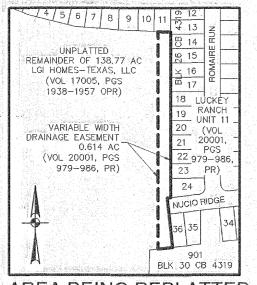
**LOCATION MAP** 



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH

WRITTEN NOTIFICATION

0.614 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT OF LUCKEY RANCH UNIT 11 RECORDED IN VOLUME 20001, PAGES 979-986 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF MONTGOMERY

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON LUCKEY RANCH UNIT 11, PLAT NO. 170417 WHICH IS RECORDED IN VOLUME 20001, PAGES 979-986 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OF REMOVE ANY COVENANTS OF RESTRICTIONS

LGI HOMES - TEXAS/LIC. A TEXAS LIMITED LIABILITY

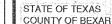
LUCKEY RANCH PARTNERS, LLC 1450 LAKE ROBBINS DRIVE, SUITE 430 THE WOODLANDS, TX 77380 (281) 362-8998

ND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF

MY COMMISSION EXPIRES: /2/27/2



MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891



W.R. WOOD

65364

99388888

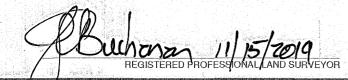
G. E. BUCHANAN

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.

PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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.



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 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. 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 OF PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

GHOUND 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 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 WASTEWATER EDU

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

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.

## LEGEND

- VOL VOLUME
- ACT ACRE(S) BLK BLOCK PG PAGE(S) BSL BUILDING SETBACK LINE PR PLAT RECORDS OF BEXAR
- COUNTY, TEXAS CB COUNTY BLOCK ROW RIGHT-OF-WAY DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS VARIABLE WIDTH VAR WID
- FOUND 1/2" IRON ROD INT INTERSECTION OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) (UNLESS NOTED OTHERWISE) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW SEE "COUNTY FINISHED FLOOR ELEVATION" NOTE -1140- — EXISTING CONTOURS

1140—— PROPOSED CONTOURS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN ORIGINAL SURVEY/COUNTY LINE CENTERLINE

- 10' GAS, ELECTRIC, TELEPHONE 6 AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT EASEMENT 1' VEHICULAR NON-ACCESS
- EASEMENT (NOT-TO-SCALE) AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT 16' SANITARY SEWER SANITARY SEWER EASEMENT FASEMENT

(11)

AND CABLE TV EASEMENT

8' LANDSCAPE EASEMENT

10' LANDSCAPE EASEMENT

(VOL 9677, PGS 57-60, DPR)

15' BUILDING SETBACK LINE

(VOL 9677, PGS 57-60, DPR)

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 979-986, PR)

AND CABLE TV EASEMENT (VOL 20001, PGS 979-986, PR)

10' BUILDING SETBACK LINE

(VOL 20001, PGS 979-986, PR)

10' GAS, ELECTRIC, TELEPHONE

- 5' WATER EASEMENT EASEMENT 25' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH GAS, EASEMENT ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 30' GAS, ELECTRIC, TELEPHONE 12
  - (VOL 9677, PGS 57-60, DPR 16' SANITARY SEWER EASEMENT (VOL 20001, PGS 979-986, PR)
  - (VOL 17963, PGS 534-544, OPR)

15' BUILDING SETBACK LINE (VOL 20001, PGS 979-986, PR) VARIABLE WIDTH CLEAR VISION

(VOL 20001, PGS 979-986, PR) 28' GAS, ELECTRIC, TELEPHONE (VOL 20001, PGS 979-986, PR)

(VOL 12458, PGS 2392-2398, OPR) VARIABLE WIDTH ELECTRIC (VOL 17963, PGS 534-544, OPR)

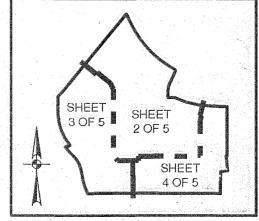
VARIABLE WIDTH DRAINAGE (VOL 9695, PGS 74-77, DPR) PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT

28' ELECTRIC EASEMENT

NOTE:

SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLE.

NOTE: SEE SHEET 1 OF 5 FOR LEGEND. SEE SHEET 5 OF 5 FOR ENGINEER, SURVEYOR & EXTRA NOTES.



INDEX MAP SCALE: 1"= 1000"

COUNTY, TEXAS. PAPE-DAWSON ENGINEERS SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

STATE OF TEXAS

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

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 15, 2019

PROPERTY BEXAR COUNTY, TEXAS, AND 4.98 ACRES OUT OF A 208.339

ACRE TRACT OF LAND RECORDED IN VOLUME 15861, PAGES 2397-2414

OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY,

TEXAS, OUT OF THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615,

COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 66,

ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON

SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 IN BEXAR

LGI HOMES - JEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY LUCKEY RANCH PARTNERS, LLC

1450 LAKE ROBBINS DRIVE, SUITE 430 THE WOODLANDS, TX 77380

STATE OF TEXAS COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 DAY OF COUNTY A.D. 20

GOMERY COUNTY, TEXÀS

CERTIFICATE OF APPROVAL

MEGHAN JANE GRACE

Notary Public, State of Texas Comm. Expires 12-27-2020

Notary ID 12081891

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 CLERK, BEXAR COUNTY, TEXAS

DATED THIS

THIS PLAT OF LUCKEY RANCH UNIT 12 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.

