

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1,00017
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0140G, DATED SEPTEMBER 29, 2010, FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2) 20' BUILDING SET BACK LINE
- (3) 10' BUILDING SET BACK LINE
- 10' ELECTRIC, GAS, TELEPHONE, & (VOL. 20001, PGS. 279-280 D.P.R.
- 20' BUILDING SET BACK LINE (VOL. 20001, PGS. 279-280 D.P.R.)
- 10' BUILDING SET BACK LINE (VOL. 20001, PGS. 279-280 D.P.R.)

SUBDIVISION UNIT 2

ENCLAVE

(VOL. 20001 PGS

12

BLOCK 2

CORONADO SUBDIVISION UNIT 2

ENCLAVE

DENALI

104

(PRIVATE STREET)

3LOCK 6 SCB 4925

108.89

106

THE 0.334 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 11 & 12, BLOCK 6, C.B. 4925, A 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT, A 20' BUILDING SETBACK LINE, AND A 10' BUILDING SETBACK LINE; ALL OUT OF THE CORONADO SUBDIVISION UNIT 2 ENCLAVE, WHICH IS RECORDED

S40°55'14"W

AREA BEING REPLATTED THROUGH A PUBLIC

HEARING WITH WRITTEN NOTIFICATION

IN VOLUME 20001 PAGES 279-280 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY. TEXAS.

279-280, D.R.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM

LEGEND

- FOUND 1/2" IRON ROD " IRON ROD
- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- **ESMT** EASEMENT
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS. 0.P.R. DEED AND PLAT RECORDS OF
- BUILDING SETBACK LINE
- RIGHT-OF-WAY CITY BLOCK
- **PAGES**
- PROPOSED CONTOURS **EXISTING CONTOURS**

CORONADO

ENCLAVE

279-280, D.R.)

LOT 901, BLOCK 3

- **BOUNDARY LIMITS PIN**
- CENTER LINE

FINISHED FLOOR MINIMUM ELEVATION REQUIRED FO

CPS/SAWS/COSA

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 CRS 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,

STRUCTURES, 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

AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS,

- 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.
- 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.

WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM

<u>EDU IMPACT FEE PAYMENT NOTE:</u> 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 HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPED 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.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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 MARSHALL

<u>BUILDING SETBACK NOTE:</u>
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTON

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999 BLK 1, LOT 901 BLK 5, LOT 901 BLK 2, LOT 902 BLK 2, LOT 903 BLK 2, LOT 902 BLK 3, LOT 904 BLK 3 AND LOT 903 BLK 3, 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

<u>EDWARDS AQUIFER NOTES:</u> 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

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT

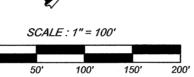
PRIVATE STREET DESIGNATION AS WATER AND SANITARY SEWER EASEMENTS: LOT 999, BLOCK 1, CB 4925, IS A PRIVATE STREET AND IS DESIGNATED AS AN

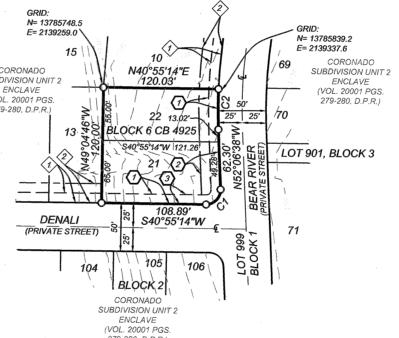
UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS

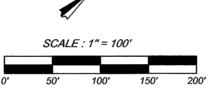
PRIVATE STREET DESIGNATION NOTE: LOT 999, BLOCK 1, CB 4925 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

SECONDARY ACCESS AND MAINTENANCE NOTE: SECONDARY ACCESS FOR RESIDENTS SHALL BE PROVIDED THROUGH A SERIES OF PRIVATE ROADWAYS, BEGINNING WITH A NAMED PRIVATE STREET NORTHWIND FROM US HIGHWAY 281 TO SOUTH BREEZE; BEING CONTIGUOUS WITH UNIT 2 OF THE CORONADO SUBDIVISION THE STREET FASEMENT ENCOMPASSING THE PRIVATE ROADWAY HAS BEEN DECLARED FOR PUBLIC USE AS DESCRIBED IN THE DEED RECORDS OF NORTHWIND ESTATES (VOL. 5629, PG. 387). THE MAINTENANCE OF THIS PRIVATE ROADWAY SHALL BECOME THE RESPONSIBILITY OF THE CORONADO PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.









REPLAT

LORRIE KURRUS

MY COMMISSION EXPIRES

SUBDIVISION UNIT 2 (VOL. 20001 PGS. 279-280, D.P.R. 279-280, D.P.R.)



1 6

ERESA A. SEIDEL

5672

STATE OF TEXAS

STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO WACTUAL SURVEY MADE ON THE GROUND BY .

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT 140122 (CORONADO SUBDIVISION UNIT 2 ENCLAVE) WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 279-280, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING DATE OF ____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS

IT STONE OAK LAND LIMITED PARTNERSHIP BY: HINES STONE OAK LAND ASSOCIATES LIMITED

BY: HINES STONE OAK LAND GP LLC.

BY: HINES INTERESTS LIMITED PARTNERSHIP ITS SOLE MEMBER

BY: HINES HOLDING, INC., ITS GENERAL PARTNER

SWORN AND SUBSCRIBED BEFORE ME THIS THE 31 DAY OF JULY 20 19



CURVE TABLE CURVE LENGTH RADIUS TANGENT DELTA CHORD CHORD BEARING 24.36' 15.00' 15.82' 93°01'53" 21.77' C2 42.01' 525.00' 21.02' 4°35'05" 42.00' S49°49'06"E

PLAT NO. 19-11800054

REPLAT ESTABLISHING

CORONADO SUBDIVISION UNIT 2 ENCLAVE

BEING A TOTAL OF 0.334 ACRES, ESTABLISHING LOTS 21 & 22, BLOCK 6, C.B. 4925, PREVIOUSLY PLATTED AS LOTS 11 & 12, BLOCK 6, C.B. 4925, CORONADO SUBDIVISION UNIT 2 ENCLAVE, WHICH IS RECORDED IN VOLUME 20001 PAGES 279-280 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



Phone #: (830) 220-6042 • Fax #: (830) 627-9097

TBPE Firm #: 9513 . TBPLS Firm #: 10122300

OWNER/DEVELOPER: H.T. STONE OAK LAND, LP 2200 ROSS AVENUE SUITE 4200W DALLAS, TX 75201 (972) 716-2900

STATE OF TEXAS COUNTY OF DALLAS

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

HT STONE OAK LAND LIMITED PARTNERSHIP

BY: HINES STONE OAK LAND ASSOCIATES LIMITED

BY: HINES STONE OAK LAND GP LLC, ITS GENERAL PARTNER

BY: HINES INTERESTS LIMITED PARTNERSHIP

STATE OF TEXAS

COUNTY OF DALLAS Robert W. W 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 OF THE

GIVEN UNDER MY HAND AND SEAL OF OFFICE



CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER

THIS PLAT OF <u>CORONADO SUBDIVISION UNIT 2 ENCLAVE</u> 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.,
	BY:	
	CHAIRMAN	

DATE OF PREPARATION: JULY, 2019

Date: Jul 25, 2019, 11:55am User ID: shemande. File: P:\291\01\04\Design\Civil\REPLAT\PL2910104_REPLAT.dwg