

LAND-PLAT-19-11800469

REPLAT AND SUBDIVISION PLAT ESTABLISHING BLUE RIDGE RANCH SUBDIVISION UNIT 1A

BEING A REPLAT OF A 50' TEMPORARY DRAINAGE EASEMENT (0.107 AC.) OUT OF FOSTER MEADOWS SUBDIVISION UNIT 14-A AS RECORDED IN VOLUME 9549, PAGE 139 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS AND A SUBDIVISION PLAT OF 29.059 ACRES OUT OF THE NEPOMACINO MONTOKA SURVEY NUMBER 21, ABSTRACT 469, IN NEW CITY BLOCK 35132, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ESTABLISHING LOTS 1-9, BLOCK 30; LOT 1, BLOCK 29; LOTS 901-902 BLOCK 20; LOT 903, BLOCK 15; LOTS 90-96, 902 & 903, BLOCK 2



OWNER / DEVELOPER:
SPRINGS SA LLC
8209 SUTHERLAND LN
PLANO TX, 75025

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.

OWNER/DEVELOPER: SPRINGS SA LLC
8209 SUTHERLAND LN
PLANO TX, 75025
BY: RAMANATHA R YELLATURU
MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAMANATHA R YELLATURU, 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. 20____.

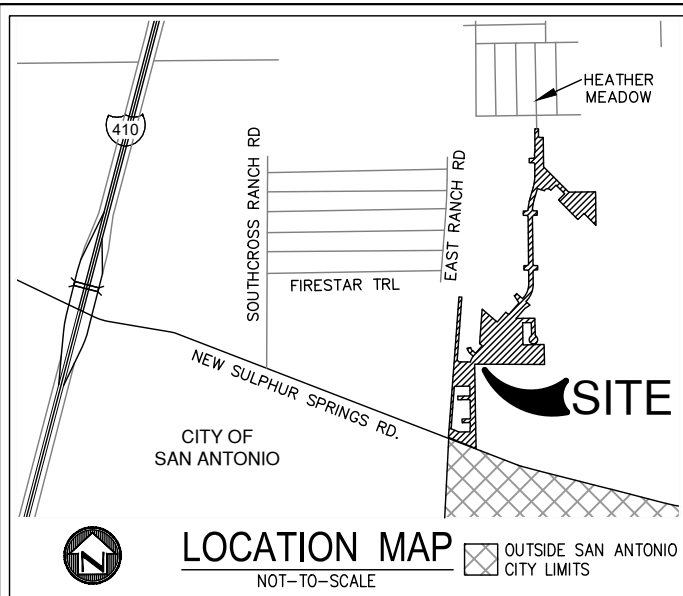
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE RIDGE RANCH SUBDIVISION UNIT 1A, 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



EASEMENT KEYNOTES	
① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF--LOT) (0.007 AC.)	② VARIABLE WIDTH ELECTRIC AND GAS LINES RIGHT-OF-WAY (VOL. 9549, PG. 139, D.P.R.)
②A 12' SANITARY SEWER EASEMENT (OFF--LOT) (0.007 AC.)	③ VARIABLE WIDTH ELECTRIC AND GAS LINES RIGHT-OF-WAY (VOL. 9549, PG. 139, D.P.R.)
③ 12' SANITARY SEWER EASEMENT (OFF--LOT) (0.005 AC.)	④ 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, D.P.R.)
④ 12' WATER EASEMENT	⑤ 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑤ 15' PRIVATE DRAINAGE EASEMENT	⑥ 3' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑥ 10' DRAIN R.O.W.	⑦ 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑦ 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)	⑧ DRAINAGE EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑧ 20' BUILDING SETBACK LINE	⑨ 10' SANITARY SEWER EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑨ 10' NO BUILD EASEMENT	⑩ 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑩ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑪ 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑪ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑫ 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑫ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF--LOT)	⑬ 20' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, D.P.R.)
⑬ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑭ 10' BUILDING SETBACK LINE (VOL. 9549, PG. 139, D.P.R.)
⑭ VARIABLE WIDTH ELECTRIC AND GAS LINES RIGHT-OF-WAY (VOL. 9549, PG. 139, D.P.R.)	⑮ REMAINING PORTION OF 50' TEMPORARY DRAINAGE EASEMENT (VOL. 9549, PG. 139, D.P.R.)

