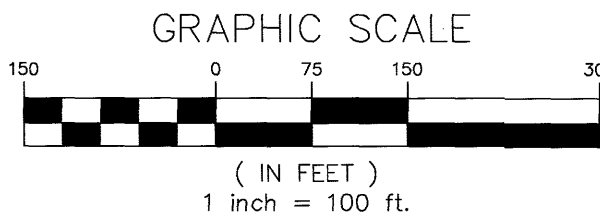
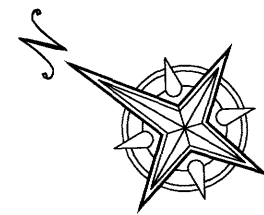


MI SUENO AT  
MONTE VIEJO UNIT 4 & 5

BEING A TOTAL OF 20.586 ACRE TRACT OF LANDS, BEING ALL OF THE 8.032 ACRE TRACT 2 AND PART OF THE 20.971 ACRE TRACT, RECORDED IN DOCUMENT NO. 20190004521 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUSTO ESQUE DA SURVEY NO.100 ABSTRACT NO 213, NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. ESTABLISHING BLOCK 29, LOTS 38-61, LOTS 903-906, BLOCK 37, LOTS 19-33, BLOCK 38, LOTS 20-54, LOT 903, BLOCK 36, LOTS 14-28, BLOCK 40, LOTS 8-17.



CIVIL ENGINEERING CONSULTANTS  
d b a . DON DURDEN, INC.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 08/2019

STATE OF TEXAS  
COUNTY OF BEXAR

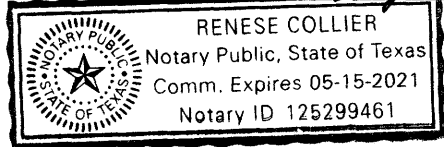
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BRIAN BARRON, VICE PRESIDENT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259  
(210) 403-6200

DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
BRIAN BARRON 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 & SEAL OF OFFICE  
THIS 21st DAY OF August A.D., 2019



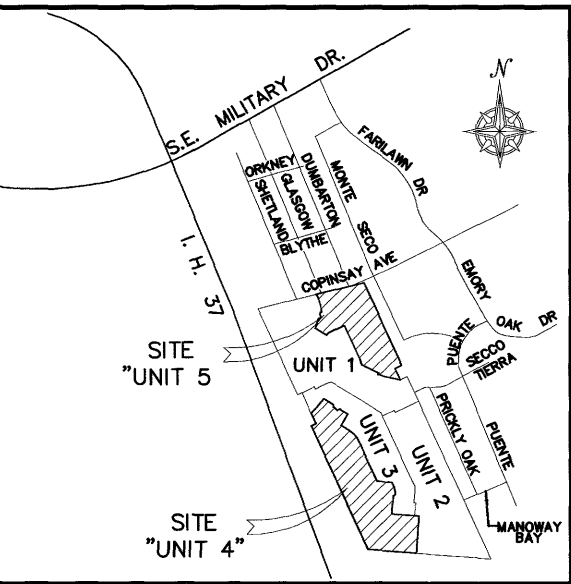
RENEE COLLIER  
Notary Public, State of Texas  
Comm. Expires 05-15-2021  
Notary ID 125299461  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT MI SUENO AT MONTE VIEJO UNIT 4 & 5 OF 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



LOCATION MAP  
SCALE : N.T.S.

LEGEND

- BUILDING SETBACK LINE B.S.L.
- VEHICULAR NON-ACCESS EASEMENT V.N.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.E.
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS D.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS D.P.R.
- COUNTY BLOCK C.B.
- VARIABLE VAR.
- VOLUME VOL.
- PAGE PG.
- EASEMENT ESM.T
- RIGHT OF WAY R.O.W.
- STREET CENTERLINE
- EXISTING CONTOUR 980
- PROPOSED FINISHED CONTOUR 990
- EFFECTIVE FLOODPLAIN
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
- 1/2" IRON ROD FOUND W/ CEC CAP
- 1/2" IRON ROD SET W/ CEC CAP

SURVEY NOTES:

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD83 2011 CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'00".

2.) MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.

3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON CALLED N71-30-08E.

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- THE DEVELOPER 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER 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 T/C/ DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 1889103) 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 HERE UNDER 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 ARBORISTS OFFICE PER 35477(h).

