

# LAND-PLAT-18-900012

## SUBDIVISION PLAT OF ESCONDIDO NORTH, UNIT-4

BEING A 35.21 ACRE TRACT OF LAND OUT OF A 88.642 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20180069502 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 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 #10028800

DATE OF PREPARATION: July 15, 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: JOE HERNANDEZ  
4800 LONESTAR INC.  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
TEL. NO. (210)308-1316

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE 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 17 DAY OF July, A.D. 2019.

*Meghan Jane Grace*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ESCONDIDO NORTH, UNIT-4 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

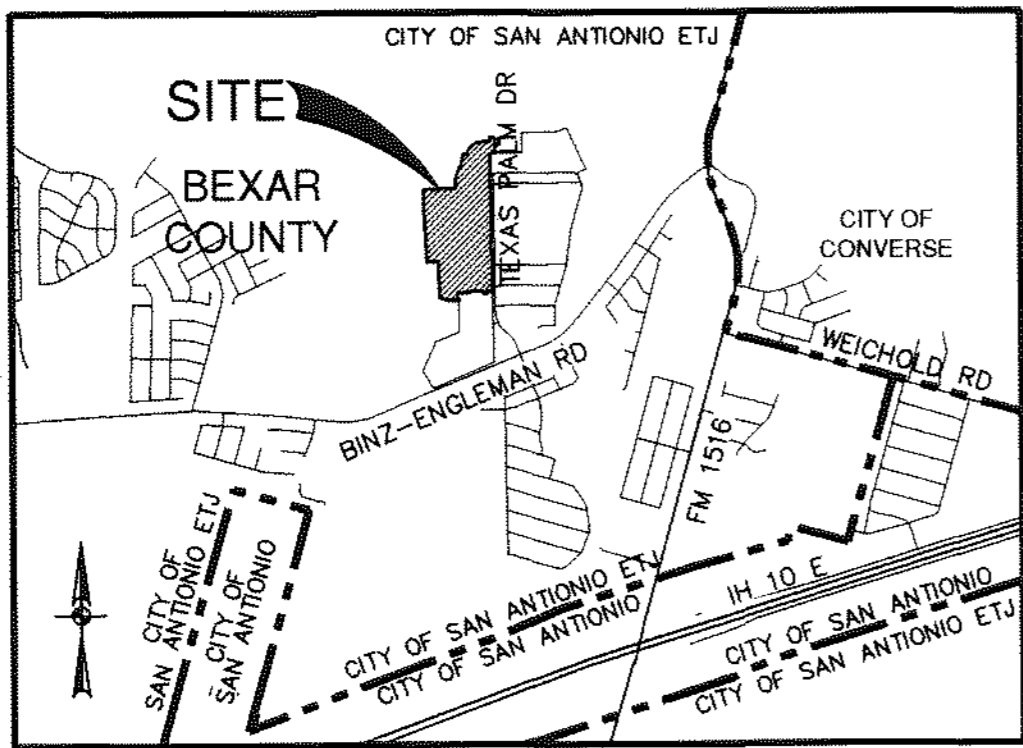
CERTIFICATE OF APPROVAL

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

### LEGEND

- |            |   |    |  |
|------------|---|----|--|
| CB         | COUNTY BLOCK  | 15 | 50'X70' PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (OFF-LOT 0.08 AC. PERMEABLE) |
| DPR        | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS                              | 16 | 50'X50' PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (OFF-LOT 0.04 AC. PERMEABLE) |
| DR         | DEED RECORDS OF BEXAR COUNTY, TEXAS                                       | 17 | 185' ELECTRIC TRANSMISSION EASEMENT (VOL. 6249, PG 793-794 DR)   |
| PR         | PLAT RECORDS OF BEXAR COUNTY, TEXAS                                       | 18 | PERMANENT INUNDATION EASEMENT TRACT 2 (0.7087 AC. TRACT) (VOL. 17780, PG 847 OPR)  |
| PG         | PAGE(S)   | 19 | SOIL CONSERVATION DISTRICT EASEMENT (VOL. 4461, PG 249 DR)   |
| ROW        | RIGHT-OF-WAY  | 20 | 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PGS 229-230 PR)  |
| OPR        | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS           | 21 | 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PGS 1220-1222 PR)  |
| VOL        | VOLUME  | 22 | 15' BUILDING SETBACK LINE (VOL. 20001, PGS 1220-1222 PR)   |
| DOC        | DOCUMENT  | 23 | 12' WATER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (VOL. 20001, PGS 1220-1222 PR)  |
| NO         | NUMBER  | 24 | 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PGS 1220-1222 PR)  |
| AC         | ACRE(S)   | 25 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 229-230 DPR)  |
| BSL        | BUILDING SETBACK LINE   | 26 | 10' BUILDING SET BACK LINE (VOL. 20001, PG 229-230 DPR)  |
| LF         | LINEAR FEET   |    |  |
| (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)                              |    |  |
|            | SET 1/2" IRON ROD (PD)  |    |  |
|            | SET 1/2" IRON ROD (PD)-ROW  |    |  |
|            | EASEMENT P.I. POINT   |    |  |
|            | CENTERLINE  |    |  |
|            | EXISTING CONTOURS   |    |  |
|            | PROPOSED CONTOURS   |    |  |
|            | CITY LIMIT LINE   |    |  |
|            | FEMA 100 YR FLOODPLAIN MAP FIRM #48029CD430G EFFECTIVE SEPTEMBER 29, 2010 |    |  |
|            | MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER                       |    |  |
|            | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                        |    |  |
|            | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                        |    |  |
|            | 15' BUILDING SETBACK LINE   |    |  |
|            | 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |    |  |

### 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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, 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

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.

*G. E. Buchanan* 07/15/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

