

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT)

(3) 12' WATER EASEMENT

(5) 10' DRAIN R.O.W.

6 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)

7 20' BUILDING SETBACK LINE

9 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

10 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

11 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT)

 $\langle 8 \rangle$ 10' NO BUILD EASEMENT

4 15' PRIVATE DRAINAGE EASEMENT

2A 12' SANITARY SEWER EASEMENT (OFF-LOT) (0.007 AC.)

B 12' SANITARY SEWER EASEMENT (OFF-LOT)

EASEMENT KEYNOTES 2 VARIABLE WIDTH ELECTRIC AND GAS LINES RIGHT-OF-WAY DOC20190097839 3 VARIABLE WIDTH ELECTRIC AND GAS LINES RIGHT-OF-WAY 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9643, PG 177, DPR)

> 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9643, PG 177, DPR) 3' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9643, PG 177, DPR) 7 16' ELECTRIC & TELEPHONE EASEMEN (VOL 8900, PG 152, 152)

B DRAINAGE EASEMENT (VOL 8900, PG 152 DPR) 9 16' SANITARY SEWER EASEMENT (VOL 9643, PG 177, DPR)

8' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9570, PG 222, DPR) 11 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9570, PG 222, DPR) 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9570, PG 222, DPR)

20' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL 9516, PG 26, DPR) 10' BUILDING SETBACK LINE

