

SUBDIVISION PLAT ESTABLISHING
PALOMA SUBDIVISION UNIT 8B

BEING A 24.33 ACRE TRACT OF LAND OUT OF THE J.B. HILL SURVEY NO. 103, ABSTRACT NO. 308, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE PROPERTY CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., BY DEED RECORDED IN DOCUMENT NUMBER 20180145104, OFFICIAL PUBLIC RECORDS, TEXAS.



KFW
ENGINEERS + SURVEYING

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, STE. 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

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.

BRIAN BARRON
OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

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 _____ A.D. _____

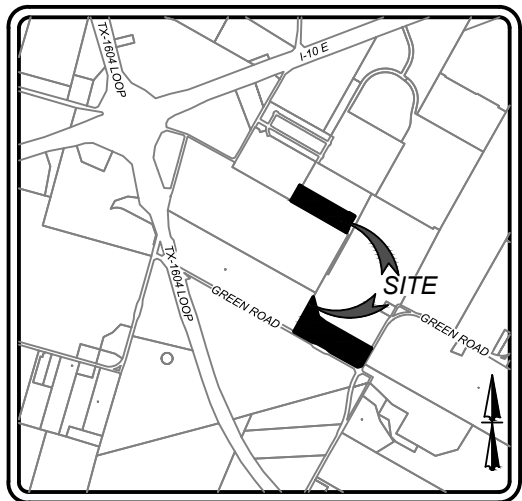
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF PALOMA SUBDIVISION UNIT 8B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
N.T.S.

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

CPS/SAWS/COSA UTILITY NOTES:

- 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 THE 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" 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 ENDCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- 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 COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LEGEND

○ F.I.R. = FOUND 1/2" IRON ROD	O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
△ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"	E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
⊠ = TXDOT MONUMENT	R.O.W. = RIGHT-OF-WAY
⊞ = PROPOSED EASEMENT	ESMT. = EASEMENT
⊞ = EXISTING EASEMENT	N.T.S. = NOT TO SCALE
FF = 527.0	N.C.B. = NEW CITY BLOCK
972	AC. = ACRE
970	VOL. = VOLUME
968	PG. = PAGE
— = EXISTING MAJOR CONTOURS	F.F. = FINISHED FLOOR
— = EXISTING MINOR CONTOURS	C.B. = COUNTY BLOCK
— = CENTERLINE OF ROAD	
— = CITY LIMITS LINE	
— = FLOODPLAIN PER PANEL 48029C0435G, EFFECTIVE DATE SEPTEMBER 29, 2010.	

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.

TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PASADENAS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

FLOOD PLAIN VERIFICATION NOTE:

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 48029C0435G, 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 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.

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

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 THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (APPENDIX H)

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS 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 (35-506(d)(5)).

FIRE FLOW NOTE:

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 THE 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 MARSHALL.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

BUILDING SETBACK NOTE:

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2219163) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(h).

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 BLOCK 42, LOT 901, BLOCK 12, AND LOT 901, BLOCK 41 DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH THE CITY OF SAN ANTONIO. WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POS A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, ERNEST VORPAHL LKOT P-11 & CABLE T.V. EASEMENT 99.851 ACRES N.C.B. 16570 (VOL. 1004, PG. 1609, O.P.R.)
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. PRIVATE DRAINAGE, WATER & SEWER, & MAINTENANCE ACCESS EASEMENT
- 60' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. PRIVATE DRAINAGE, WATER & SEWER, & MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET RIGHT-OF-WAY (PERMEABLE) (0.06 ACRES)
- 50' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. PRIVATE DRAINAGE, WATER & SEWER, & MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET RIGHT-OF-WAY (PERMEABLE) (0.05 ACRES)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. , PGS D.P.R.)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOL. , PGS D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20001, PGS 611-612 D.P.R.)
- 10' BUILDING SETBACK (VOL. , PGS D.P.R.)
- 20' BUILDING SETBACK (VOL. , PGS D.P.R.)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, PRIVATE DRAINAGE, & MAINTENANCE ACCESS EASEMENT (VOL. , PGS D.P.R.)
- 20' SEWER EASEMENT TO SAN ANTONIO RIVER AUTHORITY (VOL. 13414, PAGE 346, O.P.R.)

