. 675.71', .F.E. 675.65',	•			an 10 ⁷⁰ an	
OF BEXAR COUNTY, TEXAS N.C.B. = NEW CITY BLOCK			N50°10'27"	5 F.	.F.E. 674.79', .F.E. 674.79',					b
B.S.L. = BUILDING SETBACK LINE	L3		N32°46'04"		' NON-ACCESS	S ESMT.				[*]
ESMT. = EASEMENT	L4 L5		N82°36'09" N75°30'58")'G.E.T.TV.EA.	AND 10'	B.S.L.		į	/ <u>X: 2</u> /Y: 13
G.E.T.TV.EA. = GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT	L6		S80°21'36"							V. IC
● = 1/2" DIAMETER IRON PINS FOUND	L7	64.40'	S72 ° 26'19"	Έ		:		AL CHANCE EF LAIN PER FIRM		,
O = 1/2" DIAMETER IRON PINS SET WITH WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"	L8 L9		S82*52'31" S69*40'52"					CO555F APPRO SEPTEMBER 29		
CM = CONTROLLING MONUMENT	L10		S76°04'04"							Į.
R.O.W. = RIGHT OF WAY BLK = BLOCK	L11	18.02'	S79 ° 47'19"	ľE						
VOL. = VOLUME PG. = PAGE	L12		S88°18'02"							
WTR. = WATER DRN. = DRAINAGE	L13		N88°20'36" S67°21'35"						<u>i i</u>	
S.F. = SQUARE FEET N.T.S. = NOT TO SCALE	L15		S55°02'34"							
F.F.E. = FINISHED FLOOR ELEVATION 100 YR FLOODPLAIN	L16		S33°36'03"							
	L17 L18		S37°17'14" S17°36'54"						i i	
TATE OF TEXAS OUNTY OF BEXAR		I							I I LACKLA	GE R.O.W. AND CITY DIVISION
										IT 80 0, PG. 22
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- SAID EASEMENT, DUE TO GRADE CHANGES OR ONS SHALL BE CHARGED TO THE PERSON OR LE FOR SAID GRADE CHANGES OR GROUND
- ALTER RELEASE OR OTHERWISE AFFECT ANY ER, SEWER, DRAINAGE, TELEPHONE, CABLE SEMENTS FOR UTILITIES UNLESS THE CHANGES SCRIBED BELOW.
- HES AREA ALLOWED WITHIN THE FIVE (5) FOOT EMENTS WHEN LOTS ARE SERVED ONLY BY REAR AND GAS FACILITIES.
- VED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, EASEMENTS WHEN ONLY UNDERGROUND ND CABLE T.V. FACILITIES ARE PROPOSED OR (5) FOOT WIDE EASEMENTS.
- TO A MASTER TREE PLAN (A/P# 2330306) BY THE DEVELOPER AND/OR BUILDER. THE E AT THE CITY OF SAN ANTONIO ARBORISTS

- 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.
- SULTING FROM MODIFICATIONS REQUIRED OF CPS 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 SURVEYING & S.U.E. 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.



