LOCATION MAP NOT-TO-SCALE

LEGEND

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

= 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN

BLK BLOCK

DPR DEED AND PLAT RECORDS

OPR OFFICIAL PUBLIC RECORDS

NCB NEW CITY BLOCK

—— –ę—— CENTERLINE

OWNER: REDROCK

OPPORTUNITIES, LLC

3 LOT 10, BLOCK 1, NCB 17636

HILL COUNTRY HONDA

(VOL 9712, PG 173, DPR) LOT 9, BLOCK 1, NCB 17636

(VOL 20001, PG 474, PR)

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

5'x5' WATER EASEMENT

(OFF-LOT 0.011 AC)

(PERMEABLE)

SURVEYOR'S NOTES:

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

(OFF-LOT 25 SF) (PERMEABLE)

ACRES

2 UNPLATTED

OF BEXAR COUNTY, TEXAS

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

-1140---- PROPOSED CONTOURS

UNPLATTED REMAINING PORTION OF 31.081

(VOL 18576, PGS 414-422, OPR)

PORTION OF 109.80 ACRES

OWNER: FCS CREAMER, LTD

(VOL 8282, PGS 1335-1344, OPR) 4

CULEBRA/1604 NORTHWEST UNIT 1

- -1140- EXISTING CONTOURS

VOL VOLUME

PAGE(S)

BOW BIGHT-OF-WAY

VAR WID VARIABLE WIDTH

PLAT RECORDS

FOUND 1/2" IRON ROD (UNLESS)

SET 1/2" IRON ROD (PD)-ROW

NOTED OTHERWISE)

EASEMENT POINT OF

INTERSECTION

SET 1/2" IRON ROD (PD)

20' SAWS PERMANENT EASEMENT

(VOL 10017, PG 844-851, OPR)

20' ELECTRIC EASEMENT

0.045 ACRE RIGHT-OF-WAY

(VOL 18337, PG 171, OPR)

14' GAS, UNDERGROUND

TELEPHONE & CABLE TV

(VOL 9695, PG 98-100, DPR)

VARIABLE WIDTH PRIVATE

VARIABLE WIDTH PRIVATE

DRAINAGE EASEMENT

DRAINAGE EASEMENT

(OFF-LOT 0.007 AC)

(OFF-LOT 0.011 AC)

(PERMEABLE)

(PERMEABLE)

(VOL 9544, PG 37, DPR)

EASEMENT

EASEMENT

3

CULEBRA COMMONS

(VOL. 20001, PG. 1370-1373, PR)

CULEBRA COMMONS

DETAIL "A" NOT-TO-SCALE

(VAR WID PRIVATE STREET - 50' N

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, ISPECTING, 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 ROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER BELEASE 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

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

CULEBRA SPUR

(VOL. 20001, PG. 1370-1373, PR) N: 13731799.20

E: 2065451.45

(VARIABLE WIDTH PRIVATE STREET - 60' MIN)

N24°02'53"E ~ 295.90

CULEBRA COMMONS

S24°02'53"W ~ 283.40"

ATLAS 14 100-YR ULTIMATE'

FLOOD LINE -

(CLOMR CASE NO. 21-06-0487P)

FEMA EFFECTIVE 1% AC BASE

(CLOMR CASE NO. 21-06-0478P)

LOT 999

BLOCK 1

DEVELOPMENT FLOOD LINE

REF. DETAIL "A"

THIS SHEET

DETAIL "B"

NOT-TO-SCALE

SAWS IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

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.

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LOT 999, BLOCK 1, CB OR NCB 17636, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT SAN ANTONIO CITY COUNCIL APRIL 1, 2004 EFFECTIVE APRIL 11, 2004. MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,

PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, NCB 17636, DRAINAGE A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. 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 THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOT 999

REF. DETAIL

BLOCK 1

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN THAT 143.90 ACRE DRAINAGE EASEMENT AND 25 SQUARE FEET OF WATER EASEMENT, ESTABLISHING TRACT CONVEYED TO THE CITY OF SAN ANTONIO DEED RECORDED IN VOLUME 13639, PAGES 1274-1286, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY. TEXAS, AS PER ORDINANCE NO. 99030 PASSED AND APPROVED BY THE CITY OF

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0215G, FFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS

OMRS WITH FEMA APPROVAL

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON FEBRAUARY 11, 2021 (CASE NO. 21-06-0487P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SCALE: 1"= 100' 300

SUBDIVISION PLAT

OF

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: April 06, 2021

STATE OF TEXAS COUNTY OF BEXAR

SHAENFIELD RD

(VOL 9695, PG 98-100, DPR)

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 Notary ID 12081891

(VARIABLE WIDTH ROW - -

13732256.94_/

2065934.71

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

OWNER/DEVELOPER: VAMSI RASAMALLU

REDROCK OPPORTUNITIES, LLC 18015 GRANITE HILL DRIVE SAN ANTONIO, TEXAS 78255 (214) 368-9191

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , A.D. 20

THIS PLAT OF CULEBRA COMMONS (ENCLAVE) PHASE II HAS BEEN SUBMIT 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 ___ CHAIRMAN

SECRETARY





STATE OF TEXAS COUNTY OF BEXAR 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 STATE OF TEXAS COUNTY OF BEXAR

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

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

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83

(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

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





CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	43.45,40"	N45°55'43"E	167.70	171.85
C2	83.00'	14'50'32"	N60°23'17"E	21.44'	21.50'
C3	83.00'	26°31'39"	N25'42'44"E	38.09	38.43'
C4	384.00'	0'05'06"	N12°24'22"E	0.57	0.57'
C5	84.00'	0.58'41"	S55:31'59"W	1.43'	1.43'
C6	325.00'	5'51'17"	S64'52'55"W	33.20'	33.21
C7	175.00'	29'42'11"	S52'57'27"W	89.71'	90.72
C8	175.00'	7'30'33"	S27'48'09"W	22.92'	22.94'
C9	83.00'	55'21'38"	N40°07'44"E	77.11'	80.20'
C10	175.00	43'45'40"	S45°55'43"W	130.44	133.66
C11	83.00'	13*59'27"	S45'58'18"W	20.22	20.27
C12	175.00	6'32'56"	S34'49'54"W	19.99	20.00'