### 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 THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

### SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE 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 GROUND ELEVATION OF 765 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.

### SAWS ACCESS NOTE:

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.

### DRAINAGE EASEMENT NOTE:

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 TO 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.

### EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029CD430G, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### SETBACK NOTE:

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

### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 112, LOT 902, BLOCK 113, LOT 901, BLOCK 114 AND LOT 901, BLOCK 115, CB 5080, 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.

### OPEN SPACE NOTE:

LOT 902, BLOCK 113, LOT 901, BLOCK 114 AND LOT 901, BLOCK 115, CB 5080 ARE DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LOT 903, BLOCK 112, CB 5080 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

### COUNTY FINISHED FLOOR ELEVATION:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

### FINISHED FLOOR NOTE:

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

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2431841) 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

### RESIDENTIAL FIRE FLOW NOTE:

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 PROPOSED 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.

### SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND, ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

### SAN ANTONIO RIVER AUTHORITY SEWER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

### SAN ANTONIO RIVER AUTHORITY EDU:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

### 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.

### CURVE TABLE

| CURVE # | RADIUS  | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
|---------|---------|------------|---------------|---------|---------|
| C1      | 15.00'  | 39°42'47"  | S69°20'57"W   | 10.19'  | 10.40'  |
| C2      | 50.00'  | 100°05'12" | N80°27'51"W   | 76.65'  | 87.34'  |
| C3      | 225.00' | 77°13'03"  | N50°35'53"E   | 280.80' | 303.23' |
| C4      | 15.00'  | 90°00'00"  | N44°12'24"E   | 21.21'  | 23.56'  |
| C5      | 15.00'  | 90°00'00"  | S45°47'36"E   | 21.21'  | 23.56'  |
| C6      | 15.00'  | 90°00'00"  | S44°12'24"W   | 21.21'  | 23.56'  |
| C7      | 15.00'  | 90°00'06"  | S44°12'27"W   | 21.21'  | 23.56'  |
| C8      | 15.00'  | 90°00'06"  | S45°47'39"E   | 21.21'  | 23.56'  |
| C9      | 19.00'  | 37°23'10"  | N19°29'11"W   | 12.18'  | 12.40'  |
| C10     | 46.00'  | 74°46'19"  | N0°47'36"W    | 55.86'  | 60.03'  |
| C11     | 19.00'  | 37°23'10"  | N17°53'59"E   | 12.18'  | 12.40'  |
| C12     | 525.00' | 12°46'57"  | N5°35'53"E    | 116.88' | 117.13' |
| C13     | 15.00'  | 90°00'00"  | N45°47'36"W   | 21.21'  | 23.56'  |
| C14     | 175.00' | 77°13'03"  | S50°35'53"W   | 218.40' | 235.85' |
| C15     | 475.00' | 12°46'57"  | S5°35'53"W    | 105.75' | 105.97' |
| C16     | 15.00'  | 90°00'00"  | S45°47'36"E   | 21.21'  | 23.56'  |
| C17     | 15.00'  | 90°00'00"  | N44°12'24"E   | 21.21'  | 23.56'  |
| C18     | 15.00'  | 90°00'00"  | N45°47'36"W   | 21.21'  | 23.56'  |
| C19     | 15.00'  | 90°00'00"  | S44°12'24"W   | 21.21'  | 23.56'  |
| C20     | 19.00'  | 37°23'10"  | S19°29'11"E   | 12.18'  | 12.40'  |
| C21     | 46.00'  | 74°46'19"  | S0°47'36"E    | 55.86'  | 60.03'  |
| C22     | 19.00'  | 37°23'10"  | S17°53'59"W   | 12.18'  | 12.40'  |
| C23     | 15.00'  | 90°00'00"  | S45°47'36"E   | 21.21'  | 23.56'  |
| C24     | 15.00'  | 90°00'00"  | S44°12'24"W   | 21.21'  | 23.56'  |

