

LOCATION MAP

NOT TO SCALE

LEGEND

AC	BLK	VAR WID	VARIABLE WIDTH
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	DEED RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DR		SET 1/2" IRON ROD (PD)
OPR	OPR		SET 1/2" IRON ROD (PD)-ROW
VOL	VOL		EXISTING CONTOURS
PG	PG		PROPOSED CONTOURS
PR	PR		ORIGINAL SURVEY/COUNTY LINE
ROW	ROW		CENTERLINE
14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		20'X60' SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.027 OF AN ACRE "OFF-LOT") (PERMEABLE)
10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		20'X70' SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.032 OF AN ACRE "OFF-LOT") (PERMEABLE)
1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)		50'X120' SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.125 OF AN ACRE "OFF-LOT") (PERMEABLE)
VARIABLE WIDTH CLEAR VISION EASEMENT	VARIABLE WIDTH CLEAR VISION EASEMENT		60' SANITARY SEWER EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.078 OF AN ACRE "OFF-LOT") (PERMEABLE)	VARIABLE WIDTH DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.078 OF AN ACRE "OFF-LOT") (PERMEABLE)		VARIABLE WIDTH SANITARY SEWER EASEMENT
VARIABLE WIDTH SANITARY SEWER AND ACCESS EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.175 OF AN ACRE "OFF-LOT") (PERMEABLE)	VARIABLE WIDTH SANITARY SEWER AND ACCESS EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.175 OF AN ACRE "OFF-LOT") (PERMEABLE)		10" GAS, ELECTRIC, TELEPHONE, WATER AND CABLE TV EASEMENT (LOT 4, BLK 1)
15' BUILDING SETBACK LINE	15' BUILDING SETBACK LINE		10" WATER EASEMENT
15' PRIVATE DRAINAGE EASEMENT	15' PRIVATE DRAINAGE EASEMENT		VARIABLE WIDTH DRAINAGE EASEMENT
16' SANITARY SEWER EASEMENT (TOTAL 0.044 OF AN ACRE "OFF-LOT")	16' SANITARY SEWER EASEMENT (TOTAL 0.044 OF AN ACRE "OFF-LOT")		12' OVERHEAD ELECTRIC EASEMENT
10' BUILDING SETBACK LINE	10' BUILDING SETBACK LINE		
20'X50' SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.027 OF AN ACRE "OFF-LOT") (PERMEABLE)	20'X50' SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.027 OF AN ACRE "OFF-LOT") (PERMEABLE)		

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," "WATER EASEMENT," "SEWER EASEMENT," "SANITARY SEWER EASEMENT," "OVERHEAD ELECTRIC EASEMENT," "UNDERGROUND ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER 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 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 GRANTORS TO SUCH EASEMENTS ARE RESPONSIBLY 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. ROCK 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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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.

Shauna L. Weaver  
LICENSED PROFESSIONAL ENGINEER

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.

8-7-19  
REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

LEGEND

- CONTINUATION
- 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.062 OF AN ACRE "OFF-LOT") (PERMEABLE)
  - 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.062 OF AN ACRE "OFF-LOT") (PERMEABLE)
  - 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.014 OF AN ACRE "OFF-LOT") (PERMEABLE)
  - 10"X10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT") (PERMEABLE)
  - 10"X10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT") (PERMEABLE)
  - 10"X10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT") (PERMEABLE)
  - 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - 5' RIGHT-OF-WAY DEDICATION (TOTAL 0.149 ACRES)
  - 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT") (PERMEABLE)
  - VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (TOTAL 7.322 ACRES) (PERMEABLE)
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (TOTAL 5.034 ACRES) (PERMEABLE)
  - 16" SANITARY SEWER EASEMENT (VOL. 5575, PGS 797-800, OPR)
  - 30' FOOT NON EXCLUSIVE GENERAL UTILITY AND TEMPORARY ACCESS EASEMENT (VOL. 13007, PG 1134, OPR)
  - 16" SANITARY SEWER EASEMENT (DOC NO. 2018022109, OPR)
  - VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (TOTAL 7.322 ACRES) (PERMEABLE)
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (TOTAL 5.034 ACRES) (PERMEABLE)
  - 16" SANITARY SEWER EASEMENT (VOL. 5575, PGS 797-800, OPR)
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  - 16" SANITARY SEWER EASEMENT (DOC NO. 2018022109, OPR)

