

LOCATION MAP  
NOT-TO-SCALE

### LEGEND

ESMT	EASEMENT	VOL	VOLUME
AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	OHE	OVERHEAD ELECTRIC
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	ONE	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD)-ROW
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	EXISTING	EXISTING CONTOURS
		PROPOSED	PROPOSED CONTOURS
		CITY OF SAN ANTONIO LIMITS	CITY OF SAN ANTONIO LIMITS
		CENTERLINE	CENTERLINE

10' GETCTV EASEMENT	10' GETCTV EASEMENT (VOL 9683, PG 19-21, DPR)
10' BUILDING SETBACK LINE	20' BUILDING SETBACK (VOL 9683, PG 19-21, DPR)
15' BUILDING SETBACK LINE	10' BUILDING SETBACK (VOL 9683, PG 19-21, DPR)
14' GETCTV EASEMENT	28' ELECTRIC AND GAS RIGHT-OF-WAY EASEMENT (VOL 17888, PG 468-483, OPR)
VARIABLE WIDTH CLEAR VISION EASEMENT	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9683, PG 19-21, DPR)
15' DRAINAGE EASEMENT	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9721, PG 205-207, DPR)
16' SANITARY SEWER EASEMENT	50' DRAIN EASEMENT (VOL 9661, PG 155-159, DPR)
16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 0.215 OF AN ACRE - "OFF-LOT")	12' SANITARY SEWER EASEMENT (VOL 9661, PG 155-159, DPR)
1' VEHICULAR NON-ACCESS EASEMENT	34' DRAINAGE EASEMENT (VOL 9683, PG 19-21, DPR)
±145 LF TO INTERSECTION OF CASCADE POINT AND PIONEER FIELD	14' GETCTV & DRAINAGE EASEMENT (VOL 20001, PG 116-117, PR)
10' GETCTV EASEMENT (VOL 9721, PG 205-207, DPR)	16' DRAINAGE EASEMENT (VOL 9721, PG 205-207, DPR)
10' BUILDING SETBACK (VOL 9721, PG 205-207, DPR)	14' GETCTV & DRAINAGE EASEMENT (VOL 20001, PG 116-117, PR)
15' BUILDING SETBACK (VOL 9721, PG 205-207, DPR)	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PG 116-117, PR)

### CPS/SAWS/COSA UTILITY:

- 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 BUILDING, STRUCTURE, 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 SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 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.

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.

7/10/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

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: PAPE-DAWSON ENGINEERS, INC.

SEE SHEET 2 FOR  
LINE AND CURVE TABLES



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## PLAT NUMBER 170564

### SUBDIVISION PLAT OF FALCON LANDING-UNIT 6

BEING A 14.122 ACRE TRACT OF LAND OUT OF A 139.995 ACRE TRACT OF LAND RECORDED IN VOLUME 15021, PAGES 72-112 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-30, BLOCK 23, LOTS 6-25, 901 BLOCK 24, LOTS 1-3, 901 BLOCK 25, AND LOTS 12-18 BLOCK 26, OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS.

### PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #1002800  
DATE OF PREPARATION: June 28, 2019

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: JOSEPH HERNANDEZ  
K.B. HOME LONE STAR INC  
4800 FREDERICKSBURG RD  
SAN ANTONIO, TX 78213  
(210) 301-2888

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOSEPH HERNANDEZ, 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 July 3, A.D. 2019.

Veronica A. Bosquez  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF FALCON LANDING-UNIT 6 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS





PLAT NUMBER 170564

SUBDIVISION PLAT  
OF  
FALCON LANDING-UNIT 6

BEING A 14.122 ACRE TRACT OF LAND OUT OF A 139.995 ACRE TRACT OF LAND RECORDED IN VOLUME 15021, PAGES 72-112 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-30, BLOCK 23, LOTS 6-25, 901 BLOCK 24, LOTS 1-3, 901 BLOCK 25, AND LOTS 12-18 BLOCK 26, OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: June 28, 2019

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: JOSEPH HERNANDEZ  
K.B. HOME LONE STAR  
4800 FREDERICK LUGER BLVD  
SAN ANTONIO, TX 78241  
(210) 301-2886  
VERONICA A. BOSQUEZ  
Notary Public, State of Texas  
Comm. Expires 12-09-2021  
Notary ID 129647694

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ 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 July 3, A.D. 2019.