WIDTH DRN. ESMT. _ RAY ELLISON DRIVE ; (100' R.O.W.) <u>I S80°37'57"</u> 090964.18 679463.55 14' G.E.T.TV.EA. -A) ∕⊛-/⊛ L6-S9°21'34"W 24/84' PARK SOUTH SUBDIVISION)–L2 VOL. 9565, PG. 82 D.P.R. BLK 1 N.C.B. 15325 94297 S.F. **A**-2.164 ACRES CAMPUS PARK MIN. FFE 673.27' C2-PARK SOUTH SUBDIVISION -27.71' VOL. 9565, PG. 82 <u>N80'32'14"W</u> D.P.R. 94.98' 108.15. 108.15. ന C3~ 5 5194 24' ALLEY 81.65 1. 6983 S.F. 0 3. 60 0 S.F. A) 2 B--'90.zr] LACKLAND CITY TOWNHOUSE 10' <u>20'</u> BSL 10' <u>GE.T.TV.EA.</u> 86.00' EA. 9489 S.F. -C4 C5 SUBDIVISION 27 ____C6___ N80:32'14"W 675 103 13 UNIT 104 4207 S.F. 10.76 -10.76' TAIRWOOD DRIVE & OF VOL. 6700, PG. 22 74.30' D.P.R. 23.72 FAIRWOOD DRIVE 81.52' ĹĔŤĬV.EA.-7844 S.F. 8438 S.F. C7-8772 S.F. 3 LACKLAND CITY 3 BLK 2 9880 S.F. TOWNHOUSE SUBDIVISION S80;32'14" 1.85 N88'28'09" 86.00' UNIT 104 ®∽ VOL. 6700, PG. 22 4277 S.F 86.00 N.C.B. 15325 D.P.R. 91.00 24' ALLEY 85.57 S88*28'09"\ 8778 S.F. B– 10 ⁵ 5 ര്ഷ് 10 -ഗ്മ്5978 S.F 8771 S.E. LACKLAND CITY 9657 S.F TOWNHOUSE 91.00' SUBDIVISION S88'28'09"W UNIT 105 6 N80'32'14"W VOL. 6700, PG. 107 1.30 FAIRGREEN DRIVE / D.P.R. 11 mi 7889 S.F. FAIRGREEN DRIVE 91.00' T.TV.EA N.C.B. 15325 2 "A" SEE SHEET 2 8529 S.F. C20 8772 S.F. LACKLAND CITY BLK 3 TOWNHOUSE 9880 S.F. N80'32'14"W SUBDIVISION MATCH LINE "A" SEE SHEET 2 86.00'

B

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 BRANCH OFFICES 6477 FM 311 376 LANDA STREET NEW BRAUNFELS TEXAS 78130 SPRING BRANCH, TEXAS 70 PHONE # (830) 228-5446 PHONE # (830) 629-2988 FAX # (830) 885-2170 FAX# (830) 228-4197 Scale: 1" = 100' M&S ENGINEERING, L.L.C. 10 50 CIVIL | ELECTRICAL | STRUCTURAL | MEP TEXAS REGISTERED ENGINEERING FIRM NO. F-1394 POST OFFICE BOX 992 SPRING BRANCH, TEXAS 78070 7017ARRED.001 PHONE # (830) 228-5446 TBPLS FIRM NO. 10044200 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 PAR OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER AL 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 M BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE KNOWN TO ME TO 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 SECRETARY

__COUNTY CLERK OF SAID COUNTY,

___, A.D. __

_, DEPUTY

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY

____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

____A.D. 20_____AT_____M.

PLAT NUMBER : 170421

Dete: May 02, 2019, 1:19pm User ID: ballison File: S: \Active Projects _2017 \70 New Braunfels General Civil \7017ARRED.001 Five Palms Subd \dwg \17ARRED001-FiVE PALMS PLAT-001.dwg

UNIT 105

VOL. 6700, PG. 107

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PAGE 1 OF 2

D.P.R.

