SAWS HIGH PRESSURE NOTE:

ORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 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. COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL OPEN SPACE, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 903, & 904, BLOCK 6, CB 5194 AND LOT 902, BLOCK 2, CB 5194 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2539118) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE, NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FIRE FLOW:

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

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE

REGULATED AS DIRECTED BY " ACCESS MANAGEMENT MANUAL" . THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) ACCESS POINT ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 343.6' AND A MAXIMUM TOTAL OF ONE (1) ACCESS POINT ALONG FM 143, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 513.7'.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE

DIRECTED BY TXDOT.

RESIDENTIAL FINISHED FLOOR RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SETBACK:

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

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.

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

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

ANTONIO WATER SYSTEM.

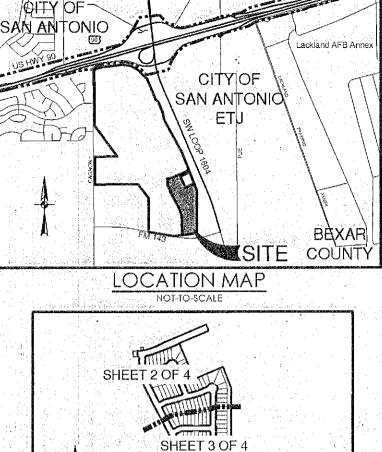
OPEN SPACE

LOTS 901, 903, & 904, BLOCK 6, CB 5194 AND LOT 902, BLOCK 2, CB 5194 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

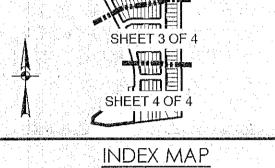
FLOODPLAIN VERIFICATION

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0530F 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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•		CURVE TABLE							
	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		CURVE #	RADIUS
	C1	570.00	5 42'52"	N85'51'35"E	56.83	56.85'	2	C33	15.00'
	C2	570.00'	1'40'07"	N79'38'06"E	16.60'	16.60		C34	15.00'
	C3	570.00'	14'03'10"	N70'39'52"E	139.45	139.80'		C35	570.00'
	C4	200.00	9*04'07"	N4'32'04"E	31.62'	31.66'	÷	C36	:15.00'
÷	C5	200.00'	9'04'07"	N4'32'04"E	31.62'	31.66'	1	C37	125.00
	C6	15.00'	90.00,00,	N45'00'00"W	21.21	23.56'		C38	15.00'
-	C7	j15.00' j	90.00,00.	N45'00'00"E	21.21	23,56'		C39	25.00'
1	C8	970.00'	27*24'02"	N13'42'01"W	459.47'	463.88'		C40	450.00'
	C9	630.00	15'46'20"	N19'30'52"W	172.88'	173.42		C41	15.00'
	C10	15.00'	83:36'42"	N53 26'03"W	20.00'	21.89'		C42	15.00'
1	C11	15.00	8916'07"	N40°07'33"E	21.08'	23.37		C43	125.00'
	C12	630.00'	6'09'49"	N1"25'36"W	67.74	67.77		C44	15.00'
	C13	35.00	92'56'20"	N44'48'51"W	50.75'	56.77'		C45	25.00'
÷	C14	570.00'	25'04'44"	N7610'39"E	247.51	249.49		C46	125.00
ł.	C15	630.00'	8"26'02"	\$73"28'31"W	92.65	92.74		C47	75.00'
1	C16	30.00'	75*35'50"	S39153137"W	_36.77'	39.58'		C48	15.00'
	C17	570.00	6'29'06"	S1'08'51"E	64.48	64.51'		C49	1030.00'
	C18	15.00'	90`51'00,"	S49'48'54"E	21.37'	23.78'		C50	10.00' -
	C19	400.00	18'02'38"	N75'44'17"E	125.45'	125.97		ा C51 - 🖓	15.00'
	¢20	15.00'	40'36'20"	N46'24'49"E	10.41	10.63'		C52	15.00'
	C21	51.00	171'29'53"	S68'08'48"E	101.72	152.65		C53	75.00'
	C22	15.00'	40'44'57"	S2 46'19"E	10.44'	10.67		C54	20.00'
	C23	15.00'	81'45'41"	S64'01'38"E	19.63'	21.41		. C55 👘	1030.00
4	C24	75.00'	814'09"	N70 58'27"E	10.77	10.78'		C56	15,00
	C25	15.00	43`42'12"	N45'00'28"E	11.16	11.44'		C57	1,5.00'
	C26	51.00'	200'32'39"	S56'34'07"E	100.37*	178.51'	:	C58	15.00'
	°C27	15.00'	43'42'12"	S21'51'06"W	11.17	11.44'		C59	15.00'
	C28	15.00'	40'44'57"	S20'22'28"E	10,44	10.67'		C60	200.00'
	C29	51.00'	171'29'53"	\$45'00'00"W	101.72'	152.65'		_{::} C61	200.00'
	. C30	15.00'	40,44'57"	N69'37'32"W	10,44	10.67		C62	15.00'
÷	C31	15.00'	90'00'00"	\$45'00'00"W	21.21	23.56'		C63	25.00'
					I Stations	1 Section	1.2	1 ·	