### LINE TABLE

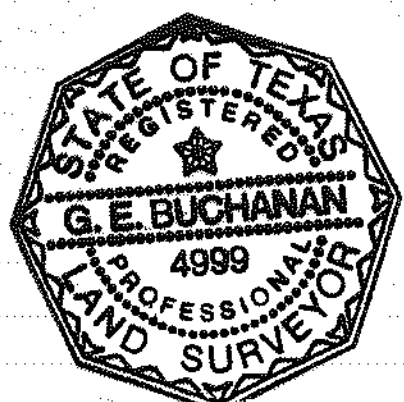
| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L1     | S0°47'36"E  | 9.60'   |
| L2     | S89°12'24"W | 120.00' |
| L3     | S0°47'36"E  | 80.00'  |
| L4     | N89°12'24"E | 9.99'   |
| L5     | S0°47'36"E  | 23.64'  |
| L6     | S89°12'24"W | 88.47'  |
| L7     | N73°35'51"W | 91.77'  |
| L8     | S86°58'13"W | 150.00' |
| L9     | N2°57'51"W  | 142.98' |
| L10    | N23°35'29"E | 213.01' |
| L11    | N11°59'32"E | 128.16' |
| L12    | N32°26'01"E | 235.05' |
| L13    | N89°12'24"E | 91.47'  |
| L14    | N0°47'36"W  | 40.00'  |
| L15    | N89°12'24"E | 70.00'  |
| L16    | S0°47'36"E  | 50.00'  |
| L17    | N89°12'24"E | 50.00'  |
| L18    | S0°47'36"E  | 50.00'  |
| L19    | S89°12'24"W | 50.00'  |
| L20    | S0°47'36"E  | 100.00' |
| L21    | S89°12'24"W | 70.00'  |
| L22    | S0°47'36"E  | 50.00'  |
| L23    | N11°59'21"E | 72.75'  |
| L24    | N0°47'36"W  | 100.00' |
| L25    | S89°12'24"W | 91.47'  |
| L26    | S11°59'21"W | 72.75'  |
| L27    | N89°12'24"E | 70.00'  |
| L28    | S0°47'36"E  | 50.00'  |

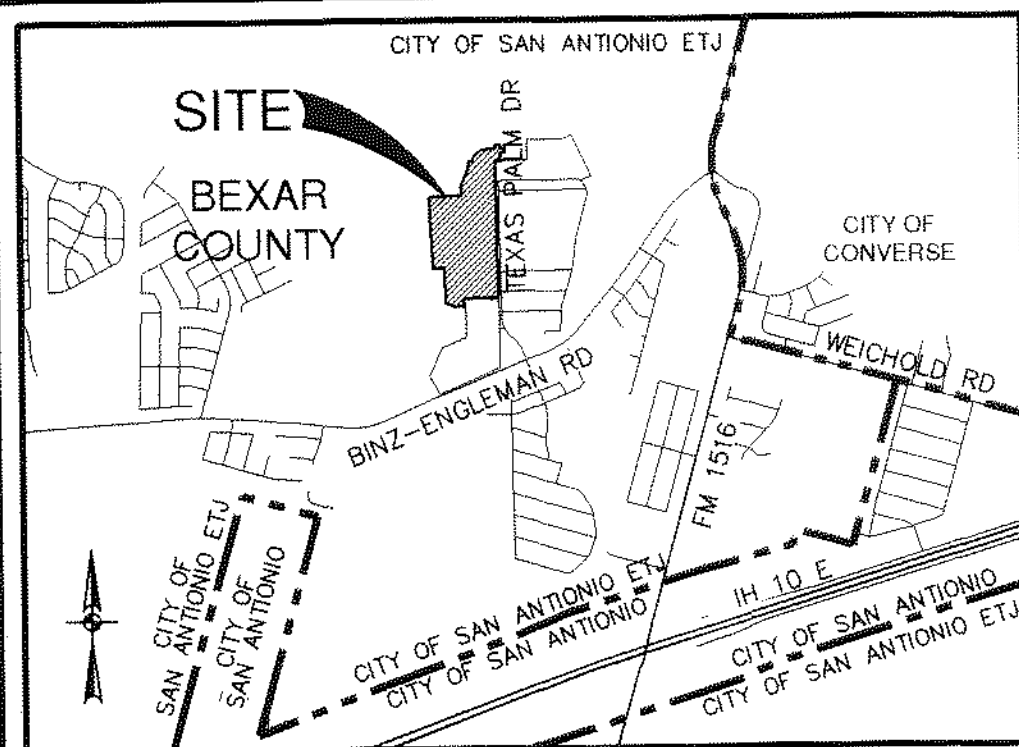
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