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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR LINE & CURVE TABLE

ADOLPHUS HARNDEN  
SURVEY NO. 478 1/3  
ABSTRACT 350  
COUNTY BLOCK 4911

UNPLATTED  
REMAINING PORTION OF  
170.117 ACRES  
CONTINENTAL HOMES OF TEXAS, LP  
(DOC# 20180182306, OPR)

UNPLATTED  
2.055 ACRES OUT OF THE  
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CONTINENTAL HOMES OF TEXAS, LP  
(DOC# 20180182306, OPR)

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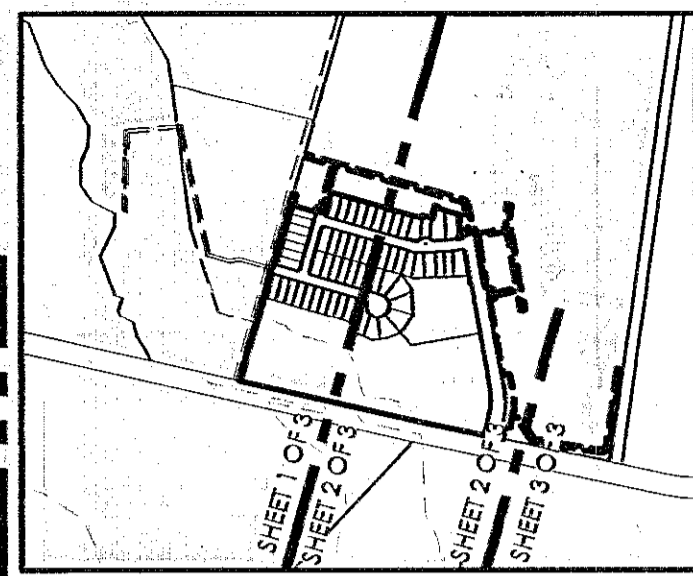
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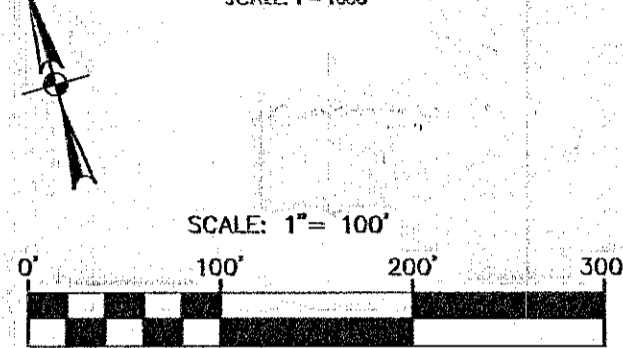
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INDEX MAP

SCALE: 1" = 100'