BY:			e awali atau	
				CHAIRMAN
BY:	<del></del>	 أشعيها إحجيته		<u>and the fact of the control of the </u>
				SECRETARY



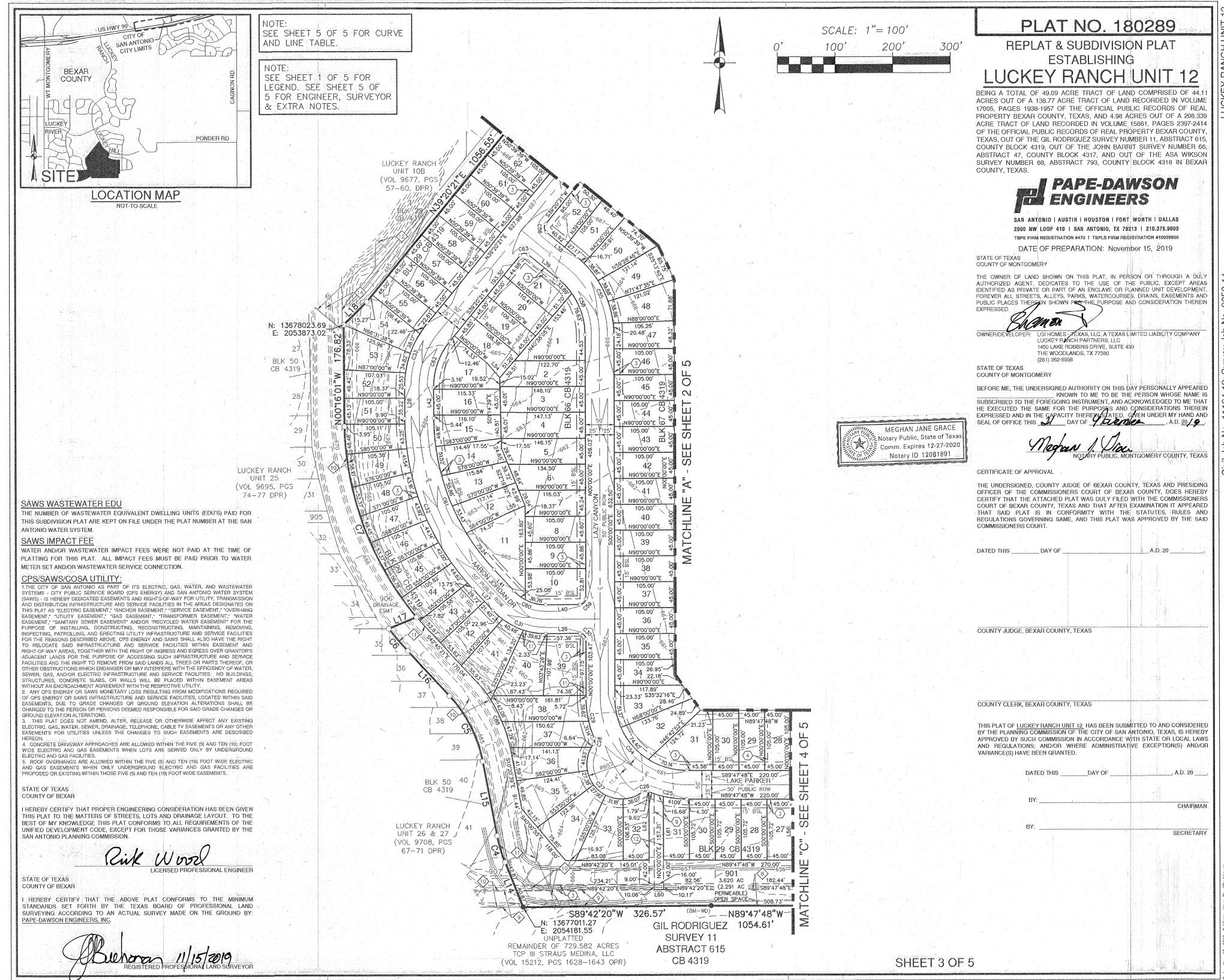


SCALE: 1"= 100"



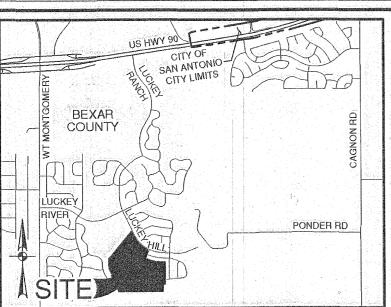












LOCATION MAP

#### SAWS WASTEWATER EDU

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

### 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.

#### 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," "OVERHANGE 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 BELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INCRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE ADJUST OF 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.

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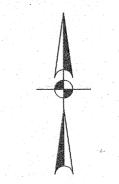
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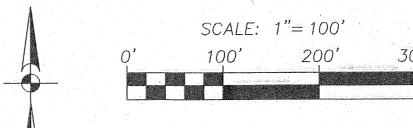
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

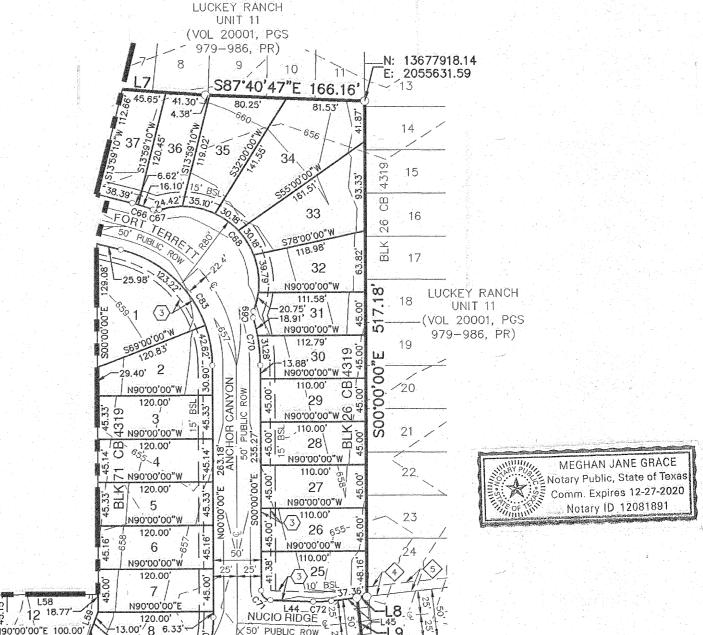
AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLE.