Veronica A. Bosquez  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ FALCON LANDING-UNIT 6 \_\_\_\_\_ 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

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

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

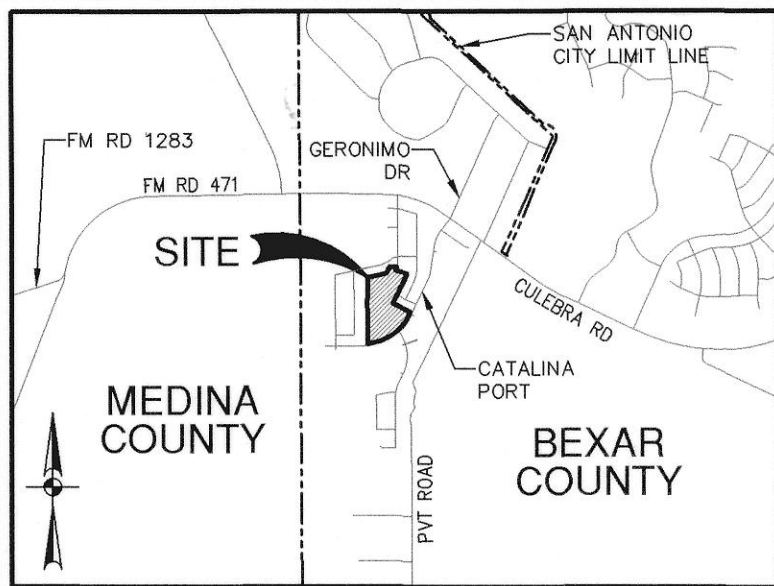
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP  
NOT-TO-SCALE

DRAINAGE EASEMENT ENCROACHMENTS:

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 909, BLOCK 18, CB 4404, SUBDIVISION UNIT FALCON LANDING-UNIT 1A, RECORDED IN VOLUME 9633, PAGE 118 (PLAT # 160161).

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS/SAWS/COSA UTILITY:

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 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. 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. 3. 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. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. 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.

SAWS IMPACT FEE:

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.

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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N82°49'46"E	66.99'	L23	N0°16'11"W	233.33'
L2	N25°07'25"E	80.36'	L24	N64°52'28"W	167.78'
L3	N3°18'36"W	27.53'	L25	S0°16'11"E	181.44'
L4	N89°49'01"E	119.89'	L26	N25°07'25"E	120.00'
L5	S76°33'14"E	50.16'	L27	S25°07'25"W	120.00'
L6	S77°21'44"E	127.76'	L28	S64°52'35"E	45.00'
L7	S25°07'25"W	50.00'	L29	N89°43'49"E	66.12'
L8	S64°52'35"E	0.99'	L30	N89°43'49"E	71.12'
L9	S25°07'25"W	119.99'	L31	S15°18'29"E	118.92'
L10	S25°07'31"W	63.96'	L32	S79°15'57"W	16.27'
L11	S89°43'49"W	10.56'	L33	N15°18'29"W	117.83'
L12	N12°56'07"E	39.40'	L34	S24°43'40"E	10.35'
L13	N1°38'22"E	45.02'	L35	S24°43'40"E	10.07'
L14	S25°07'25"W	245.98'	L36	S37°33'15"E	11.78'
L15	S64°52'35"E	104.99'	L37	S41°24'06"E	10.99'
L16	N64°52'35"W	260.67'	L38	S45°14'56"E	6.76'
L17	S64°52'35"E	75.68'	L39	S15°22'39"W	10.22'
L18	N25°07'25"E	245.20'	L40	S70°31'12"E	6.25'
L19	S64°52'28"E	210.94'	L41	S64°42'16"E	5.34'
L20	S31°08'28"E	90.14'	L42	S64°53'20"E	45.00'
L21	N15°22'39"E	21.77'	L43	N79°15'57"E	42.97'
L22	S31°08'28"E	90.14'			

