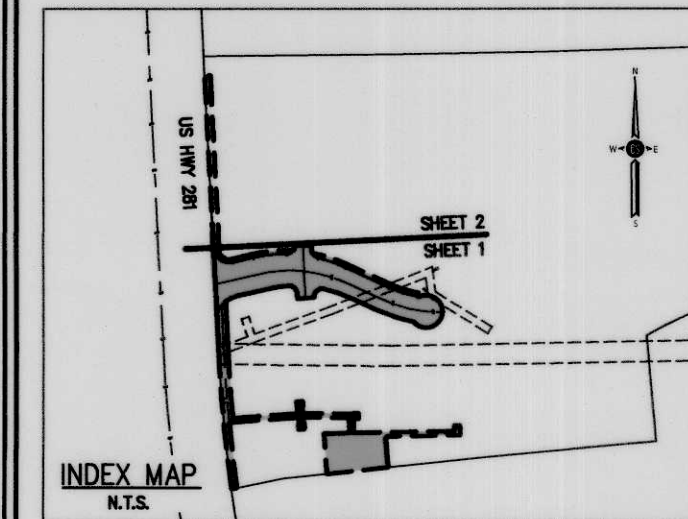


- LEGEND**
- FOUND IRON ROD
 - IRON ROD TO BE SET
 - EXISTING CONTOURS MAJOR
 - EXISTING CONTOURS MAJOR
 - PROPOSED CONTOURS MAJOR
 - PROPOSED CONTOURS MAJOR
 - E.G.T. & CATV ESM/T ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - N.T.S. NOT TO SCALE
 - DPRBC DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - RPRBC RECORDED PUBLIC RECORDS BEXAR COUNTY TEXAS
 - OPRBC OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - ℄ ROAD CENTER LINE



CPS/SAWS/COSA/UTILITY NOTE:

1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEM - 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 REASON 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 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.

2.) ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY 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 HERE ON.

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.

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:

Philip V. Hampton 8/12/19
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

CITY OF SAN ANTONIO NOTES:

1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCE, 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 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.

FLOOD VERIFICATION NOTES:

NO PORTION OF FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C01406, EFFECTIVE 08/23/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION POND NOTES:

1.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

DETENTION MAINTENANCE NOTE:

1.) THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

BEXAR COUNTY MAINTENANCE NOTE:

BEXAR COUNTY, AND OR THE CITY OF SAN ANTONIO, WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

GENERAL PLATTING NOTES:

1.) 1/2" IRON RODS WITH CAPS MARKED 5520 SET AT RIGHT OF WAY CORNERS.

2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES DIVIDE SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 1.00017.

3.) ORIGIN OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).

4.) STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.

5.) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #234735) 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).

EDWARDS AQUIFER NOTES:

1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1(ONE) ACCESS POINTS ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 239.96'.