Civil Job No. 7187-25; Survey Job No. 7187-23

|       |     |    |      |         |           |        |
|-------|-----|----|------|---------|-----------|--------|
| Adm.: | 1.1 | 15 | 2010 | 0:10:00 | Clear ID: | 010000 |
|-------|-----|----|------|---------|-----------|--------|





LOCATION MAP

- LEGEND**
- CB COUNTY BLOCK  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
PG PAGE(S)  
ROW RIGHT-OF-WAY  
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
VOL VOLUME  
DOC DOCUMENT  
NO NUMBER  
AC ACRES(S)  
BSL BUILDING SETBACK LINE  
LF LINEAR FEET  
(SURVEYOR)  
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
○ SET 1/2" IRON ROD (PD) ROW  
○ EASEMENT P.I. POINT  
--- CENTERLINE  
--- EXISTING CONTOURS  
--- PROPOSED CONTOURS  
--- CITY LIMIT LINE  
--- FEMA 100 YR FLOODPLAIN MAP FIRM #48029C0430G EFFECTIVE SEPTEMBER 29, 2010  
--- MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER  
① 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
③ 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
⑤ 15" BUILDING SETBACK LINE  
⑦ 10" BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- UNPLATTED 264.834 ACRES SA JB01 LTD (VOL 10543, PG 1554 OPR)  
JOSEFA LEAL SURVEY No. 39 ABSTRACT 420 COUNTY BLOCK 5080  
EFFECTIVE FEMA 1% ANNUAL CHANCE (100 YR) FLOODPLAIN FIRM PANEL #48029C0430G

**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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC 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.

- SURVEYOR'S NOTES:**
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, 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.

*Eugene H. Dawson III*  
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.