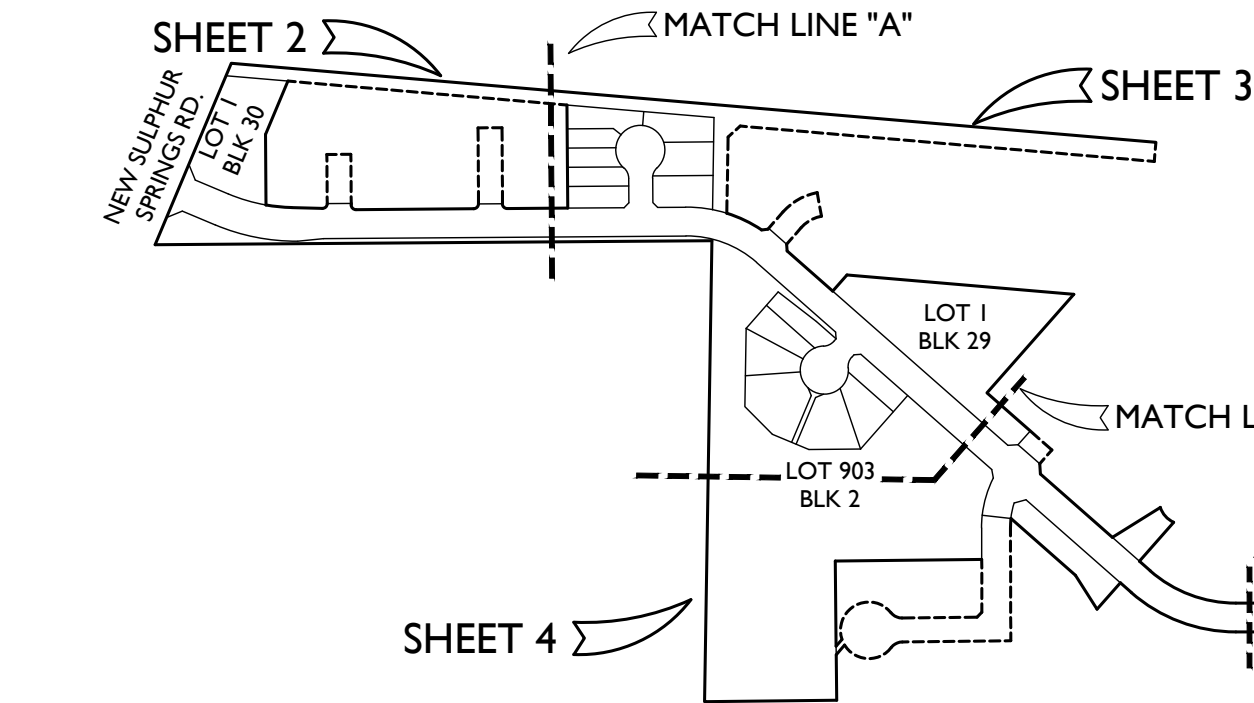
LINE #	LENGTH	DIRECTION
L1	73.58'	S00°56'38"W
L2	0.47'	S45°01'42"E
L3	102.32'	N88°59'57"E
L4	50.00'	S01°00'03"E
L5	105.35'	S88°59'57"W
L6	265.29'	S01°00'03"E
L7	158.45'	N88°59'57"E
L8	50.00'	S01°00'03"E
L9	158.45'	S88°59'57"W
L10	135.62'	S01°00'03"E
L11	40.00'	S85°47'01"E
L12	34.11'	S42°41'13"E
L13	46.75'	N49°13'22"W
L14	50.00'	S78°55'25"W
L15	45.39'	S49°13'22"E
L16	35.00'	N49°13'22"W
L17	38.43'	S49°13'22"E
L18	7.07'	N85°46'38"E
L19	151.16'	N40°46'38"E
L20	16.40'	N101°4'20"W
L21	12.00'	N78°45'40"E
L22	6.69'	S101°4'20"E
L23	46.39'	N40°46'38"E
L24	30.23'	N40°46'38"E
L25	12.00'	S12°38'14"E
L26	10.69'	S77°21'46"W
L27	30.23'	S40°46'38"W
L28	63.40'	S49°13'22"E
L29	32.77'	S53°18'37"E
L30	19.92'	S53°18'37"E
L31	14.20'	S45°58'39"E
L32	85.26'	N88°47'42"E
L33	7.07'	N45°35'18"W
L34	50.00'	S89°24'42"W
L35	60.00'	N00°35'18"W
L36	50.00'	N89°24'42"E
L37	7.07'	N44°24'42"E
L38	7.07'	N45°35'18"W
L39	50.00'	S89°24'42"W
L40	60.00'	N00°35'18"W
L41	50.79'	N89°24'42"E
L42	6.30'	N45°49'54"E
L43	162.22'	N16°14'02"E
L44	162.22'	S16°14'02"W
L45	7.95'	S43°56'16"E

LINE #	LENGTH	DIRECTION
L46	50.00'	N89°24'42"E
L47	60.00'	S00°35'18"E
L48	50.92'	S89°24'42"W
L49	7.07'	S44°24'42"W
L50	7.07'	S45°35'18"E
L51	50.00'	N89°24'42"E
L52	60.00'	S00°35'18"E
L53	50.00'	S89°24'42"W
L54	7.07'	S44°24'42"W
L55	7.06'	N45°34'39"W
L56	60.00'	S89°18'41"W
L57	60.00'	N00°41'19"W
L58	60.00'	N89°18'41"E
L59	7.36'	N44°51'44"E
L60	29.89'	N00°27'58"W
L61	74.00'	N89°18'41"E
L62	120.00'	S00°27'58"E
L63	51.08'	N89°18'41"E
L64	92.18'	N73°45'58"W
L65	35.36'	N67°11'12"E
L66	35.36'	S22°48'48"E
L67	75.00'	N22°11'12"E
L68	75.00'	S22°11'12"W
L69	53.94'	S06°19'12"E
L70	63.91'	N00°56'38"E
L71	14.38'	N45°01'42"W
L72	3.04'	N88°59'57"E
L73	14.14'	N43°59'57"E
L74	50.00'	N01°00'03"W
L75	14.14'	N46°00'03"W
L76	50.00'	N01°00'03"W
L77	14.14'	N43°59'57"E
L78	14.14'	N46°00'03"W
L79	50.93'	S88°59'57"W
L80	50.97'	N88°59'57"E
L81	14.14'	N43°59'57"E
L82	13.18'	N07°59'10"W
L83	2.50'	N49°13'22"W
L84	50.00'	N40°46'38"E
L85	14.14'	N85°46'38"E
L86	14.14'	S85°46'38"W
L87	6.91'	N49°13'22"W
L88	6.91'	S49°13'22"E
L89	14.14'	S04°13'22"E
L90	21.21'	N04°13'22"W

LINE #	LENGTH	DIRECTION
L91	60.00'	N40°46'38"E
L92	21.21'	N85°46'38"E
L93	18.33'	S78°26'43"W
L94	25.10'	S16°00'59"E
L95	21.21'	N45°35'18"W
L96	60.00'	N00°35'18"W
L97	21.21'	N44°24'42"E
L98	21.21'	S44°24'42"W
L99	60.00'	S00°35'18"E
L100	21.21'	S45°35'18"E
L101	21.21'	N45°35'18"W
L102	60.00'	N00°35'18"W
L103	0.79'	N89°24'42"E
L104	20.68'	N45°49'54"E
L105	21.21'	S44°24'42"W
L106	0.92'	S89°24'42"W
L107	60.00'	S00°35'18"E
L108	21.82'	S43°56'16"E
L109	21.17'	N45°34'39"W
L110	60.00'	N00°41'19"W
L111	21.42'	N44°51'44"E
L112	20.00'	N00°27'58"W
L113	14.17'	S44°25'21"W
L114	5.19'	S89°18'41"W
L115	50.00'	S00°41'19"E
L116	5.00'	N89°18'41"E
L117	14.11'	S45°34'39"E
L118	21.06'	S37°38'27"W
L119	29.35'	N85°42'01"W
L120	3.13'	N76°32'12"W
L121	17.83'	S67°08'49"W
L122	17.83'	N22°51'11"W
L123	105.60'	S67°51'11"E
L124	105.60'	S67°51'11"E
L125	100.48'	N37°10'08"E
L126	54.72'	N40°46'38"E
L127	60.00'	S05°58'36"W
L128	65.33'	N89°15'00"E
L129	65.33'	S89°18'41"W
L130	55.00'	S45°18'20"W
L131	55.00'	S45°18'20"W
L132	61.84'	N85°42'06"W
L133	10.00'	N04°17'54"E
L134	61.84'	N85°42'06"W