NOTE: SEE SHEET 1 OF 5 FOR LEGEND. SEE SHEET 5 OF 5 FOR ENGINEER, SURVEYOR & EXTRA NOTES.







7-L11-

901

BLK 30

CB 4319

N: 13677245.78 E: 2055637.80

> LUCKEY RANCH UNIT 11

(VOL 20001, PGS

979-986, PR)

## PLAT NO. 180289 REPLAT & SUBDIVISION PLAT

# **ESTABLISHING** UCKEY RANCH UNI

BEING A TOTAL OF 49.09 ACRE TRACT OF LAND COMPRISED OF 44.1 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, AND 4.98 ACRES OUT OF A 208.339 ACRE TRACT OF LAND RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, OUT OF THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615 COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 IN BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 15, 2019

COUNTY OF MONTGOMERY

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

Chamon LGI HOMES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY LUCKEY RANCH PARTNERS, LLC 1450 LAKE ROBBINS DRIVE, SUITE 430

THE WOODLANDS, TX 77380 (281) 362-8998

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

NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

CERTIFICATE OF APPROVAL

COUNTY OF MONTGOMERY

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.

\_ A.D. 20 \_ DATED THIS \_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DATED THIS \_

THIS PLAT OF LUCKEY RANCH UNIT 12 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.

BY:			4			
-		 			CHAIRMAN	
DV.						

SECRETARY

, A.D. 20

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

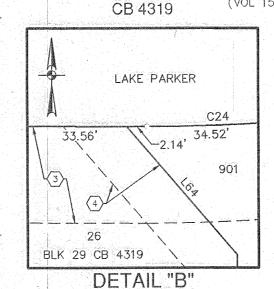
SAN ANTONIO PLANNING COMMISSION

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.

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



NOT-TO-SCALE

GIL RODRIGÚEZ

SURVEY 11

ABSTRACT 615

N89°47'48"W 1054.61'

MATCHLINE "B" - SEE SHEET 2 OF 5

-N90'00'00"E-

105.97

/ N90.00,00,E

117.09

\_BLK 29 CB 4319-

589'47'48"E 30.00' 589'47'48"E 296.32'

3.620 AC

OPEN SPACÉ

\_\_106.84'-

45.00' 45.00'

(2.370 AC PERMEABLE)

"D" THIS SHEET

/ 20 N90'00'00"E 104.69

21

-14.87' 99.92

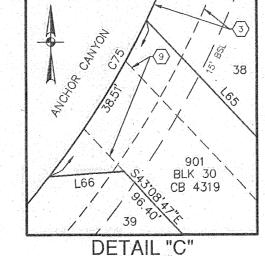
%CB 4319 🕏

26

SHEET

MATCHLINE SEE SHEET 3

BLK 67



NOT-TO-SCALE

10

55.00

45.00' 45.00' 45.00' 45.00' 45.00' 40.24

\*

50.00' 45.00' 45.00' 45.00' 45.00' 45.00' 59.36'

S89'47'48"E 476.02'

\*

45.00

\*

\* BLK 30 CB 4319

\_N90'00'00"E 275.00' \_\_\_\_\_\_ N89'54'40"E 201.2

1% A.C. (100-YR)

FLOODPLAIN PERFEMA LOMR CASE

#18-06-2600X

\*

0.983 AC

(0.568 AC PERMEABLE)
OPEN SPACE

\*

CONDITIONS FLOODPLAIN

PER FEMA LOMR CASE #18-06-2600X

61.24

4589'47'48"E. 17

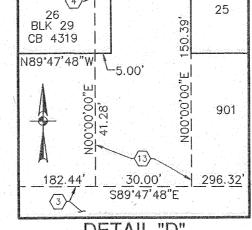
S89'47'48"El

UNPLATTED

REMAINDER OF 729.582 ACRES

TCP III STRAUS MEDINA, LLC

(VOL 15212, PGS 1628-1643 OPR)



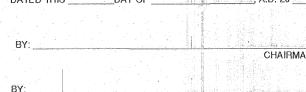
DETAIL "D" NOT-TO-SCALE

SHEET 4 OF 5





TEXAS LIMITED LIABILITY COMPANY



SECRETARY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 

LUCKEY RANCH PARTNERS, LLC

THE WOODLANDS, TX 77380

(281) 362-8998

1450 LAKE ROBBINS DRIVE, SUITE 430

PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 15, 2019

TGOMERY COUNTY, TEXAS

CERTIFICATE OF APPROVAL

STATE OF TEXAS

COUNTY OF MONTGOMERY

COUNTY, TEXAS.

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

A.D. 20

DATED THIS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT 12 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 THE	3	AT OF	V 1 1 12	7,D, 20
BY:				ing the second s
				CHAIRMA
DV-				

PLAT NOTES APPLY TO EVERY

PAGE OF THIS MULTIPLE PAGE PLAT

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS,

DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS.

SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE

THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS

IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS.

SETBACK:

OPEN SPACE

THE TIME OF RECORDATION.

ARBORIST OFFICE PER 35-477(H).

PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE

DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE FASEMENTS

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 GRANTOR S

ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN

THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR

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

LOT 901, BLOCK 29, CB 4319 AND LOT 901, BLOCK 30, CB 4319 ARE DESIGNATED AS

ALL OPEN SPACE LOTS TO BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION AT

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2392749) WHICH

ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY

REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT STATE OF TEXAS

BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING COUNTY OF MONTGOMERY

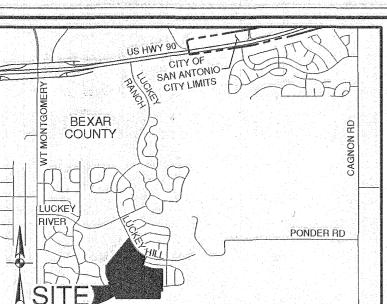
MEGHAN JANE GRACE Notary Public, State of Texa Comm. Expires 12-27-2020

Notary ID 12081891

OPEN SPACE AND AS A PUBLIC DRAINAGE AND MAINTENANCE ACCESS EASEMENT.

TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 29, AND LOT 901, BLOCK 30,

SHEET 5 OF 5



LOCATION MAP

A COP.	in openional case as		t de algoritor e
INE TABL			
BEARING	LENGTH		LINE #
S26"17'33"E	137.69		L36
S25'20'07"W	118.61		L37
S00.00,00,E	57.01'		L38
N90'00'00"E	70.00'		L39
S68'03'35"E	115.06'		L40
S76°00'50"E	144.31		L41
S85'40'47"E	132.59		L42
S83'31'24"W	10.47		L43
S06°28'36"E	50.00'		L44
S06'00'00"E	105.00'		L45
S83'31'24"W	72.19'ੂ		L46
S01'21'55"W	137.43'		L47
S00°12'12"W	ٍ 91.08 <b>'</b>		L48
N21'53'33"W	83.74		L49
N10'47'00"W	131.86		L50
N42°45′21″W	106.03		L51
N67'35'29"E	52.32'		L52
N45'11'37"E	56.49'		L53
S61'47'24"W	27.60'		L54
S39'20'21"W	39.76'		L55
S50'39'39"E	30.06'		L56
S37'17'44"E	55.33		L57
S64'39'53"E	73.04		L58
N64'39'53"W	74.46		L59
S38'20'27"W	35.71		L60
И90,00,00"М	59.69'		L61
N42'45'21"W	51.12		L62
N00'16'01"W	53.59'		L63
N61'47'24"E	27.56		L64
N50'39'39"W	30.06'		L65
N37'17'44"W	55.33'		L66
N38'20'27"E	35.31'		L67
и90,00,00"Е	75.00'		X 13 July 1
S39*20'21"W	104.68		
	BEARING  \$26'17'33"E  \$25'20'07"W  \$00'00'00"E  N90'00'00"E  \$68'03'35"E  \$76'00'50"E  \$83'31'24"W  \$06'28'36"E  \$80'00'00"E  \$83'31'24"W  \$01'21'55"W  \$01'21'55"W  \$01'21'55"W  \$01'21'2"W  N10'47'00"W  N42'45'21"W  N67'35'29"E  N45'11'37"E  \$61'47'24"W  \$339'20'21"W  \$50'39'39"E  \$37'17'44"E  \$64'39'53"E  \$64'39'53"W  N90'00'00"W  N42'45'21"W  N90'00'00"W  N42'45'21"W  N90'00'00"W  N42'45'21"W  N90'16'01"W  N61'47'24"E  N50'39'39"W  N37'17'44"W  N38'20'27"E  N90'00'00"E	S26'17'33"E         137.69'           S25'20'07"W         118.61'           S00'00'00"E         57.01'           N90'00'00"E         70.00'           S68'03'35"E         115.06'           S76'00'50"E         144.31'           S85'40'47"E         132.59'           S83'31'24"W         10.47'           S06'28'36"E         50.00'           S06'00'00"E         105.00'           S83'31'24"W         72.19'           S01'21'55"W         137.43'           S00'12'12"W         91.08'           N21'53'33"W         83.74'           N10'47'00"W         131.86'           N42'45'21"W         106.03'           N67'35'29"E         52.32'           N45'11'37"E         56.49'           S61'47'24"W         27.60'           S39'20'21"W         39.76'           S50'39'39"E         30.06'           S37'17'44"E         55.33'           S64'39'53"E         73.04'           N64'39'53"W         74.46'           S38'20'27"W         35.71'           N90'00'00"W         59.69'           N42'45'21"W         51.12'           N50'39'39"W         30.06' <t< td=""><td>BEARING LENGTH  \$26'17'33"E 137.69' \$25'20'07"W 118.61' \$90'00'00"E 57.01'  N90'00'00"E 70.00' \$68'03'35"E 115.06' \$76'00'50"E 144.31' \$885'40'47"E 132.59' \$83'31'24"W 10.47' \$06'00'0E 105.00' \$883'31'24"W 72.19' \$0121'55"W 137.43' \$0012'12"W 91.08' N21'53'33"W 83.74' N10'47'00"W 131.86' N42'45'21"W 106.03' N67'35'29"E 52.32' N45'11'37"E 56.49' \$61'47'24"W 27.60' \$339'20'21"W 39.76' \$533'20'21"W 39.76' \$533'30'E 73.04' N64'39'53"W 74.46' \$338'20'27"W 35.71' N90'00'00"W 59.69' N42'45'21"W 51.12' N00'16'01"W 53.59' N61'47'24"E 27.56' N50'39'39"W 30.06' N37'17'44"W 55.33' N61'47'24"E 27.56' N50'39'39"W 30.06' N37'17'44"W 55.33' N86'39'39"W 30.06' N37'17'44"W 55.33' N38'20'27"E 35.31' N90'00'00"E 75.00'</td></t<>	BEARING LENGTH  \$26'17'33"E 137.69' \$25'20'07"W 118.61' \$90'00'00"E 57.01'  N90'00'00"E 70.00' \$68'03'35"E 115.06' \$76'00'50"E 144.31' \$885'40'47"E 132.59' \$83'31'24"W 10.47' \$06'00'0E 105.00' \$883'31'24"W 72.19' \$0121'55"W 137.43' \$0012'12"W 91.08' N21'53'33"W 83.74' N10'47'00"W 131.86' N42'45'21"W 106.03' N67'35'29"E 52.32' N45'11'37"E 56.49' \$61'47'24"W 27.60' \$339'20'21"W 39.76' \$533'20'21"W 39.76' \$533'30'E 73.04' N64'39'53"W 74.46' \$338'20'27"W 35.71' N90'00'00"W 59.69' N42'45'21"W 51.12' N00'16'01"W 53.59' N61'47'24"E 27.56' N50'39'39"W 30.06' N37'17'44"W 55.33' N61'47'24"E 27.56' N50'39'39"W 30.06' N37'17'44"W 55.33' N86'39'39"W 30.06' N37'17'44"W 55.33' N38'20'27"E 35.31' N90'00'00"E 75.00'