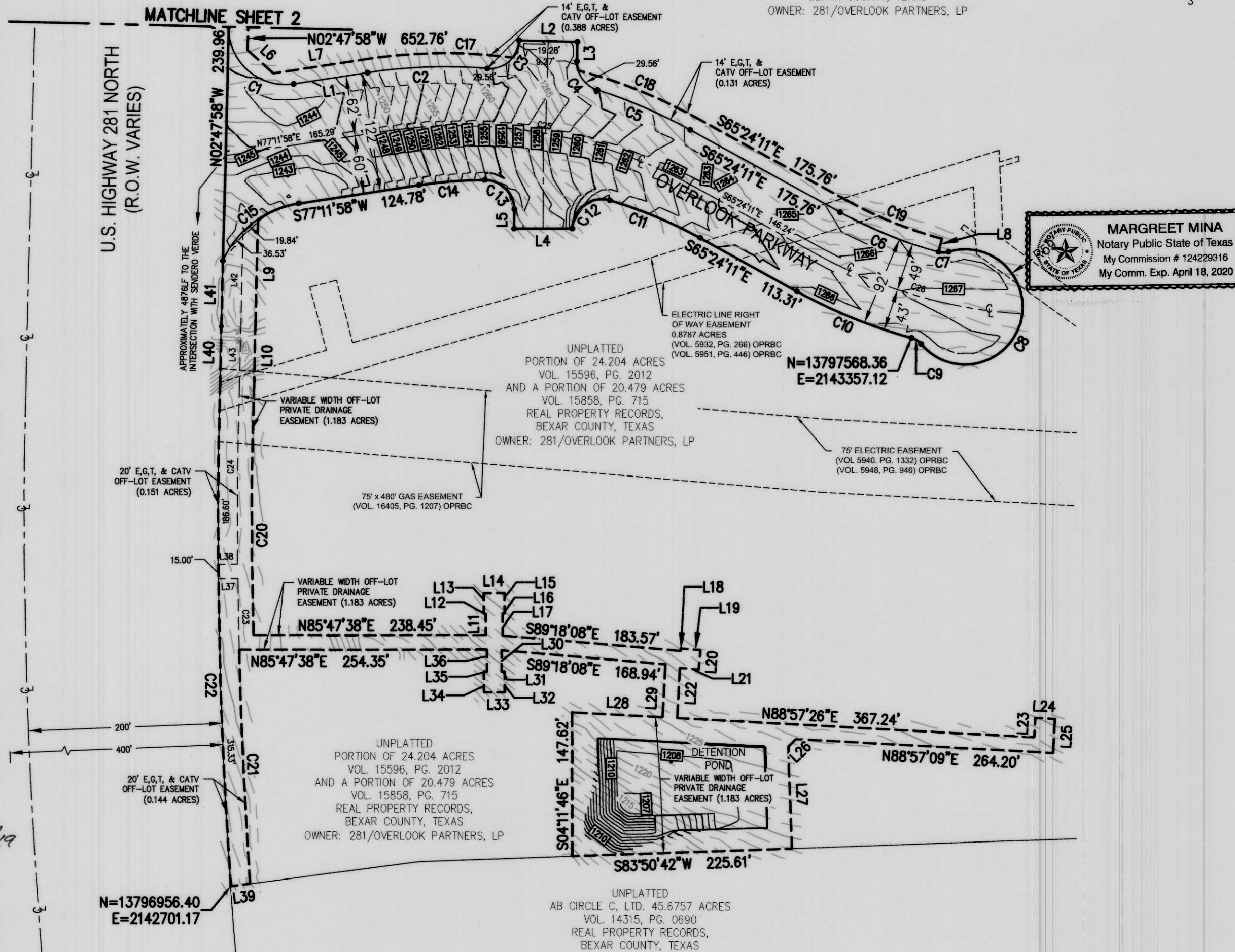
3.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

SAN ANTONIO WATER SYSTEM NOTES:

1.) 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.

2.) WASTEWATER EDU'S NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

UNPLATTED
PORTION OF 15.885 ACRES (TRACT 2)
VOL. 15596, PG. 2012
AND A PORTION OF 20.479 ACRES
VOL. 15858, PG. 715
REAL PROPERTY RECORDS,
BEXAR COUNTY, TEXAS
OWNER: 281/OVERLOOK PARTNERS, LP



SEE SHEET 2 OF 2 FOR LINE
AND CURVE TABLES.

SHEET 1 OF 2

PLAT NO. 18-900078

SUBDIVISION PLAT
ESTABLISHING

OVERLOOK TOWN CENTER, UNIT 1

BEING 4.248 ACRES OF LAND, ESTABLISHING AN 2.252 ACRE ROAD RIGHT-OF-WAY TRACT, AN 1.183 ACRE DRAINAGE EASEMENT, AN 0.144 ACRE, 0.151 ACRE, 0.388 ACRE AND 0.131 ACRE ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT, AND BEING A PORTION OF A 32.153 AND ACCORDING TO DEED INTO 281/OVERLOOK PARTNERS, LP AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012-2024, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 9.694 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15858, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

100' 0' 100'
SCALE
1"=100'

ENGINEER:
TBPE F-18435
ENGINEERING, INC.
PO BOX 689
Pleasanton, Tx. 78064
830.570.3220

SURVEYOR:
SurGIS of Texas
12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

DATE OF PREPARATION: 08/12/2019

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF AND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEVOTES 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: WILLIAM JONES
281/OVERLOOK PARTNERS LTD.
1100 NW LOOP 410, STE. 700
SAN ANTONIO, TEXAS, 78213

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM JONES
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 12 DAY OF August, A.D. 2019
Margaret Mina
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF OVERLOOK SUBDIVISION, UNIT 1 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____

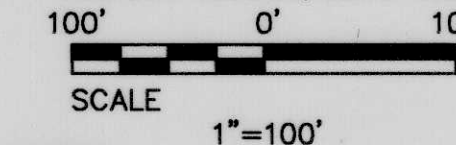
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

BEING 4.248 ACRES OF LAND, ESTABLISHING AN 2.252 ACRE ROAD RIGHT-OF-WAY TRACT, AN 1.183 ACRE DRAINAGE EASEMENT, AN 0.144 ACRE, 0.151 ACRE, 0.388 ACRE AND 0.131 ACRE ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT, AND BEING A PORTION OF A 32.153 AND ACCORDING TO DEED INTO 281/OVERLOOK PARTNERS, LP AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012-2024, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 9.694 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15858, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