	ACRE(S)
BLK	BLOCK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CB	COUNTY BLOCK
NCB	NEW COUNTY BLOCK
DED	DEDICATION
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
VOL	VOLUME
PG	PAGE(S)
FND 1/2" IR	FOUND 1/2" IRON ROD NO CAP
---	EXISTING CONTOURS
---	FINISHED CONTOURS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	96.39'	290.00'	019°02'41"	95.95'	N25°43'00"E
C2	42.89'	51.00'	048°11'00"	41.64'	N47°38'59"E
C3	187.71'	260.00'	041°21'56"	183.66'	N20°05'40"E
C4	166.60'	640.00'	014°54'54"	166.13'	N08°46'35"E
C5	163.22'	560.00'	016°42'00"	162.65'	N07°53'02"E
C6	45.86'	410.00'	006°24'33"	45.84'	N02°44'18"E
C7	43.63'	390.00'	006°24'33"	43.60'	N02°44'18"E
C8	102.77'	51.00'	115°27'18"	86.24'	S85°45'33"W
C9	1.79'	217.99'	000°28'14"	1.79'	S16°09'14"W
C10	141.67'	560.00'	014°29'36"	141.29'	S08°59'11"W
C11	167.89'	340.00'	028°17'30"	166.19'	S13°33'27"W
C12	61.51'	340.00'	010°21'56"	61.43'	S35°35'40"W
C13	19.96'	170.00'	006°43'36"	19.95'	S87°23'12"E
C14	26.39'	29.00'	052°08'50"	25.49'	S27°16'43"E
C15	110.28'	59.00'	107°05'54"	94.92'	S00°11'49"W
C16	54.11'	355.00'	008°43'59"	54.06'	S05°18'38"W
C17	26.39'	29.00'	052°08'50"	25.49'	S24°52'07"W
C18	164.64'	59.00'	159°53'05"	116.19'	S29°00'01"E
C19	135.33'	365.00'	021°14'34"	134.55'	N13°35'55"E
C20	24.07'	29.00'	047°32'45"	23.38'	S65°13'35"W
C21	244.86'	51.00'	275°05'30"	68.85'	N01°00'03"W
C22	24.07'	29.00'	047°32'45"	23.38'	S67°13'40"E

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902 & 903, BLOCK 2, LOT 903, BLOCK 15, LOT 1, 901 & 902, BLOCK 20, LOT 1, BLOCK 29 AND LOT 1, BLOCK 30, N.C.B. 18440, 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.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS DETERMINED BY FEMA MAP PANEL: 48029C04200, 48029C04400, 48029C05050 & 48029C06050, EFFECTIVE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
CR1	80.04'	153.05'	029°57'48"	79.13'	S15°01'54"E
CR2	54.05'	103.05'	030°03'13"	53.44'	N14°59'12"W

LINE #	LENGTH	DIRECTION
R1	32.55'	S30°00'48"E
R2	50.00'	S89°45'52"W
R3	0.30'	N30°00'14"W
R4	37.13'	N00°01'05"W
R5	31.44'	N59°59'12"E

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

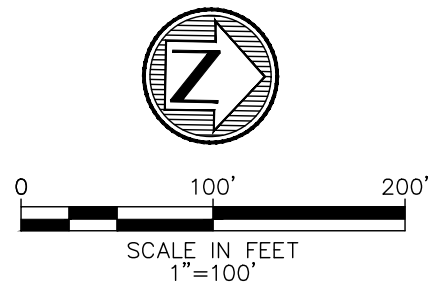
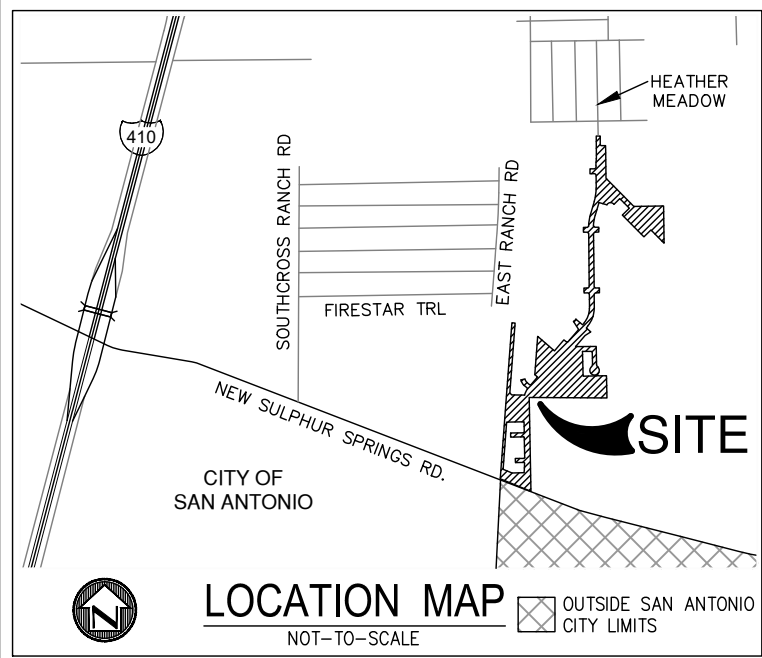
SCALE: 1"= 100'
0.107 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS FOSTER MEADOWS SUBDIVISION, UNIT 14-A PLAT, AS RECORDED IN VOLUME 9549, PAGE 139 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 35132, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS W
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2581254) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACT



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

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

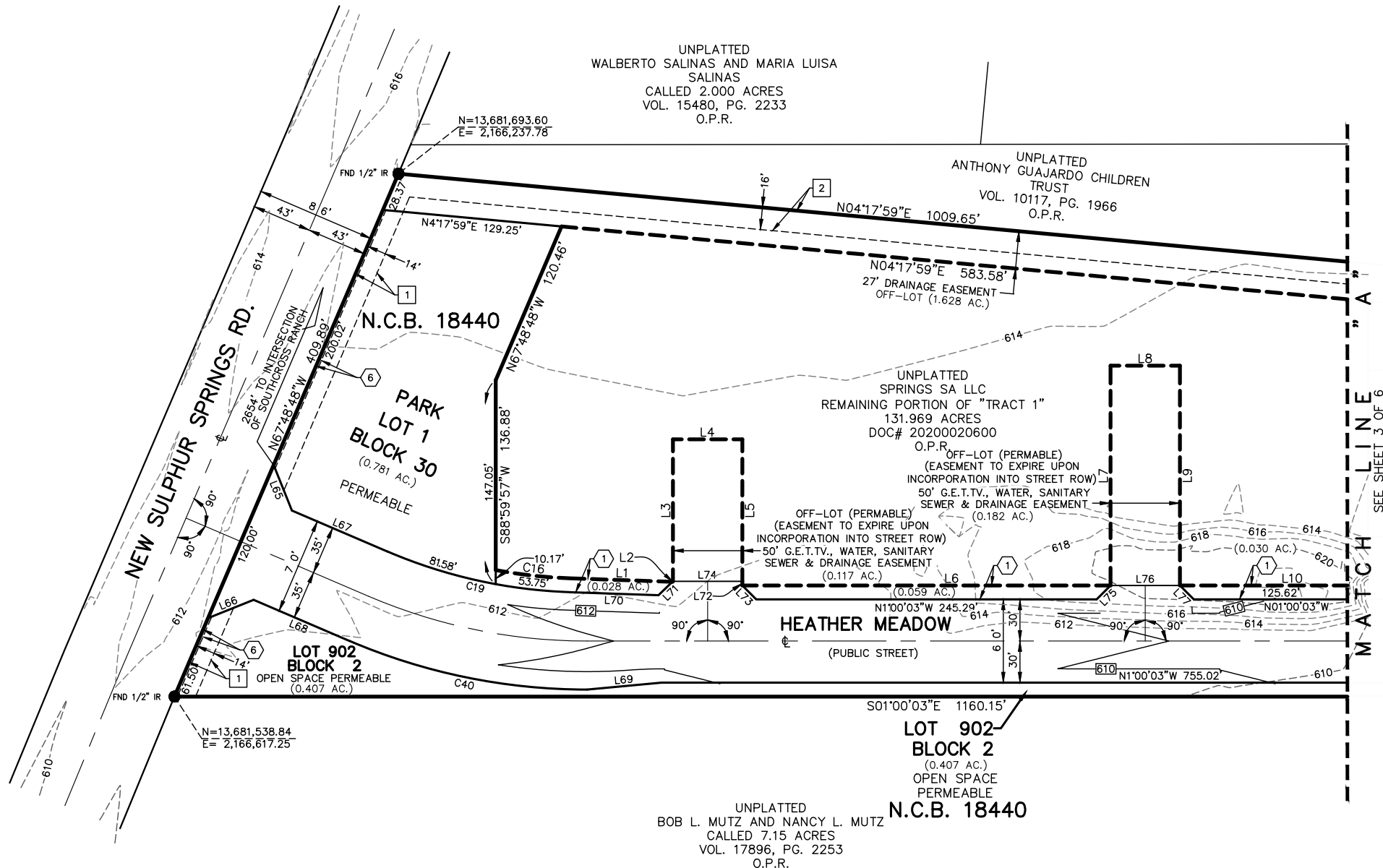
FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS 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.

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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS W
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



LAND-PLAT-19-11800469

REPLAT AND
SUBDIVISION PLAT ESTABLISHING
BLUE RIDGE RANCH
SUBDIVISION UNIT 1A

BEING A REPLAT OF A 50' TEMPORARY DRAINAGE
EASEMENT (0.107 AC.) OUT OF FOSTER MEADOWS
SUBDIVISION UNIT 14-A AS RECORDED IN VOLUME
9549, PAGE 139 OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY TEXAS AND A SUBDIVISION PLAT
OF 29.059 ACRES OUT OF THE NEPOMACINO
MONTROYA SURVEY NUMBER 21, ABSTRACT 469, IN
NEW CITY BLOCK 35132, IN THE CITY OF SAN
ANTONIO, BEXAR COUNTY, TEXAS ESTABLISHING LOTS
1-9, BLOCK 30; LOT 1, BLOCK 29; LOTS 901-902
BLOCK 20; LOT 903, BLOCK 15; LOTS 90-96, 902 &
903, BLOCK 2



DATE OF PREPARATION: July 29, 2020
CDS MUERY JOB 119081.03 TASK 303

OWNER / DEVELOPER:
SPRINGS SA LLC
8209 SUTHERLAND LN
PLANO TX, 75025

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.

OWNER/DEVELOPER: SPRINGS SA LLC
8209 SUTHERLAND LN
PLANO TX, 75025
BY: RAMANATHA R YELLATURU
MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RAMANATHA R YELLATURU 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. 20 _____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE RIDGE RANCH SUBDIVISION UNIT 1A, 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

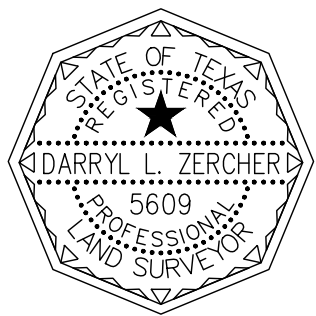
BY: _____
SECRETARY

15 RESIDENTIAL LOTS
SEE SHEET 1 OF 6
FOR LINE & CURVE TABLE

SEE SHEET 1 FOR NOTES AND LEGEND

SHEET 2 OF 6

CDS Muery F-1733



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 THE
REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BRIAN A. CROWELL
LICENSED PROFESSIONAL ENGINEER NO. 82619

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.

DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

Date: Jul 29, 2020, 12:06pm User ID: luis.ramones File: C:\Users\luis.ramones\AppData\Local\Temp\AcPublish_4720\119081-Plat.dwg

LAND-PLAT-19-11800469

REPLAT AND SUBDIVISION PLAT ESTABLISHING BLUE RIDGE RANCH SUBDIVISION UNIT 1A

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DATE OF PREPARATION: July 29, 2020
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8209 SUTHERLAND LN
PLANO TX, 75025

STATE OF TEXAS
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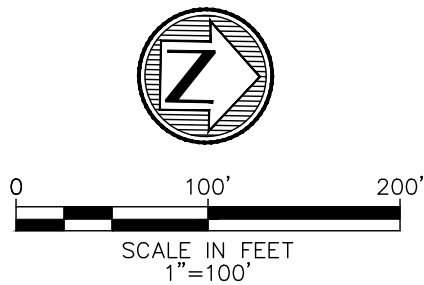
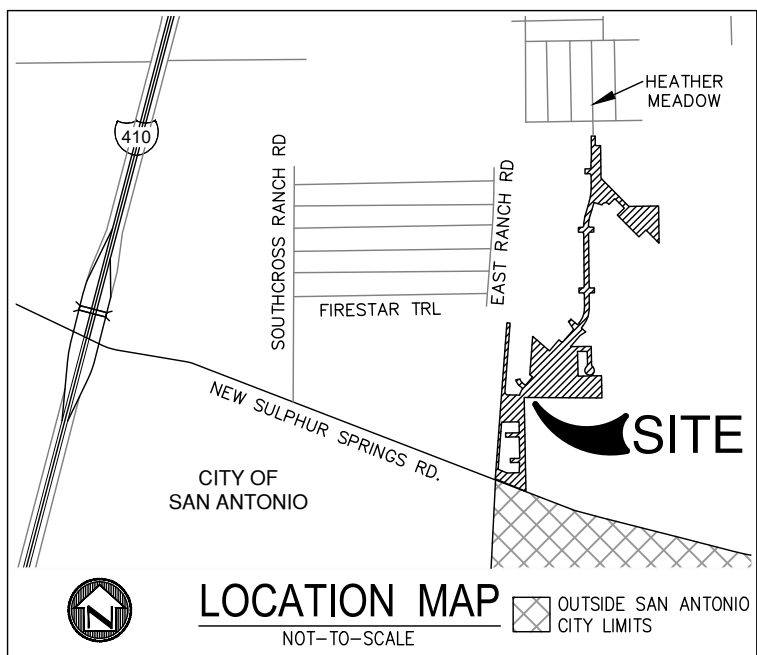
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DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



SAWS IMPACT FEE:
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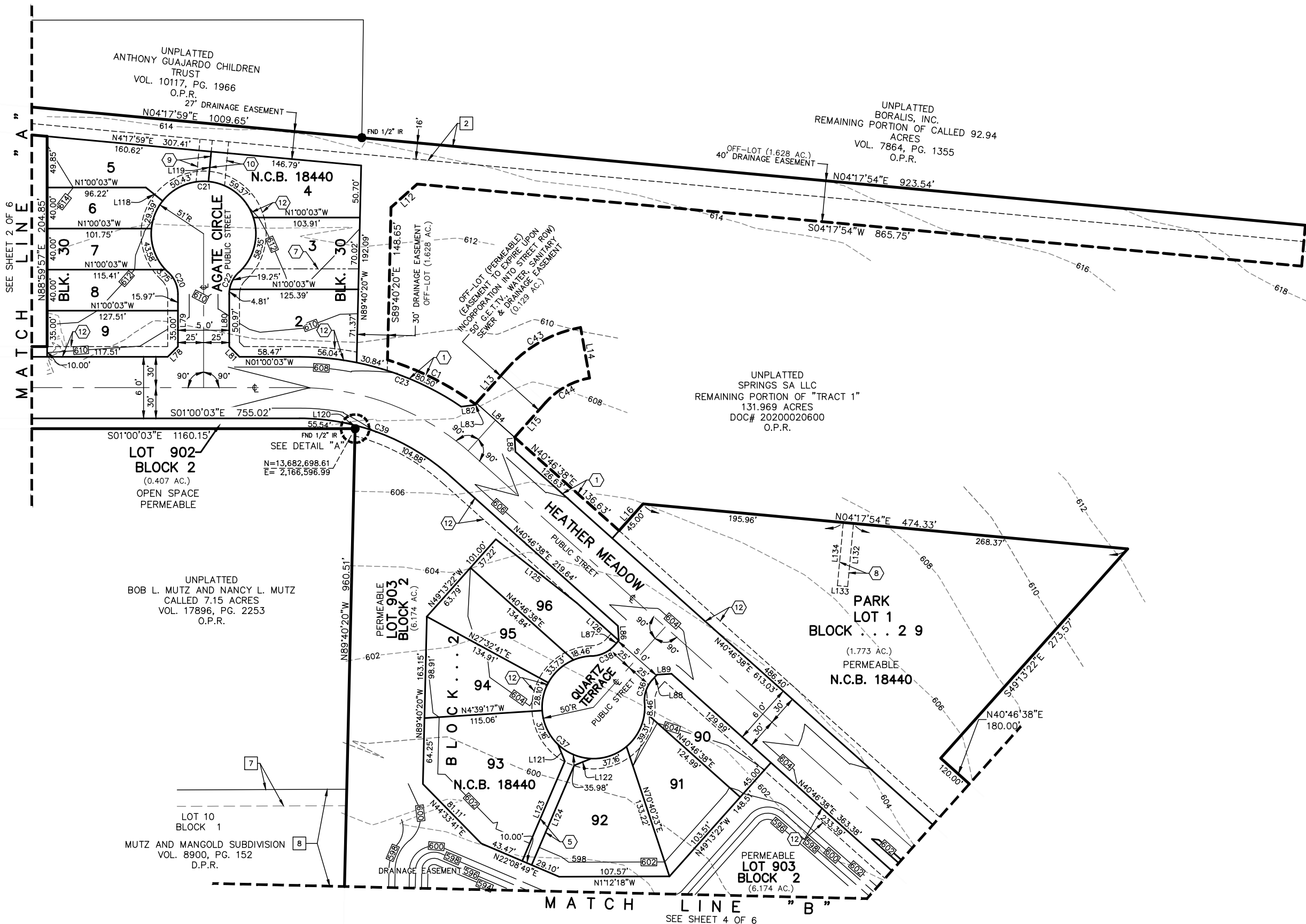
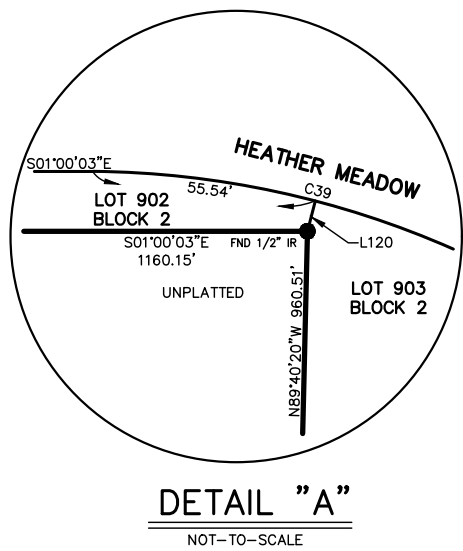
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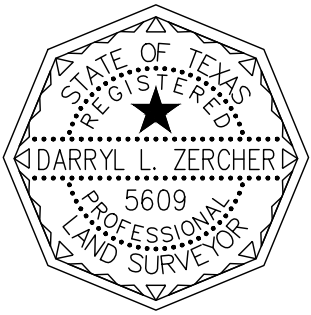
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SEE SHEET 1 FOR NOTES AND LEGEND