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, TREE SAVE AREAS, GREENBELTS, PARKS, OPEN SPACE, INCLUDING LOT 901, BLOCK 24, CB 4404, AND LOT 901, BLOCK 25, CB 4404, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE:

LOT 901, BLOCK 24, CB 4404, IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 25, CB 4404 IS DESIGNATED AS OPEN SPACE.

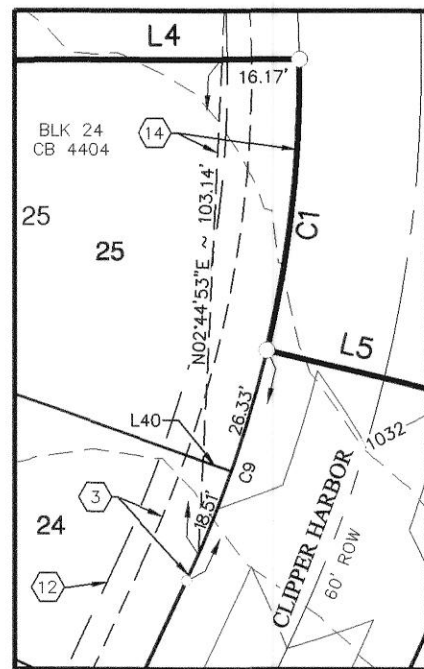
TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1388791) 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 TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

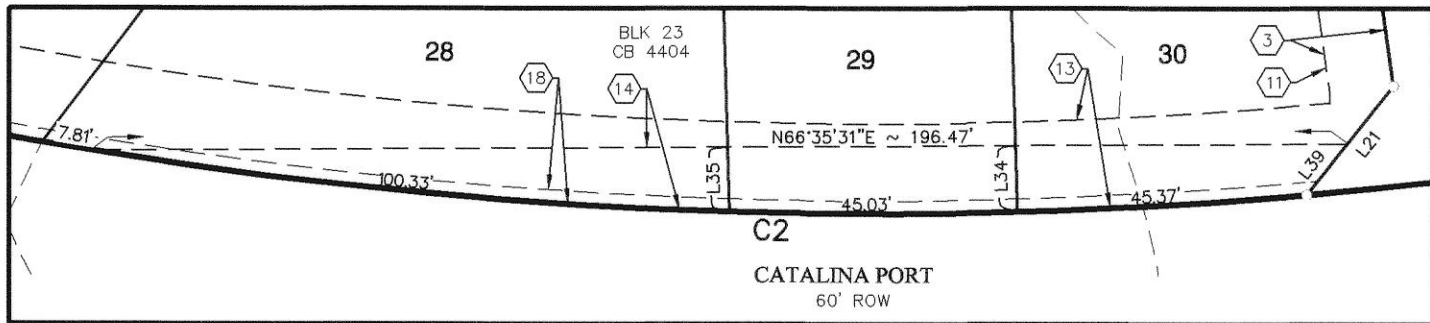
SAWS DEDICATION:

THE OWNER 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.

