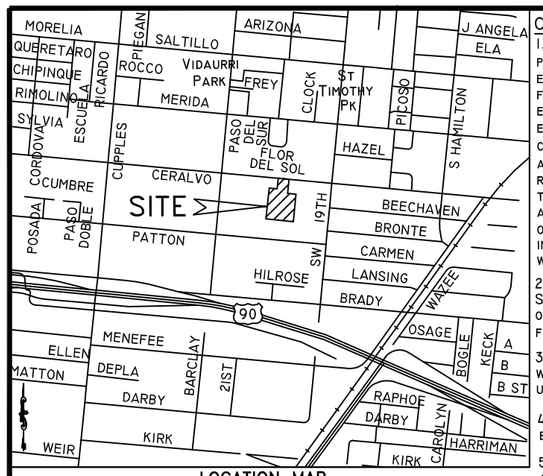
PLAT I.D. # 180546

REPLAT
ESTABLISHING
ST. GEORGE COURT SUBDIVISION

BEING A TOTAL OF 1.6375 ACRES BEING REPLATTED WERE PREVIOULY PLATTED AS A PORTION OF LOT 19A, BLOCK 32, N.C.B. 3692, EDGEWOOD SUBDIVISION, RECORDED IN VOL. 3377, PG. 212, PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS. AND LOT 62, BLOCK, 32, N.C.B. 3692, EDGEWOOD ADDITION, RECORDED IN VOL. 9622, PG. 214, PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS. ESTABLISHING LOT(S) 1 THRU 16, BLOCK 1, N.C.B. 3692, SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRUBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS " ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", " GAS EASEMENT", " TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

FEMA NOTE

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0395G, EEFECTIVE DATE: SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT NOTES:

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 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 DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISH FLOOR NOTE:

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

SAWS IMPACT FEE PAYMENT NOTE:

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 THE WATER METER SET AND/OR PROIR TO THE WASTEWATER SERVICE CONNECTION.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT(S) 1 THROUGH 16, BLOCK 32, N.C.B.3692, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTERWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C-1	90°00'00"	23.56'	15.00'	15.00'
C-2	24°38'35"	81.00'	34.84'	17.69'
C-3	24°38'35"	133.25'	57.31'	29.11'
C-4	90°00'00"	15.00'	23.56'	15.00'
C-5	90°00'00"	15.00'	23.56'	15.00'
C-6	24°38'35"	83.25'	35.81'	18.18'
C-7	24°38'35"	100.00'	43.01'	21.84'

LEGEND

- F.I.P. — FOUND IRON PIN WITH YELLOW CAP STAMPED: RAS# 3976
- D.P.R. — DEED AND PLAT RECORDS
- O.P.R. — OFFICIAL PUBLIC RECORDS
- N.C.B. — NEW CITY BLOCK
- VOL. — VOLUME
- PG. — PAGE
- AC. — ACRES
- BLDG. — BUILDING
- C.A.T.V. — CABLE TELEVISION
- C.B. — COUNTY BLOCK
- D.R. — DEED RECORDS
- ℄ — CENTER LINE OF STREET
- 672.00 — CONTOUR LINE
- R.O.W. — RIGHT-OF-WAY
- C-1 — CURVE NUMBER
- 672 — FINISHED CONTOUR
- 672.77 — ELEVATION
- F.C. — FENCE CORNER

OWNER/DEVELOPER:

CAREDO LLC
450 PINN RD.
SAN ANTONIO, TX 78227
DULY AUTHORIZED AGENT
CARLOS MADRID, JR.
PHONE: 210-865-1297

SCALE: 1" = 50'
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 * SAN ANTONIO, TEXAS 78228
Phone: (210) 735-8514 Fax (210) 738-2835
Email: ruizandassociates@sbcglobal.net
Web: www.ruizassociatessurveying.com
Firm Registration Number: 100297-00

RAS JOB NO. 2018-077

DATE: AUGUST 10, 2020

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 IN IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER: CAREDO LLC
450 PINN RD.
SAN ANTONIO, TX 78227
DULY AUTHORIZED AGENT
CARLOS MADRID, JR.
PHONE: 210-865-1297

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ CARLOS MADRID, JR. _____, 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., 2020.

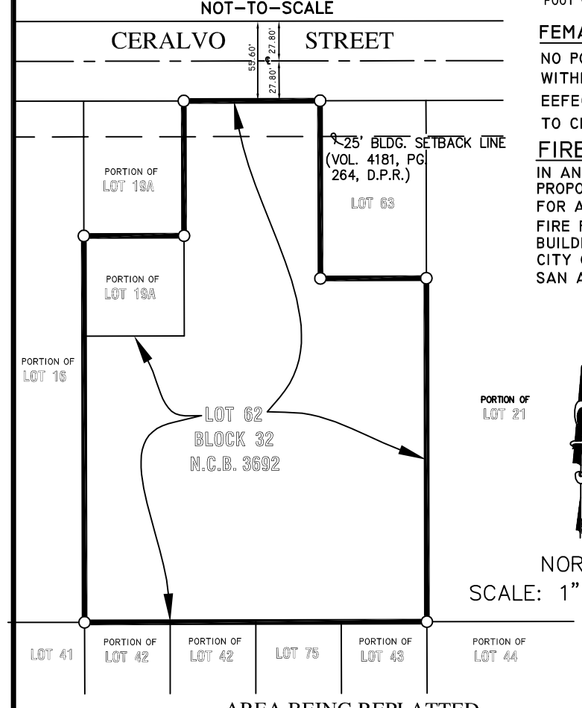
BY:_____
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF ST. GEORGE COURT SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE

DATED THIS_____DAY OF_____ A.D. 20____.

BY:_____
CHAIRMAN

BY:_____
SECRETARY



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING A TOTAL OF 1.6375 ACRES BEING REPLATTED IS A PORTION OF LOT 19A, BLOCK 32, N.C.B. 3692, EDGEWOOD SUBDIVISION, RECORDED IN VOL. 9622, PG. 214 AND A PORTION OF A 25' BUILDING SETBACK LINE RECORDED IN VOL. 4181, PG. 264; ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND LOT 62, BLOCK 32, N.C.B. 3692, EDGEWOOD ADDITION, RECORDED IN VOL. 9622, PG. 214, PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT 110134 EDGEWOOD SUBDIVISION WHICH IS RECORDED IN VOL. 3377, PG 212 AND ON PLAT EDGEWOOD ADDITION WHICH IS RECORDED IN VOL. 9622, PG. 214, BEXAR COUNTY PLAT AND DEED RECORDS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

_____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____DAY OF _____ ._____.

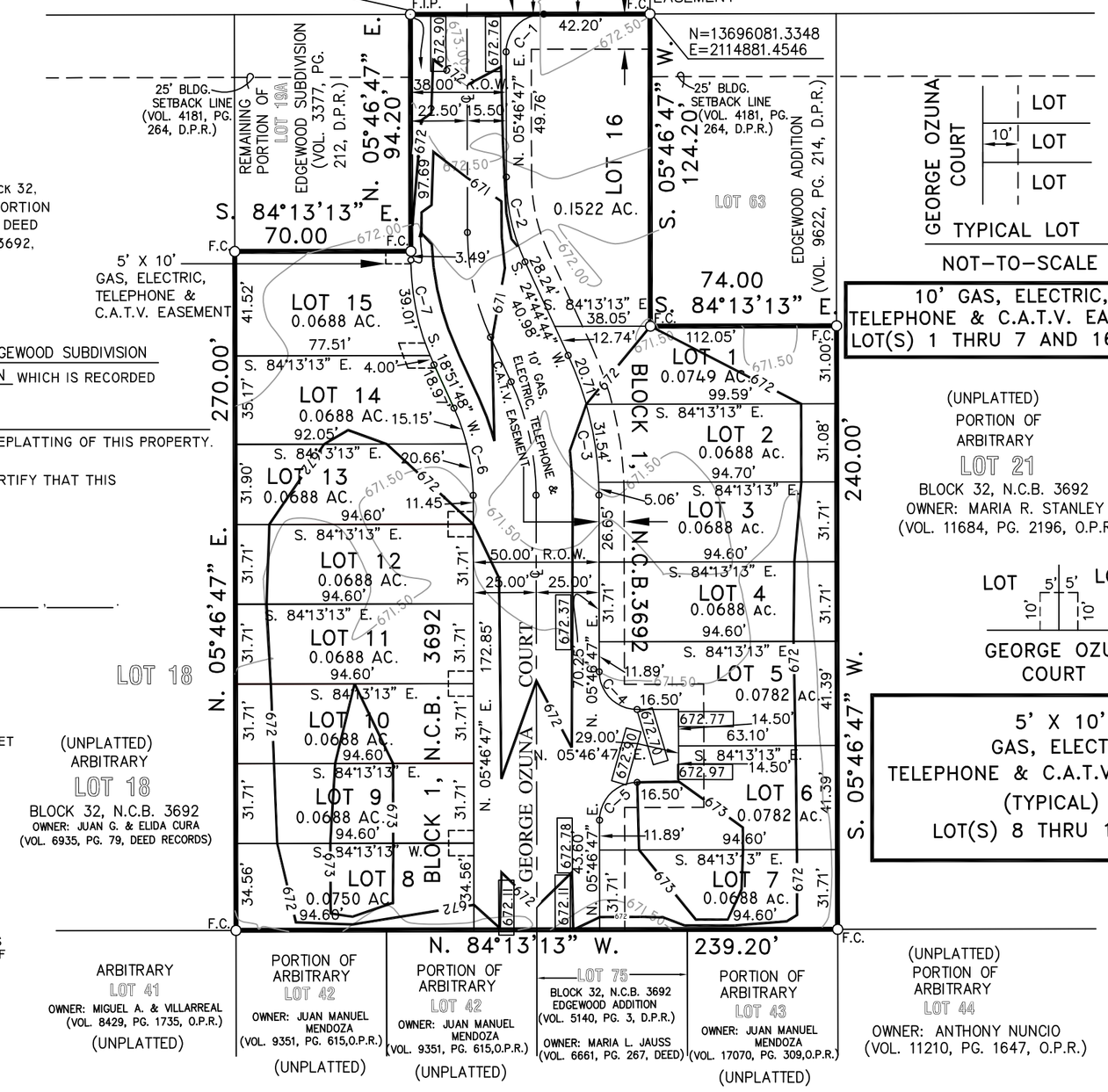
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____.

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:
RAMON M. RUIZ, R.P.L.S. NO. 3976

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

_____
LICENSED PROFESSIONAL ENGINEER