S80°57'31"E

1265.29

DFIRM FLOODPLAIN ZONE AE

AS PER PANEL 48029C0555F

N=13663024.51 E=2106189.49

STATE OF TEXAS

COUNTY OF BEXAR

SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

MOY TARIN RAMIREZ ENGINEERS, LLC

12770 CIMARRON PATH STE. 100

SAN ANTONIO, TEXAS 78249

PH# (210) 698-5051

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

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION

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 NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC

Tunmond Javan

SAN ANTONIO, TEXAS 78249

PHONE: (210)698-5051

HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE,

1% AC ULTIMATE FLOODPLAIN PER FLOOD-STUDY PREPARED BY MOY TARIN MAMIREZ

LO/T /901

BLOCK B3/

OPEN SPACE/PUBLIC DRAINAGE ESM'T

(18.325\Ac) (PERMEABLE)

(MTR) ENGINEERS, LLC

FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GE. REAVES"

OPEN SPACE/PUBLIC DRAINAGE EASEMENT

(PERMEABLE)

NCB 14552

MFF SEE

N80°24'04"W 125.00'

BLOCK 33 A

N80°37'00"W 2437.34

40.00' 40.00' 40.00' 45.00

605 605

CPS/SAWS/COSA/UTILITY NOTE:

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 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 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.

PALO ALTO TRAILS II, UNIT 1

NCB 14552

\$80°24'04"E 1063.21

\_ \_110.00' \_\_\_\_

N80°24'04"W 120.00'

2

120.00

3

110.00

NCB

S80'24'04"E 776.97

3LOCK

31.51'. 40.00'. 40.00'

RANCHO GRANDE

N80\*24'04"W

N80°24'04"W 4

120.00

6

N80'24'04"W

BLOCK

30

N80'24'04"W 473.33

(VdL. 20001, PGS. 1/121-1124

O.F.R.B.C.T.)

RANCHO PRIMERA

(50° ROW)

120.00

6

--(605)--

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS): THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 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

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.
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE

SAWS DEDICATION NOTE:

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.

**WASTEWATER EDU NOTE:** 

N=13663371.40 E=2107361.24

33

(1)

25' 25'

50'

RANCHO GRANDE

15

NCB 145

BLOCK 7

ALO ALTO TRAILS II, UNIT 3 & (VOL. 20002, PGS. 183-185, O.P.R.B.C.T.)

<del>7</del>

17

IRON PIN

24

42

40

39

38

**3**7

15.33'-

58.00' 40.00' 39.98'

FOUND 1/2" IRON ROD -

WITH RED PLASTIC CAP STAMPED "RPLS 2724

L12-

N80\*27'09"W 125.21'

-4.76

μ −6.23′

23

21

N80°24'04"W

21.14'-

14.58'- 16.74'-

**\**3 ||

120.00

2

→ N80'24'04"W

121.39

\_S80°24'04"E 212.96' \_\_\_\_\_ C24 C

3 (A)

BLOCK 30

NCB 14552

22

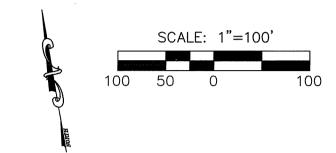
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

2

SUBDIVISION PLAT **ESTABLISHING NETTS SUBDIVISION** 

PLAT NO. 20-11800498

BEING A TOTAL OF 29.884 ACRES OF LAND IN THE CITY OF SAN ANTONIO, TEXAS, NEW CITY BLOCK 15069, SITUATED IN THE JOSE ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12, COUNTY BLOCK 4295, BEXAR COUNTY, TEXAS, BEING ALL OF THAT 29.884 ACRE TRACT AS CONVEYED TO CENTURY LAND HOLDINGS II. L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20210052306 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.





Moy Tarin Ramirez Engineers, LLC TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500

12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 20, 2021

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPER: RUDY MUNOZ

:: RUDY MUNOZ CENTURY LAND HOLDINGS II, L.L.C. 3619 PAESANOS PARKWAY, #304 SHAVANO PARK, TEXAS 78231 (210) 405-0195

PERLA CHAPA

Notary ID #124149760

My Commission Expires

October 8, 2023

KB HOME LONE STAR INC. 1.637 AC. (DOC. NO. 20180135791 O.P.R.B.C.T.)

(VOL. 19031, PG 2345 O.P.R.B.C.T.)

NCB 15069 AND 45' WIDE DRAINAGE ESM'T

1.621 AC.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 LINDER MY HAND AND SFAL OF OFFICE

UNDER MY HAND AND SEAL OF OFFICE
THIS DAY OF A

THIS PLAT OF, NETTS SUBDIMISION , 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 \_\_\_\_\_

CHAIRMAN

SECRETARY

LEGEND --609-- EXISTING CONTOUR

<del>----(606)-----</del>

DOC

LOT 901 (PERMEABLE) PUBLIC DRAINAGE EASEMENT

OPEN SPACE (VOL. 20001, PG. 804-807

O.P.R.B.C.T.)

E.G.T.CA.TV.

RIGHT OF WAY RADIUS CENTERLINE

EASEMENT OFFICIAL PUBLIC RECORDS

VOL PG(S) PAGE(S)

MINIMUM FINISHED FLOOR DOCUMENT

ANNUAL CHANCE

10' E.G.T.CA EASEMENT (VOL. 20002, PGS. 183-185, O.P.R.B.C.T.)

10' E.G.T.CA EASEMENT (VOL. 20001, PGS. 1121-1124, O.P.R.B.C.T.)

4' TELEPHONE EASEMENT (VOL. 5483, PG. 1459, O.P.R.B.C.T.)

28' E.G.T.CATV EASEMENT (DOCUMENT NO. 20190048677, O.P.R.B.C.T)

50' PIPELINE EASEMENT (VOL. 18687, PG. 1705, O.P.R.B.C.T.)

PIPELINE EASEMENT (VOL. 4212, PG. 1925, O.P.R.B.C.T.

45' DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT (VOL. 20002, PGS. 183-185, O.P.R.B.C.T.)

20' E.G.T.CA EASEMENT (VOL. 20001, PGS. 1121-1124, O.P.R.B.C.T.)

STEPHANIE L. JAMES 5950 چې 5950 · ESS10H



**SURVEYOR'S NOTES:** 

PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED;

2. BEARINGS SHOWN AND COORDINATES CITED HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP20-38800079) 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 ARBORIST

OFFICE, NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT

PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

(VOL. 19031, PG. 2340 O.P.R.B.C.T.) **KEYNOTES** 

KB HOME LONE STAR, INC. REMAINDER OF 89.07 AC

A 10' E.G.T.CATV EASEMENT PROPOSED CONTOUR

ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (C) 28' E.G.T.CATV EASEMENT

(PERMEABLE) E VARIABLE WIDTH CLEAR VISION ESM'T (0.014 Ac.)

ESM'T. O.P.R.B.C.T.

F 75' ELECTRIC TRANSMISSION EASEMENT (1.323 Ac.) BEXAR COUNTY TEXAS

(B) 15' BUILDING SETBACK LINE

D 18' PUBLIC DRAINAGE EASEMENT

PIPE LINE RIGHT OF WAY EASEMENT (VOL. 4761, PG. 262, O.P.R.B.C.T.) AMENDMENT TO EASEMENT

50' WIDE UNDERGROUND GAS

(VOL. 4304, PG. 1245, O.P.R.B.C.T.)

(VOL. 19031, PG. 2345, O.P.R.B.C.T.)

SHEET 1 OF 3

CHAIRMAN

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF  $\underline{1000}$  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

### SAWS IMPACT FEE

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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND

WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC

AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5)

UNPLATTED
HOUSING AUTHORITY OF BEXAR COUNTY
5.000 ACRES (DESIGNATED AS TRACT II) (VOL. 9741, PG. 67 O.P.R.B.C.T.)

S80°57'31"E 1265.29'

\S\$ 700 55 T.

N80°37'00"W 2437.34

708.76.

<u>LEGEND</u>

RIGHT OF WAY

ACRES

RADIUS

CENTERLINE

EASEMENT

VOLUME

PAGE(S)

DOCUMENT

ANNUAL CHANCE

BEXAR COUNTY TEXAS

MINIMUM FINISHED FLOOR

EXISTING CONTOUR

PROPOSED CONTOUR

ELECTRIC, GAS, TELEPHONE, &

CABLE TELEVISION EASEMENT

ZONE "AE" APPROXIMATE LIMITS OF THE

48029C0555F DATED SEPTEMBER 29, 2010

1339.36' OVERALL

--609--

<del>----(608)----</del>

E.G.T.CA.TV.

DOC

EFFECTIVE 1% ANNUAL CHANCE SPECIAL FLOOD -HAZARD AREA (100-YEAR-FLOODPLAIN) ZONE AE PER FEDERAL INSURANCE MAP NO.

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

AND TEN(10) FOOT WIDE EASEMENTS.

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
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE

### SAWS DEDICATION NOTE:

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.

### WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT

SCALE: 1"=100' 50



 Engineers Surveyors Planners

# Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

PLAT NO. 20-11800498

SUBDIVISION PLAT

**ESTABLISHING** 

**NETTS SUBDIVISION** 

BEING A TOTAL OF 29.884 ACRES OF LAND IN THE CITY OF SAN

ANTONIO, TEXAS, NEW CITY BLOCK 15069, SITUATED IN THE JOSE

ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12, COUNTY BLOCK 4295, BEXAR COUNTY, TEXAS, BEING ALL OF THAT 29.884 ACRE TRACT AS CONVEYED TO CENTURY LAND HOLDINGS II, L.L.C., A

COLORADO LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20210052306 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: APRIL 20, 2021

## 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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPER: RUDY MUNOZ CENTURY LAND HOLDINGS II, L.L.C. 3619 PAESANOS PARKWAY, #304 SHAVANO PARK, TEXAS 78231

(210) 405-0195

PERLA CHAPA

Notary ID #124149760

My Commission Expires October 8, 2023

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WUNDZ

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
LINDER MY, HAND AND SFAL OF OFFICE

THIS PLAT OF, <u>NETTS SUBDIVISION</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

# **KEYNOTES**

- (B) 15' BUILDING SETBACK LINE
- (PERMEABLE)
- F) 75' ELECTRIC TRANSMISSION EASEMENT (1.323 Ac.)

(VOL. 4761, PG. 262, O.P.R.B.C.T.) AMENDMENT TO EASEMENT 50' PIPELINE EASEMENT

50' WIDE UNDERGROUND GAS

PIPELINE EASEMENT (VOL. 4212, PG. 1925, O.P.R.B.C.T.) (VOL. 4304, PG. 1245, O.P.R.B.C.T.)

20' PUBLIC DRAINAGE EASEMENT

TEA. STEPHANIE L. JAMES .ov. Ess 10, 10° SUR



TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN ESM'T. (TRE-APP20-38800079) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL 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 ARBORIST OFFICE, NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON PINS

WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS

2. BEARINGS SHOWN AND COORDINATES CITED HEREON ARE BASED

ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH

CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN

CPS/SAWS/COSA/UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND

8 D D 8 D

PALO ALTO

LOOP 410

CITY OF SAN ANTONIO

NOT TO SCALE

N=13663747.53 E=2105063.35

FOUND 1/2"

WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"

-- FOUND TxDOT

TYPE III MONUMENT

SITE

LOCATION MAP

PARCEL 16-A CHRISTOPHER E. EMBREY -

(VOL. 11054, PG. 2228 O.P.R.B.C.T.)

SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

MOY TARIN RAMIREZ ENGINEERS, LLC

SAN ANTONIO, TEXAS 78249

PH# (210) 698-5051

STATE OF TEXAS

COUNTY OF BEXAR

RAYMOND TARIN, JR., P.E.

SAN ANTONIO, TEXAS 78249

PHONE: (210)698-5051

12770 CIMARRON PATH, STE, 100

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION

THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED

THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 87060

Caymora prip

HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE,

STATE OF TEXAS

COUNTY OF BEXAR

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 RICHT 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.

LOT 901

BLOCK 33

OPÈN SPACE/PUBLIC DRAINAGE ESM'T

(18.352 AC) (PERMEABLE) NCB 14552

SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLES

OF THIS MULTIPLE PAGE PLAT

SURVEYOR'S NOTES:

OTHERWISE NOTED:

DATUM OF 1983.

PLAT NOTES APPLY TO EVERY PAGE

UNPLATTED
KB HOME LONE STAR, INC.

REMAINDER OF 89.07 AC.

(VOL. 19031, PG. 2340, O.P.R.B.C.T.)

- A 10' E.G.T.CATV EASEMENT
- (C) 28' E.G.T.CATV EASEMENT
- D 18' PUBLIC DRAINAGE EASEMENT
- E VARIABLE WIDTH CLEAR VISION ESM'T (0.014 Ac.)

10' E.G.T.CA EASEMENT (VOL. 20002, PGS. 183-185, O.P.R.B.C.T.)

10' E.G.T.CA EASEMENT (VOL. 20001, PGS. 1121-1124, O.P.R.B.C.T.)

4' TELEPHONE EASEMENT (VOL. 5483, PG. 1459, O.P.R.B.C.T.)

28' E.G.T.CATV EASEMENT (DOCUMENT NO. 20190048677, O.P.R.B.C.T) PIPE LINE RIGHT OF WAY EASEMENT

(VOL. 18687, PG. 1705, O.P.R.B.C.T.)

45' DRAINAGE EASEMENT (VOL. 19031, PG. 2345, O.P.R.B.C.T.)

(VOL. 20002, PGS. 183-185, O.P.R.B.C.T.)

20' E.G.T.CA EASEMENT (VOL. 20001, PGS. 1121-1124, O.P.R.B.C.T.)

SHEET 2 OF 3

LOCATION MAP

## LEGEND EXISTING CONTOUR

--609----606)-PROPOSED CONTOUR ACRES FI ECTRIC. GAS. TELEPHONE, & E.G.T.CA.TV.

CABLE TELEVISION EASEMENT RIGHT OF WAY RADIUS CENTERLINE

FSM'T. EASEMENT O.P.R.B.C.T OFFICIAL PUBLIC RECORDS

VOL VOLUME

PG(S) PAGE(S) MFF MINIMUM FINISHED FLOOR DOC DOCUMENT

ANNUAL CHANCE

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON PINS

ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN

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

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION

THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED

BY THE SAN ANTONIO PLANNING COMMISSION.

Eagmond purp

LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC

12770 CIMARRON PATH, STE. 100

SAN ANTONIO, TEXAS 78249

PHONE: (210)698-5051

HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE,

DATUM OF 1983.

SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

12770 CIMARRON PATH STE. 100

SAN ANTONIO, TEXAS 78249

PH# (210) 698-5051

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS

INGS SHOWN AND COORDINATES CITED HEREON ARE BASED

(A) 10' E.G.T.CATV EASEMENT

(B) 15' BUILDING SETBACK LINE

(C) 28' E.G.T.CATV EASEMENT (D) 18' PUBLIC DRAINAGE EASEMENT

(PERMEABLE) E VARIABLE WIDTH CLEAR VISION ESM'T (0.014 Ac.)

F 75' ELECTRIC TRANSMISSION EASEMENT (1.323 Ac.)

**KEYNOTES** 10' E.G.T.CA EASEMENT (VOL. 20002, PGS. 183-185, O.P.R.B.C.T.)

> 10' E.G.T.CA EASEMENT (VOL. 20001, PGS. 1121-1124, O.P.R.B.C.T.)

WASTEWATER SYSTEMS — CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) — IS HEREBY DEDICATED EASEMENTS

"OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND

TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE

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)

SERVÈD ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM

CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON

AGREEMENT WITH THE RESPECTIVE UTILITY.

GROUND FLEVATION ALTERATIONS

AND TEN(10) FOOT WIDE 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",

EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING,

4' TELEPHONE EASEMENT (VOL. 5483, PG. 1459, O.P.R.B.C.T.)

28' E.G.T.CATV EASEMENT (DOCUMENT NO. 20190048677, O.P.R.B.C.T)

PIPE LINE RIGHT OF WAY EASEMENT (VOL. 4761, PG. 262, O.P.R.B.C.T.) AMENDMENT TO EASEMENT 50' PIPELINE EASEMENT (VOL. 18687, PG. 1705, O.P.R.B.C.T.)

50' WIDE UNDERGROUND GAS PIPELINE EASEMENT (VOL. 4212, PG. 1925, O.P.R.B.C.T.) (VOL. 4304, PG. 1245, O.P.R.B.C.T.)

45' DRAINAGE EASEMENT (VOL. 19031, PG. 2345, O.P.R.B.C.T.)

20' PUBLIC DRAINAGE EASEMENT (VOL. 20002, PGS. 183-185, O.P.R.B.C.T.)

20' E.G.T.CA EASEMENT (VOL. 20001, PGS. 1121-1124, O.P.R.B.C.T.)

1) A PORTION OF THE FEMA 1% ANNUAL CHANCE (100—YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

2) 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 DFIRM PANEL 48029C0555F, 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.

3) 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S 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.

4) LOTS <u>901</u>, <u>BLOCK 33</u>, <u>NCB 14522</u>, IS DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

5) 71 RESIDENTIAL LOTS ESTABLISHED.