2>	10' GAS, E	LECTRIC, TE	LEPHONE IENT			10' BUILDING SETBACK LINE (VOL 9549, PG 139, DPR)						
1	TO MARIAN IN MARTH FLEGTING AND CAS LINES DIGIT OF WAY.											
		LINE TA	BLE	LINE TABLE				LINE TABLE				
	LINE #	LENGTH	DIRECTION		LINE #	LENGTH	DIRECTION		LINE #	LENGTH	DIR	ECTION
	L1	73.58	S00*56'38"W		L46	50.00'	N89*24'42"E		L91	60.00'	N40°	46'38'
	L2	0.47	S45°01'42"E		L47	60.00'	S00°35'18"E		L92	21.21'	N85°	46'38'
	L3	102.32	N88*59'57"E		L48	50.92'	S89*24'42"W		L93	18.33'	S78*	26'43"
	L4	50.00'	S01°00'03"E		L49	7.07'	S44*24'42"W		L94	25.10'	S161	00'59"
	L5	105.35	S88*59'57"W		L50	7.07'	S45*35'18"E		L95	21.21'	N45°	35'18"
	L6	265.29'	S01*00'03"E		L51	50.00'	N89*24'42"E		L96	60.00'	N00*	35'18"
	L7	158.45	N88°59'57"E		L52	60.00'	S00°35'18"E		L97	21.21'	N44°	24'42'
	L8	50.00'	S01°00'03"E		L53	50.00'	S89*24'42"W		L98	21.21'	S44°	24'42"
	L9	158.45	S88*59'57"W		L54	7.07'	S44*24'42"W		L99	60.00'	S00°	35'18"
	L10	135.62	S01°00'03"E		L55	7.06'	N45°34'39"W		L100	21.21'	S45°	35'18"
	L11	40.00'	S85*47'01"E		L56	60.00'	S8978'41"W		L101	21.21'	N45*	35'18"
	L12	34.11'	S42*41'13"E		L57	60.00'	N00°41′19″W		L102	60.00'	N00*	35'18"
	L13	46.75	N49°13'22"W		L58	60.00'	N89¶8'41"E		L103	0.79'	N89°	24'42'
	L14	50.00'	S78*55'25"W		L59	7.36'	N44*51'44"E		L104	20.68'	N45°	49'54'
	L15	45.39'	S4973'22"E		L60	29.89'	N00°27'58"W		L105	21.21'	S44°	24'42"
	L16	35.00'	N4913'22"W		L61	74.00'	N89¶8'41"E		L106	0.92'	S89°	24'42"
	L17	38.43'	S49*13'22"E		L62	120.00'	S00°27'58"E		L107	60.00'	S00°	35'18"
	L18	7.07'	N85°46'38"E		L63	51.08'	N89¶8'41"E		L108	21.82'	S43°	56'16"
	L19	151.16	N40°46'38"E		L64	92.18'	N73°45'58"W		L109	21.17'	N45°	34'39"
	L20	16.40'	N10~14'20"W		L65	35.36'	N67*11'12"E		L110	60.00'	N00°	41'19"
	L21	12.00'	N79°45'40"E		L66	35.36'	S22*48'48"E		L111	21.42'	N44°	51'44'
	L22	6.69'	S10*14'20"E		L67	75.00'	N22*11'12"E		L112	20.00'	N00*	27'58"
	L23	46.39'	N40°46'38"E		L68	75.00'	S2271'12"W		L113	14.17	S44°.	25'21"
	L24	30.23	N40°46'38"E		L69	53.94'	S06°19'12"E		L114	5.19'	S89°	18'41"
	L25	12.00'	S12*38'14"E		L70	63.91'	N00°56'38"E		L115	50.00'	S00°	41'19"
	L26	10.69'	S77°21'46"W		L71	14.38'	N45°01'42"W		L116	5.00'	N89	18'41"
	L27	30.23'	S40*46'38"W		L72	3.04'	N88*59'57"E		L117	14.11'	S45°	34'39'
	L28	63.40'	S49¶3'22"E		L73	14.14'	N43*59'57"E		L118	21.06'	S37°	38'27"
	L29	32.77	S53¶8'37"E		L74	50.00'	N01°00'03"W		L119	29.35'	N85*	42'01"
	L30	19.92'	S5318'37"E		L75	14.14'	N46°00'03"W		L120	3.13'	N76°	32'12"
	L31	14.20'	S45*58'39"E		L76	50.00'	N01°00'03"W		L121	17.83'	S67°	08'49"
	L32	85.26'	N88*47'42"E		L77	14.14'	N43*59'57"E		L122	17.83'	N22	51'11"
	L33	7.07'	N45*35'18"W		L78	14.14'	N46°00'03"W		L123	105.60'	S67	51'11"
	L34	50.00'	S89*24'42"W		L79	50.97	S88*59'57"W		L124	105.60'	S67	51'11".
	L35	60.00'	N00°35'18"W		L80	50.97	N88*59'57"E		L125	100.48	N37	10'08'
	L36	50.00'	N89*24'42"E		L81	14.14'	N43*59'57"E		L126	54.72'	N40°	46'38'
	L37	7.07'	N44*24'42"E		L82	13.18'	N07*59'10"W		L127	60.00'	S05°	58'36"
	L38	7.07'	N45*35'18"W		L83	2.50'	N4913'22"W		L128	65.33 '	N89	15'00'
	L39	50.00'	S89*24'42"W		L84	50.00'	N40*46'38"E		L129	65.33 '	S89*	18'41"
	L40	60.00'	N00°35'18"W		L85	14.14'	N85*46'38"E		L130	55.00'	S45*	18'20"
	L41	50.79'	N89*24'42"E		L86	14.14'	S85*46'38"W		L131	55.00'	S45*	8'20"
	L42	6.30'	N45*49'54"E		L87	6.91'	N49*13'22"W		L132	61.84'	N85*	42'06"

L45 7.95' S43*56'16"E SURVEYOR'S NOTES

L43 | 162.22' | N1614'02"E

L44 162.22' S16"14'02"W

1. COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM,

L88 6.91' S49*13'22"E

L89 14.14' S04°13'22"E

21.21' N04"13'22"W

L133 | 10.00' | N0497'54"I

L134 61.84' N85*42'06"

NAD 83 (2011) EPOCH: 2010 TEXAS SOUTH CENTRAL ZONE 4204. 2. SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT

3. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CDSMUERY TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" IRON RODS WITH A YELLOW CAP STAMPED CDSMUERY UPON COMPLETION OF CONSTRUCTION.

STATE OF TEXAS) COUNTY OF BEXÁR)

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

LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS COUNTY OF BEXÁR)

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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

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 POTION 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

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF 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

AC ACRE(S)

BSL BUILDING SETBACK LINE

NCB NEW COUNTY BLOCK

DOCUMENT NUMBER

BEXAR COUNTY, TEXAS

DEED AND PLAT RECORDS OF

EXTRATERRITORIAL JURISDICTION

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

SHEET 4 ∑

CURVE TABLE

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' \$16°09'14"W

C10 | 141.67' | 560.07' | 014°29'36" | 141.29' | S08°59'11"W

C11 167.89' 340.00' 02817'30" 166.19' S13'33'27"W

C12 61.51' 340.00' 010°21'56" 61.43' \$35°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' \$27'16'43"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' \$24'52'07"W

