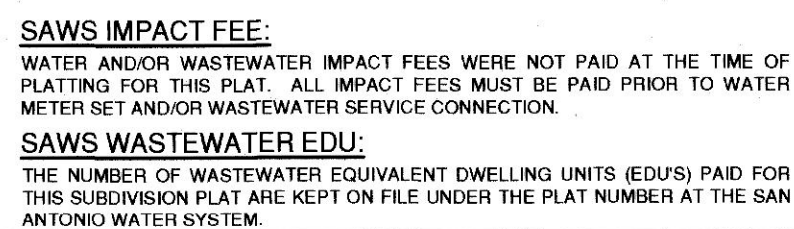
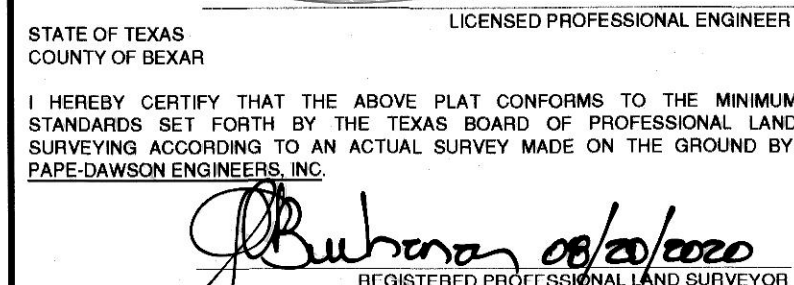


## COUNTY CLERK, BEXAR COUNTY, TEXAS



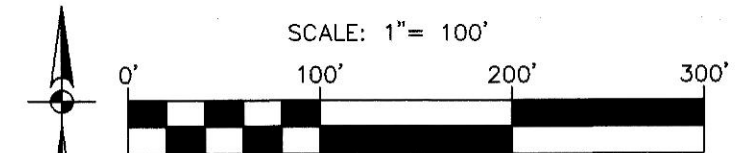
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



PLAT NUMBER 19-11800288

SUBDIVISION PLAT  
OF  
DOVE CREEK UNIT-2

BEING A TOTAL OF 81.024 ACRE TRACT OF LAND, 18.756 ACRES OUT OF A 38.848 ACRE TRACT OF LAND, AND ALL OF A 82.289 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 20180081935, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS DAVIDSON SURVEY NUMBER 200, ABSTRACT 196, COUNTY BLOCK 4361, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: August 20, 2020STATE 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: DAVID BRODBECK  
KB HOME LONE STAR INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
(210)308-1316STATE OF TEXAS  
COUNTY OF BEXARBEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BRODBECK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF August, A.D. 2020.  
  
MEGHAN JANE G.  
Notary Public, State of Texas  
Comm. Expires 12-27-2020  
Notary ID 12081891  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF DOVE CREEK UNIT-2 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: \_\_\_\_\_  
CHAIRMANBY: \_\_\_\_\_  
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 4