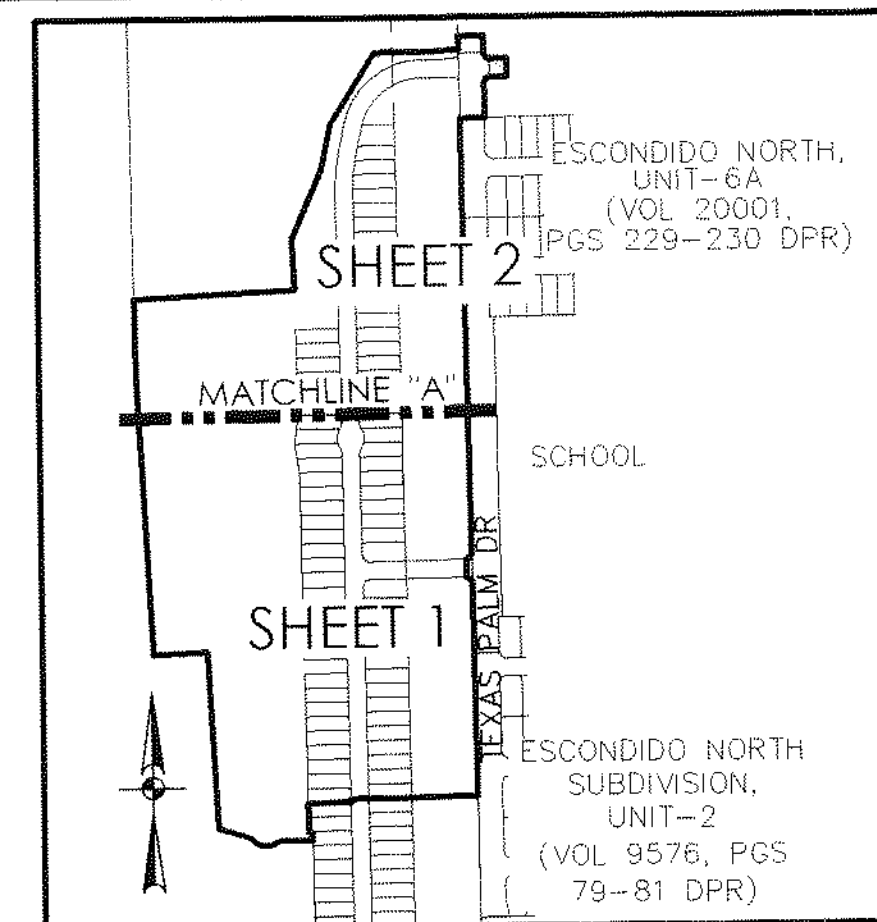
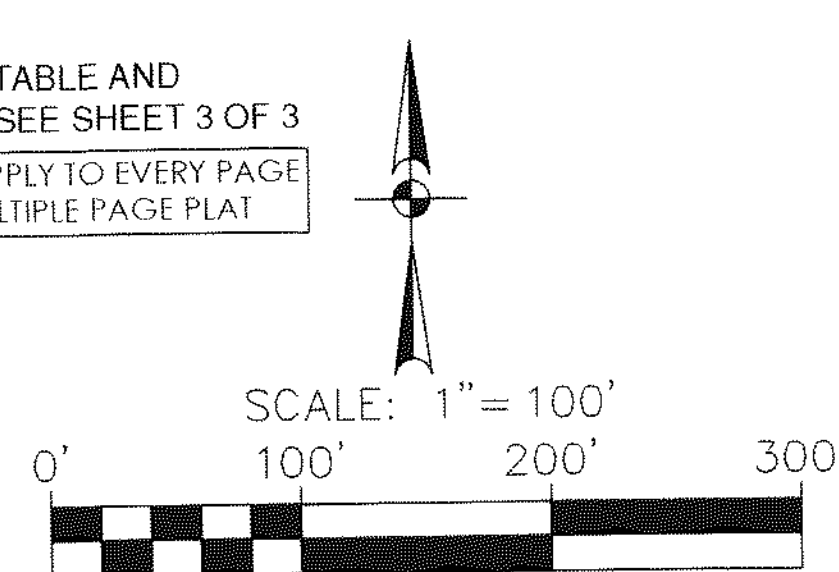
*G.E. Buchanan* 07/15/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

- LEGEND**
- ① 18" ELECTRIC TRANSMISSION EASEMENT (VOL 6249, PG 793-794 DR)  
② PERMANENT INUNDATION EASEMENT (TRACT 2 (0.7087 AC. TRACT) (VOL 17780, PG 847 DPR)  
③ SOIL CONSERVATION DISTRICT EASEMENT (VOL 4461, PG 249 DR)  
④ VOL 4725, PG 81 DR)  
⑤ VOL 5559, PG 315 DR)  
⑥ 10" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 229-230 PR)  
⑦ 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 229-230 PR)  
⑧ 10" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 1220-1222 PR)  
⑨ 15" BUILDING SETBACK LINE (VOL 20001, PGS 1220-1222 PR)  
⑩ 12" WATER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (VOL 20001, PGS 1220-1222 PR)  
⑪ 14" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 1220-1222 PR)  
⑫ VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20001, PGS 229-230 DPR)  
⑬ 10" BUILDING SETBACK LINE (VOL 20001, PG 229-230 DPR)