C18 | 164.64' | 59.00' | 159°53'05" | 116.19' | \$29°00'01"E

C19 | 135.33' | 365.00' | 021"14'34" | 134.55' | N11"33'55"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

CATV CABLE TELEVISION

CB COUNTY BLOCK

EASEMENT

--1140---- EXISTING CONTOURS

1140 FINISHED CONTOURS

FND 1/2" IR FOUND 1/2" IRON ROD NO CAP

VOL VOLUME

PG PAGE(S)

DED DEDICATION

BLK BLOCK

DOC

ETJ

LEGEND

ROW RIGHT-OF-WAY

NON VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

(OFFICIAL PUBLIC RECORDS

(UNLESS OTHERWISE NOTED.)

FOUND 1/2" IRON ROD WITH

(UNLESS OTHERWISE NOTED.)

PLASTIC CAP STAMPED

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

SET 1/2" IRON ROD WITH

PLASTIC CAP STAMPED

"CDS/MUERY-SA TX"

"CDS/MUERY-SA TX"

STREET CENTERLINE

OPR OFFICIAL PUBLIC RECORDS

VAR WID VARIABLE WIDTH

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 (FILO) 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 VERIFIED BY FEMA MAP PANEL: 48029C0420G, 48029C0440G, 48029C0585H & 48029C0605F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FINISHED FLOOR ELEVATION:

MATCH LINE "A"

__ _LOT 903 __ _ BLK 2

CURVE # LENGTH RADIUS DELTA CHORD CHORD BEARING

C23 167.38' 280.00' 03415'04" 164.90' N16'07'29"E

C24 194.93' 270.00' 041'21'56" 190.72' N20'05'40"E

C25 | 153.74' | 630.00' | 013'58'56" | 153.36' | N09'14'34"E

C26 | 166.14' | 570.00' | 016'42'00" | 165.55' | N07'53'02"E

C27 44.74' 400.00' 006°24'33" 44.72' N02°44'18"E

C28 44.74' 400.00' 006°24'33" 44.72' N02°44'18"E

C29 44.74' 400.00' 006'24'33" 44.72' \$03'40'15"E

C30 44.74' 400.00' 006*24'33" 44.72' \$03*40'15"E

C31 183.63' 630.00' 016°42'00" 182.98' S07°53'02"W

C32 | 134.51' | 570.00' | 013*31'17" | 134.20' | S09*28'24"W

C33 238.25' 330.00' 041'21'56" 233.11' \$20'05'40"W

C34 33.27' 170.00' 011"12'48" 33.22' \$78"25'00"E

C35 | 80.83' | 230.00' | 020'08'11" | 80.42' | N73'57'18"W

C36 24.38' 30.00' 046*34'03" 23.72' \$72*30'23"E

C37 238.36' 50.00' 273'08'06" 68.75' S40'46'38"W

C38 24.38' 30.00' 046'34'03" 23.72' N25'56'20"W

C39 | 160.42' | 220.00' | 041'46'41" | 156.89' | \$19'53'18"W

C40 | 176.04' | 435.00' | 023⁴1'15" | 174.84' | \$10³5'35"W

C41 27.00' 230.00' 006'43'36" 26.99' S87'23'12"E

C42 17.83' 59.00' 017'18'40" 17.76' N62'24'06"E

C43 83.22' 125.00' 038'08'46" 81.69' S30'08'58"E

C44 49.93' 75.00' 038'08'46" 49.02' N30'08'58"W

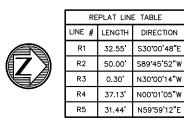
LOT I

BLK 29

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

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



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.

SHEET 3

op MATCH LINE "B $^{\circ}$

DRAINAGE EASEMEN HEATHER MEADOW REMAINING PORTION OF 14 FOSTER MEADOWS SUBDIVISION UNIT 14-A VOL. 9549, PG. 139

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,

"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

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 RIFASS OR OTHERWISS AFFECT ANY FIXING FLECTION, GAS. WATER.