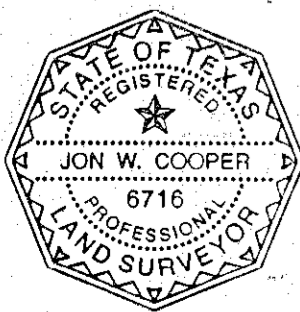


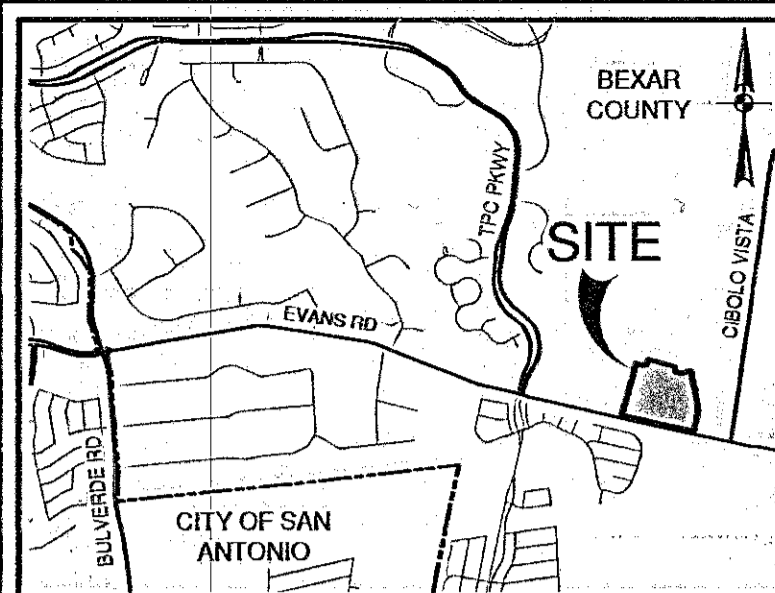
LEGEND

CONTINUATION

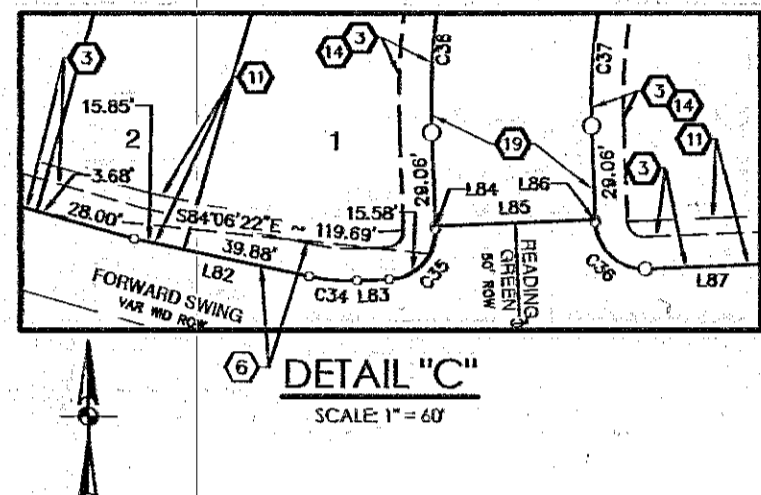
- 28" ELECTRIC EASEMENT (VOL. 6201, PG 1692, OPR)
- 28" TELEPHONE EASE

COUNTY CLERK, BEXAR COUNTY, TEXAS





PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



#### SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### LOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON 05/24/2013 (CASE NO. 13-06-0058). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS) 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," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY 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 GRANTORS 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 SEARS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

#### SAWS IMPACT FEE:

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

#### SAWS WASTEWATER EDU:

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

#### 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 (NAD2011) 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.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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.

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.

#### FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

#### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

#### INGRESS/EGRESS:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTORS ADJACENT PROPERTY TO ACCESS THE WATER & WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