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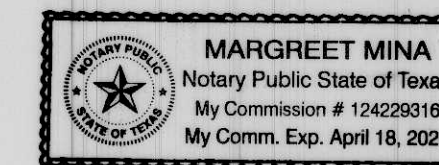
SURVEYOR:
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Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

DATE OF PREPARATION: 08/12/2019

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: WILLIAM JONES
281/OVERLOOK PARTNERS LTD.
1100 NW LOOP 410, STE. 700
SAN ANTONIO, TEXAS, 78213

STATE OF TEXAS
COUNTY OF BEXAR
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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 12 DAY OF August, A.D. 2019
Margreet Mina
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF OVERLOOK SUBDIVISION, UNIT 1 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.

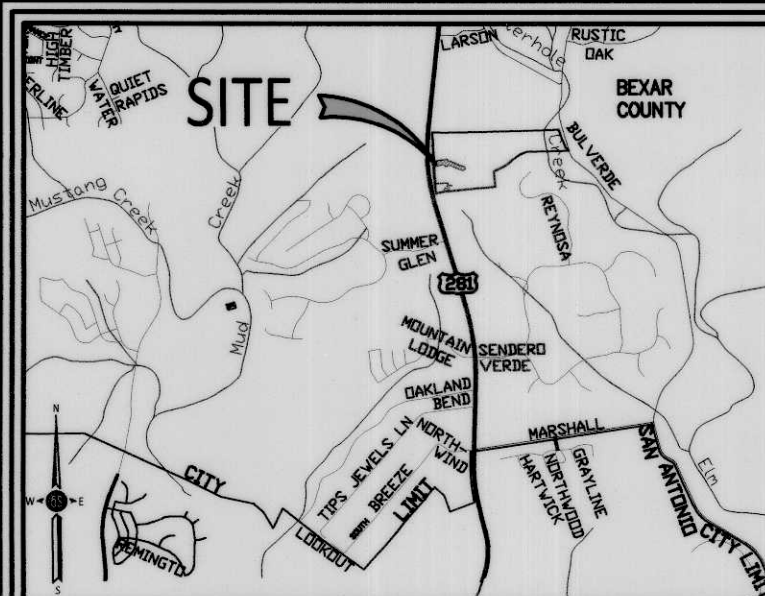
DATED THIS _____ DAY OF _____, A.D., 20__

BY: _____ CHAIRMAN
BY: _____ SECRETARY

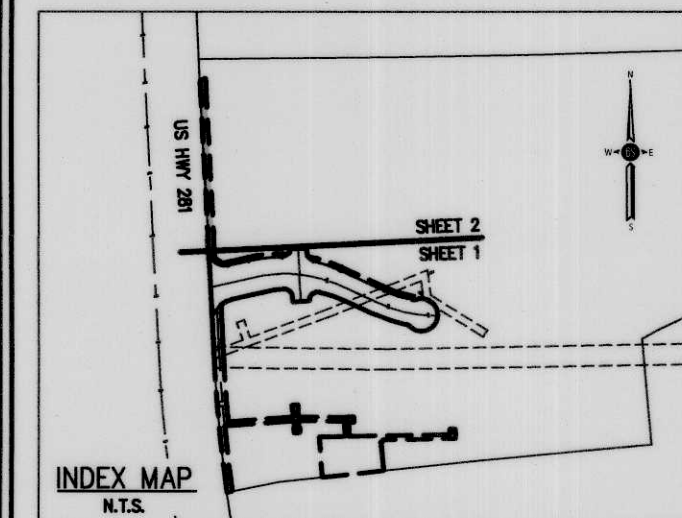
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FIELD WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID 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



- LEGEND**
- FOUND IRON ROD
 - IRON ROD TO BE SET
 - 655 — EXISTING CONTOURS MAJOR
 - 656 — EXISTING CONTOURS MAJOR
 - 555 — PROPOSED CONTOURS MAJOR
 - 556 — PROPOSED CONTOURS MAJOR
 - E, G, T & CATV ESM/T ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - N.T.S. NOT TO SCALE
 - DPRBC DEED AND PLAT RECORDS OF BEXAR COUTY, TEXAS
 - RPRBC RECORDED PUBLIC RECORDS BEXAR COUNTY TEXAS
 - OPRBC OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - ℄ ROAD CENTER LINE



CITY OF SAN ANTONIO NOTES:
1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCE, 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 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.