MATCHLINE "C" - SEE SHEET 4 OF 4

MATCHLINE "A" - SEE SHEET 1 OF 4

MATCHLINE "D" - SEE SHEET 3 OF 4

LOCATION MAP  
NOT-TO SCALE

## LEGEND

CB	COUNTY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-HOW
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	VOL	VOLUME
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
DOC#	DOCUMENT NUMBER	LF	LINEAR FEET
ETJ	EXTRATERRITORIAL JURISDICTION	ROW	RIGHT-OF-WAY
---	EXISTING CONTOURS	*	SEE COUNTY FINISHED FLOOR ELEVATION NOTE
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	1% ANNUAL CHANCE (100-YR) ULTIMATE CONDITIONS FLOODPLAIN		
---	CENTERLINE		
---	CITY LIMIT LINE		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	SANITARY SEWER EASEMENT (VOL 1944, PG 95 OPR)
9	16' SANITARY SEWER EASEMENT	10	135' ELECTRIC EASEMENT (VOL 6063, PG 425 DR)
12	15' BUILDING SETBACK	11	NON-EXCLUSIVE WATER EASEMENT (VOL 15736, PG 1624 OPR)
13	10' BUILDING SETBACK	12	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20001, PG 1354-1356 PR)
15	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO SCALE)	13	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1354-1356 PR)
16	VARIABLE WIDTH CLEAR VISION EASEMENT	14	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV (VOL 20001, PG 1354-1356 PR)
17	6' CLEAR VISION EASEMENT	15	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9550, PG 218-222 DPR)
1	POTRANCO SUBDIVISION, UNIT 4 VARIABLE WIDTH PERMEABLE DRAINAGE EASEMENT (VOL 9570, PG 93-95 DPR)	16	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9728, PG 80 DPR)
2	17.58 AC DOVE CREEK SUBDIVISION CB 4336A, BLOCK 1 LOT W IRR 901.65 FT OF LOT 1 (VOL 9550, PG 218-222 DPR)	17	20' PERMANENT SANITARY SEWER EASEMENT (VOL 11489, PG 1375 OPR)
3	DOVE RIVER COMMERCIAL C BLOCK 13, LOT 3 (VOL 9728, PG 80 DPR)	18	16' WATER AND SANITARY SEWER EASEMENT (VOL 11077, PG 1580 OPR)
1	16' SANITARY SEWER EASEMENT (VOL 9613, PG 109-110, DPR)	19	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 947 PR)
2	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 20001, PG 732-734 PR)	20	20' BUILDING SETBACK LINE (VOL 20001, PG 947 PR)
3	VARIABLE WIDTH FILL EASEMENT (VOL 20001, PG 732-734 PR)	21	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20001, PG 947 PR)
4	16' SANITARY SEWER EASEMENT (VOL 20001, PG 732-734 PR)	22	16' SANITARY SEWER EASEMENT (VOL 20001, PG 947 PR)
5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1354-1356 PR)		
6	15' BUILDING SETBACK (VOL 20001, PG 1354-1356 PR)		
7	10' BUILDING SETBACK (VOL 20001, PG 1354-1356 PR)		

## SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION 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

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.

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.

  
EUGENE H. DAWSON III  
08/20/2020  
REGISTERED PROFESSIONAL LAND SURVEYORTHOMAS DAVIDSON  
SURVEY NO. 200  
ABSTRACT 196  
COUNTY BLOCK 4361STATE 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.

STATE OF TEXAS  
COUNTY OF BEXAR

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EUGENE H. DAWSON III  
08/20/2020  
REGISTERED PROFESSIONAL LAND SURVEYORN: 13702894.91  
E: 2057607.25TINDALL HENRY C JR & EDWYNNA  
REMAINING PORTION OF 53.082 ACRES  
(VOL 13408, PG 2475 OPR)N00°09'40"W ~ 1194.52'  
N00°46'48"E ~ 416.48'THOMAS DAVIDSON  
SURVEY NO. 200  
ABSTRACT 196  
COUNTY BLOCK 4361STATE 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.

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.

  
EUGENE H. DAWSON III  
08/20/2020  
REGISTERED PROFESSIONAL LAND SURVEYOREFFECTIVE (EXISTING)  
FEMA 1% ANNUAL  
CHANCE (100-YR)  
FLOODPLAINLOT 902  
BLOCK 51  
CB 4361  
(62.706 ACRE PERMEABLE)N: 13701700.59  
E: 2057610.61135' ELECTRIC EASEMENT  
(VOL 5943, PG 277 DPR)

S89°37'21"W ~ 713.63'

THOMAS DAVIDSON SURVEY NO. 200  
ABSTRACT 196 COUNTY BLOCK 4361

## CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED 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," "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 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.

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 UNDERGROUND ELECTRIC AND GAS FACILITIES.

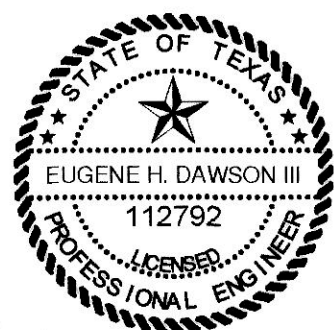
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

## 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 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.

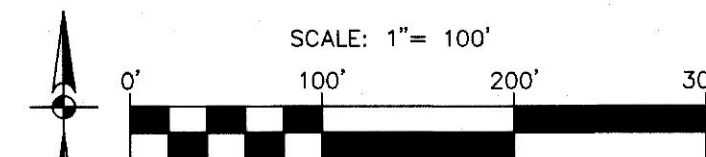
CURVE AND LINE TABLE  
SHEET 4 OF 4PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



## PLAT NUMBER 19-11800288

SUBDIVISION PLAT  
OF  
DOVE CREEK UNIT-2

BEING A TOTAL OF 81.024 ACRE TRACT OF LAND, 18.756 ACRES OUT OF A 38.648 ACRE TRACT OF LAND, AND ALL OF A 62.268 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 20180081935, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS DAVIDSON SURVEY NUMBER 200, ABSTRACT 196, COUNTY BLOCK 4361, IN BEXAR COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: August 20, 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 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: DAVID BRODBECK  
KB HOME LONE STAR INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
(210)308-1316

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BRODBECK 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 16 DAY OF August, A.D. 2016.

NOTARY PUBLIC, BEKAR COUNTY, TEXAS

THIS PLAT OF DOVE CREEK UNIT-2 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP  
NOT-TO-SCALE

## LEGEND

- |              |  |     |  |
|--------------|--|-----|--|
| CB           | COUNTY BLOCK   | ●   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)   |
| DPR          | DEED AND PLAT RECORDS (SURVEYOR)                               | ○   | SET 1/2" IRON ROD (PD)   |
| DR           | DEED RECORDS OF  | ○   | SET 1/2" IRON ROD (PD)-ROW   |
| OPR          | BEXAR COUNTY, TEXAS  | VOL | VOLUME   |
|              | OFFICIAL PUBLIC RECORDS  | PG  | PAGE(S)  |
|              | (OFFICIAL PUBLIC RECORDS                                       | LF  | LINEAR FEET  |
|              | OF REAL PROPERTY) OF   | ROW | RIGHT-OF-WAY   |
| PR           | BEXAR COUNTY, TEXAS  | ★   | SEE COUNTY   |
|              | PLAT RECORDS OF BEXAR  |     | FINISHED FLOOR   |
|              | COUNTY, TEXAS  |     | ELEVATION NOTE   |
| DOC#         | DOCUMENT NUMBER  |     |  |
| ETJ          | EXTRATERRITORIAL JURISDICTION                                  |     |  |
| --- 1140 --- | EXISTING CONTOURS  |     |  |
| --- 1140 --- | PROPOSED CONTOURS  |     |  |
| --- 1140 --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |     |  |
| --- 1140 --- | 1% ANNUAL CHANCE (100-YR) ULTIMATE CONDITIONS FLOODPLAIN       |     |  |
| --- 1140 --- | CENTERLINE   |     |  |
| --- 1140 --- | CITY LIMIT LINE  |     |  |
| 3            | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT             | 1   | POTRANCO SUBDIVISION, UNIT 4 VARIABLE WIDTH PERMEABLE DRAINAGE EASEMENT (VOL 9570, PG 93-95 DPR)           |
| 9            | 16' SANITARY SEWER EASEMENT                                    | 2   | 17.58 AC DOVE CREEK SUBDIVISION CB 4336A, BLOCK 1 LOT W IRR 901.65 FT OF LOT 1 (VOL. 9550, PG 218-222 DPR) |
| 13           | 15' BUILDING SETBACK   | 3   | DOVE RIVER COMMERCIAL C BLOCK 13, LOT 3 (VOL. 9728, PG 60 DPR)   |
| 13           | 10' BUILDING SETBACK   |     |  |
| 15           | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)                |     |  |
| 16           | VARIABLE WIDTH CLEAR VISION EASEMENT I                         |     |  |
| 17           | 6' CLEAR VISION EASEMENT                                       |     |  |

- |    |  |    |  |
|----|--|----|--|
| 1  | 16' SANITARY SEWER EASEMENT<br>(VOL. 9613, PG 109-110, DPR)                            | 13 | 28' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT<br>(VOL. 20001, PG 1354-1356 PR) |
| 2  | VARIABLE WIDTH PUBLIC<br>DRAINAGE EASEMENT<br>(VOL. 20001, PG 732-734 PR)              | 14 | 5' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV<br>(VOL. 20001, PG 1354-1356 PR)           |
| 3  | VARIABLE WIDTH FILL EASEMENT<br>(VOL. 20001, PG 732-734 PR)                            | 15 | VARIABLE WIDTH DRAINAGE<br>EASEMENT<br>(VOL. 9550, PG 218-222 DPR)                     |
| 4  | 10' SANITARY SEWER EASEMENT<br>(VOL. 20001, PG 732-734 PR)                             | 16 | VARIABLE WIDTH DRAINAGE<br>EASEMENT<br>(VOL. 9728, PG 60 DPR)                          |
| 5  | 10' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT<br>(VOL. 20001, PG 1354-1356 PR) | 17 | 20' PERMANENT SANITARY<br>SEWER EASEMENT<br>(VOL. 11489, PG 1375 DPR)                  |
| 6  | 15' BUILDING SETBACK<br>(VOL. 20001, PG 1354-1356 PR)                                  | 18 | 16' WATER AND SANITARY<br>SEWER EASEMENT<br>(VOL. 11077, PG 1580 DPR)                  |
| 7  | 10' BUILDING SETBACK<br>(VOL. 20001, PG 1354-1356 PR)                                  | 19 | 14' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT<br>(VOL. 20001, PG 947 PR)       |
| 8  | 1' VEHICULAR NON-ACCESS<br>EASEMENT (NOT TO SCALE)<br>(VOL. 20001, PG 1354-1356 PR)    | 20 | 20' BUILDING SETBACK LINE<br>(VOL. 20001, PG 947 PR)                                   |
| 9  | SANITARY SEWER EASEMENT<br>(VOL. 11944, PG 95 DPR)                                     | 21 | VARIABLE WIDTH DRAINAGE<br>EASEMENT<br>(VOL. 20001, PG 947 PR)                         |
| 10 | 135' ELECTRIC EASEMENT<br>(VOL. 6063, PG 425 DR)                                       | 22 | 16' SANITARY SEWER EASEMENT<br>(VOL. 20001, PG 947 PR)                                 |
| 11 | NON-EXCLUSIVE WATER<br>EASEMENT<br>(VOL. 15736, PG 1624 DPR)                           |    |  |
| 12 | VARIABLE WIDTH DRAINAGE<br>EASEMENT<br>(VOL. 20001, PG 1354-1356 PR)                   |    |  |