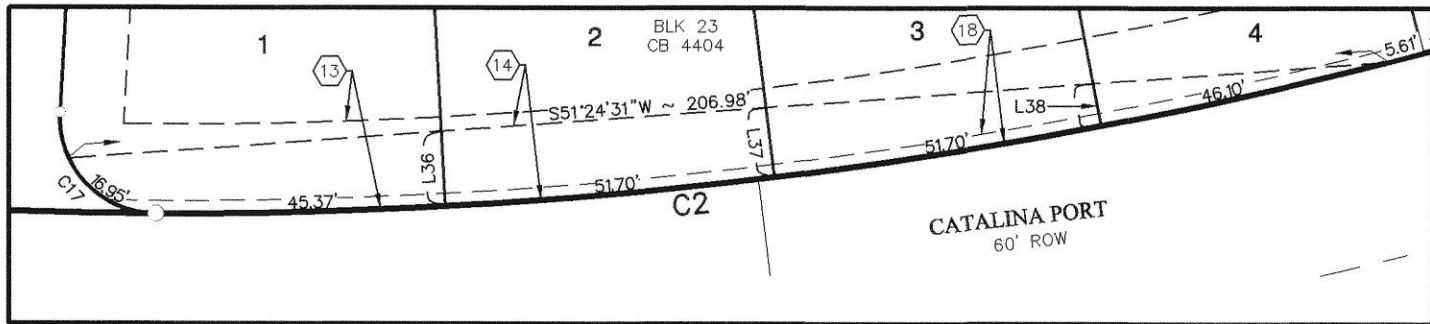
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	14°01'03"	S6°26'15"W	61.01'	61.16'
C2	770.00'	64°36'18"	S57°25'40"W	822.96'	868.23'
C3	300.00'	11°31'52"	S19°21'29"W	60.28'	60.38'
C4	15.00'	90°00'00"	S19°52'35"E	21.21'	23.56'
C5	15.00'	57°46'09"	S86°14'20"W	14.49'	15.12'
C6	60.00'	295°32'17"	N25°07'25"E	64.00'	309.49'
C7	15.00'	57°46'09"	S35°59'31"E	14.49'	15.12'
C8	15.00'	90°00'00"	N70°07'25"E	21.21'	23.56'
C9	250.00'	11°40'39"	N19°17'05"E	50.86'	50.95'
C10	50.00'	219°26'08"	N57°25'40"E	94.14'	191.49'
C11	15.00'	52°01'12"	S38°51'52"E	13.16'	13.62'
C12	15.00'	52°01'12"	N89°06'55"E	13.16'	13.62'
C13	50.00'	209°23'40"	S12°11'51"E	96.73'	182.73'
C14	15.00'	49°46'41"	S67°36'39"W	12.63'	13.03'
C15	650.00'	12°41'20"	S49°03'58"W	143.66'	143.95'
C16	15.00'	86°33'06"	S12°08'05"W	20.57'	22.66'
C17	15.00'	93°02'13"	S77°39'34"E	21.77'	24.36'
C18	15.00'	86°33'06"	N74°25'01"W	20.57'	22.66'
C19	650.00'	3°34'53"	S64°05'53"W	40.62'	40.63'
C20	15.00'	49°46'41"	S40°59'59"W	12.63'	13.03'
C21	50.00'	215°38'23"	S56°04'10"E	95.20'	188.18'
C22	15.00'	52°01'12"	N25°44'25"E	13.16'	13.62'
C23	15.00'	52°01'12"	N26°16'47"W	13.16'	13.62'
C24	25.00'	115°23'43"	S57°25'40"W	42.26'	50.35'
C25	25.00'	116°29'09"	S58°30'45"E	42.51'	50.83'
C26	600.00'	18°42'52"	N53°53'14"E	195.11'	195.98'
C27	25.00'	109°24'17"	N10°10'20"W	40.81'	47.74'
C28	325.00'	25°23'42"	N77°34'20"W	142.87'	144.05'
C29	265.00'	25°23'42"	N77°34'20"W	116.50'	117.46'
C30	830.00'	1°06'24"	N78°21'12"E	16.03'	16.03'
C31	830.00'	10°49'25"	N84°19'06"E	156.56'	156.79'



DETAIL "C"  
NOT-TO-SCALE  
SEE SHEET 1 OF 2



DETAIL "A"  
NOT-TO-SCALE  
SEE SHEET 1 OF 2



DETAIL "B"  
NOT-TO-SCALE  
SEE SHEET 1 OF 2

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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 CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

Rebecca Ann Carroll  
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

Angela Marie Carlin  
REGISTERED PROFESSIONAL LAND SURVEYOR  
7/10/2019