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 DESCRIED BELOW.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN

LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND

ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE

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 REPLOYEES 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

FOSTER MEADOWS SUBDIVISION UNIT 14-A

VOL. 9549, PG. 139

SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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

OF 29.059 ACRES OUT OF THE NEPOMACINO

NEW CITY BLOCK 35132, IN THE CITY OF SAN

903, BLOCK 2

STATE OF TEXAS

COUNTY OF BEXAR

OWNER/DEVELOPER:

STATE OF TEXAS COUNTY OF BEXAR

RAMANATHA R YELLATURU

SEAL OF OFFICE THIS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CONSIDERATION THEREIN EXPRESSED.

9549, PAGE 139 OF THE DEED AND PLAT RECORDS

OF BEXAR COUNTY TEXAS AND A SUBDIVISION PLAT

ANTONIO, BEXAR COUNTY, TEXAS ESTABLISHING LOTS

BLOCK 20; LOT 903, BLOCK 15; LOTS 90-96, 902 &

DATE OF PREPARATION: July 29, 2020

8209 SUTHERLAND LN

PLANO TX, 75025

KNOWN TO ME TO BE THE PERSON WHOSE

SECRETARY

CDS MUERY JOB 119081.03 TASK 303

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

8209 SUTHERLAND LN

BY: RAMANATHA R YELLATURU

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO

THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY

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

DATED THIS ______DAY OF______, A.D. 20 _____

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS

DAY OF

MANAGING PARTNER

PLANO TX, 75025

1-9, BLOCK 30; LOT 1, BLOCK 29; LOTS 901-902

MONTOYA SURVEY NUMBER 21, ABSTRACT 469, IN

OWNER/DEVELOPER:

C.P.S. NOTES

(5) FOOT WIDE EASEMENTS.

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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RÈSERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED

8209 SUTHERLAND LN PLANO TX, 75025 BY: RAMANATHA R YELLATURU MANAGING PARTNER OWNER'S DULY AUTHORIZED AGENT

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

☐ MATCH LINE "C" ¬MATCH LINE "D" HEATHER MEADOW LOT I SHEET 5 \(\sums BLK 20

LOT 902

BLK 20

INDEX MAP

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

SEE SHEET 1 FOR NOTES AND LEGEND

COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20_____

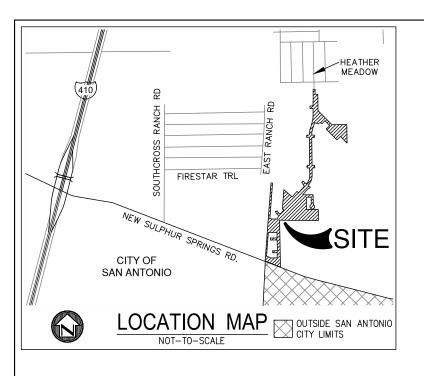
SPRINGS SA LLC

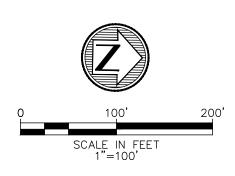
≾SHEET 6

SHEET 1 OF 6

CDS Muery F-1733Samining. BRIAN A. CROWELI 82619 CENSED. SS/ONAL ELG







WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.

SAWS HIGH PRESSURE NOTE:

A POTION 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 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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

UNPLATTED

UNPLATTED
WALBERTO SALINAS AND MARIA LUISA
SALINAS
CALLED 2.000 ACRES
VOL. 15480, PG. 2233
O.P.R.

C.P.S. NOTES:

ANTHONY GUAJARDO CHILDREN
TRUST
VOL. 10117, PG. 1966

0.P.R.

610 N1:00'03"W 755.02

27' DRAINAGE EASEMENT — OFF-LOT (1.628 AC.)

UNPLATTED

SPRINGS SA LLC

REMAINING PORTION OF "TRACT 1"

131.969 ACRES

OFF-LOT (PERMABLE) SEWEF
(EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET ROW)
-50' G.E.T.Y., WATER, SANITARY
SEWER & DRAINAGE EASEMENT.

HEATHER MEADOW

(PUBLIC STREET)

1.51.969 ACKES
DOC# 20200020600

O.P.R.
OFF-LOT (PERMABLE)
(EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET ROW)
50' G.E.T.TV., WATER, SANITARY
PERMABLEY
(0.182 AC.)

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," 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 THERETOLIT 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.

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.TV. 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.TV. 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

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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:

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

JLAL OI	OFFICE	11113	DAT OF	 , A.D. ZU_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>BLUE RIDGE RANCH SUBDIVISION UNIT 1A</u> 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

82619 CENSE ONAL ENG



CDS Muery F-1733

STATE OF TEXAS) COUNTY OF BEXÁR)

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. CROWELI LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS)

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.

15 RESIDENTIAL LOTS SEE SHEET 1 OF 6 FOR LINE & CURVE TABLE SEE SHEET 1 FOR NOTES AND LEGEND SHEET 2 OF 6

LOT 902~ N=13,681,538.84 E= 2,166,617.25 BLOCK 2 (0.407 AC.) OPEN SPACE UNPLATTED
BOB L. MUTZ AND NANCY L. MUTZ
CALLED 7.15 ACRES
VOI 17896 BO 2007 VOL. 17896, PG. 2253 O.P.R.

/N.C.B. 18440

LOT 1

BLOCK 30

PERMEABLE

LOT 902 BLOCK 2 IN SPACE PERMEABLE

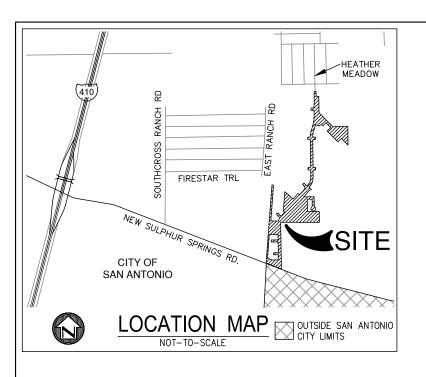
SPRINGS

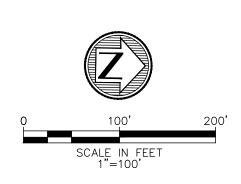
SULPHUR

NEW

N=13,681,693.60 E= 2,166,237.78

SECRETARY





WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.

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LAND-PLAT-19-11800469

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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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SEAL OF OFFICE THIS _____ DAY OF _

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS _____DAY OF_____, A.D. 20 ____.