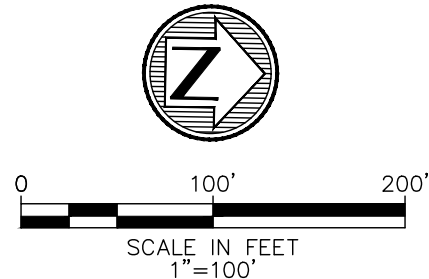
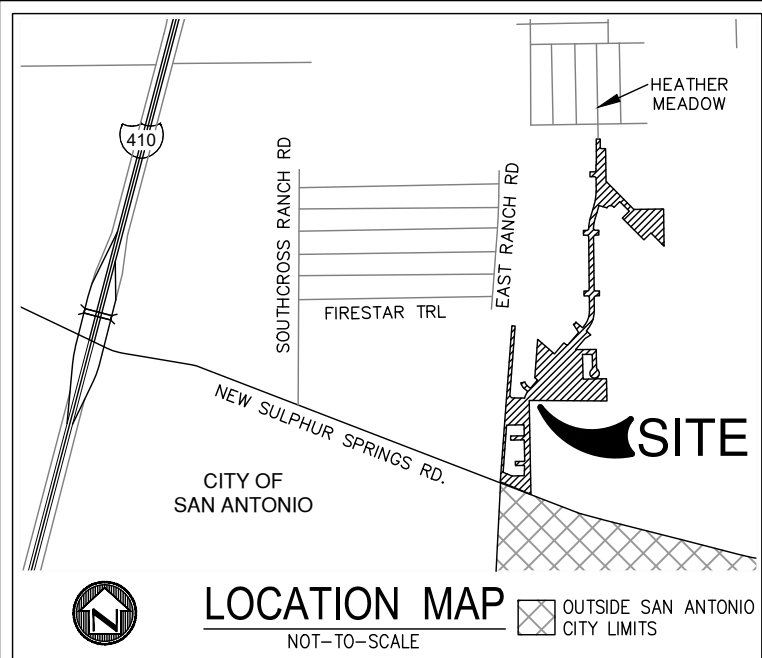
15 RESIDENTIAL LOTS
SEE SHEET 1 OF 6
FOR LINE & CURVE TABLE

SHEET 3 OF 6

CDS Muery F-1733



Date: Jul 29, 2020, 12:06pm User ID: luis.ramones File: C:\Users\luis.ramones\AppData\Local\Temp\AcPublish_4720\119081-Plat.dwg



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PLANO TX, 75025

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

15 RESIDENTIAL LOTS
SEE SHEET 1 OF 6
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SEE SHEET 1 FOR NOTES AND LEGEND

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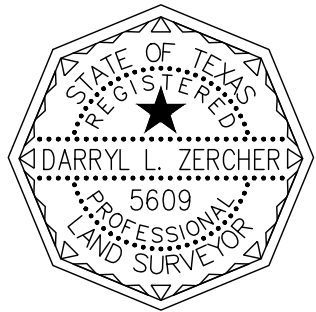
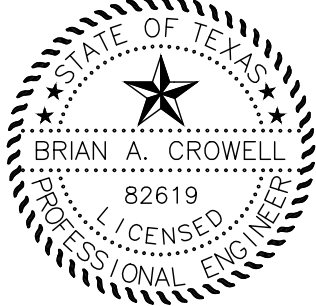
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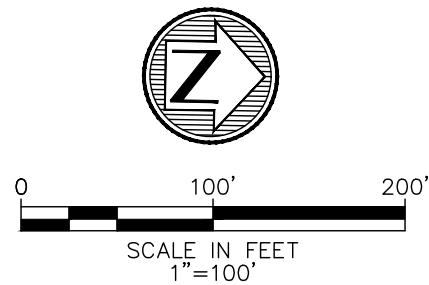
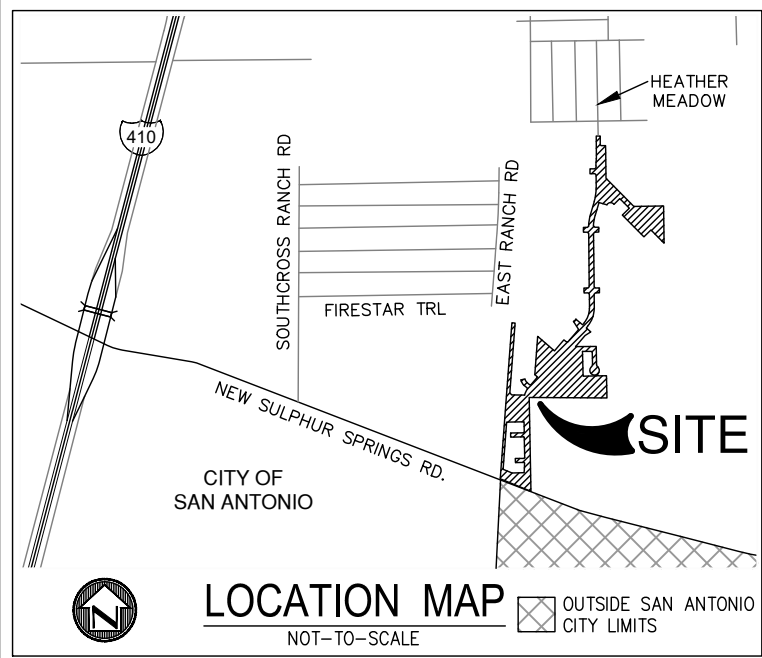
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IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY 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.

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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS W
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LAND-PLAT-19-11800469

REPLAT AND
SUBDIVISION PLAT ESTABLISHING
BLUE RIDGE RANCH
SUBDIVISION UNIT 1A

BEING A REPLAT OF A 50' TEMPORARY DRAINAGE EASEMENT (0.107 AC.) OUT OF FOSTER MEADOWS SUBDIVISION UNIT 14-A AS RECORDED IN VOLUME 9549, PAGE 139 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS AND A SUBDIVISION PLAT OF 29.059 ACRES OUT OF THE NEPOMACINO MONTOKA SURVEY NUMBER 21, ABSTRACT 469, IN NEW CITY BLOCK 35132, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ESTABLISHING LOTS 1-9, BLOCK 30; LOT 1, BLOCK 29; LOTS 901-902 BLOCK 20; LOT 903, BLOCK 15; LOTS 90-96, 902 & 903, BLOCK 2



DATE OF PREPARATION: July 29, 2020
CDS MUERY JOB 119081.03 TASK 303

OWNER / DEVELOPER:
SPRINGS SA LLC
8209 SUTHERLAND LN
PLANO TX, 75025

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.

OWNER/DEVELOPER: SPRINGS SA LLC
8209 SUTHERLAND LN
PLANO TX, 75025
BY: RAMANATHA R YELLATURU
MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAMANATHA R YELLATURU 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. 20 _____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE RIDGE RANCH SUBDIVISION UNIT 1A, 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

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 THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BRIAN A. CROWELL
LICENSED PROFESSIONAL ENGINEER NO. 82619

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.

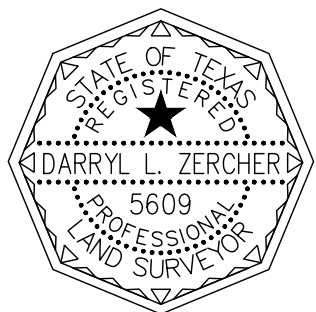
DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

SEE SHEET 1 FOR NOTES AND LEGEND

15 RESIDENTIAL LOTS
SEE SHEET 1 OF 6
FOR LINE & CURVE TABLE

SHEET 5 OF 6

CDS Muery F-1733



Date: Jul 29, 2020, 12:07pm User ID: luis.ramones File: C:\Users\luis.ramones\AppData\Local\Temp\AcPublish_4720\119081-Plat.dwg

LAND-PLAT-19-11800469

REPLAT AND
SUBDIVISION PLAT ESTABLISHING
BLUE RIDGE RANCH
SUBDIVISION UNIT 1A

BEING A REPLAT OF A 50' TEMPORARY DRAINAGE
EASEMENT (0.107 AC.) OUT OF FOSTER MEADOWS
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1-9, BLOCK 30; LOT 1, BLOCK 29; LOTS 901-902
BLOCK 20; LOT 903, BLOCK 15; LOTS 90-96, 902 &
903, BLOCK 2



DATE OF PREPARATION: July 29, 2020
CDS MUERY JOB 119081.03 TASK 303

OWNER / DEVELOPER:
SPRINGS SA LLC
8209 SUTHERLAND LN
PLANO TX, 75025

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: SPRINGS SA LLC
8209 SUTHERLAND LN
PLANO TX, 75025
BY: RAMANATHA R YELLATURU
MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

