






-
- INDEX MAP**
- N.T.S.

P:\03209\006\2-Drawings\00_plat.dwg 2021/06/03 11:47am smcfarlane

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IS OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IT NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

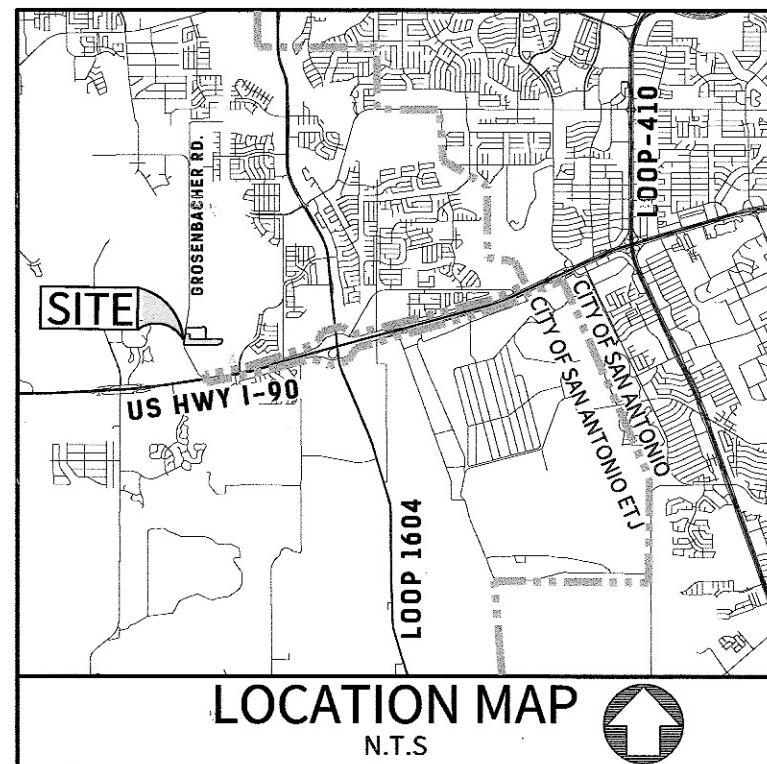

 SCALE: 1"=100'




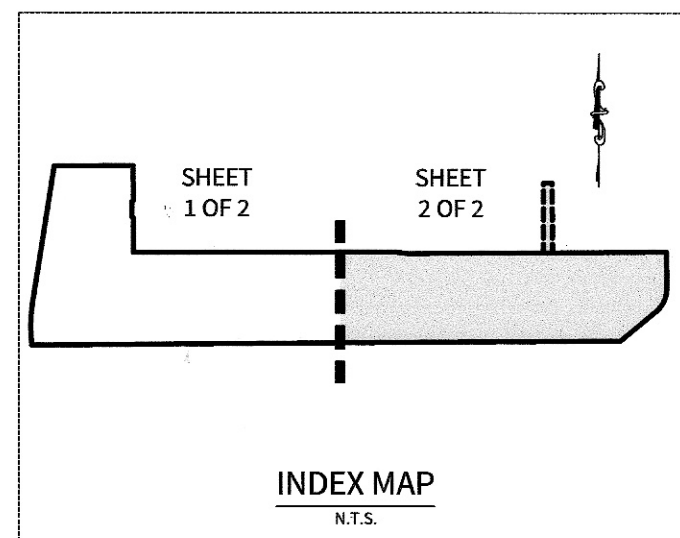
M.W. CUDE ENGINEERS, L.L.C.
 4122 POND HILL RD. • S-101
 SAN ANTONIO, TEXAS 78231
 T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
 TBPLS #10048500 • TBE FIRM #455
 CUDE JOB # 03209.006

BY: _____
SECRETARY





LEGEND	
AC.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C.	= CENTER LINE
CL.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.P.S.	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
E.G.T.CAE.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
ESMT.	= EASEMENT
L1	= LINE NUMBER
L.F.	= LINEAR FEET
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
S.A.W.S.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(RED)	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= EXTRATERRITORIAL JURISDICTION LIMITS



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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEA WHELOCK, R.P.L.S.

SURVEYOR'S NOTES: (08526 - 37.)

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXCS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXCS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS NOTES: (08526 - 30-33-35)

- 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.
- 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.
- 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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.
- 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 MARSHAL.

TREE NOTE: (08526 - 43.)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2580259) 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(H).

CPS/SAWS/COSA UTILITY: (08526 - 22-26.)

- 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 DEDICATING 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.
- 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, 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 TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

FLOODPLAIN VERIFICATION: (08526 - 6.)

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 480202068, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS: (08526 - 12.)

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.

COMMON AREA MAINTENANCE: (08526 - 1.)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 8, CB 4324, 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.

OPEN SPACE: (08526 - 47.)

LOT 903, BLOCK 8, LOT 901, BLOCK 8, CB 4324, IS DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR (08526 - 8.)