SECRETARY

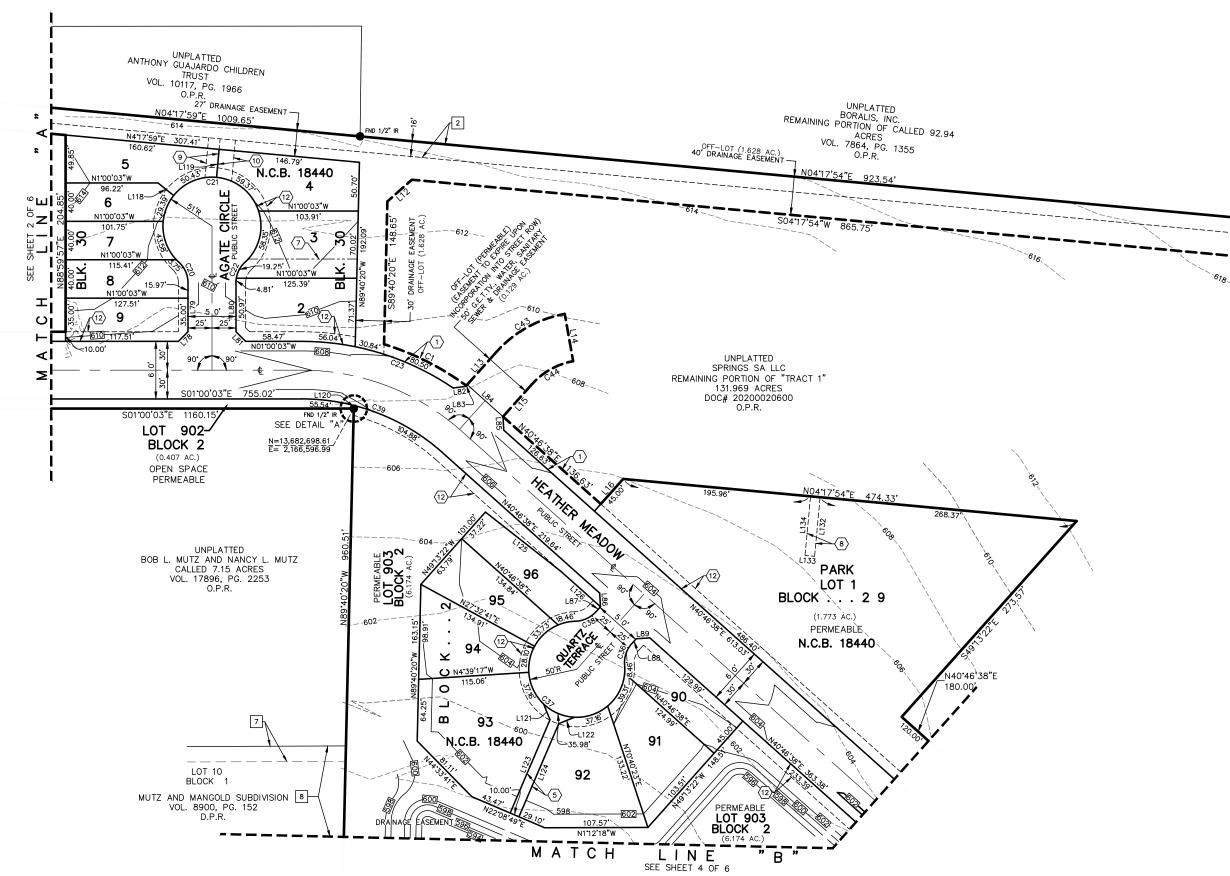
HEATHER MEADOW

LOT 902 BLOCK 2

UNPLATTED

DETAIL "A'









STATE OF TEXAS) COUNTY OF BEXÁR)

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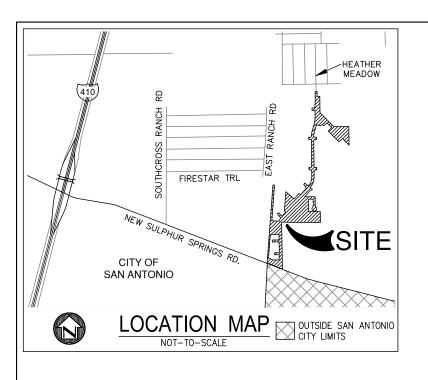
BRIAN A. CROWELL LICENSED PROFESSIONAL ENGINEER NO. 82619

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15 RESIDENTIAL LOTS SEE SHEET 1 OF 6 FOR LINE & CURVE TABLE SHEET 3 OF 6

SEE SHEET 1 FOR NOTES AND LEGEND



BLOCK

MUTZ AND MANGOLD SUBDIVISION VOL. 8900, PG. 152 D.P.R.

CHRISTIE M. RODRIGUEZ CALLED 12.406 ACRES

8

N=13,682,693.12 E= 2.167.557.32

35

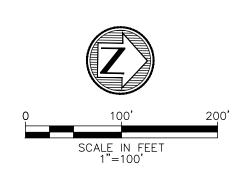
IMPERIAL TOPAZ

SULPHUR SPRINGS UNIT 2

VOL. 9570, PG. 222 D.P.R.

BLOCK 2

39



MATCH

/1\88*47'42"E 26.05

9

N.C.B. 18440

PERMÈABLE LOT 903

BLOCK . . . 2

DRAINAGE EASEMENT (6.174 AC.)

-598 - 600

<u>-N0112'18"W 305</u>.30'-600-

(0.815 AC.) 50' G.E.T.TV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON

INCORPORATION INTO STREET ROW)

5

BLOCK 14

VOL. 9643, PG. 177 D.P.R.

AZURITE TRAIL

BLOCK 2

S01'12'18"E 226.04'-

5

6

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.

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PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

C.P.S. NOTES:

LOT 1

BLOCK 29 -N.C.B. 18440

LOT 903-BLOCK 15 DRAINAGE EASEMENT (0.330 AC.)

PERMEABLE N.C.B. 18440

UNPLATTED

SPRINGS SA LLC
REMAINING PORTION OF "TRACT 1"

DOC# 20200020600

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS
HERBY 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," 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 THERETOLIT 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.

- 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.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

SPRINGS SA LLC REMAINING PORTION OF "TRACT 1" 131,969 ACRES

S00°35'18"E

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND

ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OF 29.059 ACRES OUT OF THE NEPOMACINO MONTOYA 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

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



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:

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

SEAL OF OFFICE THIS _____ DAY OF _

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>BLUE RIDGE RANCH SUBDIVISION UNIT 1A</u> 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 ____.