## CPS/SAWS/COSA UTILITY:

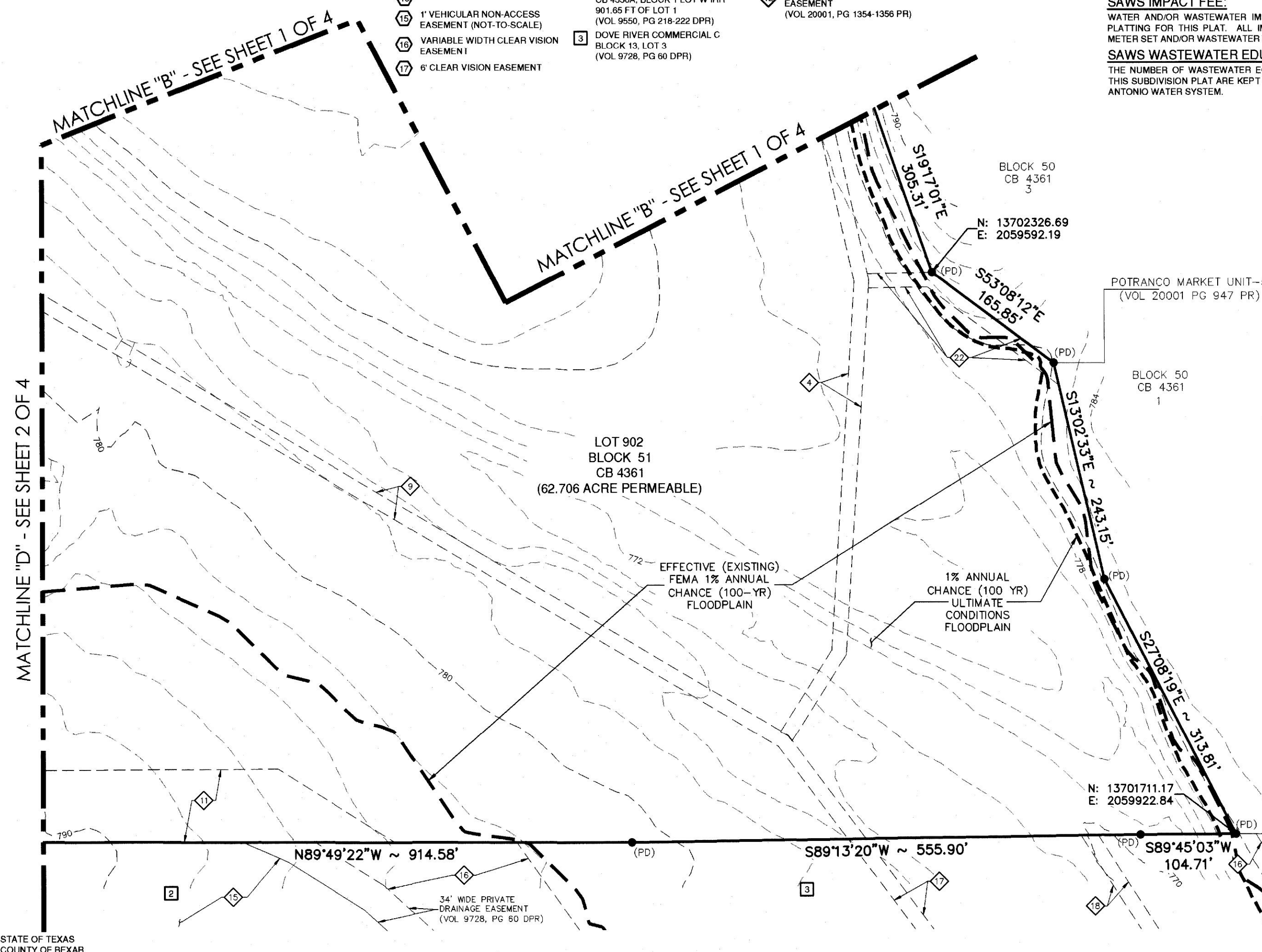
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## SAWS IMPACT FEE:

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 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.



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.

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.

THE E. SAWSON ENGINEERING, INC.  
 08/20/2020  
 REGISTERED PROFESSIONAL LAND SURVEYOR

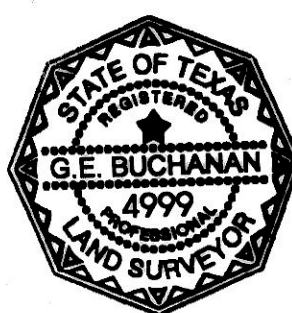
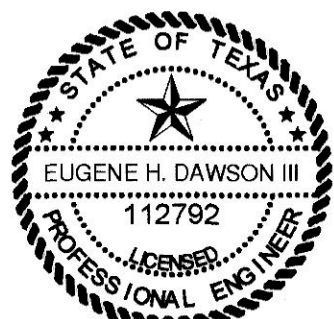
SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. 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 CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

