

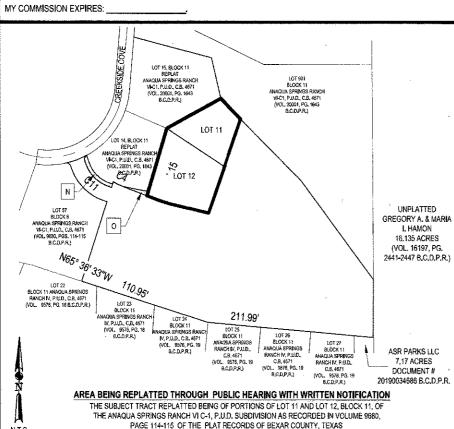
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ANAQUA SPRINGS RANCH VI C-1, P.U.D. #140110 WHICH IS RECORDED IN VOLUME 9680, PAGE 114-115, 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

. THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

TOM DREISS DREICO INVESTMENTS,LTD. 325 E. SONTERRA, #210 SAN ANTONIO, TEXAS 78258 - PHONE (210) 493-1444 SWORN AND SUBSCRIBED BEFORE ME THIS \_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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: MATKINHOOVER ENGINEERING & SURVEYING.

REGISTERED PROFESSIONAL LAND SURVEYOR #6528 MATKINHOOVER ENGINEERING & SURVEYING

STATE OF TEXAS

COUNTY OF BEXAF

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.

CENSED PROFESSIONAL ENGINEER #111511 MATKINHOOVER ENGINEERING & SURVEYING SAWS IMPACT FEE NOTE; WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) ON THIS PLAT.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1451 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSL. AT ALL SUCH LOCATIONS, THE DEVELOPER OF 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.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 11, C.B. 4671, IS A PRIVATE STREET AND IS DESIGNED AS AN UNDERGROUND AND AT-GRADE INFRASTUCTURE AND SERVICE FACILITES EASEMENT FOR GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER AND

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #1030578) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY

MITHIN 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).

THE MAINTENANCE OF ALL PRIVATE STREETS OPEN SPACE GREENRELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 909, BLOCK 11 C.B. 4671, 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

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK;
BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH

CENTRAL ZONE. TOPOGRAPHICAL LIDAR INFORMATION PROVIDED BY THE SAN ANTONIO RIVER AUTHORITY AND THE TEXAS NATURAL RESOURCE

C.P.S./SAWS/COSA UTILITY NOTES::

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," "UTEITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATE 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 AD INCENT ANDS 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.

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.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN OTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (18) 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.

NET ACREAGE NOTE: THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.

- UNAGE NOTES: RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE, 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 DETRM PANEL 48029C0090F, 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
  THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HERON WERE DETERMINED BY THE ENGINEER OF RECORD AT THE TIME OF PLAT RECORDATION BUT THE FLOODPLAIN REGULATION REFERENCED IN NOTE 4 BELOW COULD EXCEED THE REQUIREMENTS OF THE ENGINEER AND
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION
- 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.

RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,500 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

ALL PLAT NOTES SHALL APPLY TO ALL PLAT SHEETS.

LEGAL INSTRUMENT NOTE: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES

LEGEND

SET 1/2" IRON ROD CALCULATED POINT

FOUND 1/2" IRON ROD

LIMITS OF FEMA 1% ANNUAL FLOODPLAIN LIMITS OF THE FUTURE 1% ANNUAL CHANCE FLOODPLAIN PER MATKIN HOOVER

ENGINEERING STUDY DATED NOVEMBER, 2019 B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS

O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY E.G.T.TV. ELECTRIC, GAS, TELEPHONE AND TELEVISION EASEMENT

M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION CENTER LINE

P.U.D. PLANNED UNIT DEVELOPMENT , V.W.P.D.E. VARIABLÉ WIDTH PRIVATE DRAINAGE EASEMENT EXISTING 2' CONTOUR

EXISTING 10' CONTOUR 25' FLOODPLAIN BUFFER

NCB NEW CITY BLOCK CB COUNTY BLOCK VOLUME PGS. PAGES

ACRE ROW RIGHT-OF-WAY D.E. DRAINAGE EASEMENT B.S.L. BUILDING SETBACK LINE

ESMT EASEMENT INTERSECTION TYP. TYPICAL NORTHING EASTING

LINEAR FEET CoSA CITY OF SAN ANTONIO N.T.S. NOT TO SCALE D.P.R. DEED & PLAT RECORDS

N 12' OFFLOT GRADING/DRAINAGE EASEMENT (0.038 AC.)

0 V.W.P.D.E. PLAT NO: 19-11800150

## REPLAT AND SUBDIVISION ESTABLISHING ANAQUA SPRINGS RANCH UNIT 8 (P.U.D.)

BEING AN 11.010 ACRE TRACT OF LAND, EXCLUSIVE OF OFF-LOT EASEMENTS, LOCATED IN THE J.C. SMITH SURVEY NO. 355, ABSTRACT 697, COUNTY BLOCK 4671, AND ESTABLISHING LOTS 17-22, LOT 901 AND LOT 999, BLOCK 11, AND BEING ALL OF A CALLED 9.337 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 20190034688 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LOTS 11 AND 12, BLOCK 11, COUNTY BLOCK 4671 OF THE ANAQUA SPRINGS RANCH VI C-1, P.U.D. RECORDED IN VOLUME 9680, PAGES 114-115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS

COUNTY OF BEXAR

E 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 TREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND

I EXPRESSED. DREICO INVESTMENTS LTD.

325 E. SONTERRA, #210 SAN ANTONIO, TEXAS 78258 - PHONE (210) 493-1444

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM DREISS, 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 Y HAND AND SEAL OF OFFICE THIS 6th DAY OF April



JESSIKA PREM HORNER Notary Public, State of Texas Comm. Expires 04-29-2024 Notary ID 132457278

THIS PLAT OF <u>ANAQUA SPRINGS RANCH UNIT 8 (P.U.D.)</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 EXCEPTIONS(S)

DATED THIS \_\_\_DAY OF \_\_\_\_A.D. 20\_

CHAIRMAN CERTIFICATE OF APPROVAL:

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

SECRETARY

OUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LINE TABLE LINE TABLE BEARING **BEARING** 12,53 \$31° 08' 59"E S19° 36' 29°E 5.18 L23 S35° 02' 48'E L2 S73° 46' 44"E L24 N77° 09' 52"F L3 N17° 36' 23"E 20.09' S69° 08' 44"E 85,53" L25 S61° 23' 47"E L28 N89° 02' 54°E L27 S23° 49′ 16″E L28 S58° 33′ 43°E L29 S28° 29' 03"E L30 S62° 15' 46°E

L5	N84° 33' 05"E	, 6.84
L6	S56° 42' 26"E	14.61'
L7	S73° 27' 31"E	30.39
L8	N19° 36' 29"W	11.70'
L9	S41° 07' 02°E	41.75'
L10	S37° 20' 31"E	133.19'-
L12	\$73° 34' 32"E	82,90
L13	S70° 36' 45"W	85.49
L14	N10° 55' 20°E	52.92
L15	S20° 02' 40"W	217,281
L16	N58° 52' 36*E	67.38'
L17	S26° 20' 03"E	45,23
L18	S45° 23' 14"E	77.33'
L19	S76° 19' 59"E	69,01
1 20	S30° 34' 15"F	37 12

L21 S21° 09' 31"E

146.24

40,29	L44
19.27'	L45
71.72	£46
143.60'	L48
46,37'	
29,53'	
30.78'	
27.03'	
22.46'	
115,29	
98.67	
77,41	
73.86'	
106.55	
27.91'	

DISTANCE

39,06

26.99

L31 S06° 00' 16"E L32 S06° 40' 18"W L33 S81° 42′ 01°W 34 | N84° 33' 48"W L35 S86° 55' 10°W

L36 N76° 44' 42"W

L37 N88° 31' 46"W

L38 N82° 10' 08"W

L39 N36° 41' 07"W

L40 S80° 46' 23°W

41 N72° 00′ 16″W

28.05

68.20"

LINE TABLE

N85° 57' 08"W

S19° 36' 29"E

S17° 36' 23"W

S73° 46' 44"E

873° 27' 53"E

S73° 46' 44"E

BEARING DISTANCE

62,62

27.23

12.00

5.47

5.31

3.97"

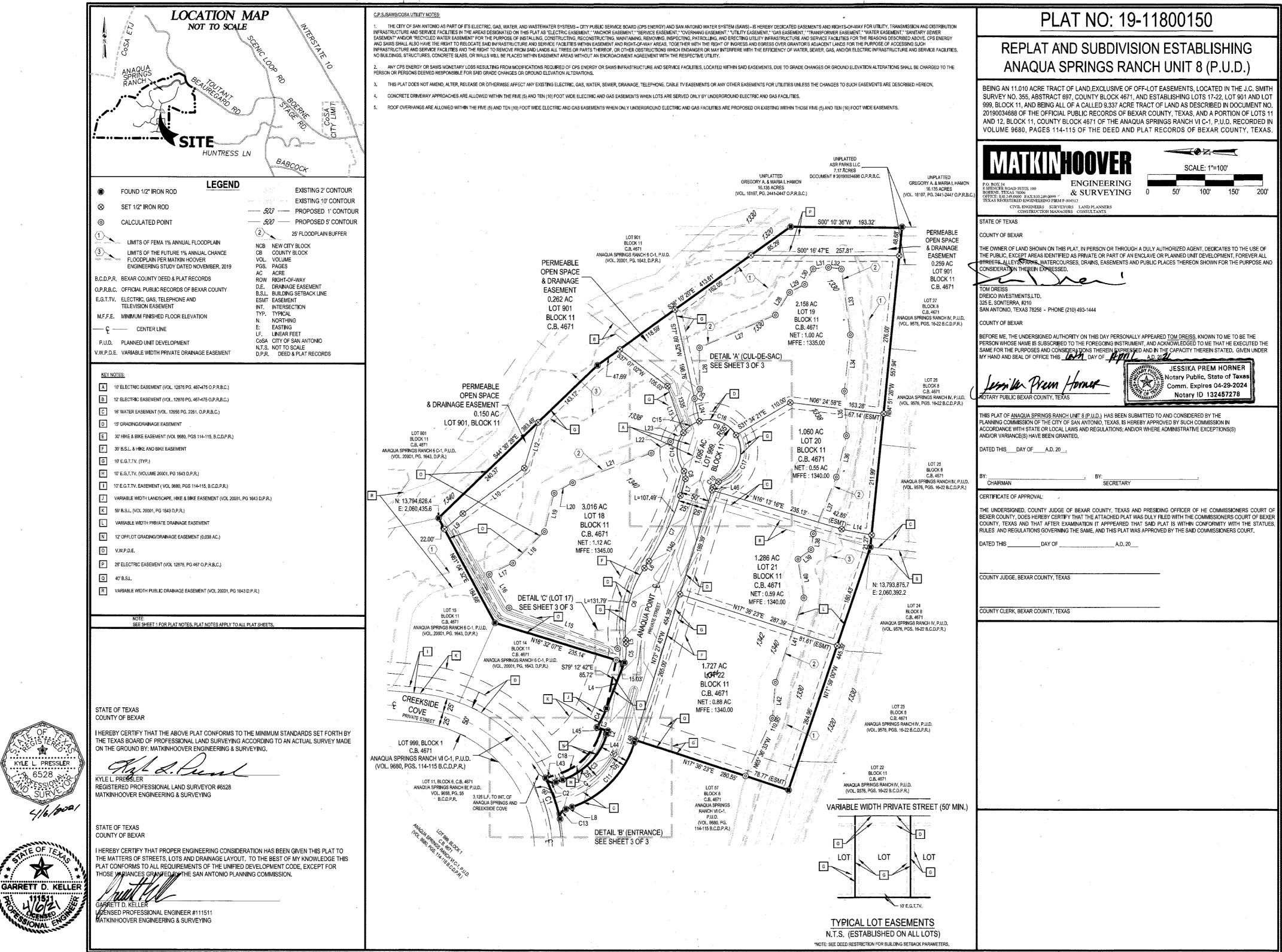
35,,,,	1	1	. 555771	Short Description	B/10/12 22/10/11
C1	275.00	75.99	15°49'58"	N69° 46' 48°E	75,75'
C2	15,00′	21.33'	81°28'19"	S21° 07' 40"W	19.58'
C3	122.00	115,35'	54°10'15"	S46° 41' 37"E	111,10
C4	200.00	36.89	10°34'10"	S63° 51' 39"E	36.84
C5	100.19	32,91	18°49'11"	\$85° 56' 32"E	32,76
C6	197,00	131.79	38°19'41"	N75° 52' 16"W	129,34
C7	433.00	126,64'	16°45'27"	S65° 05' 09"E	126.19
C8	15,00	14,44'	55°09'00"	N78° 57' 37°E	13,89'
C9	55,00′	278,67	290°18'01"	\$16° 32′ 07°W	62.86'
C10	15.00'	14.44	55°09'00"	N45° 53' 22"W	13.89
C11	172.00'	162.62'	54°10'16"	\$46° 41' 36"E	156.63
C13	15.00'	21,53'	82°13'22"	· N60° 43' 10"W	19,73
C14	55.00′	71.36	74°20′35"	S88° 33′ 25″W	86.46
C15	55,00'	34,93¹	36°23'17"	\$36° 04' 39°E	34.35'
C16	55,00'	73.25'	76°18'40"	N20° 16' 19°E	67.96'
C17	55.00'	99.12	103°15'28"	S69° 56′ 36"E	86.24
C18	110.00'	104,00'	54°10'15"	N46° 41' 37"W	100.17

CURVE TABLE

CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LENGTH







Z:\PROJECTS\2309-Anaqua\25 - Phase 8 (750 LF Road, 8 Residential Lots)\Plat\230925 Plat Sheet 2.dwg Date: Apr 05, 2021, 2:46pm User ID: tallred

KYLE L. PRESSLER

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