24' ALLEY

STATE OF TEXAS

OFFICE, ON THE

OFFICE, THIS

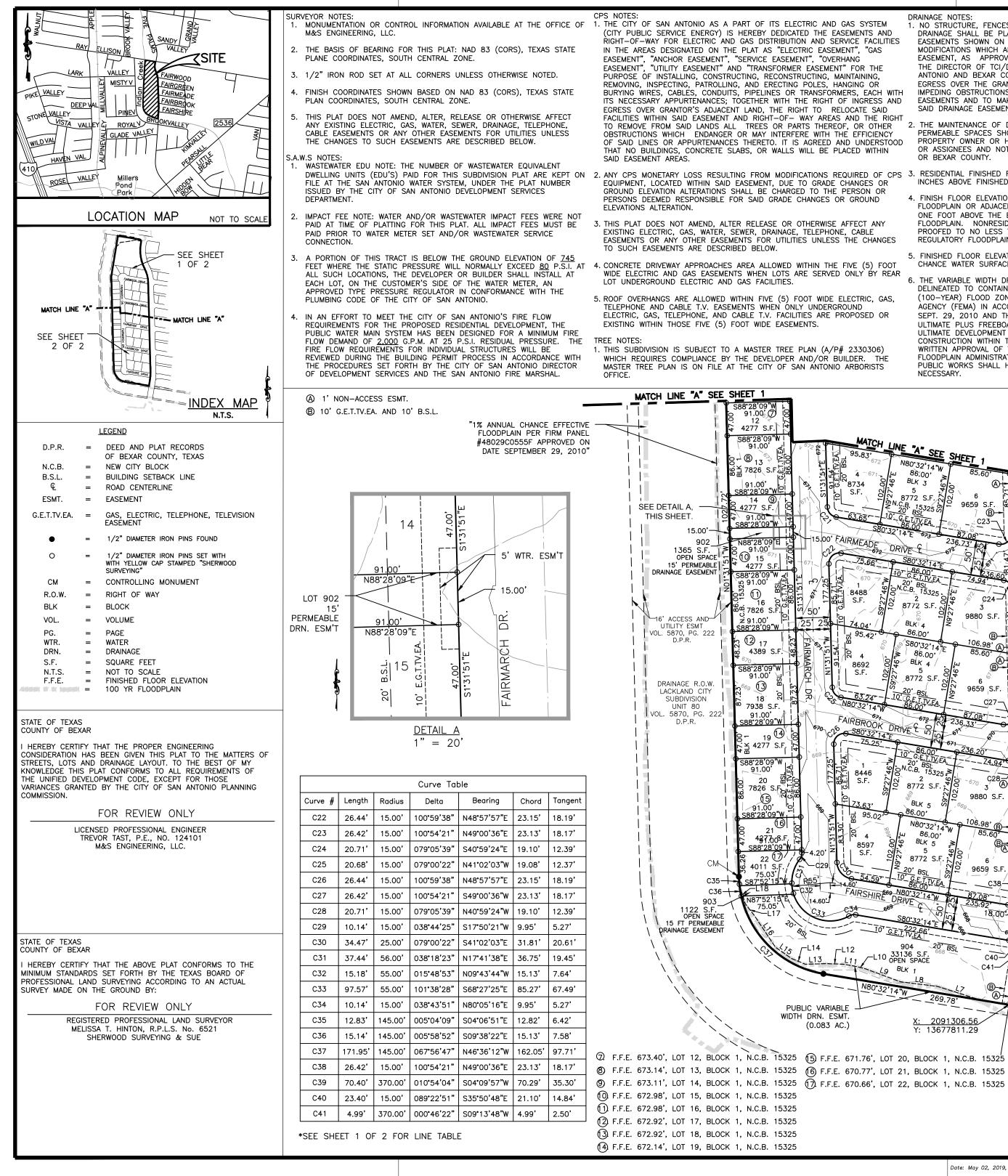
____DAY_OF ____

AND DULY RECORDED THE

____ DAY_ OF_____

BY: ____

COUNTY OF BEXAR



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 FACH 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

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

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

4. CONCRETE DRIVEWAY APPROACHES AREA ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR

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

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

S88'28'09'

91.00, 🕖

4277 S.F.

S88'28'09"

91.00

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91.00'

S88*28'09"W

14 9 4277 S.F.

91.00

588*28'09"₩

91,00

4277 S.F

ສິ^ໝ 7826 S.F.

8°28'09"W

4389 S.F.

S88*28'09"W

91.00

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18

7938 S.F.

688*28'09"W

놐 4277 S.F.

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91.00

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75.03

75.05

<u>19</u>

91.00'

10) 15

588*28'0

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z 91.00'

fn 12 17

ທ 91.00'

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.

DRAINAGE NOTES:

LINE "A" SEE SHEET

9659 S.F.

®⊣

C23-

Ç24-

®--

(A) (B)

نا<u>(106.98</u>' آ

85.60'

9659 S.F

57.087-

236.33'

671

0'_<u>6E_T.TV.EA_</u>+

⁰ 32'14"ı

8772 S.F. 20

IV.EA.

20' BSL

<u>X: 2091306.56</u> Y: 13677811.29

86.00'

BLK 5 5

°N.C.B. 15325 ≥

8772 S.F.

BLK 5

86.00'

<u>20'</u> BSL 10' <u>G.E.T</u> 86.01

669 N80'32'

10' <u>G.E.T.TV.EA.</u>

-L10 33136 S.F. OPEN SPACE

904

BLK 1

02.00'° 27'46"E

C27

Z4.94

,⁶²⁸

3

9880 S.F.

9659 S.F.

C38

18.00

C40

9880 S.F.

60'

^{N80*32'14"}W

86:00'

BLK 3

8772 S.F.

UTY.EA.

S80'32'14'E

10" <u>86.00'</u> G.E.T.TV.EA.