1			
	M-12-12-14-15-14-15	E	
	LINE #	BEARING	LENGTH
	L36	и90.00,00"м	75.00
	L37	N00.00,00,E	74.86
	L38	\$50°39'39"E	68.09'
	L39	N50'39'39"W	68.09'
	L40	N90°00'00"E	59.69'
	L41	S42'45'21"E	51.12
	L42	S00'16'01"E	53.59'
	L43	N90'00'00"E	33.00'
	L44	S87°47'55"E	44.39
	L45	N83'31'24"E	26.89'
3	L46	S83'31'24"W	26.89'
	L47	N87°47'55"W	46.53'
	L48	И90.00,00.M	33.00'
	L49	N76°00'50"W	40.57
	L50	N13'59'10"E	40.02'
	L51	N90,00,00 <u>"</u> E	85.00'
	L52	N76'00'50"W	113.06'
	L53	S13'59'10"W	40.02
	L54	N40*40'18"W	33.40'
	L55	S66'38'40"W	38.29
	L56	S00'00'00"E	105.72
	L57	N90'00'00"E	105.00'
- 6 - 7 - 7 - 7	L58	N90.00,00,E	110.00'
	L59	\$20°45'45"W	28.21
	L60	N89°55'19"W	16.00'
	L61	N00'00'00"E	110.52'
	L62	S00'00'00"E	118.75
	L63	N55°00'21"E	19.78
	L64	S40'47'03"E	17.51
	L65	S43'08'47"E	90.58
	L66	N85'48'12"E	15.65

LINE TABLE							
LINE #	BEARING	LENGTH					
L36	N90,00,00,M	75.00					
L37	N00.00,00 <u>"</u> Е	74.86'					
L38	S50°39'39"E	68.09'					
L39	N50'39'39"W	68.09'					
L40	N90°00'00"E	59.69'					
L41	S42'45'21"E	51.12					
L42	S00'16'01"E	53.59'					
L43	N90'00'00"E	33.00'					
L44	S87°47'55"E	44.39'					
L45	N83°31'24"E	26.89'					
L46	S83'31'24"W	26.89'					
L47	N87°47'55"W	46.53'					
L48	N90'00'00"W	33.00'					
L49	N76'00'50"W	40.57					
L50	N13.59'10"E	40.02'					
L51	N90'00'00"E	85.00'					
L52	N76'00'50"W	113.06					
L53	S13'59'10"W	40.02					
L54	N40*40'18"W	33.40'					
L55	S66'38'40"W	38.29'					
L56	S00,00,00,E	105.72					
L57	N90'00'00"E	105.00'					
L58	N90°00'00"E	110.00'					
L59	S20*45'45"W	28.21					
L60	N89°55'19"W	16.00'					
L61	N00'00'00"E	110.52'					
L62	S00,00,00,E	118.75					
L63	N55°00'21"E	19.78					
L64	S40'47'03"E	17.51					
L65	S43'08'47"E	90.58					

	LINE #	BEARING	LENGTH
	L36	N90°00'00"W	75.00
	L37	N00.00,00 <u>"</u> E	74.86
	L38	S50*39'39"È	68.09'
	L39	N50'39'39"W	68.09'
	L40	N90.00,00,E	59.69'
	L41	S42'45'21"E	51.12'
	L42	S00'16'01"E	53.59'
	L43	N90'00'00"E	33.00'
	L44	S87°47'55"E	44,39'
	L45	N83'31'24"E	26.89
	L46	S83'31'24"W	26.89
	L47	N87*47'55"W	46.53'
	L48	N90'00'00"W	33.00'
	L49	N76°00'50"W	40.57'
	L50	N13'59'10"E	40.02'
	L51	N90'00'00"E	85.00
	L52	N76'00'50"W	113.06'
	L53	S13'59'10"W	40.02'
	L54	N40'40'18"W	33.40'
	L55	S66'38'40"W	38.29'
	L56	S00'00'00"E	105.72
	L57	N90'00'00"E	105.00
	L58	N90°00'00"E	110.00'
	L59	S20°45'45"W	28.21
	L60	N89°55'19"W	16.00'
	L61	N00'00'00"E	110.52
	L62	S00'00'00"E	118.75
	L63	N55°00'21"E	19.78
	L64	S40'47'03"E	17.51
	L65	S43'08'47"E	90.58
¥. :	L66	N85'48'12"E	15.65

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

ND 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 BUILDINGS,

STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS

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

LECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER

EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

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

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

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

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

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE

THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS.

OF THE METER. AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN CLEAR VISION:

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU

ANTONIO WATER SYSTEM

SAWS HIGH PRESSURE

WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED

SURVEYOR'S NOTES

CENTRAL ZONE.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE.

RESIDENTIAL FINISHED FLOOR

OMRS WITH FEMA APPROVAL

ASEMENTS FOR FLOODPLAINS:

ANTONIO OR BEXAR COUNTY.

OR LATEST REVISION THEREOF.

THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW

RESIDENTIAL FIRE FLOW

125.00'

175.00

10.00

80.00

10.00'

175.00

10.00

125.00'

125.00'

175.00'

10.00'

10.00' 125.00'

10.00'

75.00'

125.00'

175.00'

175.00'

10.00

80.00'

10.00

175.00'

125.00'

175.00'

10.00'

175.00'

10.00

125.00'

10.00

175.00'

10.00'

10.00

10.00

125.00'

125.00

10.00'

125.00

10.00

267.86

390.00' 42'29'20'

10.00' 90'00'00"

10.00' 87'47'55"

C47

C48

C49

C51

C52

C53

C54

C55

C57

C58

C59

C60

C61

C62

C64

C65

C66

C67

C69

C71

C72

C73

C74

C75

C76

C77

C78

C79

C80

C81

C83

C84

C85

C86

INCHES ABOVE FINAL ADJACENT GRADE.