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  
JESSE F. CANTU

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:

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

CPS/SAWS/COSA UTILITY GENERAL NOTES:

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "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 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 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 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 WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE PAYMENT 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.

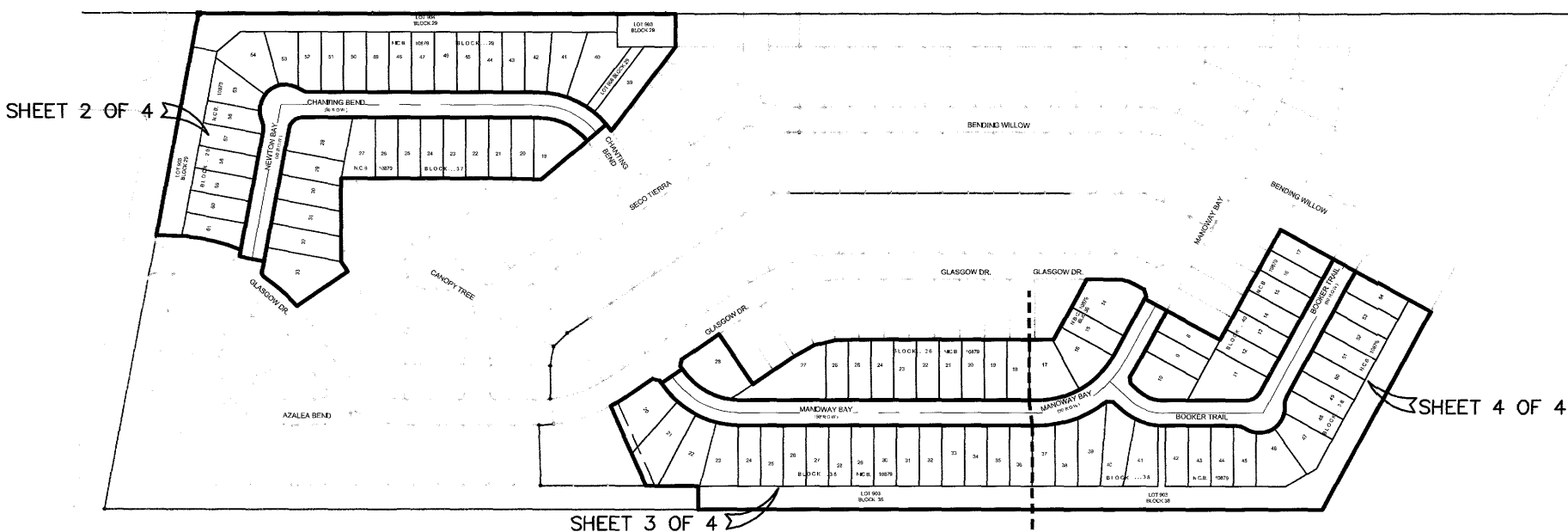
RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PLAT REFERENCE	
①	MI SUENO SUBDIVISION UNIT 1 (VOL. 9704, PGS. 106-107, D.P.R.)
②	MI SUENO SUBDIVISION UNIT 2 (VOL. 9727, PGS. 217-220, D.P.R.)
③	MI SUENO SUBDIVISION UNIT 3 (VOL. 20001, PGS. 1125-1126, D.P.R.)



INDEX MAP

NOT TO SCALE

Line Table		
Line	Length	Direction
L1	65.00'	S60°44'06"W
L2	62.67'	S29°15'54"E
L3	23.61'	S26°44'06"W
L4	21.36'	N71°30'08"E
L5	50.00'	N18°29'52"W
L6	13.30'	N71°30'08"E
L7	33.02'	N29°15'54"W
L8	65.24'	S63°15'54"E
L9	14.14'	S18°15'54"E
L10	6.75'	S26°42'58"W
L11	50.00'	S63°15'54"E
L12	6.75'	N26°45'15"E
L13	14.14'	N71°44'06"E
L14	89.22'	S63°15'54"E
L15	120.00'	S26°44'06"W
L16	100.00'	S63°15'54"E

Line Table		
Line	Length	Direction
L17	44.54'	S58°29'40"E
L18	43.06'	S42°43'51"E
L19	47.61'	S30°07'06"E
L20	59.16'	S29°15'54"E
L21	22.00'	S00°25'53"E
L22	14.14'	S44°34'07"W
L23	5.00'	S89°34'07"W
L24	46.59'	N60°42'21"E
L25	103.41'	N29°15'54"W
L26	50.00'	N68°58'54"W
L27	50.00'	N18°29'52"W
L28	13.05'	S54°49'19"W
L29	19.10'	N14°06'18"W
L30	19.10'	S14°06'18"W
L31	13.05'	S26°36'45"E