8772 S.F

BLK

86.00'

8 4 BLK 4

\$80'32'14"E

86.00'

- 5

8772 S.F.

...∠_<u>BSL</u> F<u>I.TV.EA</u>.

≥ 20' BSL © N.C.B. 15325;

20' BS 225 0

30.32'14"E 673

95,83

8734

S.F.

177.2 <u>6.E.T.</u>TV

°∕/50'

63.65

8488

S.F.

y 95.42

8692

S.F.

-<u>63.24</u>-

0 580'32'14"E

8446

S.F.

95.02

8597

S.F.

54.59

-029

لـ'14.60

PUBLIC VARIABLE

WIDTH DRN. ESMT.

(0.083 AC.)

FAIRBROOK DRIVE 2 0

5.00' FAIRMEADE DRIVE &

- 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.
- 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 SURVEYING & S.U.E. 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.

TOWNHOUSE

SUBDIVISION

UNIT 108

D.P.R.

LACKLAND CITY

TOWNHOUSE

SUBDIVISION

UNIT 108

D.P.R.

LACKLAND CITY

TOWNHOUSE

SUBDIVISION

UNIT 108

DP.R.

UNIT 108

D.P.R.

D.P.R.

24-ALLEY

DRAINAGE RO.W.

LACKLAND CITY SUBD., UNIT 80

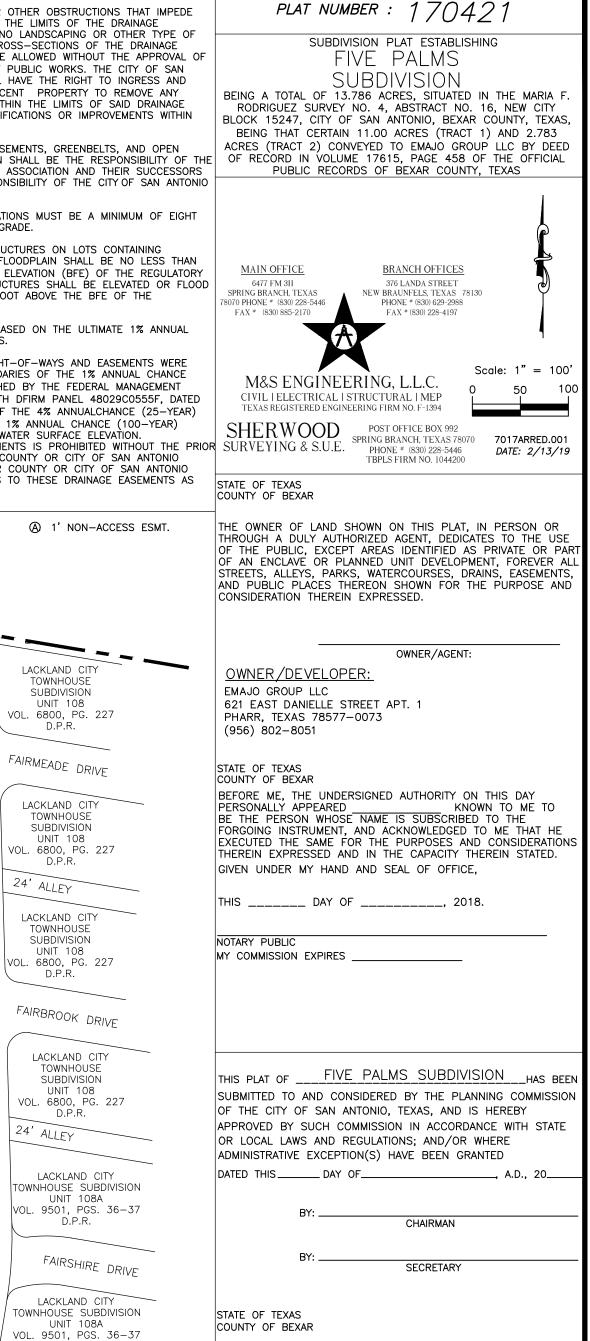
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D.P.R.

16' ACCESS & UTILITY ESMT.

24' ALLEY

24' ALLEY



__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

_, DEPUTY

Date: May 02, 2019, 1:19pm User ID: ballison File: S: \Active Projects _2017 \70 New Braunfels General Civil \7017ARRED.001 Five Palms Subd \dwg \17ARRED001-FiVE PALMS PLAT-001.dwg

PAGE 2 OF 2

BY: