

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
V.N.A.E.	VEHICULAR NON-ACCESS ESMT.
ESMT	EASEMENT
NCB	NEW CITY BLOCK
BLK	BLOCK
G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

STATE OF TEXAS
COUNTY OF BEXAR

THIS AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SOMERSET APARTMENTS SUBD., A RECORDED IN VOLUME 9885, PAGE 41 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE BEXAR COUNTY PLANNING COMMISSION AT ITS MEETING OF _____, 2020 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 OR REMOVE ANY COVENANTS OR RESTRICTIONS.

Louis Trapolino
OWNER:
SOMERSET TRAILS, LTD.
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77069
LOUIS TRAPOLINO, VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT

SWORN AND SUBSCRIBED BEFORE ME THIS 12th DAY OF Feb., 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-18-2022

STATE OF TEXAS
COUNTY OF COMAL

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 OF MADE ON THE GROUND BY:

Drew A. Mawyer
DREW A. MAWYER, RPLS NO. 5548
TEPLS FIRM NO. 10181509

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.

Bjorn P. Boentges
BJORN P. BOENTGES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

DATE: 02-18-20

BEARINGS AND COORDINATES:
1. BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

FLOODPLAIN NOTE:
1. AT DATE OF PLAT APPROVAL, APPROXIMATELY 3.26 ACRES OF THE 100-YEAR FLOODPLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL 48020C0855F, EFFECTIVE SEPTEMBER 29, 2010. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

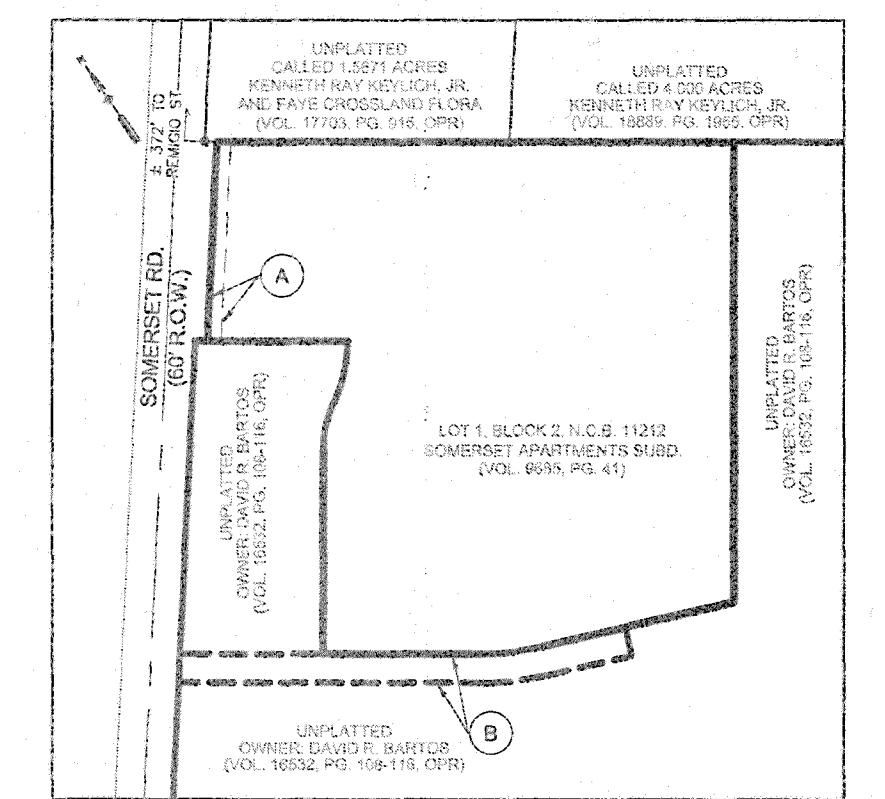
OPR/SAN/COSEA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE 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 EMOUCHMENT 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 FOOT WIDE EASEMENTS.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE 1" = 200'

THE AREA BEING REPLATTED IS LOT 1, BLOCK 2, NEW CITY BLOCK 11212, SOMERSET APARTMENTS, A 30' OFF-LOT INGRESS/EGRESS EASEMENT, AND A 14' G.E.T.C.A. EASEMENT AS RECORDED IN VOLUME 9885, PAGE 41, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

UNPLATTED CALLED 1.561 ACRES KENNETH RAY KEYLICH, JR. AND FAYE CROSSLAND FLORA (VOL. 17703 PG. 018, OPR)

UNPLATTED CALLED 4.000 ACRES KENNETH RAY KEYLICH, JR. (VOL. 18839 PG. 182, OPR)

UNPLATTED CALLED 0.41 ACRES SOMERSET APARTMENTS SUBD. (VOL. 9885, PG. 41)

UNPLATTED OWNER: DAVID P. BARTON (VOL. 18832 PG. 108-110, OPR)

UNPLATTED CALLED 1.561 ACRES KENNETH RAY KEYLICH, JR. AND FAYE CROSSLAND FLORA (VOL. 17703 PG. 018, OPR)

UNPLATTED CALLED 4.000 ACRES KENNETH RAY KEYLICH, JR. (VOL. 18839 PG. 182, OPR)

UNPLATTED CALLED 0.41 ACRES SOMERSET APARTMENTS SUBD. (VOL. 9885, PG. 41)

UNPLATTED OWNER: DAVID P. BARTON (VOL. 18832 PG. 108-110, OPR)

UNPLATTED CALLED 1.561 ACRES KENNETH RAY KEYLICH, JR. AND FAYE CROSSLAND FLORA (VOL. 17703 PG. 018, OPR)

UNPLATTED CALLED 4.000 ACRES KENNETH RAY KEYLICH, JR. (VOL. 18839 PG. 182, OPR)

UNPLATTED CALLED 0.41 ACRES SOMERSET APARTMENTS SUBD. (VOL. 9885, PG. 41)

UNPLATTED OWNER: DAVID P. BARTON (VOL. 18832 PG. 108-110, OPR)

UNPLATTED CALLED 1.561 ACRES KENNETH RAY KEYLICH, JR. AND FAYE CROSSLAND FLORA (VOL. 17703 PG. 018, OPR)

UNPLATTED CALLED 4.000 ACRES KENNETH RAY KEYLICH, JR. (VOL. 18839 PG. 182, OPR)

UNPLATTED CALLED 0.41 ACRES SOMERSET APARTMENTS SUBD. (VOL. 9885, PG. 41)

UNPLATTED OWNER: DAVID P. BARTON (VOL. 18832 PG. 108-110, OPR)

UNPLATTED CALLED 1.561 ACRES KENNETH RAY KEYLICH, JR. AND FAYE CROSSLAND FLORA (VOL. 17703 PG. 018, OPR)

UNPLATTED CALLED 4.000 ACRES KENNETH RAY KEYLICH, JR. (VOL. 18839 PG. 182, OPR)

UNPLATTED CALLED 0.41 ACRES SOMERSET APARTMENTS SUBD. (VOL. 9885, PG. 41)

UNPLATTED OWNER: DAVID P. BARTON (VOL. 18832 PG. 108-110, OPR)

DRAINAGE NOTES:
1. 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 TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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.

2. RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN, FINISHED FLOOR ELEVATIONS (FFE) OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE FFE. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

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

4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 BLOCK 7, LOT 901 BLOCK 11, LOT 901 BLOCK 12 AND LOT 901 NCB 11212, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

5. 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 48020C0855F, 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 PLUS FREEBOARD, CONSTRUCTION, 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.

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.

IMPACT FEES PAYMENT DUE:
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.

- (A) 10' G.E.T.C.A. ESMT
- (B) 14' G.E.T.C.A. ESMT
- (C) 28' WATER & SANITARY SEWER ESMT
- (D) 17' G.E.T.C.A. ESMT
- (E) 1' V.N.A.E. ESMT
- (F) 5' G.E.T.C.A. ESMT
- (G) 13' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.41 ACRES)
- (H) 28' G.E.T.C.A. ESMT
- (I) PEDESTRIAN ESMT
- (J) 20' G.E.T.C.A. ESMT
- (A) 14' G.E.T.C.A. ESMT (VOL. 9885, PG. 41, DPR)
- (B) 30' OFF-LOT INGRESS / EGRESS ESMT (VOL. 9885, PG. 41, DPR)

SAWS DEDICATION NOTE:
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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 805 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.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 26 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS & EGRESS (WATER/SANITARY SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER/SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (API 2449275) WHICH REQUIRES COMPLIANCE BY THE DEVELOPERS 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 ARBORISTS OFFICE, NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1396

D.A. MAWYER LAND SURVEYING, INC.
TEPLS FIRM NO. 10181509
5181 W. SH. 46, NEW BRAUNFELS, TX 78132
PHONE (210) 830-730-4449

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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Louis Trapolino
OWNER:
SOMERSET TRAILS, LTD.
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77069
LOUIS TRAPOLINO, VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT
(281) 571-9000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF Feb., 2020.

P. M. S.
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF SOMERSET TRAILS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS (AND WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED).

DATED THIS _____ DAY OF _____ A.D., 2020.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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 OF MADE ON THE GROUND BY:

Drew A. Mawyer
DREW A. MAWYER, RPLS NO. 5548
TEPLS FIRM NO. 10181509

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.

Bjorn P. Boentges
BJORN P. BOENTGES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

DATE: 02-18-20

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.

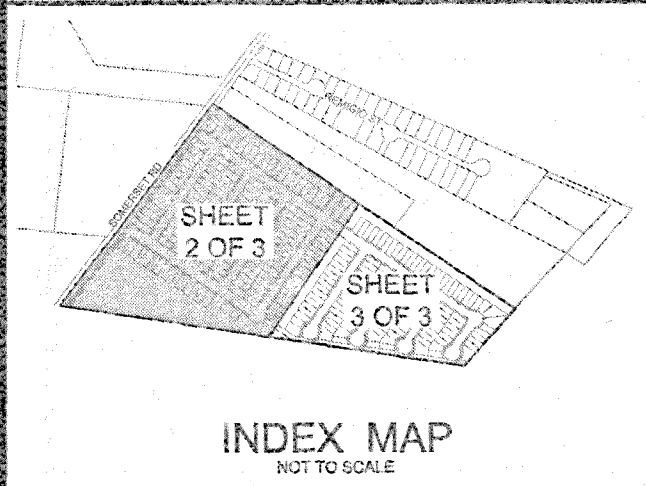
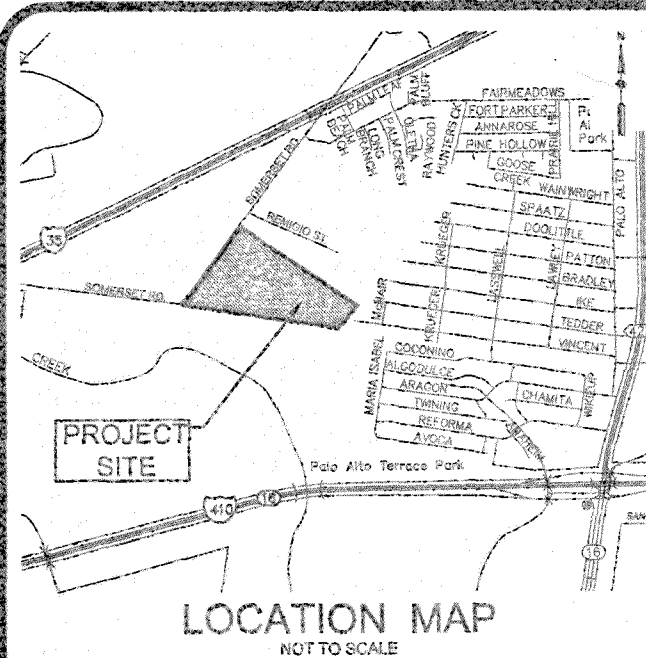
Bjorn P. Boentges
BJORN P. BOENTGES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

DATE: 02-18-20

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.

Bjorn P. Boentges
BJORN P. BOENTGES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - V.N.A.E. VEHICULAR NON-ACCESS ESM.T.
 - ESMT EASEMENT
 - NCB NEW CITY BLOCK
 - BLK BLOCK
 - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

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 OF MADE ON THE GROUND BY:

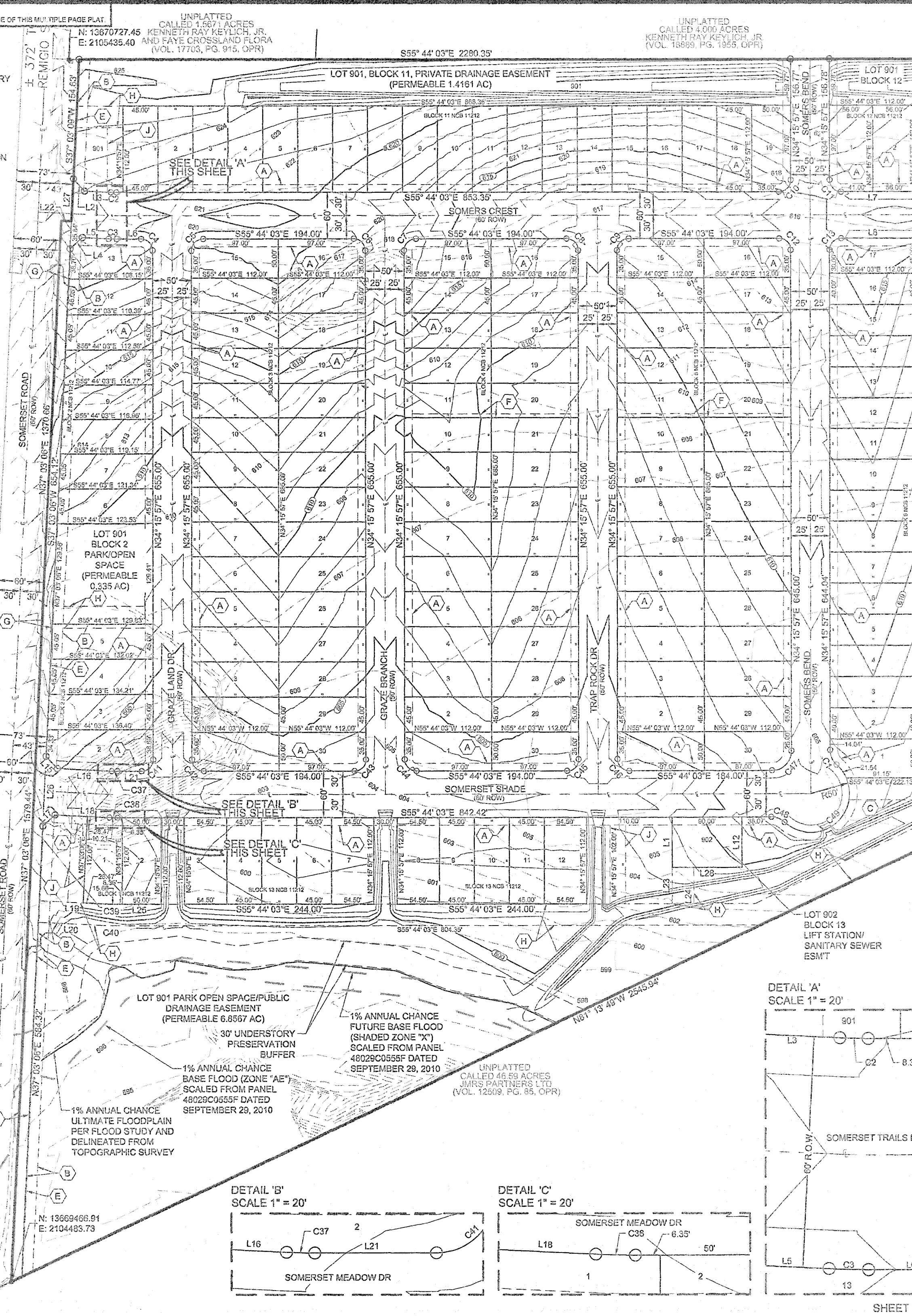
[Signature]
DREW A. MAWYER, RPLS NO. 6348
TOLUS FIRM NO. 10191500

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER 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.

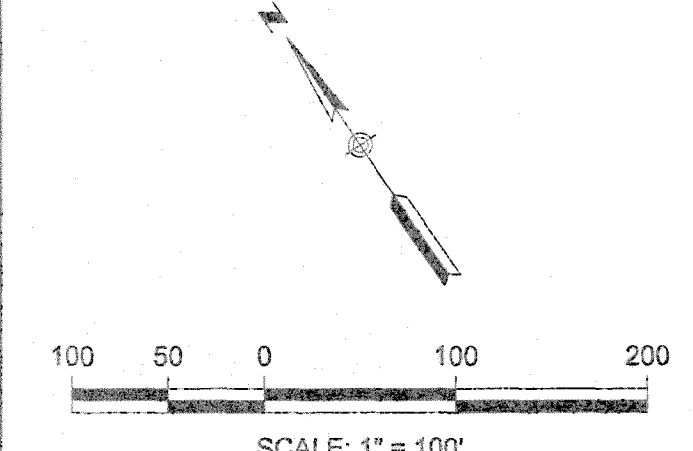
[Signature]
BJORN P. BOENTGES, P.E., CPM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

- MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
- A 10' G.E.T.C.A. ESM.T
 - B 14' G.E.T.C.A. ESM.T
 - C 28' WATER & SANITARY SEWER ESM.T
 - D 17' G.E.T.C.A. ESM.T
 - E 4' V.N.A. ESM.T
 - F 5' G.E.T.C.A. ESM.T
 - G 13' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS (0.41 ACRES)
 - H 28' G.E.T.C.A. ESM.T
 - I PEDESTRIAN ESM.T
 - J 20' G.E.T.C.A. ESM.T



PLAT NO. 19-11800029
REPLAT AND SUBDIVISION PLAT ESTABLISHING
SOMERSET TRAILS SUBDIVISION

BEING A 53.184 ACRE TRACT OF LAND, INCLUSIVE OF A 0.41 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM LINDSEY SURVEY NO. 75, ABSTRACT NO. 426, NEW CITY BLOCK 11212, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 2, NEW CITY BLOCK 11212, SOMERSET APARTMENTS SUBDIVISION, AS RECORDED IN VOLUME 9685, PAGE 41, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 47.37 ACRE TRACT OF LAND, AS DESCRIBED IN DOCUMENT NO. 20180053824, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 53.184 ACRE TRACT OF LAND BEING THAT SAME CERTAIN CALLED 53.18 ACRE TRACT OF LAND, AS CONVEYED TO SOMERSET TRAILS, LTD., AND RECORDED IN DOCUMENT NO. 20180177617, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78203
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

D.A. MAWYER LAND SURVEYING, INC.
78PLS FIRM NO. 10191500
5151 W. 84th, NEW BRAUNFELS, TX 78132
PHONE (210) 850-7300-4449

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.

[Signature]
OWNER:
SOMERSET TRAILS, LTD.
1010 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77055
LOUIS TRAPALINO, VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT
(281) 971-8000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPALINO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 2nd DAY OF Feb., 2020.

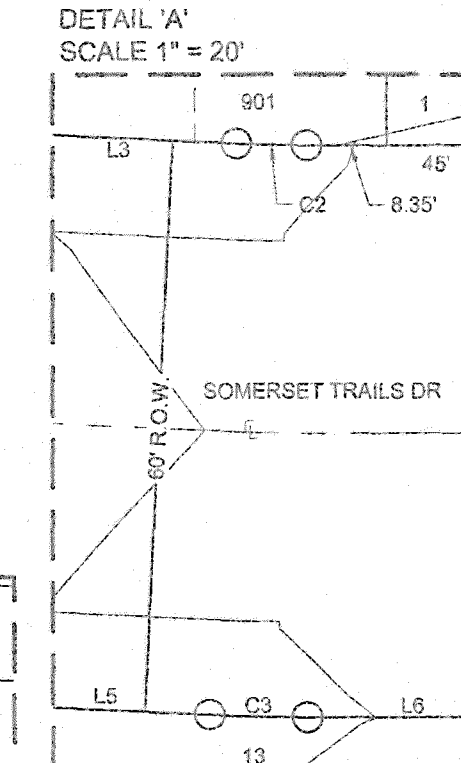
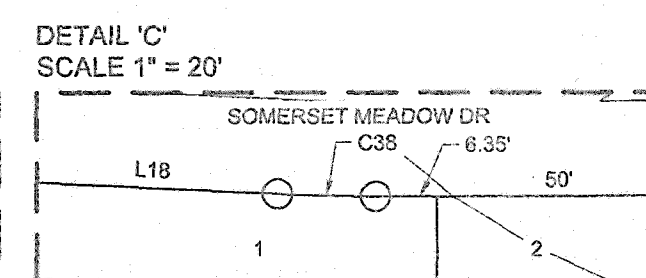
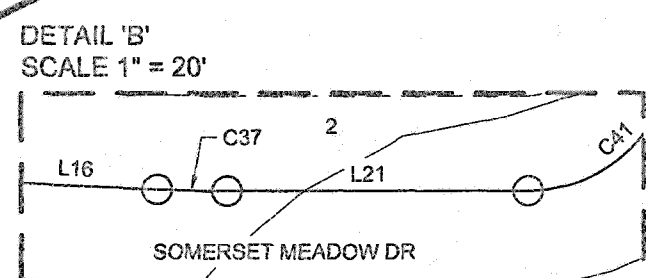
[Signature]
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

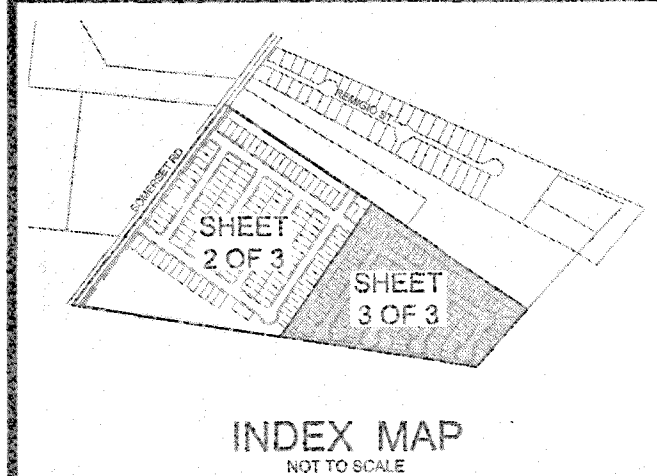
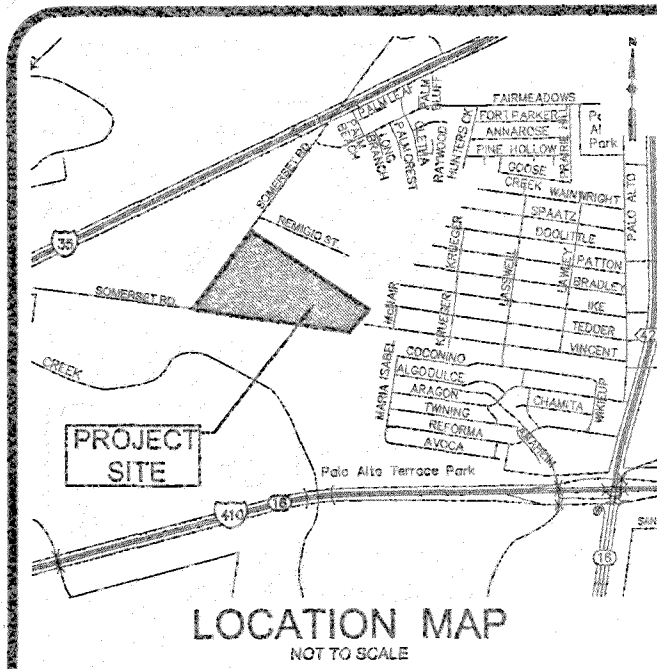
THIS PLAT OF SOMERSET TRAILS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2020.

BY: _____ CHAIRMAN

BY: _____ SECRETARY





- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - 740 --- EXISTING CONTOURS
 - 740 --- PROPOSED CONTOURS
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - V.N.A.E. VEHICULAR NON-ACCESS ESM'T.
 - ESMT. EASEMENT
 - N.C.B. NEW CITY BLOCK
 - BLK. BLOCK
 - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

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 OF MADE ON THE GROUND BY:

[Signature]
DREW A. MAWYER, RPLS NO. 5848
TRPLS FIRM NO. 10191500

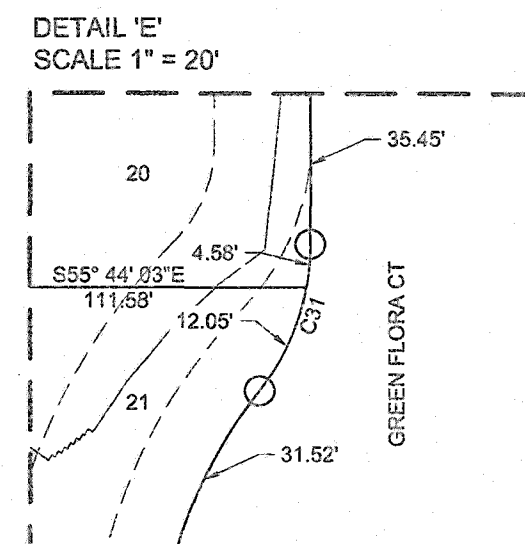
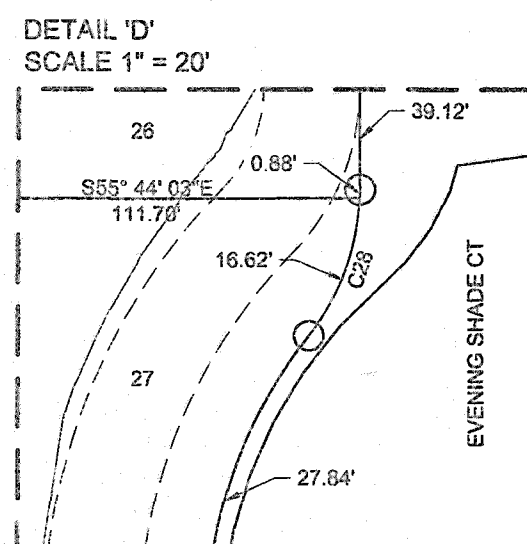
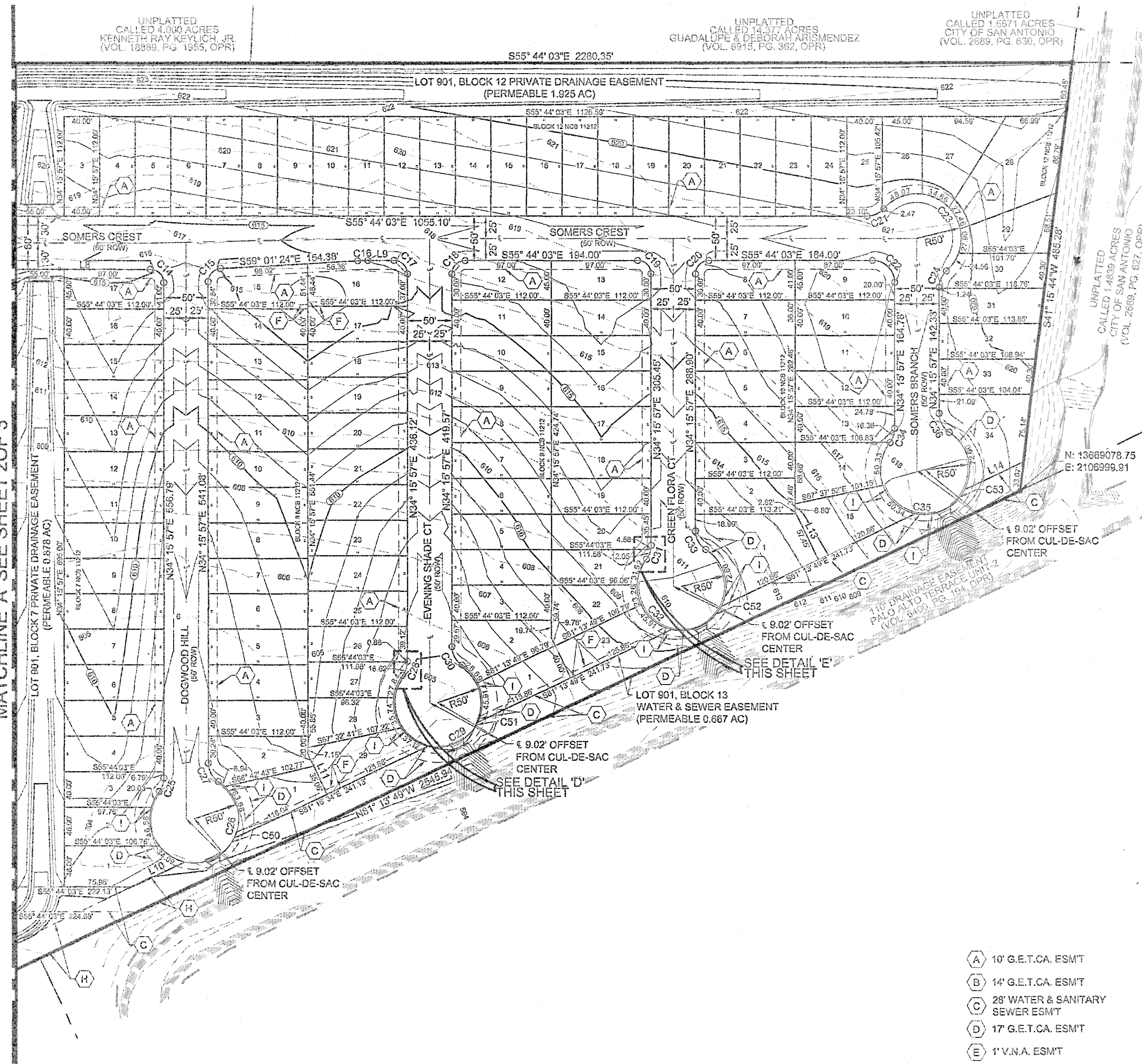
STATE OF TEXAS
COUNTY OF BEXAR

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.

[Signature]
BJORN P. BOENTGES, P.E., CPM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

MULTIPLE PAGE PLAT NOTE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

MATCHLINE 'A' SEE SHEET 2 OF 3



- A 10' G.E.T.C.A. ESM'T
- B 14' G.E.T.C.A. ESM'T
- C 28' WATER & SANITARY SEWER ESM'T
- D 17' G.E.T.C.A. ESM'T
- E 1' V.N.A.E. ESM'T
- F 5' G.E.T.C.A. ESM'T
- G 13' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS (0.41 ACRES)
- H 28' G.E.T.C.A. ESM'T
- I PEDESTRIAN ESM'T
- J 20' G.E.T.C.A. ESM'T

PLAT NO. 19-11800029

REPLAT AND SUBDIVISION PLAT ESTABLISHING SOMERSET TRAILS SUBDIVISION

BEING A 53.184 ACRE TRACT OF LAND, INCLUSIVE OF A 0.41 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM LINDSEY SURVEY NO. 75, ABSTRACT NO. 426, NEW CITY BLOCK 11212, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 2, NEW CITY BLOCK 11212, SOMERSET APARTMENTS SUBDIVISION, AS RECORDED IN VOLUME 9685, PAGE 41, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 47.57 ACRE TRACT OF LAND, AS DESCRIBED IN DOCUMENT NO. 20180053824, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 53.184 ACRE TRACT OF LAND BEING THAT SAME CERTAIN CALLED 53.18 ACRE TRACT OF LAND, AS CONVEYED TO SOMERSET TRAILS, LTD., AND RECORDED IN DOCUMENT NO. 20180177617, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LJA Engineering, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1383

D.A. MAWYER LAND SURVEYING, INC.

TBPLS FIRM NO. 10191500
5151 W. SH. 46, NEW BRAUNFELS, TX 78132
PHONE (210) 830-7300-1449

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, DRIVINGS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
LOUIS TRAPOLINO

OWNER:
SOMERSET TRAILS, LTD.
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77066
LOUIS TRAPOLINO, VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT
(281) 671-9000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 22ND DAY OF Feb., 2020.

[Signature]
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF SOMERSET TRAILS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2020.

BY: _____ CHAIRMAN

BY: _____ SECRETARY