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. CROWELI LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS)

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.

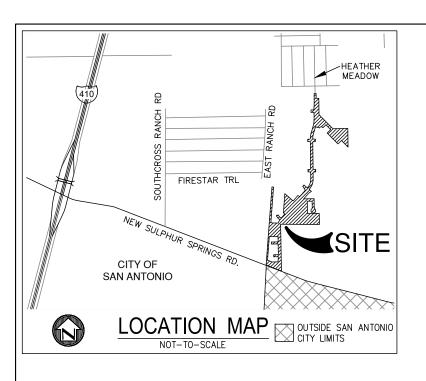
15 RESIDENTIAL LOTS SEE SHEET 1 OF 6 FOR LINE & CURVE TABLE SHEET 4 OF 6

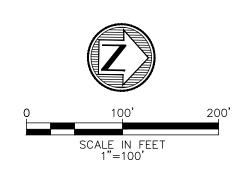
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CDS Muery F-173382619 CENSE ONAL ENG

SEE SHEET 1 FOR NOTES AND LEGEND

13





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 POTION 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 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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

C.P.S. NOTES:

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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 MONTOYA 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



CDS MUERY JOB 119081.03 TASK 303

8209 SUTHERLAND LN PLANO TX, 75025

STATE OF TEXAS COUNTY OF BEXAR

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8209 SUTHERLAND LN PLANO TX, 75025 BY:RAMANATHA R YELLATURU MANAGING PARTNER

STATE OF TEXAS COUNTY OF BEXAR

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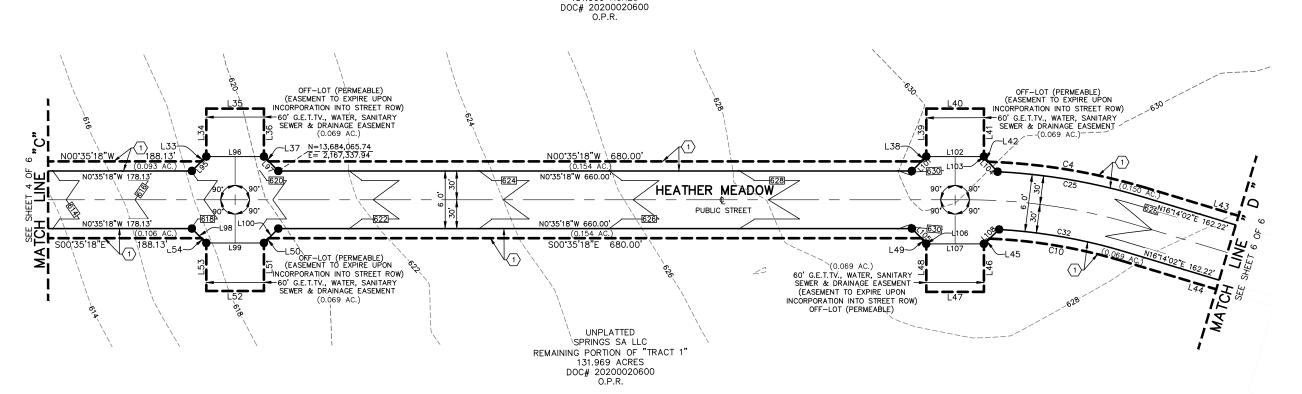
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DATED THIS ______DAY OF______, A.D. 20 _____.

SECRETARY



UNPLATTED SPRINGS SA LLC REMAINING PORTION OF "TRACT 1" 131.969 ACRES



STATE OF TEXAS) COUNTY OF BEXÁR)