LINE	LENGTH	BEARING
L1	15.00'	N29°47'19"E
L2	22.83'	S58°35'58"W
L3	32.23'	S29°47'19"W
L4	60.73'	S24°15'24"W
L5	9.29'	S29°47'19"W
L6	66.47'	S40°21'09"W
L7	66.47'	N40°21'09"E
L8	9.28'	N29°47'19"E
L9	6.96'	S69°50'58"W
L10	55.23'	N37°18'20"E
L11	72.99'	S23°47'04"E
L12	30.92'	S30°49'07"E
L13	66.51'	S40°52'56"E
L14	43.69'	S36°40'59"E
L15	25.20'	S65°08'51"E
L16	34.49'	S89°05'17"E
L17	46.31'	N56°37'59"E
L18	17.46'	N41°45'30"E
L19	47.00'	N81°37'05"E
L20	38.25'	S44°13'57"E
L21	15.43'	S30°49'53"E
L22	65.86'	S16°57'55"E
L23	21.51'	S44°00'58"E
L24	44.85'	S24°00'18"E
L25	69.52'	S15°44'23"E
L26	50.28'	S52°42'27"E
L27	40.37'	S44°54'07"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.05'	125.00'	11.56'	10°33'49"	23.01'	S35°04'14"W
C2	18.44'	100.00'	9.24'	10°33'49"	18.41'	S35°04'14"W
C3	23.56'	15.00'	15.00'	90°00'12"	21.21'	N15°12'47"W
C4	23.56'	15.00'	15.00'	89°59'48"	21.21'	S74°47'13"W
C5	23.56'	15.00'	15.00'	90°00'12"	21.21'	S15°12'47"E
C6	22.12'	15.00'	13.62'	84°28'26"	20.17'	N77°32'54"E
C7	13.20'	150.00'	6.60'	5°02'28"	13.19'	N37°49'55"E
C8	13.83'	75.00'	6.93'	10°33'49"	13.81'	N35°04'14"E

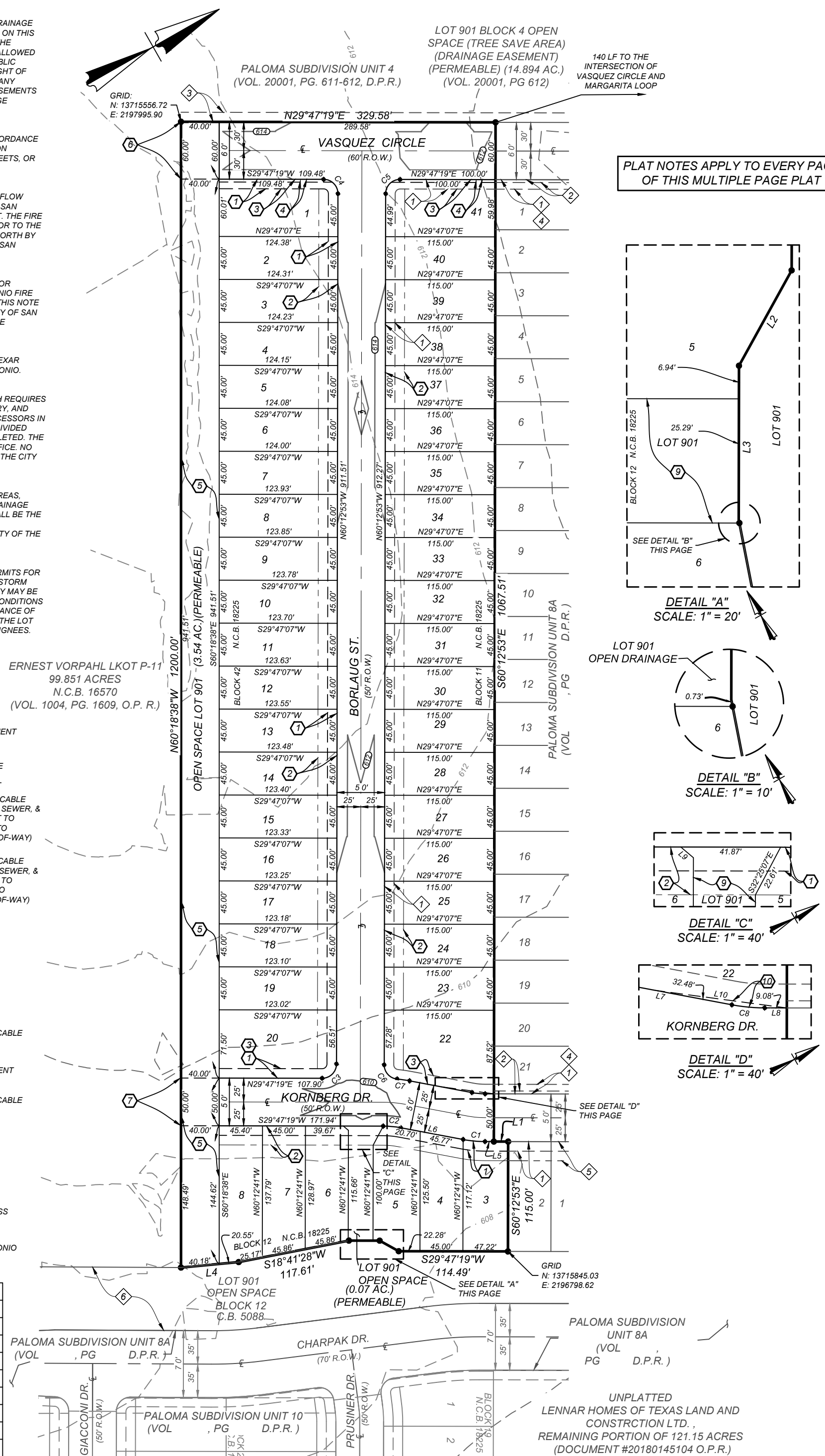
OPEN SPACE NOTE:

LOT 901 BLOCK 42, LOT 901, BLOCK 12, AND LOT 901, BLOCK 41 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

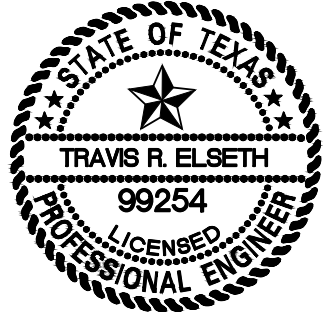
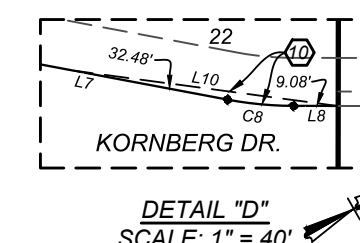
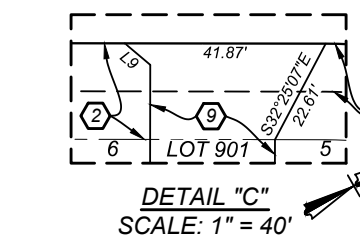
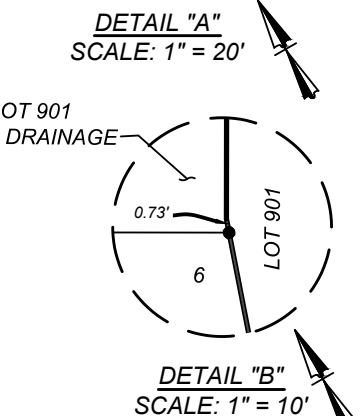
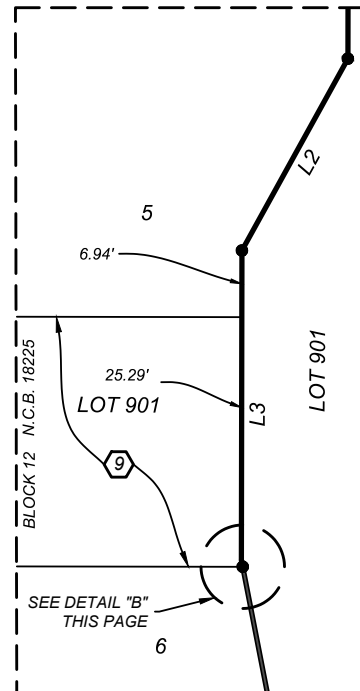
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO RIVER AUTHORITY.

SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENDCROACHMENT AGREEMENT WITH SARA.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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AND CONSTRUCTION LTD.
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BRIAN BARRON
OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

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.

THIS _____ DAY OF _____ A.D. _____.

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF PALOMA SUBDIVISION UNIT 8B HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE
ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

LOCATION MAP
N.T.S.