Line Table		
Line	Length	Direction
L32	65.00'	N60°44'06"E
L33	115.79'	N29°15'54"W

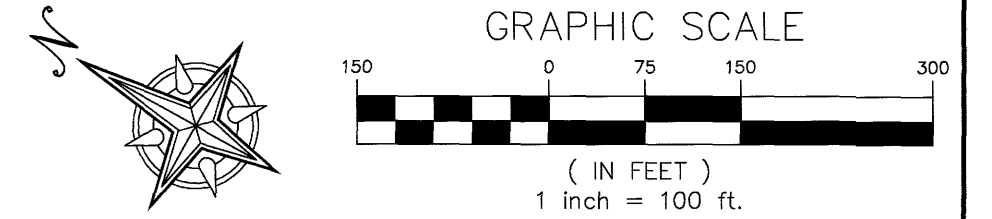
Curve Table					
Curve	Length	Radius	Chord Length	Chord Direction	Curve Delta
C1	16.34'	175.00'	16.33'	N23°41'36"E	005.35015
C2	86.82'	325.00'	86.56'	N12°23'39"E	015.30642
C3	11.65'	10.00'	11.00'	N38°07'18"E	066.76129
C4	138.47'	350.00'	137.57'	N17°55'51"W	022.66835
C5	34.03'	325.00'	34.02'	S60°15'53"E	005.99981
C6	37.74'	75.00'	37.35'	S14°50'53"E	028.83355
C7	18.18'	29.00'	17.89'	N53°32'27"E	035.92284
C8	134.48'	51.00'	98.77'	S68°52'53"E	151.07851
C9	18.18'	29.00'	17.89'	S11°18'13"E	035.92284
C10	153.58'	175.00'	148.70'	S04°07'24"E	050.28318
C11	109.70'	125.00'	106.21'	N04°07'24"W	050.28317
C12	34.57'	25.00'	31.88'	N68°52'53"W	079.23283
C13	136.83'	140.00'	131.45'	S01°15'55"E	055.99938
C14	185.70'	190.00'	178.40'	N01°15'54"W	056.00000
C15	56.77'	75.00'	55.43'	S07°34'48"E	043.36979
C16	186.82'	175.00'	178.08'	S59°50'53"E	061.16645
C17	37.36'	35.00'	35.62'	S59°50'53"E	061.16645
C18	17.38'	29.00'	17.12'	S72°23'46"W	034.34495
C19	38.06'	51.00'	37.18'	S42°55'33"E	042.75921
C20	17.38'	29.00'	17.12'	N12°05'33"W	034.34495
C21	47.08'	125.00'	46.80'	S13°19'48"E	021.57805
C22	149.48'	225.00'	146.75'	N48°17'51"W	038.06493
C23	23.45'	225.00'	23.43'	N87°26'46"W	005.97027

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 4 FOR LINE  
AND CURVE TABLES

# MI SUENO AT MONTE VIEJO UNIT 4 & 5

BEING A TOTAL OF 20.586 ACRE TRACT OF LANDS, BEING ALL OF THE 8.032 ACRE TRACT 2 AND PART OF THE 20.871 ACRE TRACT, RECORDED IN DOCUMENT NO. 20190004521 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUSTO ESQUE DA SURVEY NO.100 ABSTRACT NO. 213, NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. ESTABLISHING BLOCK 29, LOTS 39-61, LOTS 903-906, BLOCK 37, LOTS 19-33, BLOCK 38, LOTS 20-54, LOT 903, BLOCK 36, LOTS 14-28, BLOCK 40, LOTS 8-17.