PAPE-DAWSON" UNLESS NOTED OTHERWISE

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

(CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE

SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996),

FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING

FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH

THE FLOODPLAIN REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION, CONTACT

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 AND APPROVED BY FEMA ON JUNE 19,

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE

BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE BASED UPON A

LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON

ENGINEERS AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

(FEMA) ON JUNE 19, 2018 (CASE NO. 18-06-2600X); 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

WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN

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,

DEMAND OF 1500 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

**CURVE TABLE** 

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH

N08'49'15"W

N02'52'39"E

N44°24'53"W

S8817'34"W

N80'35'38"W

N45'00'00"W

N45'06'06"E

S44'53'54"E

S25'19'49"E

S05'39'39"E

S84'20'21"W

N25'19'49"W

N45'00'00"E

S66'22'40"E

S21'30'41"E

S19'32'10"W

S84°20'21"W

S45'00'00"E

S83'00'25"E

S72°17'40"E

S87'50'40"E

S42'30'13"E

S02'50'14"W

S43'53'57"F

N87'51'45"E

S87'51'45"W

S52'39'16"W

S45'00'00"W

N83'00'25"W

N31'00'50"W

N06'59'35"E

S45'00'00"E

S45'00'00"W

N38'00'25"W

N45'00'00"E

S45'00'00"E

S06°59'35"W

S58'59'10"W

S22'49'07"E

106.96

53.67

7.01

148.15

7.01

57.20

14.14

177.09

176.46

149.74

14.14

14.14

106.96

14.14

60.11

282.63

84.70'

14.14

14.14

42.61

22.70

6.60

144.55

6.60'

50.02'

13.87

18.91

26.48

12.73

217.62

14.14

30.44

14.14

42.61

14.14

14.14

14.14

153,94

176.78

14.14

30.44

14.14

128.45'

53.88

7.16'

189.37

7.16

57 46

15.71

195.91

154.73

15.71

15.71

110.52 15.71

61.84

289:21

86.41

15.71

15.71

42.72

22.72

6.73

180.43

6.73

15.32

18.93'

26.51

13.80'

15.71

30.51

15.71

42.72

15.71

165.84

196.35

30,51

15.71

129.72

AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

50'39'39"

17'38'30"

41'02'18"

135'37'23"

41'02'18"

18'48'43"

90,00,00

90'12'12"

89'47'48"

50'39'39'

90,00,00

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50'39'39"

90,00,00

47'14'39"

39'36'22"

90.00,00

13.59'10"

7'26'19'

38'32'18"

129'13'12

38'32'18

8'40'41'

8'40'41

79'05'39'

76'53'34

90,00,00

13'59'10"

90,00,00,

13'59'10

90,00,00,

90'00'00"

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76'00'50

90,00,00

90'00'00

13.59,10

90,00,00,

27°44'50"

2018 (CASE NO. 18-062600X). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE

AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1037.00'	35'23'23"	\$43°59'14"E	630.39	640.52
C2	20.00	87°01'02"	S18'10'24"E	27.54	30.37
C3	235.00	25'20'07"	S12'40'03"W	103.07	103.91
C4	248.50	11*06'33"	N16'20'17"W	48.11	48.18
C5	231.50'	31°58'21"	N26°46'11"W	127.51	129.18
C6	618.50	4'44'04"	N40'23'19"W	51.09'	51.11
. c7	543.16	38'04'11"	N20°31'02"W	354.30'	360.90
C8	15.00'	87'32'54"	N74'26'09"W	20.75	22.92'
C9	120.00	22.27,03,	S50:33'53"W	46.72'	47.02'
C10	10.00'	90'00'00"	S05'39'39"E	14.14'	15.71
C11	225.00'	13'21'55"	S43'58'41"E	52.37	52.49
C12	125.00	7'42'16"	S41'08'52"E	16.80'	16.81
C13	375.00'	6'39'33"	S48'19'47"E	43.56'	43.58
C14	175.00	13'00'20"	S58'09'43"E	39.64	39.72
C15	10.00	90,00,00,	N70'20'07"E	14.14	15.71
C16	10.00'	83'49'26"	N22'45'10"W	13.36	14.63
C17	225.00'	9'41'27"	N59*49'09"W	38.01	38.06
C18 .	10.00'	86*41'08"	S81°41'01"W	13.73'	15.13
C19	125.00'	38'20'27"	S19'10'13"W	82.09'	83.65
C20	175.00'	21'25'29"	S10*42'44"W	65.06'	65.44
C21	10.00'	55'47'59"	S06°28'31"E	9.36'	9.74
C22	65.00'	158'32'46"	S44'53'53"W	127.73	179.86
C23	10.00	55'47'59"	N83'43'44"W	9.36'	9.74
C24	175.00	21'49'55"	S79°17'14"W	66.28	66.68
C25	175.00	22°39'12"	N78*28'13"W	68.74	69.19
C26	10.00'	59'42'04"	S83'00'21"W	9.95	10.42
C27	60.00	163'22'38"	N45'09'22"W	118.74	171.09
C28	10.00'	59'42'04"	N06'40'55"E	9.95	10.42
C29	175.00'	23'10'07"	N11*35'03"W	70.28	70.76
C30 ·	10.00	90.00,00,	N45'00'00"W	14.14	15.71
C31	125.00'	47'14'39"	N66'22'40"W	100.18	103.07
C32	440.00'	42'29'20"	% Ñ21'30'41"W	318.87	326.29
C33	175,00'	39'36'22"	N19'32'10"E	118.58'	120.97
C34	[180.00]	22'27'03"	N50:33'53"E	70.08	70.53
C35	15.00'	88'04'57"	N17'44'56"E	20.86	23.06
C36	175.00	13'21'55"	N43°58'41"W	40.73	40.82'
C37	175.00	7'42'16"	N41'08'52"W	23.51'	23.53'
C38	425.00	6'39'33"	N48'19'47"W	49.37	49.40'
C39	10.00	90.00,00	N06'39'33"W	14.14	15.71
C40	175.00	38'20'27"	N19'10'13"E	114.93	117.11
C41	10.00	90.00,00,	N45'00'00"E	14.14	15.71
C42	125.00'	90'00'00"	S45'00'00"E	176.78	196.35
C43	175.00'	50:39'39"	S25*19'49"E	149.74	154.73
C44	10.00'	90'00'00"	S05'39'39"E	14,14	15.71

a Tali da di	1107 00 20 5	02.02	1	955 T.T. (8)				OUDVE I	D + D    10	DE	ALIAND DE LEUIA	OLIGER	LELIGIT
L18	N45'11'37"E	56.49'		L53	S13'59'10"W	40.02		CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTI
L19	S61'47'24"W	27.60		L54	N40*40'18"W	33.40'		C1	1037.00'	35'23'23"	S43'59'14"E	630.39	640.52
L20	S39'20'21"W	39.76		L55	S66'38'40"W	38.29'		C2	20.00	87*01'02"	S18'10'24"E	27.54	30.37
L21	S50'39'39"E	30.06'		L56	S00'00'00"E	105.72	6	C3	235.00'	25'20'07"	S12'40'03"W	103.07	103.91
L22	S37'17'44"E	55.33		L57	N90'00'00"E	105.00'		C4	248.50	11*06'33"	N16'20'17"W	48.11	48.18
L23	S64'39'53"E	73.04		L58	N90:00'00"E	110.00'		C5	231.50	31'58'21"	N26'46'11"W	127.51	129.18
L24	N64'39'53"W	74.46		L59	\$20°45'45"W	28.21		C6	618,50	4'44'04"	N40°23'19"W	51.09'	51.11
L25	S38'20'27"W	35.71		L60	N89°55'19"W	16.00'		C7	543.16	38'04'11"	N20°31'02"W	354.30'	360.90
L26	N90'00'00"W	59.69'		L61	N00'00'00"E	110.52'		C8	15.00'	87'32'54"	N74'26'09"W	20.75	22.92
L27	N42'45'21"W	51.12		L62	S00'00'00"E	118.75		C9	120.00	22.27'03"	S50:33'53"W	46.72'	47.02
L28	N00'16'01"W	53.59'		L63	N55°00'21"E	19.78		C10	10.00'	90'00'00"	S05°39'39"E	14.14'	15.71
L29	N61'47'24"E	27.56'		L64	S40'47'03"E	17.51		C11	225.00	13'21'55"	S43*58'41"E	52.37	52.49
L30	N50'39'39"W	30.06'		L65	S43'08'47"E	90.58'		C12	125.00	7'42'16"	S41'08'52"E	16.80'	16.81
L31	N37'17'44"W	55,33'		L66	N85'48'12"E	15.65		C13	375.00'	6'39'33"	S48'19'47"E	43.56'	43.58
L32	N38'20'27"E	35.31'		L67	S06'00'00"E	105.94		C14	175.00	13'00'20"	S58'09'43"E	39.64	39.72
L33	N90'00'00"E	75.00'		\				C15	10.00	90,00,00,	N70°20'07"E	14.14	15.71
L34	S39°20'21"W	104.68						C16	10.00'	83'49'26"	N22'45'10"W	13.36	14.63
L35	S39'20'21"W	14.78						C17	225.00'	9*41'27"	N59*49'09"W	38.01	38.06
								C18	10.00'	86°41'08"	S81°41'01"W	13.73'	15.13
								C19	125.00'	38'20'27"	S19'10'13"W	82.09'	83.65
								C20	175.00	21'25'29"	S10'42'44"W	65.06	65,44
								C21	10.00	55.47.59"	S06'28'31"E	9.36'	9.74
								C22	65.00'	158'32'46"	S44'53'53"W	127.73	179.86
								C23	10.00	55'47'59"	N83'43'44"W	9.36'	9.74
								C24	175.00	21'49'55"	S79'17'14"W	66.28	66.68
								C25	175.00'	22°39'12"	N78*28'13"W	68.74	69.19
								C26	10.00'	59°42'04"	S83'00'21"W	9.95'	10.42
								C27	60.00	163*22'38"	N45'09'22"W	118.74	171.09
								C28	10.00'	59'42'04"	N06'40'55"E	9.95'	10.42
ATE OF	TEXAS							C29	175.00'	23'10'07"	N11*35'03"W	70.28	70.76
	OF BEXAR							C30	10.00	90.00,00,	N45'00'00"W	14.14	15.71
REBY	CERTIFY THAT	PROPER EN	IGINEI	ERING CO	NSIDERATION I	HAS BEEN	GIVEN	C31	125.00	47'14'39"	N66°22'40"W	100.18	103.07
	TO THE MATT MY KNOWLEDG							C32	440.00'	42'29'20"	N21'30'41"W	318.87	326.29
FIED D	EVELOPMENT	CODE, EXCE	PT FO					Ċ33	175,00'	39'36'22"	N19'32'10"E	118.58'	120.97
N ANTC	NIO PLANNING		37		1			C34	180.00'	22.27,03,	N50'33'53"E	70.08'	70.53
		Cirk	/ /	///	//			C35	15.00'	88'04'57"	N17'44'56"E	20.86	23.06
		ME	20	NOU	e)			. C36	175.00'	13'21'55"	N43'58'41"W	40.73'	40.82
				LICEN	SED PROFESS	IONAL ENG	INEER	C37	175.00	7'42'16"	N41'08'52"W	23.51'	
	authoric Nige Company									1 12 10		20.01	Library .
	TEXAS OF BEXAR							200	425 001	6'39'33"	N48'19'47"W	49 37'	23.53
JNTY C	OF BEXAR	IAT TUE SA	POVE	DIAT O	ONE ODMO TO	TUE A	VIII AII IN A	C38	425.00'	6'39'33"	N48'19'47"W	49.37'	23.53 49.40
UNTY ( IEREB) INDARI	OF BEXAR / CERTIFY TH DS SET FOR	TH BY THE	TEX	AS BOAT	RD OF PROFI	ESSIONAL	LAND	C38	10.00'	90.00,00	N06'39'33"W	14.14	23.53 49.40 15.71
UNTY ( IEREB) ANDARI RVEYIN	OF BEXAR  CERTIFY TH  DS SET FOR  IG ACCORDING	TH BY THE TO AN AC	TEX	AS BOAT	RD OF PROFI	ESSIONAL	LAND	C38 C39 C40	10.00' 175.00'	90.00,00"	N06'39'33"W N19'10'13"E	14.14' 114.93'	23.53 49.40 15.71'
JNTY ( IEREB) INDARI RVEYIN	OF BEXAR / CERTIFY TH DS SET FOR	TH BY THE TO AN AC	TEX	AS BOAT	RD OF PROFI	ESSIONAL	LAND	C38 C39 C40 C41	10.00' 175.00' 10.00'	90'00'00" 38'20'27" 90'00'00"	N06'39'33"W N19'10'13"E N45'00'00"E	14.14' 114.93' 14.14'	23.53 49.40 15.71' 117.11 15.71'
UNTY ( IEREB) ANDARI RVEYIN	OF BEXAR  CERTIFY TH  DS SET FOR  IG ACCORDING	TH BY THE TO AN AC	TEX	AS BOAT	RD OF PROFI	ESSIONAL	LAND	C38 C39 C40	10.00' 175.00'	90.00,00"	N06'39'33"W N19'10'13"E	14.14' 114.93'	23.53 49.40 15.71 117.11