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

CPS/ SAWS/ COSA 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 THE EASEMENTS AND RIGHTS MAY BE REQUIRED TO INSTALL, MAINTAIN AND DISTRIBUTE 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" OR THE "ELECTRICITY EASEMENT" TO INSTALL, MAINTAIN, REPAIR, REPLACE, REMOVE, MAINTAIN, 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 TO ANY OTHER LOCATION WITHIN THE EASEMENT AREAS 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 MOVE FROM SAID LANDS ALL TREES OR TREES THEREOF, OR OTHER PLANTS OR TREES WITHIN THE EASEMENT AREAS TOGETHER WITH ANY ROOTS, 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 RESIDENTS OF THE 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 THE RESPONSIBILITY OF THE GRANTORS. GRANTORS ARE DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING UTILITY, 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 EASEMENTS WHEN THE DRIVEWAYS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, MODIFICATION, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO REMOVE FROM SAID LAND ANY OBSTRUCTIONS TO THE EXERCISE OF THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, OR OTHER ENCLOSURES SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

REFER TO PAGE 1 OF 2 FOR
ALL OTHER ENGINEERING
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 2 FOR
LINE AND CURVE TABLES

SURVEYOR NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1983) AND THE TEXAS GRID COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). 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.

TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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









TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441







KEY NOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 20' BUILDING SETBACK LINE
- ③ 10' BUILDING SETBACK LINE
- ④ 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- ⑤ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V., PRIVATE DRAINAGE, WATER & SEWER, & MAINTENANCE ACCESS EASEMENT
- ⑥ 60' ELECTRIC, GAS, TELEPHONE, & CABLE T.V., PRIVATE DRAINAGE, WATER & SEWER, & MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATT PRIVATE STREET (RIGHT-OF-WAY) (PERMEABLE) (0.00 ACRES)
- ⑦ 50' ELECTRIC, GAS, TELEPHONE, & CABLE T.V., PRIVATE DRAINAGE, WATER & SEWER, & MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATT PRIVATE STREET (RIGHT-OF-WAY) (PERMEABLE) (0.05 ACRES)
- ⑧ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- ⑨ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑪ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

- | | |
|---|---|
| 1 | 10' ELECTRIC, GAS, TELEPHONE, & CABLE
T.V. EASEMENT
(VOL. . .PGS D.P.R.) |
| 2 | 1' VEHICULAR NON-ACCESS EASEMENT
(VOL. . .PGS D.P.R.) |
| 3 | 10' ELECTRIC, GAS, TELEPHONE, & CABLE
T.V. EASEMENT
(VOL. 20001, PGS 611-612 D.P.R.) |
| 4 | 10' BUILDING SETBACK
(VOL. . .PGS D.P.R.) |
| 5 | 20' BUILDING SETBACK
(VOL. . .PGS D.P.R.) |
| 6 | VARIABLE WIDTH ELECTRIC, GAS,
TELEPHONE, CABLE T.V., PRIVATE
DRAINAGE, & MAINTENANCE ACCESS
EASEMENT
(VOL. . .PGS D.P.R.) |
| 7 | 20' SEWER EASEMENT TO SAN ANTONIO
RIVER AUTHORITY
(VOL. 13414, PAGE 346, O.P.R.) |

LEGEND

-  **F.I.R. = FOUND 1/2" IRON ROD**
 **S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"**
 **= SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"**
 **= TXDOT MONUMENT**
 **= PROPOSED EASEMENT**
 **= EXISTING EASEMENT**
 **FF = 527.6 = MINIMUM FINISHED FLOOR ELEVATION**
 **= PROPOSED CONTOURS**

-  = PROPOSED CONTOURS
 = EXISTING MAJOR CONTOURS
 = EXISTING MINOR CONTOURS
 = CENTERLINE OF ROAD
 = CITY LIMITS LINE
 = FLOODPLAIN PER PANEL 48029C0435G, EFFECTIVE DATE SEPTEMBER 29, 2010.

- | | | |
|----------|---|---|
| R.O.W. | = | RIGHT-OF-WAY |
| ESMT. | = | EASEMENT |
| E.G.T.V. | = | ELECTRIC, GAS, TELEPHONE &
CABLE T.V. |
| O.P.R. | = | OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY TEXAS. |
| D.P.R. | = | DEED AND PLAT RECORDS OF
BEXAR COUNTY TEXAS |
| N.T.S. | = | NOT TO SCALE |
| N.C.B. | = | NEW CITY BLOCK |
| AC. | = | ACRE |
| VOL. | = | VOLUME |
| PG. | = | PAGE |
| F.F. | = | FINISHED FLOOR |
| C.B. | = | COUNTY BLOCK |

DRAWN BY:

Date: Oct 10, 2019, 12:11pm User ID: mwarren
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