FLOOD VERIFICATION NOTES:
NO PORTION OF FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0140G, EFFECTIVE 08/23/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

DETENTION POND NOTES:
1.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

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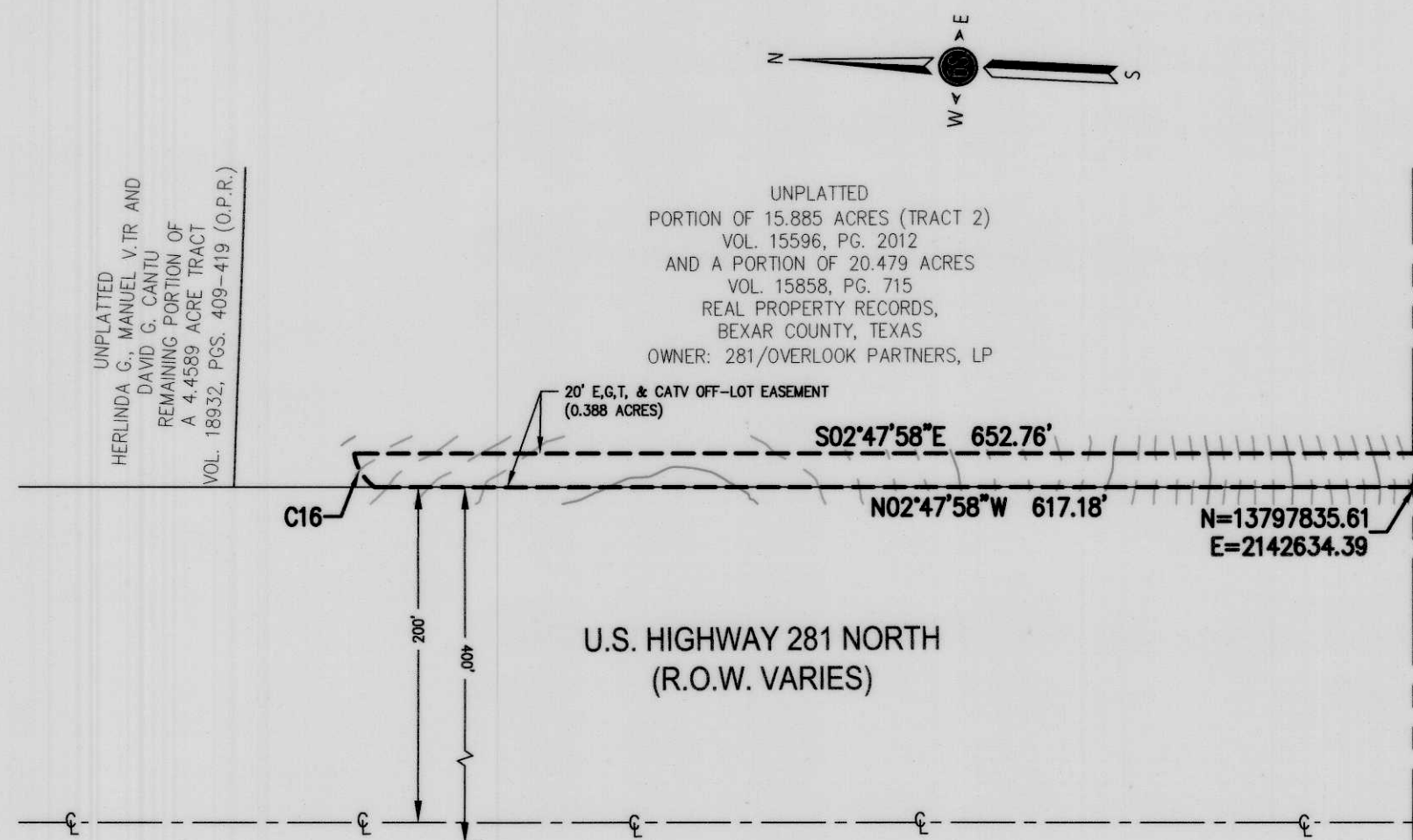
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GENERAL PLATTING NOTES:
1.) 1/2" IRON RODS WITH CAPS MARKED 5520 SET AT RIGHT OF WAY CORNERS.
2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES DIVIDE SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 1.00017.
3.) ORIGIN OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).
4.) STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.
5.) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2324735) 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 OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

EDWARDS AQUIFER NOTES:
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TEXAS DEPARTMENT OF TRANSPORTATION NOTES:
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2.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1(ONE) ACCESS POINTS ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 239.96'.
3.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

SAN ANTONIO WATER SYSTEM NOTES:
1.) 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.
2.) WASTEWATER EDU'S NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



CPS/SAWS/COSA UTILITY NOTE:
1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEM -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 REASON 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 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.