#### SETBACK:

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

#### RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

#### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1, 901-903, BLK 1 & LOT 901, BLK 5, CB 4907, 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	39.95'	064°08'58"	S42°01'20"E	42.43'	44.73'
C2	365.00'	003°08'22"	S08°22'51"E	20.00'	20.00'
C3	15.00'	019°28'16"	N89°47'06"E	5.07'	5.10'
C4	230.90'	025°48'29"	N02°59'57"E	103.13'	104.01'
C5	209.10'	025°48'29"	S02°59'57"W	93.39'	94.19'
C6	15.00'	019°28'15"	S70°18'50"W	5.07'	5.10'
C7	301.90'	021°14'17"	S00°05'45"E	111.27'	111.91'
C8	45.20'	045°24'24"	S57°10'49"E	34.89'	35.82'
C9	26.80'	046°23'39"	S57°40'26"E	21.11'	21.70'
C10	26.80'	091°04'12"	N53°35'38"E	38.25'	42.60'
C11	45.20'	091°04'12"	S53°35'38"W	64.52'	71.84'
C12	45.20'	046°23'39"	N57°40'26"W	35.61'	36.60'
C13	26.80'	045°24'24"	N57°10'49"W	20.69'	21.24'
C14	15.00'	019°40'44"	S68°12'44"E	5.13'	5.15'
C15	20.05'	064°08'58"	S42°01'20"E	21.29'	22.45'
C16	435.00'	002°38'03"	S08°33'17"E	20.00'	20.00'
C17	15.00'	089°55'05"	S35°05'25"W	21.20'	23.54'
C18	445.00'	013°39'27"	N03°02'58"W	105.82'	106.07'
C19	15.00'	070°31'44"	S45°12'54"E	17.32'	18.46'
C20	15.00'	070°31'45"	S25°18'50"W	17.32'	18.46'
C21	437.00'	021°51'21"	S00°24'17"E	165.69'	166.70'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S09°56'51"E	127.68'	L39	S15°54'12"W	58.77'	L77	N09°11'03"W	148.30'
L2	N80°32'24"E	13.81'	L40	S74°05'48"E	110.00'	L78	S80°02'58"W	53.31'
L3	N80°02'58"E	10.00'	L41	N15°54'12"E	10.00'	L79	S87°42'09"W	155.89'
L4	S09°57'02"E	7.78'	L42	S74°05'48"E	10.00'	L80	N70°52'17"W	54.49'
L5	N80°02'58"E	124.04'	L43	N15°54'12"E	15.00'	L81	S74°05'48"E	50.00'
L6	N09°57'02"W	4.50'	L44	S74°05'48"E	17.00'	L82	S77°56'16"E	55.74'
L7	N80°02'58"E	25.00'	L45	N15°54'12"E	224.95'	L83	N87°42'09"E	10.07'
L8	S11°05'15"E	25.00'	L46	N74°05'48"W	4.50'	L84	N02°17'51"W	1.00'
L9	S80°02'58"W	25.00'	L47	N15°54'12"E	5.10'	L85	N87°42'09"E	50.00'
L10	N09°57'02"W	4.50'	L48	N74°05'48"W	132.50'	L86	S02°17'51"E	1.00'
L11	S80°02'58"W	124.54'	L49	N15°54'12"E	19.90'	L87	N87°42'09"E	75.89'
L12	N82°34'42"E	20.00'	L50	S09°56'51"E	127.51'	L88	N80°02'58"E	43.26'
L13	S09°57'02"E	28.60'	L51	S80°32'24"W	36.35'	L89	N67°51'53"W	45.27'
L14	N75°34'28"E	126.14'	L52	S80°02'58"W	10.05'	L90	N26°45'41"W	66.40'
L15	N15°54'12"E	9.18'	L53	N35°15'29"E	21.21'	L91	S66°49'19"E	93.12'
L16	S74°05'48"E	21.80'	L54	N74°05'48"W	119.93'	L92	N82°59'38"E	60.98'
L17	S15°54'12"W	9.18'	L55	N15°54'12"E	10.00'	L93	S68°27'00"W	74.83'
L18	S80°05'42"W	21.80'	L56	N74°05'48"W	10.00'	L94	N32°32'24"E	118.48'
L19	N09°54'18"W	103.73'	L57	S15°54'12"W	10.00'	L95	N03°28'07"W	136.89'
L20	S75°34'28"W	126.13'	L58	S15°54'12"W	56.66'	L96	S35°07'22"E	88.78'
L21	S09°57'02"E	13.35'	L59	N74°05'48"W	50.00'	L97	S74°05'48"E	67.50'
L22	S77°11'13"W	20.00'	L60	S15°54'12"W	13.61'	L98	N09°57'01"W	139.31'
L23	S10°42'54"E	87.98'	L61	S74°05'48"E	10.00'	L99	N10°42'54"W	60.57'
L24	N79°17'06"E	31.90'	L62	S74°57'12"E	42.50'	L100	N10°31'23"E	39.33'
L25	S10°42'54"E	98.59'	L63	S15°54'12"W	95.00'	L101	S02°17'51"E	130.00'
L26	S10°31'23"W	13.07'	L64	N74°05'48"W	17.00'	L102	S02°17'51"E	25.00'
L27	S79°53'00"E	20.00'	L65	N15°54'12"E	224.95'	L103	S87°42'09"W	25.00'
L28	S34°28'37"E	101.24'	L66	S74°05'48"E	4.50'	L104	N02°17'51"W	25.00'
L29	S81°56'28"E	18.40'	L67	N15°54'12"E	5.10'	L105	N80°02'59"E	10.00'
L30	N34°28'37"W	101.24'	L68	N80°32'19"E	70.00'	L106	S09°57'01"E	34.29'
L31	N79°53'00"W	20.13'	L69	S09°57'02"E	60.00'	L107	S80°02'59"W	10.00'
L32	S10°31'23"W	40.98'	L70	S10°42'54"E	148.68'	L108	N09°57'01"W	34.29'
L33	N79°28'37"W	31.90'	L71	S10°31'23"W	59.34'	L109	N75°34'28"E	29.91'
L34	S10°31'23"W	20.16'	L72	S12°09'22"W	25.29'	L110	S80°02'59"W	29.82'
L35	S12°09'22"W	39.57'	L73	S78°03'06"E	51.95'	L111	N09°57'01"W	189.05'
L36	S11°56'54"W	5.00'	L74	S78°03'06"E	53.04'	L112	S40°12'08"E	125.92'
L37	N16°01'29"E	58.77'	L75	N12°09'22"E	25.71'	L113	S40°12'08"E	99.16'
L38	S74°05'49"E	20.09'	L76	N13°47'20"E	58.23'	L114	N40°12'08"W	85.75'

#### DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

#### CLEAR VISION:

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

#### OPEN SPACE:

LOT 902, BLK 1 & LOT 901, BLK 5, CB 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA AND A PRIVATE DRAINAGE EASEMENT.

LOT 901 AND 903, BLK 1, CB 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA.

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2367002) 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(1).

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C22	15.00'	070°31'44"	S23°06'30"E	17.32'	18.46'
C23	15.00'	089°47'32"	N57°03'08"E	21.17'	23.51'
C24	363.00'	021°46'32"	N02°54'04"E	137.13'	137.96'
C25	15.00'	090°00'00"	N54°57'02"W	21.21'	23.56'
C26	130.00'	007°39'11"	S83°52'33"W	17.35'	17.36'
C27	120.00'	021°25'34"	N81°35'04"W	44.61'	44.87'
C28	15.00'	090°00'00"	S60°54'12"W	21.21'	23.56'
C29	15.00'	090°00'00"	S29°05'48"E	21.21'	23.56'
C30	60.00'	286°10'39"	S58°10'39"W	87.64'	278.74'
C31	15.00'	086°10'39"	N31°00'29"W	20.49'	22.56'
C32	15.00'	090°00'00"	N60°54'12"E	21.21'	23.56'
C33	15.00'	090°00'00"	S29°05'48"E	21.21'	23.56'
C34	60.00'	014°21'35"	S85°07'04"E	15.00'	15.04'
C35	15.00'	090°00'00"	N42°42'09"E	21.21'	23.56'
C36	15.00'	090°00'00"	S47°17'51"E	21.21'	23.56'
C37	70.00'	007°39'11"	N83°52'33"E	9.34'	9.35'
C38	185.00'	018°12'03"	N06°48'10"E	58.52'	58.77'
C39	235.00'	018°12'03"	S06°48'10"W	74.34'	74.65'
C40	447.00'	021°50'56"	N00°24'05"W	169.43'	170.46'
C41	60.00'	014°23'43"	N45°52'46"E	15.04'	15.07'

#### 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 48029D0145G, 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 FRIEBOROUGH FLOODPLAIN 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.

#### COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN):

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 30-43, BLOCK 1, COUNTY BLOCK 4907 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.

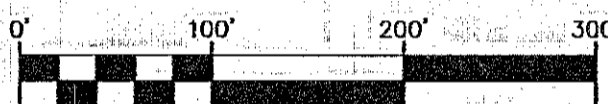
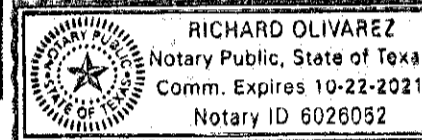
#### TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FID) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

#### SAWS AQUIFER:

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 THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

LINE TABLE		
LINE #	BEARING	LENGTH
L115	S19°16'44"W	83.97'
L116	S70°43'16"E	101.93'
L117	S57°12'07"E	207.08'
L118	S09°57'01"E	147.37'
L119	S72°13'02"E	122.46'
L120	S18°39'27"E	71.11'
L121	S78°03'06"E	51.46'
L122	S11°56'54"W	60.00'



SCALE: 1" = 100'