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REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 08/2019

STATE OF TEXAS  
COUNTY OF BEXAR

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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 & SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF August, 2019, A.D.,  
RENESE COLLIER  
Notary Public, State of Texas  
Comm. Expires 05-15-2021  
Notary ID 125299461  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT MI SUENO AT MONTE VIEJO UNIT 4 & 5 OF 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

## LEGEND

- BUILDING SETBACK LINE \_\_\_\_\_ B.S.L.
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- COUNTY BLOCK \_\_\_\_\_ C.B.
- VARIABLE \_\_\_\_\_ VAR.
- VOLUME \_\_\_\_\_ VOL.
- PAGE \_\_\_\_\_ PG.
- EASEMENT \_\_\_\_\_ ESM'T
- RIGHT OF WAY \_\_\_\_\_ R.O.W.
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- 1/2" IRON ROD FOUND W/ CEC CAP \_\_\_\_\_
- 1/2" IRON ROD SET W/ CEC CAP \_\_\_\_\_
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTH EAST ROW LINE OF COPINSAY AVE BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED N71°30'08"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
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- (A) 20' B.S.L.  
(B) 10' GAS, ELECTRIC, CABLE TV, TELEVISION EASEMENT  
(C) 5' GAS, ELECTRIC, CABLE TV, TELEVISION EASEMENT

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③	MI SUENO SUBDIVISION UNIT 3 (VOL. 20001, PGS. 1125-1126, D.P.R.)

## CPS/SAWS/COSA UTILITY GENERAL NOTES:

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "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 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 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.

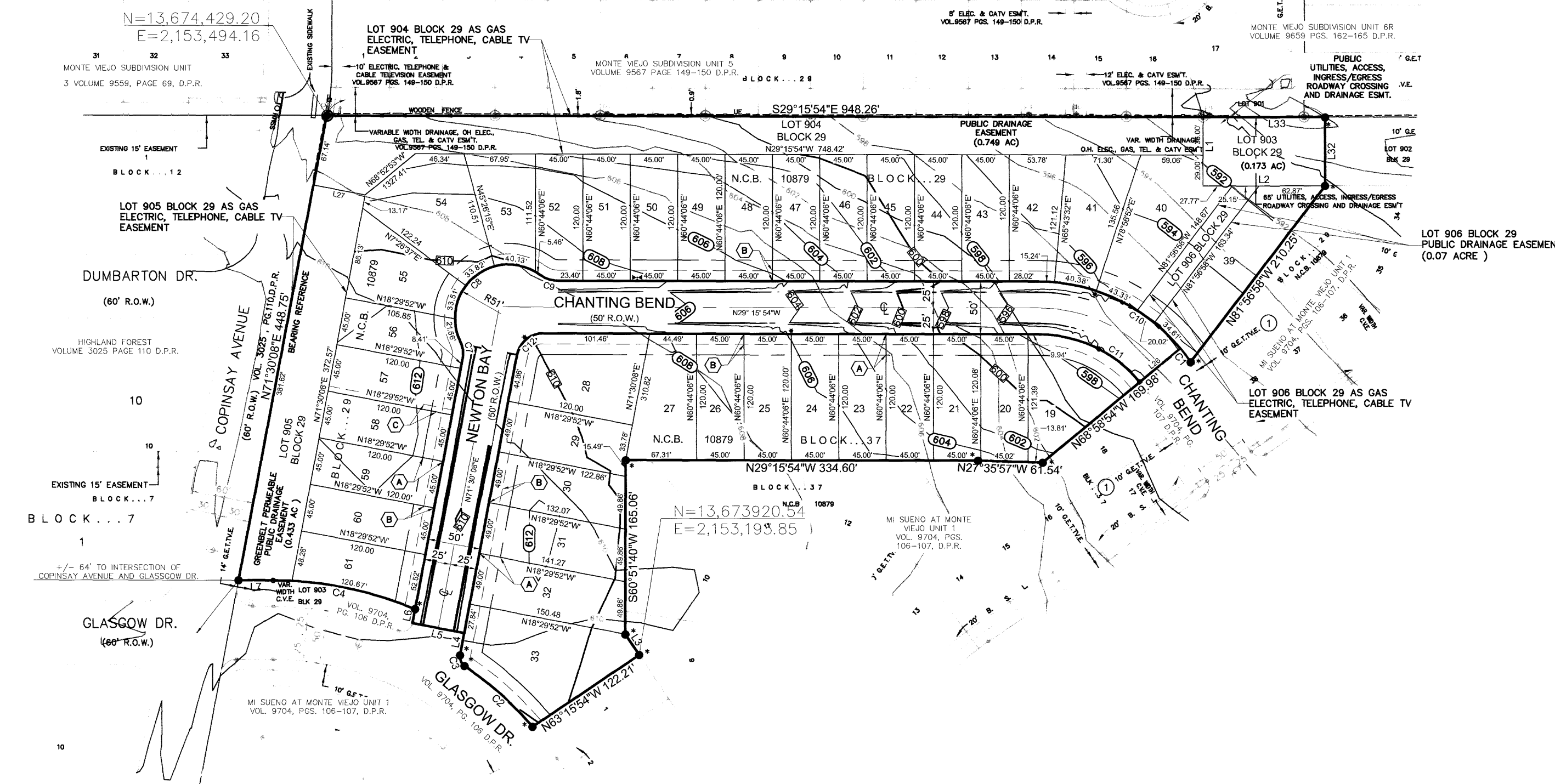
5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

## SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WOULD 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.

## LOCATION MAP

SCALE : N.T.S.