1604



SCALE: 1"= 1000"

CPS/SAWS/COSA UTILITY:

, THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ELECTIO, GAS, MATCHIO WASTERSYSTEM (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, "SANTARY 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

ACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OF 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED

OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

DRAINAGE EASEMENT NOTE: 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OF DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE FASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: OPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED
- "PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES
- DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

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W.R. WOOD

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Passage?

DAVID A. CASANOVA

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ONAL

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

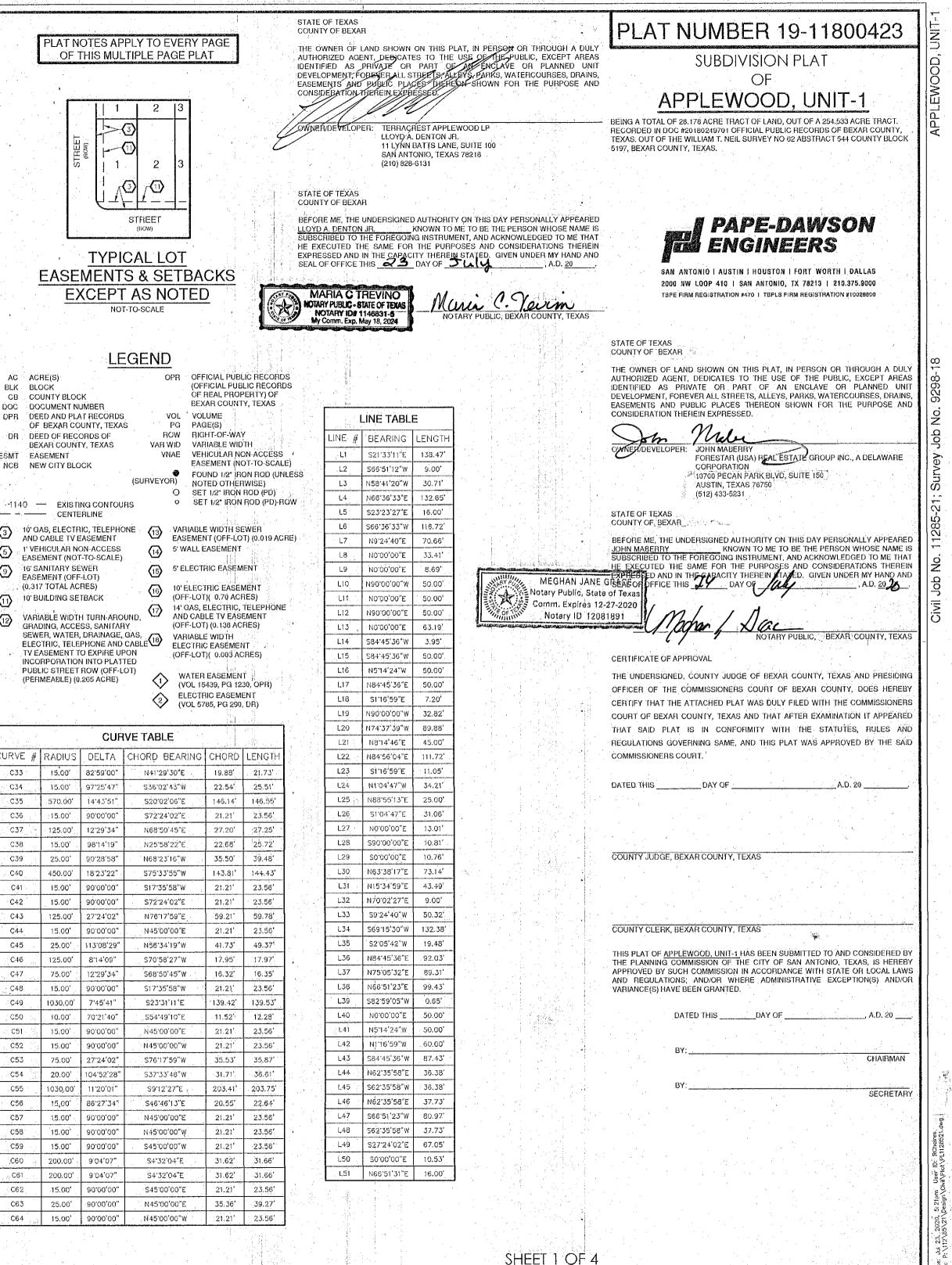
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