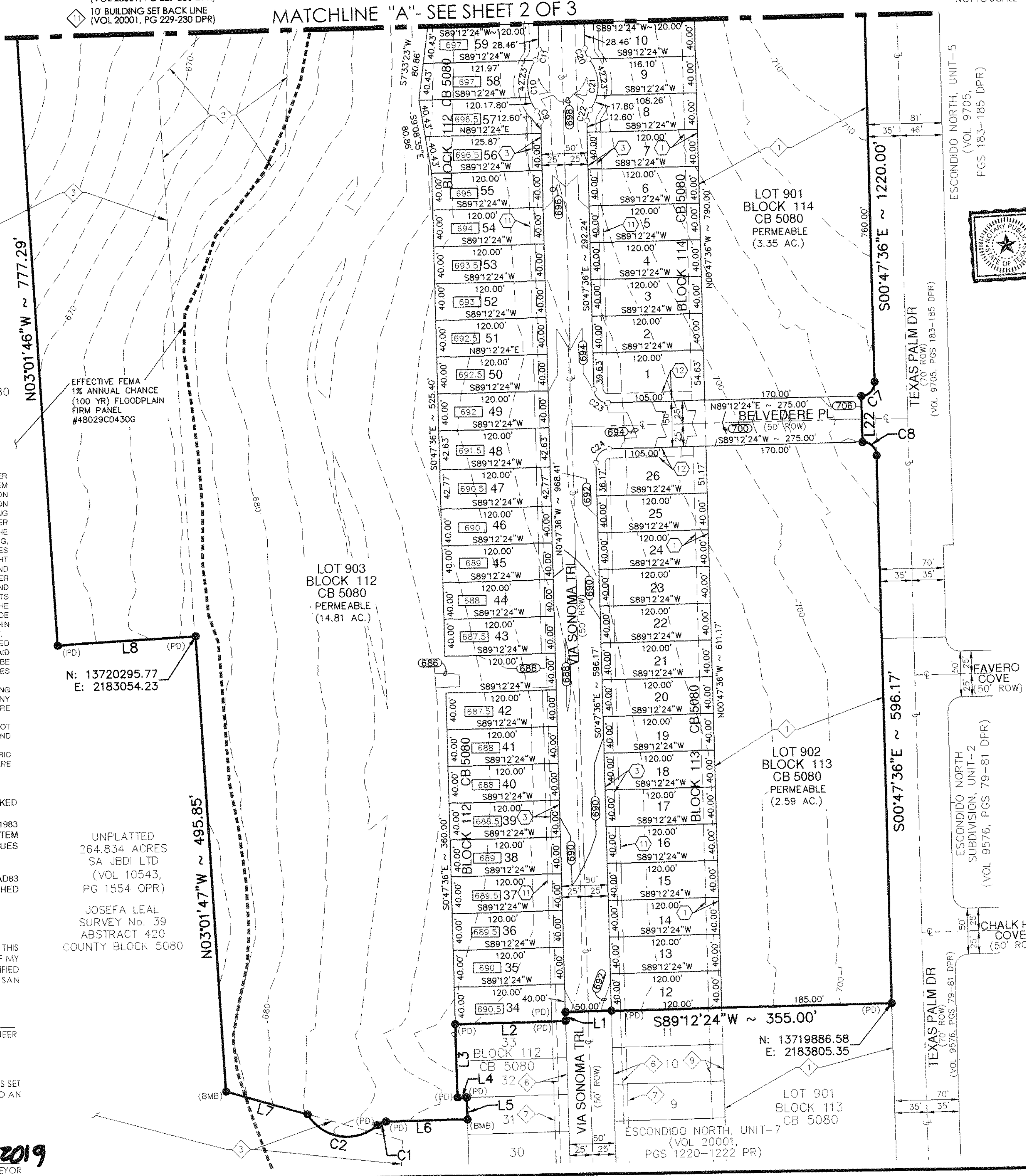
**SAWS IMPACT FEE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAN ANTONIO RIVER AUTHORITY EDU:**  
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**NOTE:**  
FOR CURVE TABLE AND  
LINE TABLE. SEE SHEET 3 OF 3  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



INDEX MAP



**LAND-PLAT-18-900012**

SUBDIVISION PLAT  
OF  
**ESCONDIDO NORTH, UNIT-4**

BEING A 35.21 ACRE TRACT OF LAND OUT OF A 88.642 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20180069502 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 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  
TYPE FIRM REGISTRATION #470 | TBLPS FIRM REGISTRATION #10028600

DATE OF PREPARATION: July 15, 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: JOSE HERNADEZ  
JB HOME LONES STAR INC.  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
TEL. NO. (210) 308-1316

STATE OF TEXAS  
COUNTY OF BEXAR

FOR ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE HERNADEZ, 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 17 DAY OF July, A.D. 2019.

*Meghan Jane Grace*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ESCONDIDO NORTH, UNIT-4, 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

SHEET 1 OF 3