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

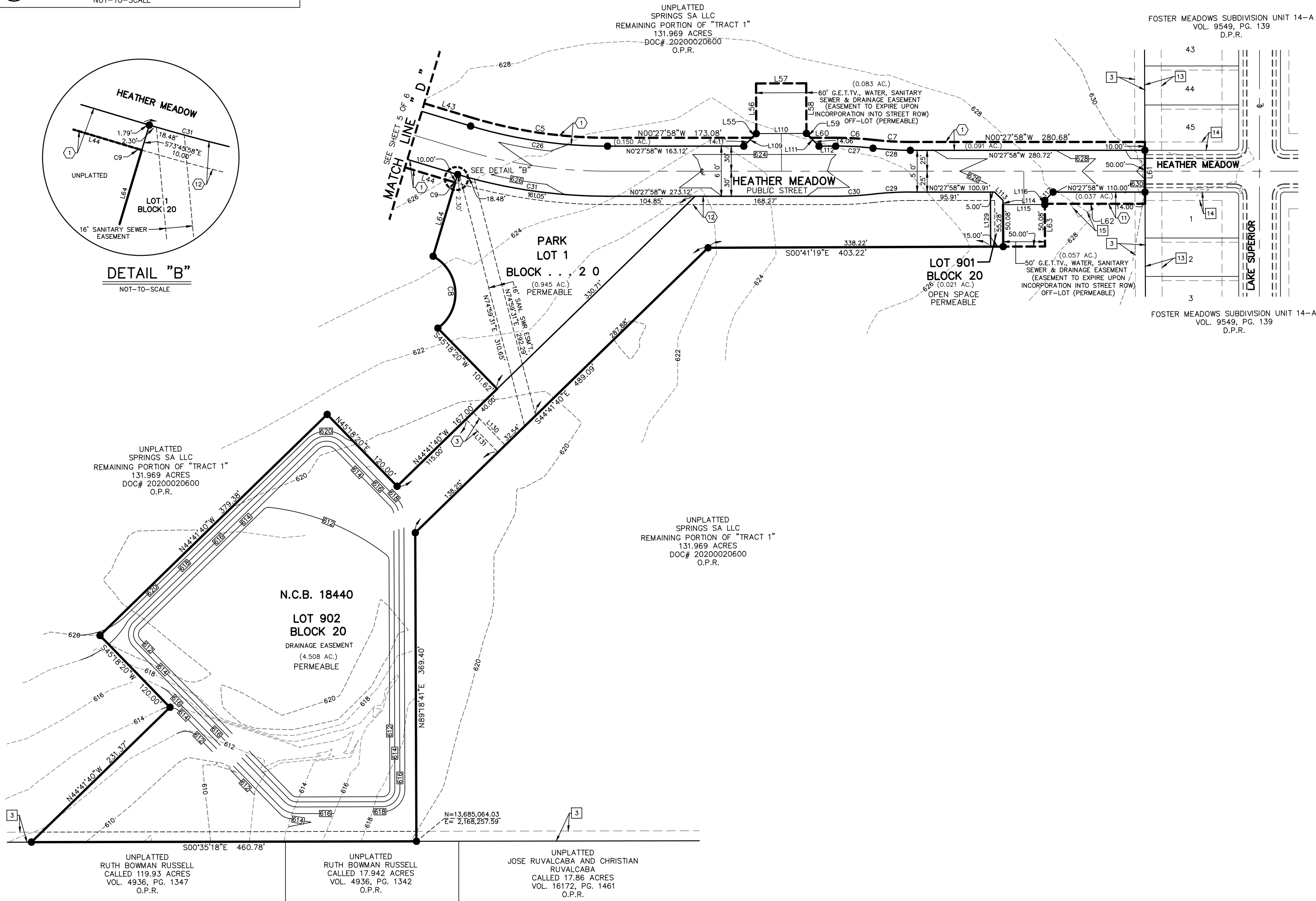
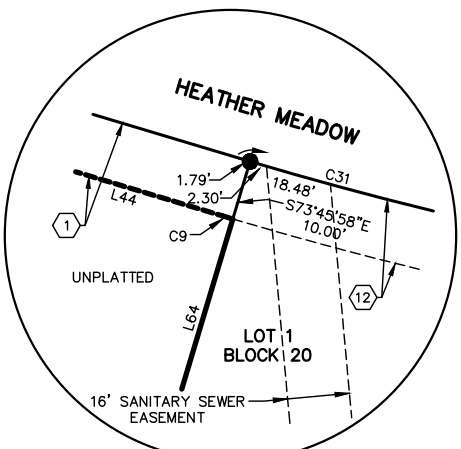
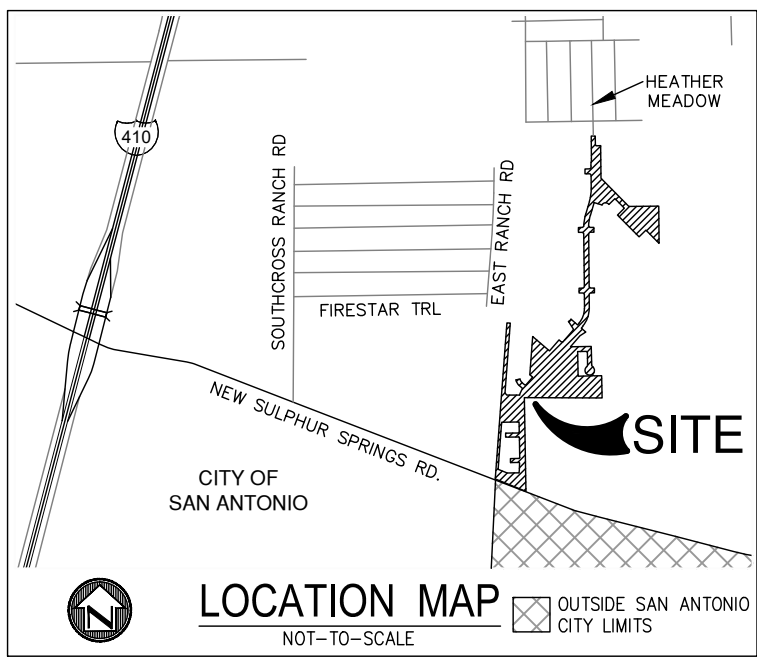
BY: _____
CHAIRMAN

BY: _____
SECRETARY

15 RESIDENTIAL LOTS
SEE SHEET 1 OF 6
FOR LINE & CURVE TABLE

SEE SHEET 1 FOR NOTES AND LEGEND

SHEET 6 OF 6



STATE OF TEXAS
COUNTY OF BEXAR

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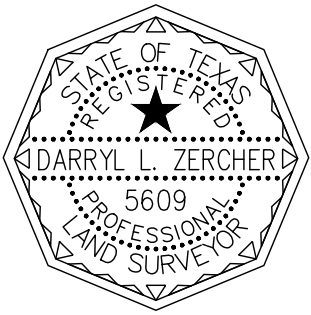
BRIAN A. CROWELL
LICENSED PROFESSIONAL ENGINEER NO. 82619

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.

DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

CDS Muery F-1733



Date: Jul 29, 2020, 12:07pm User ID: luis.ramones File: C:\Users\luis.ramones\AppData\Local\Temp\AcPublish_4720\119081-Plat.dwg