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 HERE ON.

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.

8/12/19
LICENSED PROFESSIONAL ENGINEER NO. 111313

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:

8/12/19
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	100°00'04"	58.00'	101.23'	69.12'	S52°48'00"E	88.86'
C2	13°28'30"	525.00'	123.47'	62.02'	N83°56'13"E	123.19'
C3	93°16'00"	30.00'	48.83'	31.76'	N44°02'27"E	43.82'
C4	74°08'43"	30.00'	38.82'	22.67'	S39°39'54"E	36.17'
C5	11°20'04"	525.00'	103.86'	52.10'	S71°04'13"E	103.69'
C6	13°53'49"	449.99'	109.15'	54.84'	S72°20'10"E	108.88'
C7	31°46'27"	19.00'	10.54'	5.41'	N84°50'38"E	10.40'
C8	247°03'09"	59.00'	254.40'	89.05'	N12°28'59"E	98.37'
C9	34°52'23"	19.00'	11.56'	5.97'	N61°25'38"W	11.39'
C10	13°27'38"	543.00'	127.57'	64.08'	N72°08'00"W	127.27'
C11	12°38'00"	457.00'	100.77'	50.59'	N71°43'11"W	100.58'
C12	106°10'11"	30.00'	55.59'	39.93'	S48°52'43"W	47.97'
C13	90°08'41"	30.00'	47.20'	30.08'	N49°16'43"W	42.48'
C14	8°26'58"	460.00'	67.84'	33.98'	S81°25'27"W	67.78'
C15	56°51'45"	102.00'	101.23'	55.22'	S48°46'06"W	97.13'
C16	45°56'06"	30.00'	24.05'	12.71'	N55°52'36"E	23.41'
C17	16°08'01"	539.00'	151.77'	76.39'	N85°15'58"E	151.27'
C18	13°59'35"	539.00'	131.64'	66.15'	S72°23'59"E	131.31'
C19	13°53'49"	435.99'	105.75'	53.14'	S72°20'10"E	105.49'
C20	31°3'57"	4582.45'	258.53'	129.30'	S04°05'59"E	258.49'
C21	2°30'16"	5490.00'	239.97'	120.01'	S06°51'28"E	239.95'
C22	5°22'31"	5510.00'	516.93'	258.65'	N05°26'05"W	516.74'
C23	0°45'39"	5490.00'	72.91'	36.46'	N05°13'31"W	72.91'
C24	1°56'28"	5490.00'	185.99'	93.00'	N03°43'04"W	185.98'
C25	37°23'51"	500.00'	326.35'	169.23'	N84°06'07"W	320.59'
C26	25°20'33"	500.00'	221.16'	112.42'	S78°04'28"E	219.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°11'58"E	76.35'
L2	N87°24'28"E	60.00'
L3	S02°35'32"E	20.21'
L4	S85°47'38"W	60.00'
L5	N04°12'22"W	19.89'
L6	S52°11'35"E	35.64'
L7	N77°11'58"E	95.22'
L8	S10°42'55"W	14.00'
L9	S02°47'58"E	110.97'
L10	S02°47'58"E	57.60'
L11	N04°29'40"W	21.78'
L12	S85°30'20"W	2.00'
L13	N04°29'40"W	21.34'
L14	N85°30'20"E	21.34'
L15	S04°29'40"E	21.34'
L16	S85°30'20"W	2.00'
L17	S04°29'40"E	22.59'
L18	N00°41'52"E	2.50'
L19	S89°18'08"E	20.00'
L20	S00°41'52"W	20.00'
L21	N89°18'08"W	19.36'
L22	S01°02'51"E	51.55'
L23	N01°02'51"W	20.00'
L24	N88°57'09"E	20.00'
L25	S01°02'51"E	35.00'

LINE TABLE		
LINE	BEARING	LENGTH
L26	S41°24'49"W	11.07'
L27	S06°07'54"E	104.67'
L28	N88°51'45"E	92.98'
L29	N01°02'51"W	54.51'
L30	S04°29'40"E	21.83'
L31	N86°16'06"E	3.17'
L32	S04°29'40"E	21.34'
L33	S85°30'20"W	21.34'
L34	N04°29'40"W	21.34'
L35	N83°22'46"E	3.17'
L36	N04°29'40"W	22.50'
L37	S85°30'20"W	20.00'
L38	N85°30'20"E	20.00'
L39	N78°30'14"E	20.03'
L40	N02°47'58"W	57.57'
L41	N02°47'58"W	67.70'
L42	N02°47'58"W	98.04'
L43	N02°47'58"W	57.59'