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T	C4	248.50	11*06'33"	N16°20'17"W	48.11	48.18'
	C5 ,	231.50'	31°58'21"	N26°46'11"W	127.51	129.18'
-	C6	618.50	4'44'04"	N40°23'19"W	51.09'	51.11
-	C7	543.16	38'04'11"	N20°31'02"W	354.30	360.90
Ī	C8	_15.00 <sup>'</sup>	87'32'54"	N74'26'09"W	20.75'	22.92'
I	C9	120.00	22.27,03,	S50.33,23,M	46.72'	47.02'
ľ	C10	10.00'	90'00'00"	S05°39'39"E	14.14'	15.71'
I	C11	225.00'	13'21'55"	S43*58'41"E	52.37	52.49
	C12	125.00'	7'42'16"	S41'08'52"E	16.80'	16.81
I	C13	375.00	6'39'33"	S48'19'47"E	43.56'	43.58
	- C14	175.00	13'00'20"	S58'09'43"E	39.64	39.72
l	C15	10.00	90,00,00,	N70°20'07"E	14.14	15.71
	C16	10.00'	83'49'26"	N22°45'10"W	13.36	14.63
-	C17	225.00'	9'41'27"	N59 <b>'</b> 49'09"W	38.01	38.06
-	C18 ,	10.00'	86'41'08"	S81°41′01"W	13.73'	15.13
ľ	C19	125.00'	38'20'27"	S19'10'13"W	82.09'	83.65
T	C20	175.00'	21'25'29"	S10'42'44"W	65.06	65,44
	C21	10.00'	55.47.59"	S06°28'31"E	9.36	9.74
	C22	65.00'	158'32'46"	S44'53'53"W	127.73	179.86
-	C23	10.00	55'47'59"	N83'43'44"W	9.36	9.74
-	C24	175.00	21'49'55"	S79'17'14"W	66.28'	66.68
_	C25	175.00	22°39'12"	N78°28'13"W	68.74	69.19
	C26	10.00'	59°42'04"	S83'00'21"W	9.95	10.42
I	C27	60.00	163*22'38"	N45'09'22"W	118.74	171.09'
-	C28	10.00'	59'42'04"	N06'40'55"E	9.95'	10.42
ľ	C29	175.00	23'10'07"	N11'35'03"W	70.28	70.76
T	C30 ·	10.00	90.00,00,	N45'00'00"W	14.14	15.71
	C31	125.00	47'14'39"	N66°22'40"W	100.18	103.07
-	C32	440.00'	42'29'20"	N21'30'41"W	318.87	326.29
-	C33	175,00	39'36'22"	N19'32'10"E	118.58'	120.97
-	C34	/180.00°	22.27,03,	N50'33'53"E	70.08	70.53
-	C35	15.00'	88'04'57"	N17'44'56"E	20.86'	23.06
T	. C36	175.00'	13'21'55"	N43'58'41"W	40.73	40.82'
-	C37	175.00	7'42'16"	N41'08'52"W	23.51'	23.53'
-	C38	425.00°	6'39'33"	N48'19'47"W	49.37'	49.40'
-	C39	10.00'	90.00,00	N06'39'33"W	14.14'	15.71
-	C40	175.00'	38'20'27"	N19'10'13"E	114.93	117.11
T	C41	10.00'	90.00,00,	N45'00'00"E	14.14'	15.71
-	C42	125.00'	90,00,00,	S45'00'00"E	176.78'	196.35'
T	C43	175.00	50.39,39,	\$25*19'49"E	149.74	154.73
r	C44	10.00'	90'00'00"	S05'39'39"E	14.14	15.71
	C45	10.00'	90,00,00,	S84'20'21"W	14.14'	15.71
L	NAME OF TAXABLE PARTY.	Lucini zoomici instituti con	-	Lance and the second second		-

W.R. WOOD 65364 ONAL 888888