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

7) RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE—CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST—CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST—CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

8) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 19-45, BLK 7; LOTS 1-6, BLK 33; LOTS 1-8, BLK 32; LOTS 1-8, BLK 31; LOTS 37-58, BLK 30, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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 COLUMN.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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

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
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE

SAWS DEDICATION NOTE:

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.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP20-38800079) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H)

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

SETBACK NOTE:
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY
OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT

PLAT NO. 20-11800498

## SUBDIVISION PLAT ESTABLISHING **NETTS SUBDIVISION**

BEING A TOTAL OF 29.884 ACRES OF LAND IN THE CITY OF SAN ANTONIO, TEXAS, NEW CITY BLOCK 15069, SITUATED IN THE JOSE ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12, COUNTY BLOCK 4295, BEXAR COUNTY, TEXAS, BEING ALL OF THAT 29.884 ACRE TRACT AS CONVEYED TO CENTURY LAND HOLDINGS II, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20210052306 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



 Engineers Surveyors

Planners

# Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 

DATE OF PREPARATION: APRIL 20, 2021

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: RUDY MUNOZ
CENTURY LAND HOLDINGS II, L.L.C.
3619 PAESANOS PARKWAY, #304
SHAVANO PARK, TEXAS 78231 (210) 405-0195

PERLA CHAPA Notary ID #124149760 My Commission Expires October 8, 2023

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WIND 2

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
LINDER MY HAND AND SEAL OF DEFICE

THIS PLAT OF, NETTS SUBDIVISION , 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

55.00' 171'34'21"

10.00' 90'00'00"

	L	I				
C2	51.00'	89'30'15"	50.56'	79.67	71.81'	S09'50'48"W
С3	51.00'	179'00'31"	5894.57	159.34'	102.00'	S54*35'56"W
C4	15.00'	44'30'15"	6.14'	11.65'	11.36'	N58'08'56"W
C5	15.00'	44'30'15"	6.14'	11.65'	11.36'	S77'20'48"W
C6	51.00'	179*00'31"	5894.57	159.34'	102.00'	N35*24'04"W
C7	15.00'	44'30'15"	6.14'	11.65'	11.36'	N31°51'04"E
C8	225.00'	18'00'00"	35.64'	70.68	70.40'	N00°35'56"E
C9	10.00'	90'00'00"	10.00'	15.71'	14.14'	N53'24'04"W
C10	175.00'	17*54'21"	27.57'	54.69'	54.47	N89"26'54"W
C11	125.00'	17*54'21"	19.69'	39.06'	38.91'	S89*26'54"E
C12	125.00'	18'00'00"	19.80'	39.27	39.11'	S89°24'04"E
C13	15.00'	34*02'52"	4.59'	8.91'	8.78'	N82*34'30"E
C14	55.00'	285*43'48"	41.65'	274.28'	66.41'	S28'24'58"W
C15	15.00'	71°40°56"	10.83'	18.77'	17.57	N44*33'36"W
C16	10.00'	90'00'00"	10.00'	15.71'	14.14'	S54*35'56"W
C17	15.00'	44*30'15"	6.14'	11.65'	11.36'	S12'39'12"E
C18	25.00'	90'00'00"	25.00'	39.27'	35.36'	N54*35'56"E
C19	10.00'	90'00'00"	10.00'	15.71'	14.14'	S35*24'04"E
C20	10.00'	90*00'00"	10.00'	15.71'	14.14'	N54*35'56"E
C21	25.00'	90'00'00"	25.00'	39.27	35.36'	N35*24'04"W
C22	275.00'	18'00'00"	43.56'	86.40'	86.04'	N00*35'56"E
C23	10.00'	90*00'00"	10.00*	15.71'	14.14	N36*35'56"E
C24	75.00'	18*00*00"	11.88'	23.56'	23.47	N89*24*04"W
C25	10.00'	90'00'00"	10.00'	15.71'	14.14'	N35*24'04"W
C26	10.00'	90'00'00"	10.00'	15.71'	14.14'	S54*35'56"W

10.00'

15.71

14.14

N35'24'04"W

CURVE TABLE

CURVE RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD | BEARING

164.70' 109.70'

S75'00'59"W

746.50'





125.60' S09\*35'56"W L2 44.16' S6818'56"W 100.51' S09\*35'56"W L3 L4 80.00' N80°24'04"W L5 53.00' S09\*35'56"W L6 122.47 N80°24'04"W 107.68' S13'44'31"E L7 L8 41.55' N09\*35'56"E 20.51' N08\*24'04"W L10 26.57' S81°35'56"W 16.28' N80°29'43"W L12 16.24 S80'29'43"E L13 104.18' N81°35'56"E L14 44.89' N09\*35'56"E L15 20.51 N08'24'04"W L16 7.62' N81°35'56"E L17 132.35 N09°35′56″E L18 S35\*55'50"W 19.12' L19 20.00' N16'43'23"E L20 N47\*58'36"E 24.41' L21 173.00' S09\*35'56"W L22 173.00 N09'35'56"E L23 158.00' S09\*35'56"W L24 154.67 N09'35'56"E L25 127.80' N75\*39'59"E

18.00' N09\*35'56"E

LINE TABLE

LINE LENGTH BEARING

L26

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3