-27-2020

REGISTERED PROFESSIONAL LAND SURVEYOR



AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DOC DOCUMENT NUMBER

DB DEED OF RECORDS OF BEXAR COUNTY, TEXAS

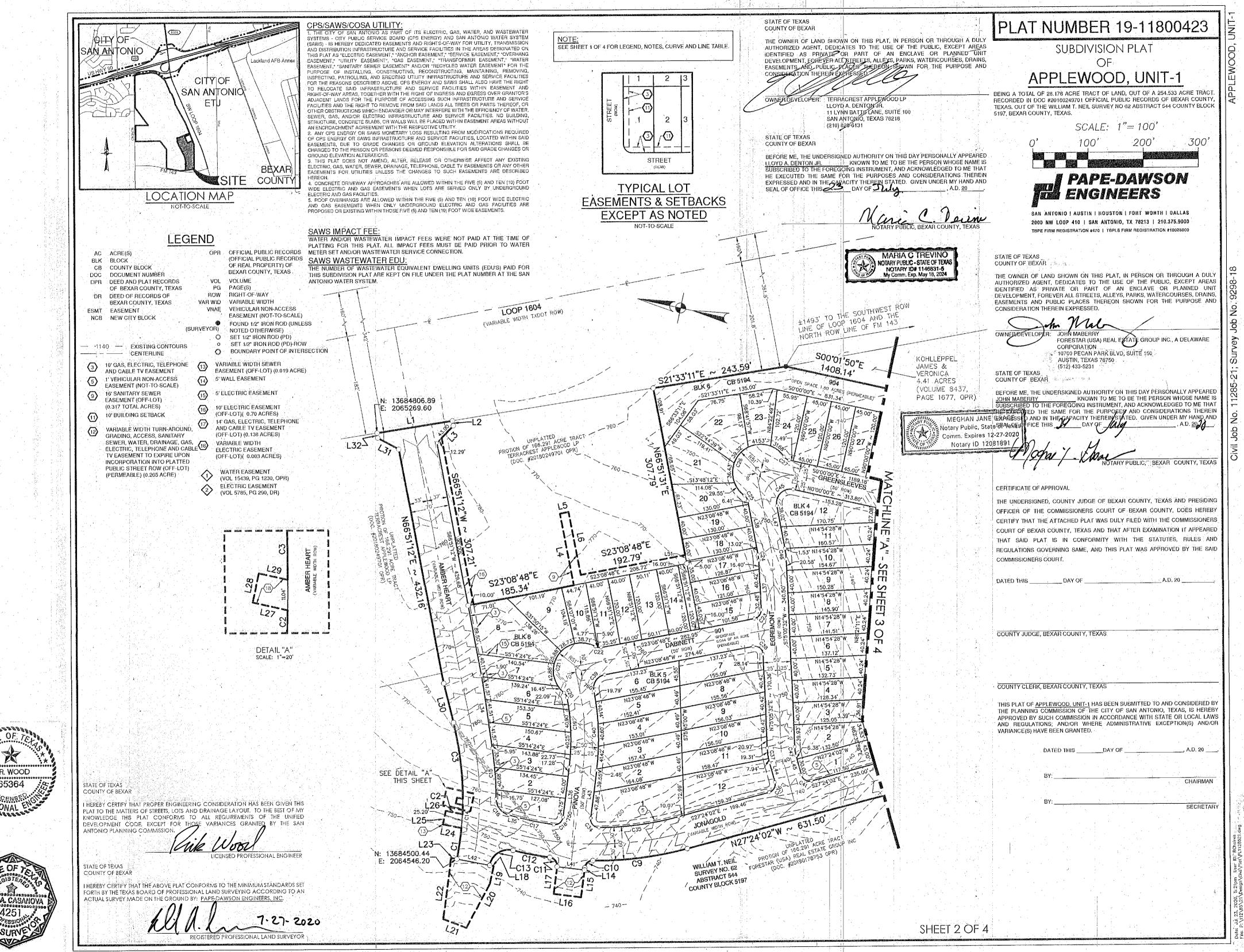
ESMT EASEMENT NCB NEW CITY BLOCK

----- CENTERLINE

- 3 AND CABLE TV EASEMENT
- $\langle 5 \rangle$ 1' VEHICULAR NON-ACCESS
- 16 SANITARY SEWER 3
- EASEMENT (OFF-LOT) (0.317 TOTAL ACRES)
- 10 BUILDING SETBACK $\langle 1 \rangle$
- (12)

- (PERMEABLE) (0.265 ACRE)

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этн		CURVE #	RADIUS	DELTA
5'	2.	C33	15.00'	82.29'00"
0		C34	15.00'	97 25 47"
30' .		C35	.570.00'	14 43 51"
6'		C36	:15.00'	90.00,00,
6'		C37	125.00	12 29 34"
6'		C38	15.00'	98'14'19"
6'		C39	25.00'	90.58,28,
88'		C40	450.00'	18'23'22"
42'		C41	15.00'	90.00,00.
9'	•	C42	15.00'	90.00,00,
57'		C43	125.00'	27'24'02"
'Ż'		C44	15.00'	90.00,00,
'7 ' '		C45	25.00'	113'08'29"
49'		C46	125.00	8'14'09"
4		C47	75.00'	12'29'34"
8'		C48	15.00'	90.00,00,
51'		C49	1030.00'	7*45'41"
'8'		C50	10.00'	70'21'40"
97'		् C51 - हिं	15.00	90'00'00"
3'		C52	15.00'	90.00,00,
55 '		C53	75.00'	27'24'02"
7'		C54	20.00'	104`52'28"
1		. C55	1030.00'	11.20'01"