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.

*Jesse F. Cantu II*  
JESSE F. CANTU II  
LICENSED PROFESSIONAL ENGINEER  
93639

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:

*Gary B. Neill*  
GARY B. NEILL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
3964

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 4 FOR LINE  
AND CURVE TABLES



A graphic scale bar is shown with markings at 150, 0, 75, 150, and 300. Below the bar, it says "( IN FEET )" and "1 inch = 100 ft.". To the left of the scale is a compass rose with a stylized star in the center and an arrow pointing towards the top-left, indicating North.

DATE OF PREPARATION: 08/2019

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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON 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 & SEAL OF OFFICE

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

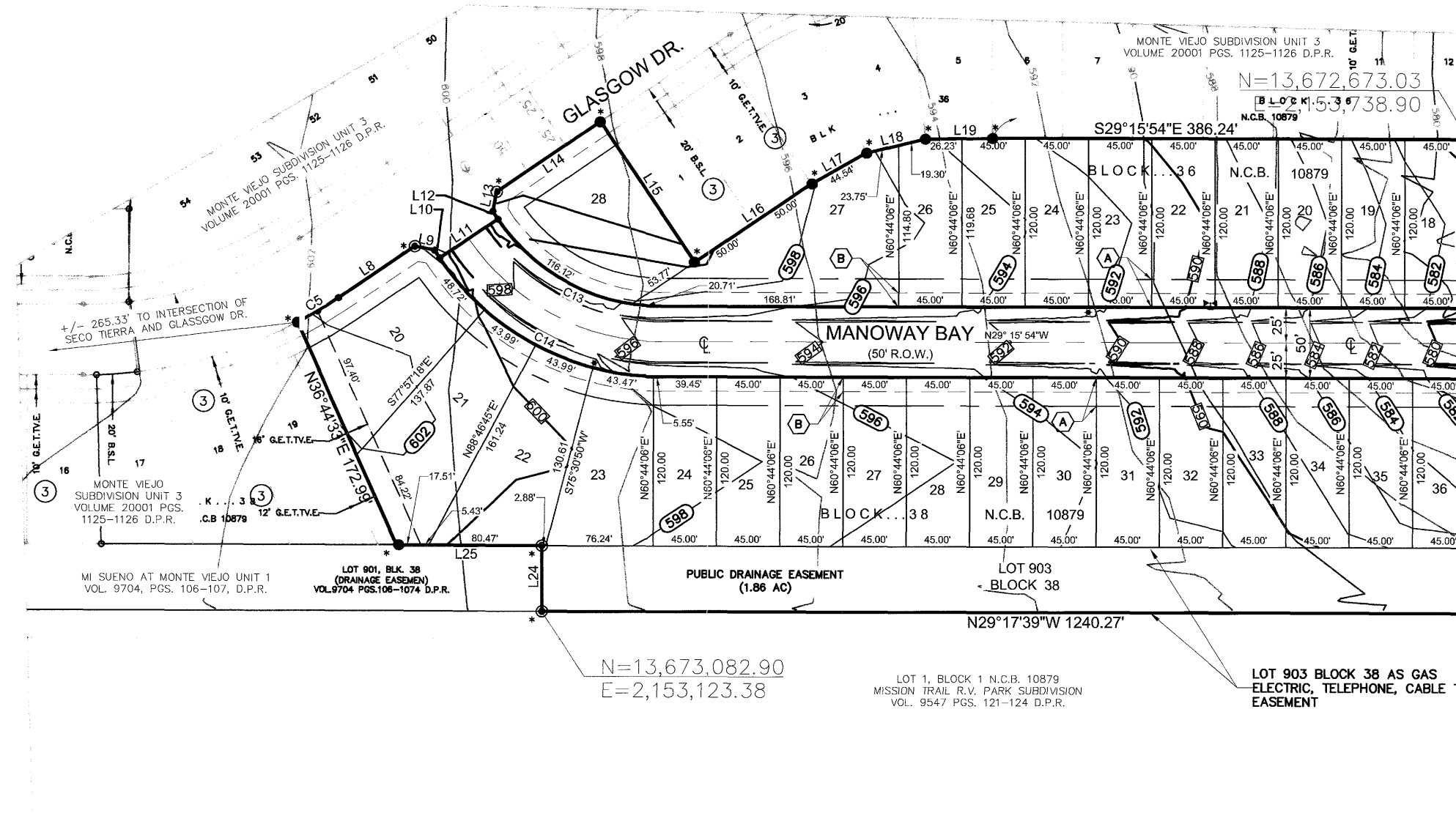
**A** 20' B.S.L.

