

PLAT NO. 19-11800127

SUBDIVISION PLAT
OF
CULEBRA COMMONS
(ENCLAVE) PHASE II

BEING A TOTAL OF 0.823 ACRE TRACT OF LAND, INCLUSIVE OF 0.030 ACRE OF DRAINAGE EASEMENT AND 25 SQUARE FEET OF WATER EASEMENT, ESTABLISHING LOT 999 & BLOCK 1, OUT OF A 31.081 ACRE TRACT OF LAND RECORDED IN VOLUME 18576, PAGES 414-422 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A.J. LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415, IN NEW CITY BLOCK 17636, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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. 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 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 SAN ANTONIO CITY COUNCIL APRIL 1, 2004 EFFECTIVE APRIL 11, 2004.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4802900215G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LOMRS 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 FEBRUARY 11, 2021 (CASE NO. 21-06-0487P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

PRIVATE STREET DESIGNATION:

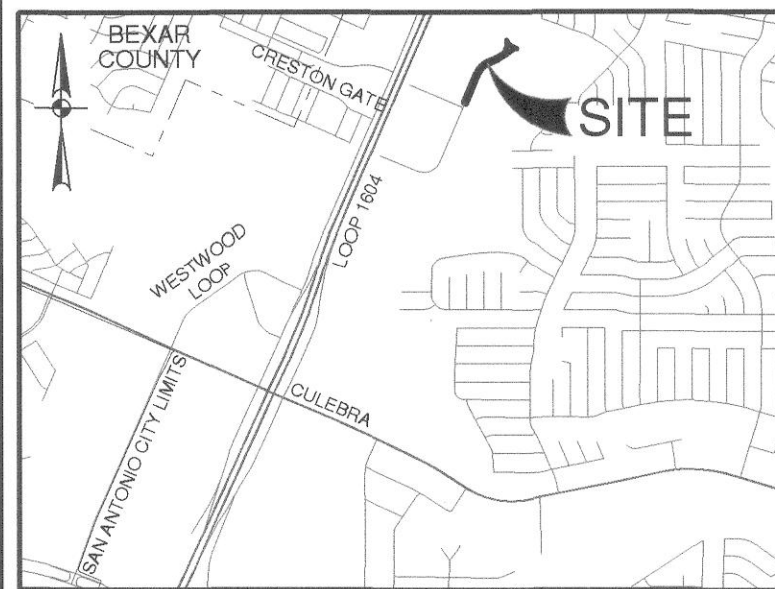
LOT 999, BLOCK 1, CB OR NCB 17636, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

COMMON AREA MAINTENANCE:

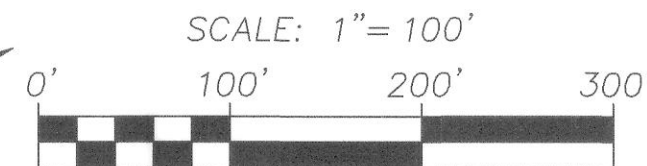
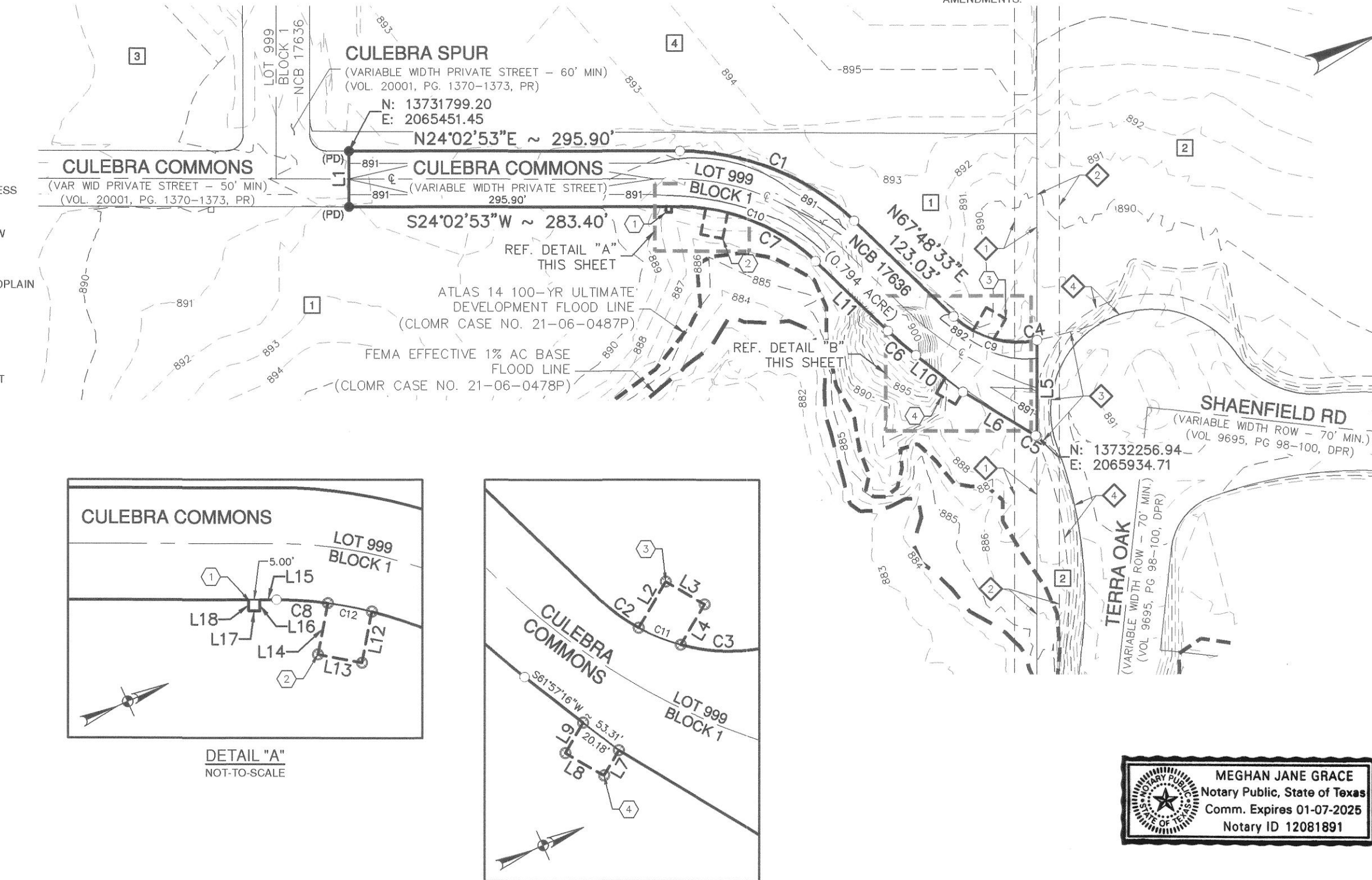
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, NCB 17636, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOCATION MAP
NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
NCB	NEW CITY BLOCK	PR	PLAT RECORDS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		VAR WID	VARIABLE WIDTH
			FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW
			EASEMENT POINT OF INTERSECTION
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN CENTERLINE		

- UNPLATTED REMAINING PORTION OF 31.081 ACRES
OWNER: REDROCK OPPORTUNITIES, LLC
(VOL. 18576, PGS 414-422, OPR)
- UNPLATTED PORTION OF 109.80 ACRES
OWNER: FCS CREAMER, LTD
(VOL. 8282, PGS 1335-1344, OPR)
- LOT 10, BLOCK 1, NCB 17636
HILL COUNTRY HONDA
(VOL. 9712, PG 173, DPR)
- LOT 9, BLOCK 1, NCB 17636
CULEBRA/1604 NORTHWEST UNIT 1
(VOL. 20001, PG 474, PR)
- 5'x5' WATER EASEMENT (OFF-LOT 25 SF) (PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (OFF-LOT 0.011 AC) (PERMEABLE)
- 20' SAWS PERMANENT EASEMENT (VOL. 10017, PG 844-851, OPR)
- 20' ELECTRIC EASEMENT (VOL. 9544, PG 37, DPR)
- 0.045 ACRE RIGHT-OF-WAY EASEMENT (VOL. 18337, PG 171, OPR)
- 14' GAS, UNDERGROUND TELEPHONE & CABLE TV EASEMENT (VOL. 9695, PG 98-100, DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (OFF-LOT 0.011 AC) (PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (OFF-LOT 0.007 AC) (PERMEABLE)

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP FIRM REGISTRATION #470 | TBP FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 06, 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 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: 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 VAMSI RASAMALLU 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 30 DAY OF April, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS (ENCLAVE) PHASE II 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

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
04/06/2021

LINE TABLE

LINE #	BEARING	LENGTH
L1	N65°57'07"W	50.00'
L2	N35°37'16"W	23.95'
L3	N54°22'44"E	20.00'
L4	S35°37'16"E	20.99'
L5	S65°57'31"E	85.99'
L6	S55°02'45"W	75.84'
L7	S35°37'16"E	13.05'
L8	S54°22'44"W	20.00'
L9	N35°37'16"W	15.71'
L10	S61°57'16"W	33.13'
L11	S67°48'33"W	89.57'
L12	S55°10'42"E	23.35'
L13	S34°49'54"W	20.00'
L14	N55°09'30"W	23.35'
L15	S24°02'53"W	7.50'
L16	S65°57'07"E	5.00'
L17	S24°02'53"W	5.00'
L18	N65°57'07"W	5.00'

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'

SHEET 1 OF 1