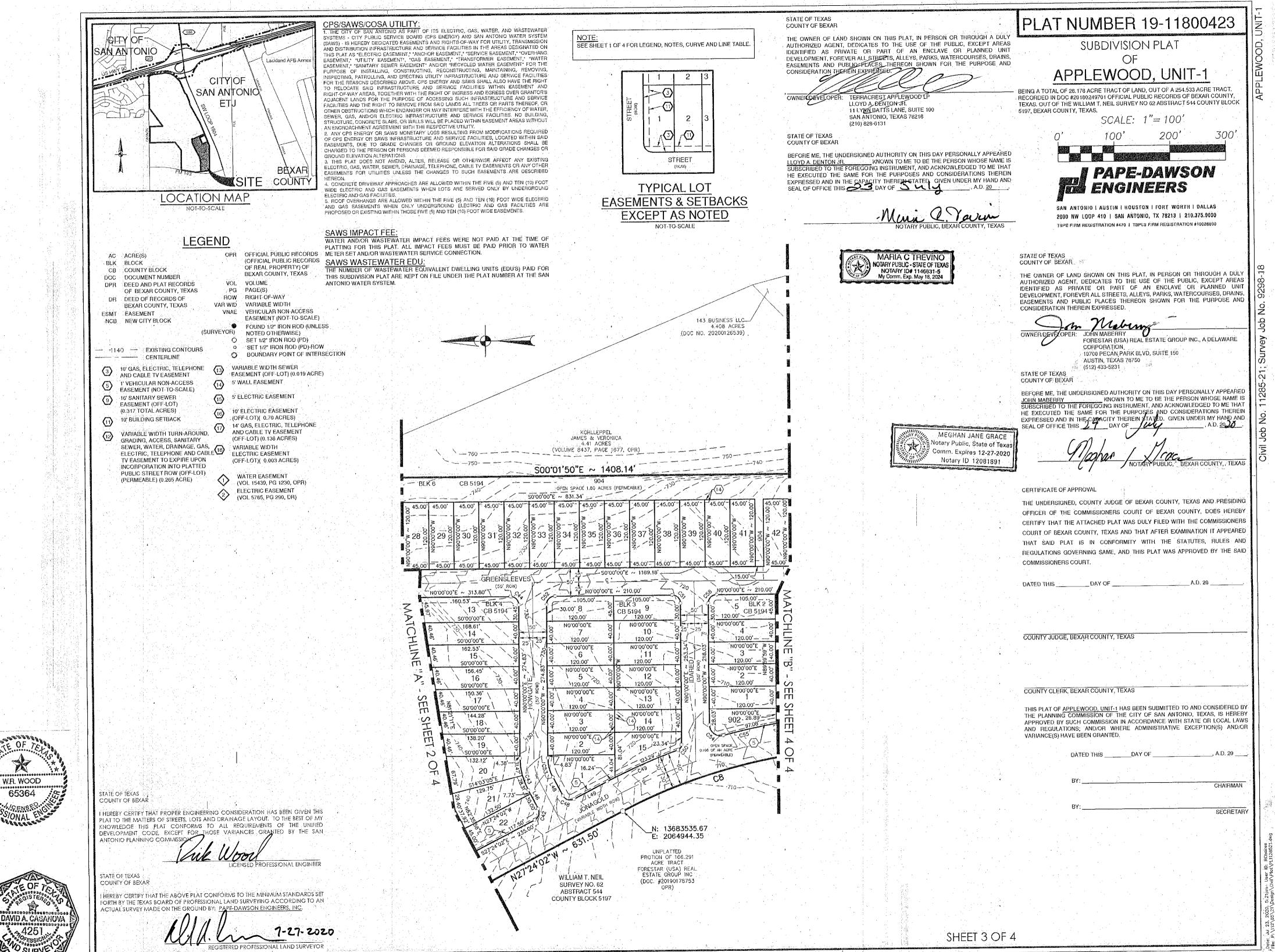


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W.R. WOOD 65364 CENSE SIONAL ENG **ڀ**

CARD OF COME

DAVIDA CASANOVA <u>4251.</u> SURV



DAVID A. CASANOVA SURV

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