CURVE AND LINE TABLE  
SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4

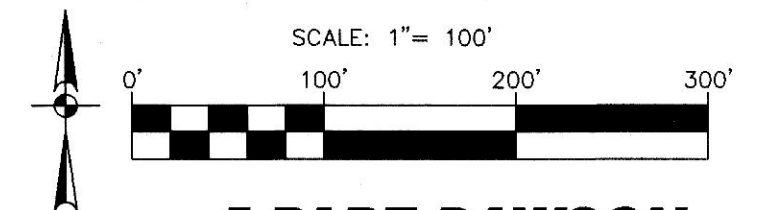




PLAT NUMBER 19-11800288

SUBDIVISION PLAT  
OF  
DOVE CREEK UNIT-2

BEING A TOTAL OF 81.024 ACRES TRACT OF LAND, 18.756 ACRES OUT OF A 38.648 ACRE TRACT OF LAND, AND ALL OF A 62.268 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 20180081935, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS DAVIDSON SURVEY NUMBER 200, ABSTRACT 196, COUNTY BLOCK 4361, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: August 20, 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 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: DAVID BRODBECK  
KB HOME LONE STAR INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
(210)308-1316

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BRODBECK, 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 18 DAY OF August, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF DOVE CREEK UNIT-2 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

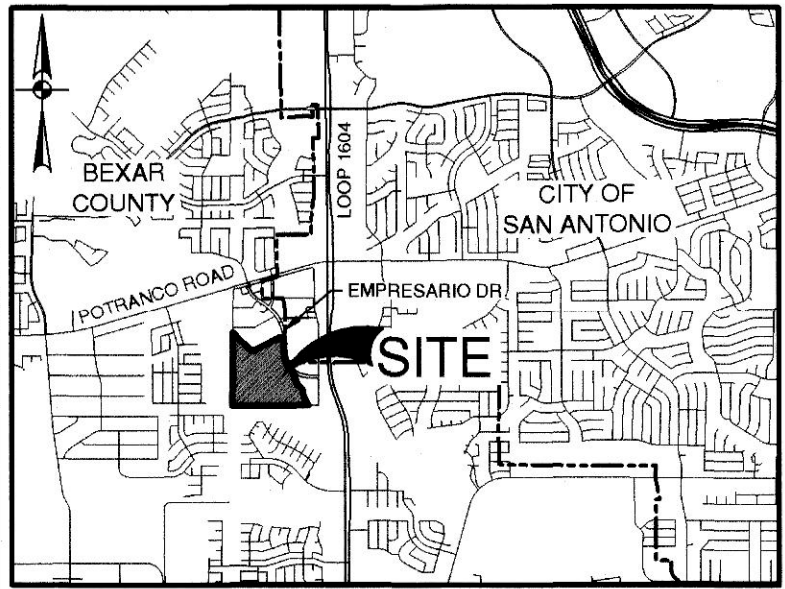
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME. AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LEGEND

- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS (SURVEYOR) OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DOC# DOCUMENT NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- 1140 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- 1% ANNUAL CHANCE (100-YR) ULTIMATE CONDITIONS FLOODPLAIN
- 0 CENTERLINE
- 0 CITY LIMIT LINE
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 15' SANITARY SEWER EASEMENT
- 15' BUILDING SETBACK
- 10' BUILDING SETBACK
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 15' BUILDING SETBACK
- 6' CLEAR VISION EASEMENT
- POTRANCO SUBDIVISION, UNIT 4
- VARIABLE WIDTH PERMEABLE DRAINAGE EASEMENT (VOL 9570, PG 93-95 DPR)
- 17.58 AC DOVE CREEK SUBDIVISION CB 4361A, BLOCK 1 LOT W IRR 901.65 FT OF LOT 1 (VOL 9550, PG 218-222 DPR)
- DOVE RIVER COMMERCIAL C BLOCK 13, LOT 3 (VOL 9728, PG 60 DPR)
- 16' SANITARY SEWER EASEMENT (VOL 9613, PG 109-110, DPR)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 20001, PG 732-734 PR)
- VARIABLE WIDTH FILL EASEMENT (VOL 20001, PG 732-734 PR)
- 16' SANITARY SEWER EASEMENT (VOL 20001, PG 732-734 PR)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1354-1356 PR)
- 15' BUILDING SETBACK (VOL 20001, PG 1354-1356 PR)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- VOL PG LF ROW
- VOLUME PAGE(S)
- LINEAR FEET
- RIGHT-OF-WAY
- SEE COUNTY FINISHED FLOOR ELEVATION NOTE
- 10' BUILDING SETBACK (VOL 20001, PG 1354-1356 PR)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PG 1354-1356 PR)
- SANITARY SEWER EASEMENT (VOL 11944, PG 95 OPR)
- 135' ELECTRIC EASEMENT (VOL 6063, PG 425 DR)
- NON-EXCLUSIVE WATER EASEMENT (VOL 15736, PG 1624 OPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20001, PG 1354-1356 PR)
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1354-1356 PR)
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV (VOL 20001, PG 947 PR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9550, PG 218-222 DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9728, PG 60 DPR)
- 20' PERMANENT SANITARY SEWER EASEMENT (VOL 11489, PG 1375 OPR)
- 16' WATER AND SANITARY SEWER EASEMENT (VOL 11077, PG 1580 OPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 947 PR)
- 20' BUILDING SETBACK LINE (VOL 20001, PG 947 PR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20001, PG 947 PR)
- 16' SANITARY SEWER EASEMENT (VOL 20001, PG 947 PR)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

08/20/2020  
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED 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," "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 GRANTORS 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

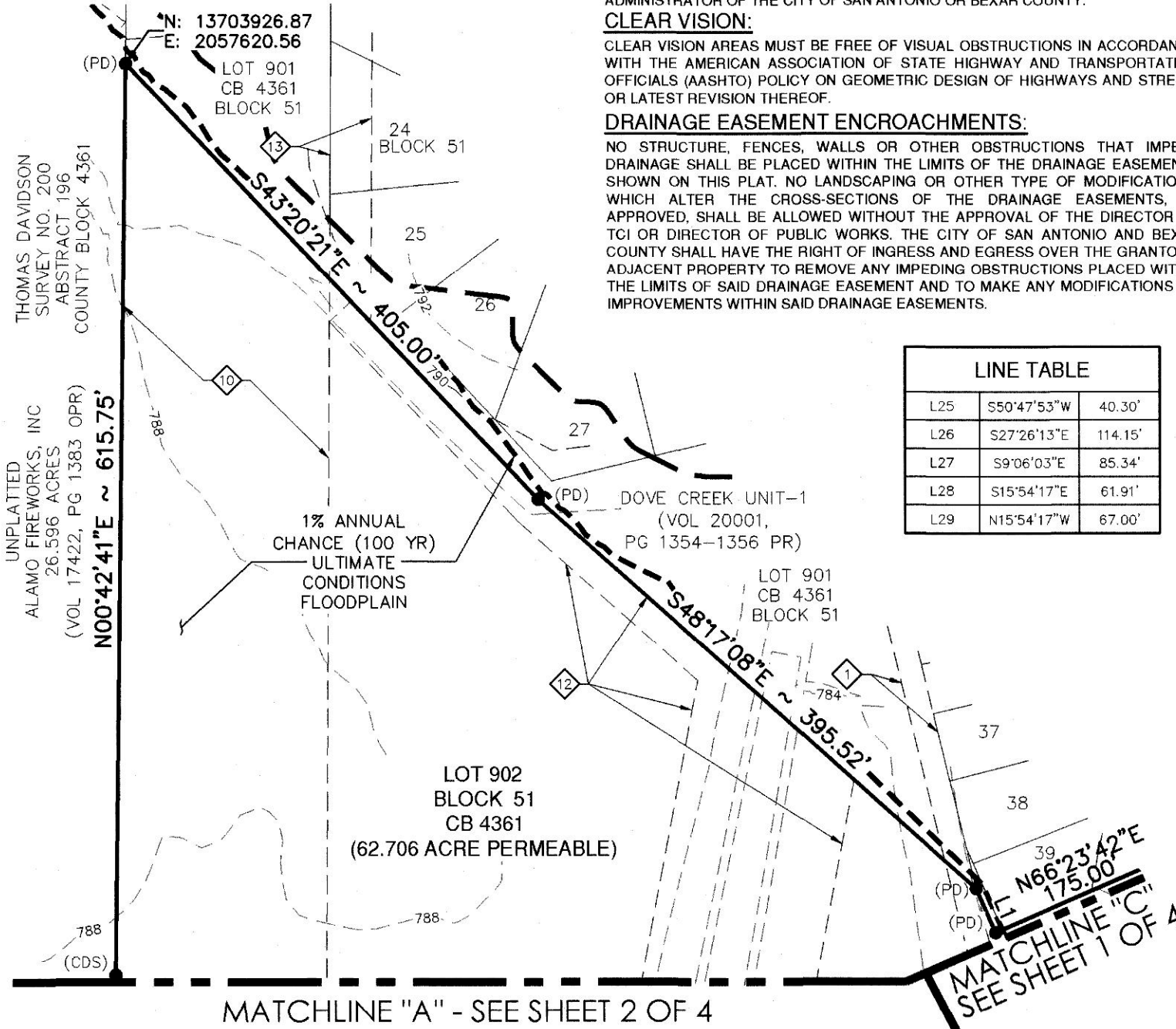
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2399847) 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.