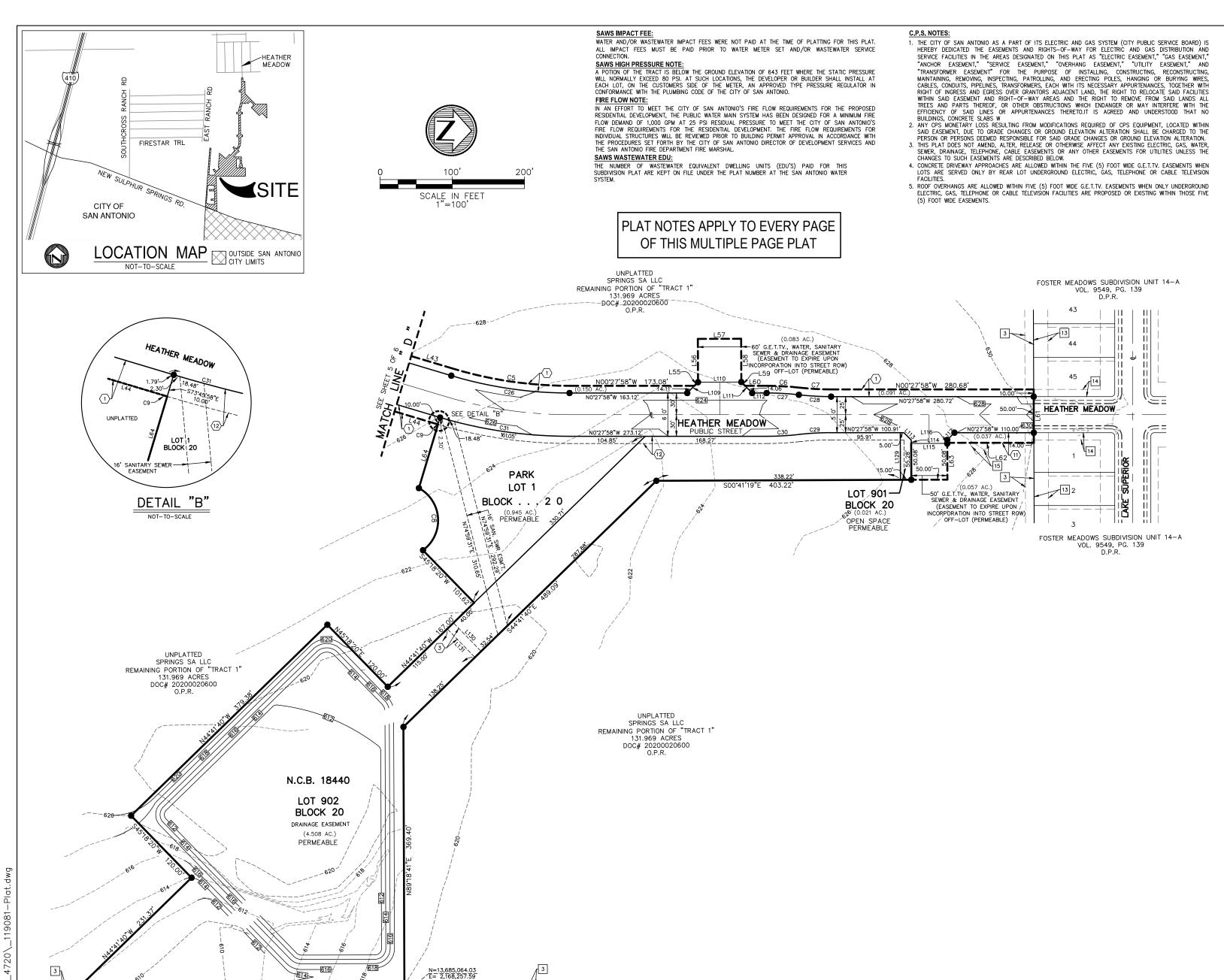
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15 RESIDENTIAL LOTS SEE SHEET 1 OF 6 FOR LINE & CURVE TABLE



CDS Muery F-1733 BRIAN A. CROWEL 82619 CENSE ONAL ENG



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BRIAN A. CROWELI LICENSED PROFESSIONAL ENGINEER NO. 82619

UNPLATTED

RUTH BOWMAN RUSSELL CALLED 119.93 ACRES

VOL. 4936, PG. 1347 O.P.R.

UNPLATTED

RUTH BOWMAN RUSSELL CALLED 17.942 ACRES VOL. 4936, PG. 1342 O.P.R.

JOSE RUVALCABA AND CHRISTIAN

RUVALCABA CALLED 17.86 ACRES

VOL. 16172, PG. 1461 O.P.R.

STATE OF TEXAS)

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LAND-PLAT-19-11800469

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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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	DATED	THIS	 D	AY ()F	 	 ,	A.D.	20		•
BY: _			 			 	 CHA	 IRMAI		_	

SECRETARY

SEE SHEET 1 FOR NOTES AND LEGEND

SHEET 6 OF 6

15 RESIDENTIAL LOTS