**B** 10' GAS, ELECTRIC, CABLE TV,  
TELEVISION EASEMENT

PLAT REFERENCE	
①	MI SUENO SUBDIVISION UNIT 1 (VOL. 9704, PGS. 106-107, D.P.R.)
②	MI SUENO SUBDIVISION UNIT 2 (VOL. 9727, PGS. 217-220, D.P.R.)
③	MI SUENO SUBDIVISION UNIT 3 (VOL. 20001, PGS. 1125-1126, D.P.R.)

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.,

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



N 83° 44' 06" E 120.00'

*Gary B Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

SEE SHEET 1 OF 4 FOR LINE  
AND CURVE TABLES

GRAPHIC SCALE


( IN FEET )  
1 inch = 100 ft.

DATE OF PREPARATION: 08/2019

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DULY AUTHORIZED AGENT:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON 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 & SEAL OF OFFICE

 **RENESE COLLIER**  
Notary Public, State of Texas  
Comm. Expires 05-15-2021  
Notary ID 125299461

*Renese Collier*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT MI SUEÑO AT MONTE VIEJO UNIT 4 & 5 OF 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

1. BUILDING SETBACK LINE \_\_\_\_\_ B.S.L.
2. VEHICULAR NON-ACCESS EASEMENT \_\_\_\_\_ V.N.E.
3. GAS, ELECTRICAL, TELEPHONE & CABLE TELEVISION EASEMENT \_\_\_\_\_ G.E.T.V.E.
4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS... O.P.R.
5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS... D.P.R.
6. COURT BLOCK \_\_\_\_\_ C.B.
7. VARIABLE \_\_\_\_\_ VAR.
8. VOLUME \_\_\_\_\_ VOL.
9. PAGE \_\_\_\_\_ PG.
10. EASEMENT \_\_\_\_\_ ESM<sup>T</sup>
11. RIGHT OF WAY \_\_\_\_\_ R.O.W.
12. STREET CENTERLINE \_\_\_\_\_
13. EXISTING CONTOUR \_\_\_\_\_ 890
14. PROPOSED FINISHED CONTOUR \_\_\_\_\_ 890
15. EFFECTIVE FLOODPLAIN \_\_\_\_\_
16. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN \_\_\_\_\_
17. 1/2" IRON ROD FOUND W/ CEC CAP \_\_\_\_\_
18. 1/2" IRON ROD SET W/ CEC CAP \_\_\_\_\_
19. MONUMENTATION IS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
20. BEARING REFERENCE SOURCE IS THE SOUTH EAST ROW LINE OF COPINSAE AVE BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED N71°30'08"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLAN COORDINATE SYSTEM — SOUTH CENTRAL ZONE.
21. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH AERIAL PHOTO MONITORING RECEIVERS DATUM IS NAD83-2011 CONVERTED TO I.T.C. COORDINATES ARE TEXAS STATE PLANE COORDINATES — SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
22. ROTATION GRID TO PLAT IS 0°00'00".

**(A)** 20' B.S.L.

**(B)** 10' GAS, ELECTRIC, CABLE TV,  
TELEVISION EASEMENT

**(C)** 5' GAS, ELECTRIC, CABLE TV,  
TELEVISION EASEMENT

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM

SAWS IMPACT FEE PAYMENT 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.

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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**PS/SAWS/CUSA UTILITY EASEMENT NOTES:**  
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LICENSED PROFESSIONAL ENGINEER  
JESSE F. CANTU

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REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

PLAT NOTES APPLY TO EVERY PAGE  
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SHEET 4 OF 4