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 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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

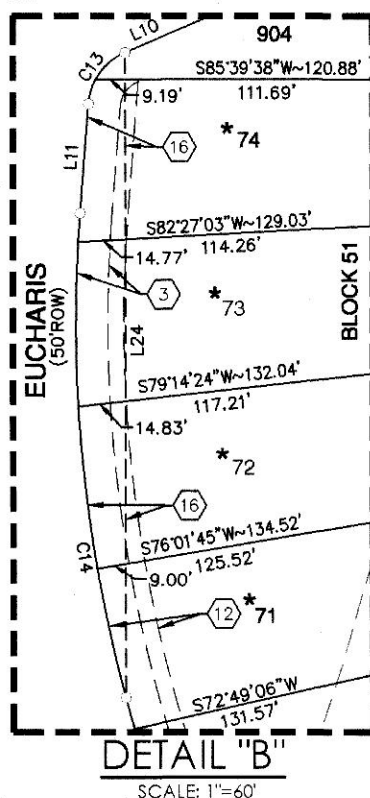
CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TGI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LINE TABLE			
L25	S50°47'53"W	40.30'	
L26	S27°26'13"E	114.15'	
L27	S9°06'03"E	85.34'	
L28	S15°54'17"E	61.91'	
L29	N15°54'17"W	67.00'	



MEGHAN JANE GRACE  
Notary Public, State of Texas  
Comm. Expires 12-27-2020  
Notary ID 12081891

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S23°36'18"E	32.64'
L2	N23°36'18"W	4.75'
L3	N82°34'54"E	50.00'
L4	S84°57'27"W	19.87'
L5	N75°37'56"W	4.22'
L6	N90°00'00"E	45.48'
L7	N45°00'00"E	18.92'
L8	N45°00'00"W	20.88'
L9	N90°00'00"W	45.48'
L10	S62°33'47"W	27.14'
L11	S0°00'00"E	34.30'
L12	N27°26'13"W	63.19'
L13	N62°33'47"E	89.23'
L14	N58°32'27"E	62.50'
L15	N52°43'17"E	17.19'
L16	S52°43'17"W	17.08'
L17	S66°35'07"W	62.50'
L18	S62°33'47"W	36.88'
L19	N80°40'07"E	154.80'
L20	N47°29'58"E	57.95'
L21	N15°54'17"W	23.06'
L22	S67°18'54"W	9.31'
L23	S12°37'25"E	11.70'
L24	N42°42'25"W	201.81'