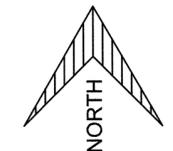
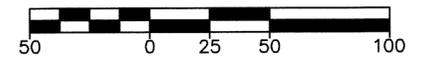


SUBDIVISION PLAT ESTABLISHING FOSTER ROAD RESIDENTIAL

BEING AN 8.333 ACRE TRACT OF LAND SITUATED IN THE CLEMENTE TEXADA SURVEY NUMBER 133, ABSTRACT 743, BEJAR COUNTY, TEXAS, AND BEING OUT OF A 124.051 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 14907, PAGE 1319, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS.



SCALE: 1" = 50'



MACINA • BOSE • COPELAND & ASSOC., INC. CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com FIRM REGISTRATION NUMBER: T.B.P.E. 7-784 & T.B.P.L.S. 10011700



DATE: 04/08/2021 JOB NO.: 32334/1671

STATE OF TEXAS COUNTY OF BEJAR

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: BART PALM FOSTER ROAD RESIDENTIAL DEVELOPMENT CORPORATION 8700 CROWN HILL BLVD., STE. 305 SAN ANTONIO, TEXAS 78209 TEL. NO. (210) 508-0070

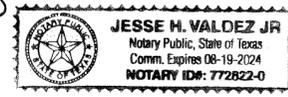
DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART PALM 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 8th DAY OF APRIL, 2021.

Notary Public, State of Texas Comm. Expires 08-19-2024 NOTARY ID#: 772622-0



THIS PLAT OF FOSTER ROAD RESIDENTIAL 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., 2021.

BY: CHAIRMAN

BY: SECRETARY

Table with 3 columns: Line #, Bearing, Length. Contains 7 rows of data for line measurements.

Table with 6 columns: Curve #, Length, Radius, Delta, Tangent, Chord Bearing, Chord Length. Contains 17 rows of data for curve measurements.

GENERAL NOTES:

- 1. 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 48029C0430G DATED SEPTEMBER 29, 2010...

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.

RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY:

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 (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN)...

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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

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 TCI OR DIRECTOR OF PUBLIC WORKS...

RESIDENTIAL FINISHED FLOOR ELEVATION NOTE:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APH 2537182) 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...

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 SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES...

SAWS IMPACT FEE NOTE:

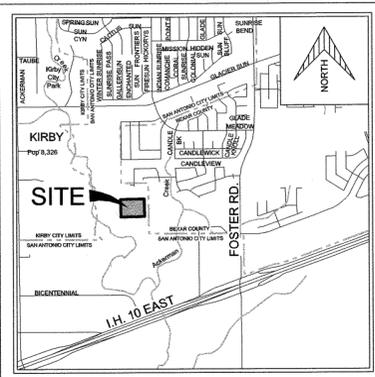
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU NOTE:

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.

RESIDENTIAL FIRE FLOW NOTE:

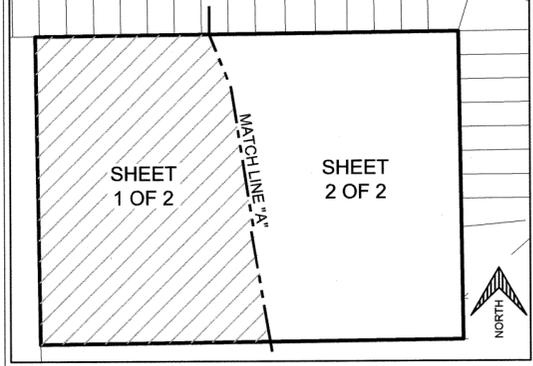
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL...



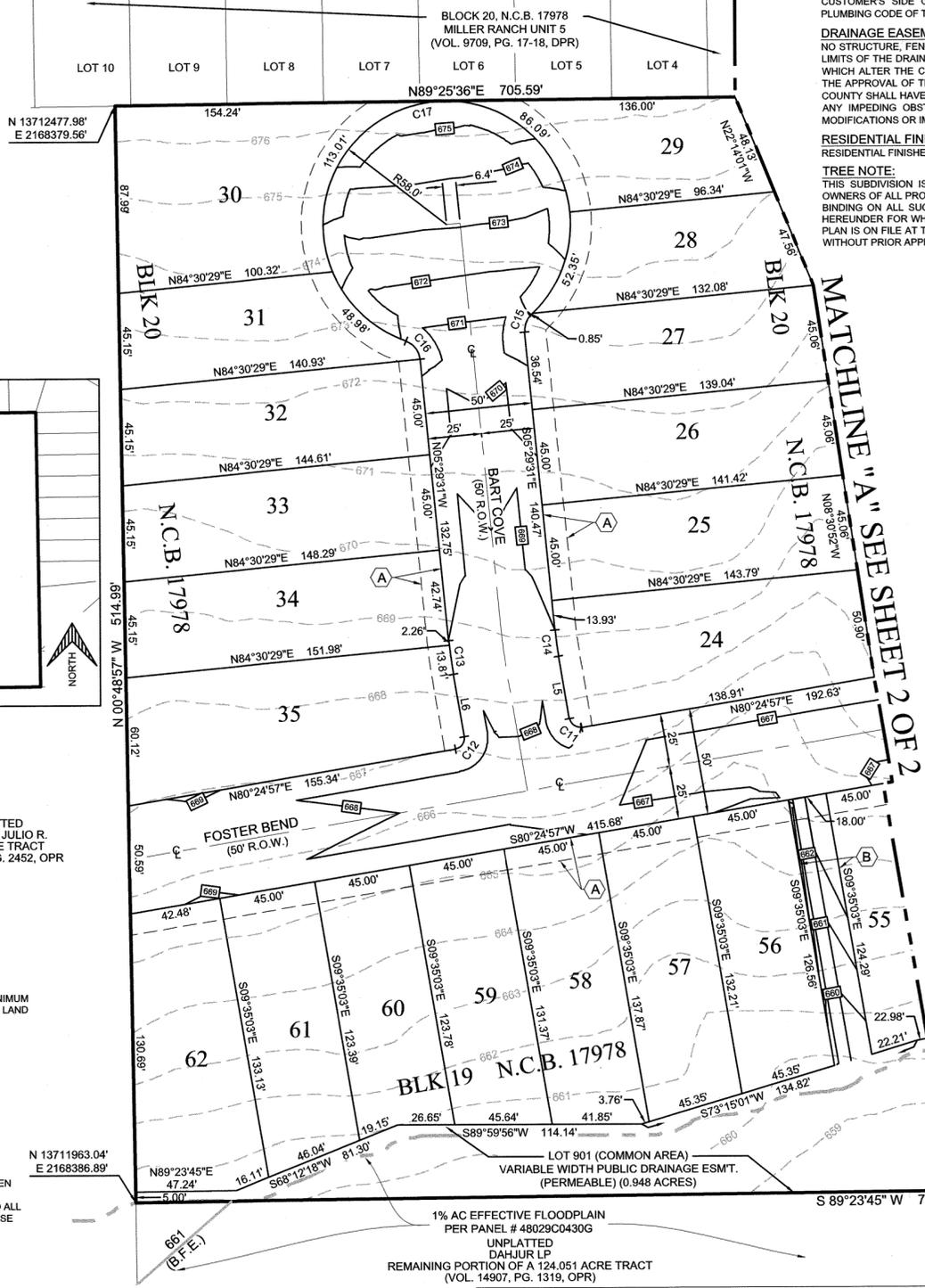
LOCATION MAP NOT TO SCALE

LEGEND:

- ELEC. --- ELECTRIC
TEL. --- TELEPHONE
CATV --- CABLE TELEVISION
SAN. SWR. --- SANITARY SEWER
ESMT. --- EASEMENT
R.O.W. --- RIGHT-OF-WAY
N.C.B. --- NEW CITY BLOCK
VOL. --- VOLUME
PG. --- PAGE
VAR. WD. --- VARIABLE WIDTH
OPR. --- OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY TEXAS
DPR. --- DEED PLAT RECORDS OF BEJAR COUNTY TEXAS
C --- CENTERLINE



INDEX MAP



UNPLATTED CARDENAS, JULIO R. 26.163 ACRE TRACT (VOL. 10415, PG. 2452, OPR)

UNPLATTED DAHJUR LP REMAINING PORTION OF A 124.051 ACRE TRACT (VOL. 14907, PG. 1319, OPR)

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

STATE OF TEXAS COUNTY OF BEJAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

REGISTERED PROFESSIONAL LAND SURVEYOR JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS COUNTY OF BEJAR

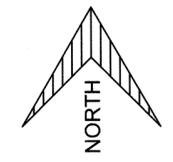
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT...

LICENSED PROFESSIONAL ENGINEER NO. 66073



SUBDIVISION PLAT ESTABLISHING FOSTER ROAD RESIDENTIAL

BEING AN 8.333 ACRE TRACT OF LAND SITUATED IN THE CLEMENTE TEXADA SURVEY NUMBER 133, ABSTRACT 743, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 124.051 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 14907, PAGE 1319, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



SCALE: 1" = 50'



MBC ENGINEERS logo and contact information for MACINA • BOSE • COPELAND & ASSOC., INC. CONSULTING ENGINEERS AND LAND SURVEYORS. 1035 Central Parkway North, San Antonio, Texas 78232. (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com. FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700. DATE: 04/08/2021 JOB NO.: 32334/1671

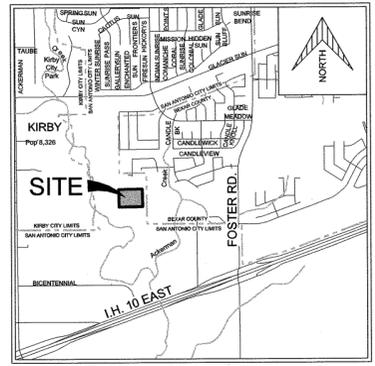
STATE OF TEXAS COUNTY OF BEXAR. THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED INDUSTRIAL DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. OWNER/DEVELOPER: BART PALM FOSTER ROAD RESIDENTIAL DEVELOPMENT CORPORATION 8700 CROWN HILL BLVD., STE. 805 SAN ANTONIO, TEXAS 78209 TEL. NO. (210) 508-0070

DULY AUTHORIZED AGENT. STATE OF TEXAS COUNTY OF BEXAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART PALM 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 8th DAY OF APRIL, 2021. Notary Public, State of Texas, Comm. Expires 06-19-2024, NOTARY ID#: 772822-0. JESSE H. VALDEZ JR. Notary Public, State of Texas, Comm. Expires 06-19-2024, NOTARY ID#: 772822-0.

THIS PLAT OF FOSTER ROAD RESIDENTIAL 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.

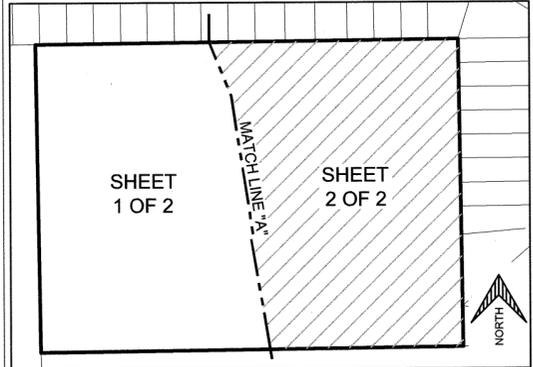
DATED THIS DAY OF A.D., 2021. BY: CHAIRMAN BY: SECRETARY



LOCATION MAP NOT TO SCALE

LEGEND:

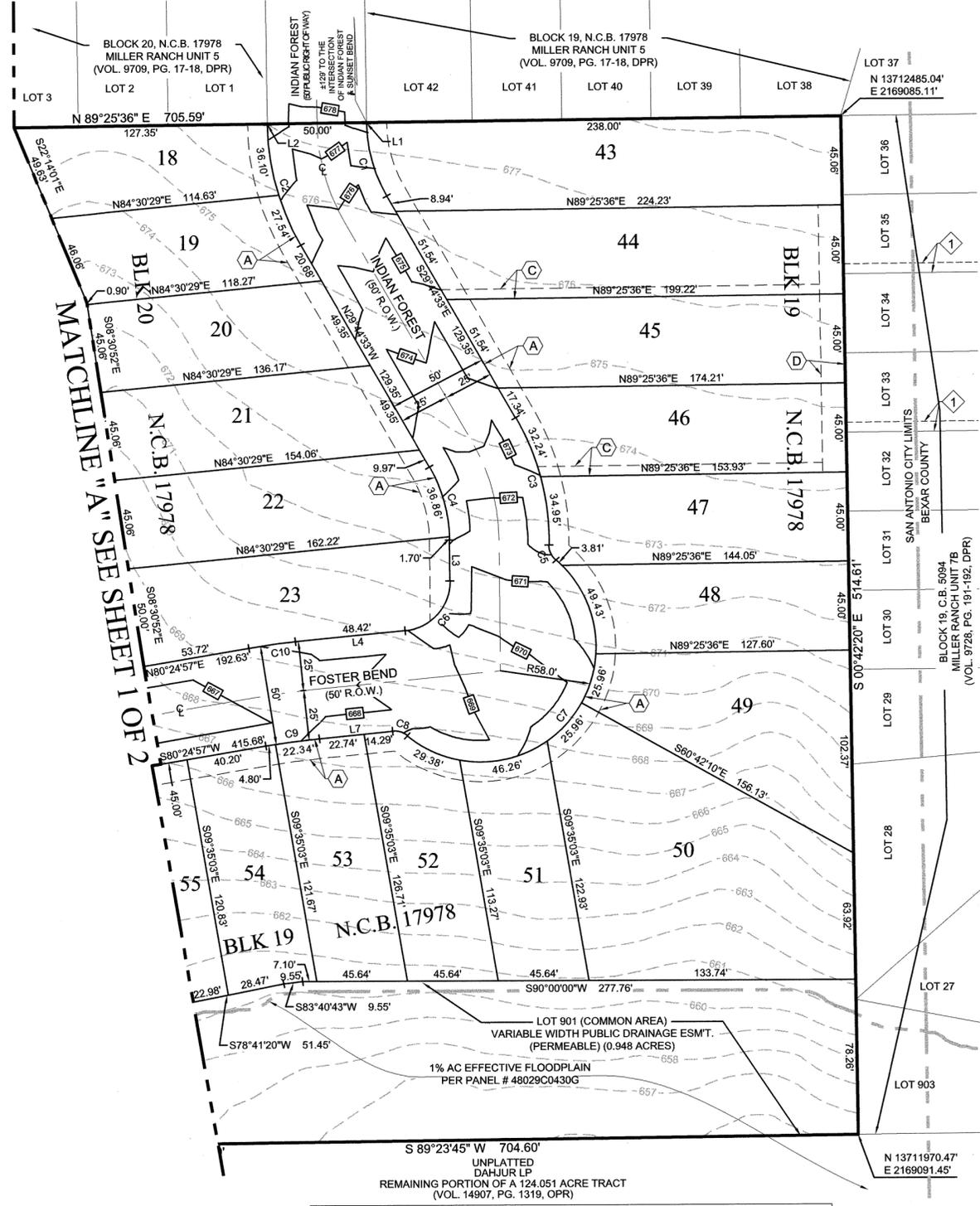
- ELEC. --- ELECTRIC
TEL --- TELEPHONE
CATV --- CABLE TELEVISION
SAN. SWR. --- SANITARY SEWER
ESMT. --- EASEMENT
R.O.W. --- RIGHT-OF-WAY
N.C.B. --- NEW CITY BLOCK
VOL. --- VOLUME
PG. --- PAGE
VAR. WD. --- VARIABLE WIDTH
OPR --- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
DPR --- DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
C --- CENTERLINE
A --- 10' ELEC., TEL., GAS AND CATV ESMT.
B --- 18' PUBLIC DRAINAGE ESMT. (0.0518 ACRES)
C --- 5' ELEC., TEL., GAS AND CATV ESMT.
D --- 12' ELEC., TEL., GAS AND CATV ESMT.
I --- 5' GAS ELEC., TEL. & CATV ESMT. (VOL. 9726, PGS. 191-192 DPR)
--- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
--- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
--- 670 --- EXISTING CONTOURS
--- 670 --- PROPOSED CONTOURS
--- --- CITY LIMITS LINE



INDEX MAP

- 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 SYSTEMS (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.
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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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 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.
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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 IMPACT FEE 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU NOTE: 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.
TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2537182) 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(b).



PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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: MACINA, BOSE, COPELAND & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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 NO. 66073