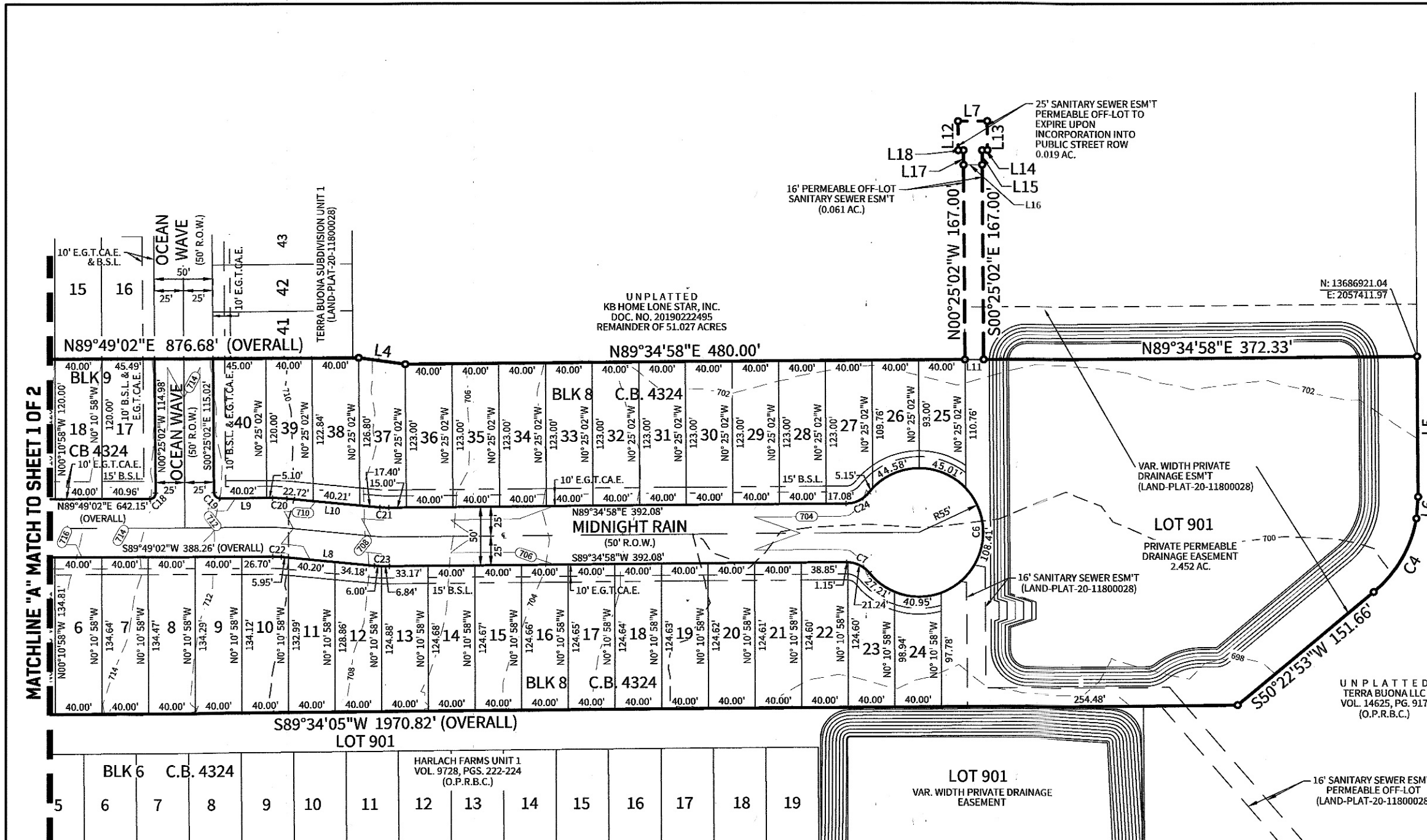
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

SETBACK: (08526 - 41.)

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

STORM WATER DETENTION (08526 - 13.)

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IS OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IT NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°10'58"E	115.00'
L2	S00°10'58"E	50.00'
L3	S00°10'58"E	115.00'
L4	S81°54'42"E	40.44'
L5	S00°24'32"E	120.29'
L6	S04°40'11"W	18.59'
L7	N89°34'58"E	25.00'
L8	N84°32'01"W	80.33'
L9	N89°49'02"E	45.12'
L10	S84°32'01"E	80.33'
L11	S89°34'58"W	16.00'
L12	N00°25'02"W	25.00'
L13	S00°25'02"E	25.00'
L14	S89°34'58"W	4.50'
L15	S00°25'02"E	12.50'
L16	N89°34'58"E	16.00'
L17	N00°25'02"W	12.50'
L18	S89°34'58"W	4.50'
L19	S89°49'02"W	64.10'
L20	N89°49'02"E	64.10'

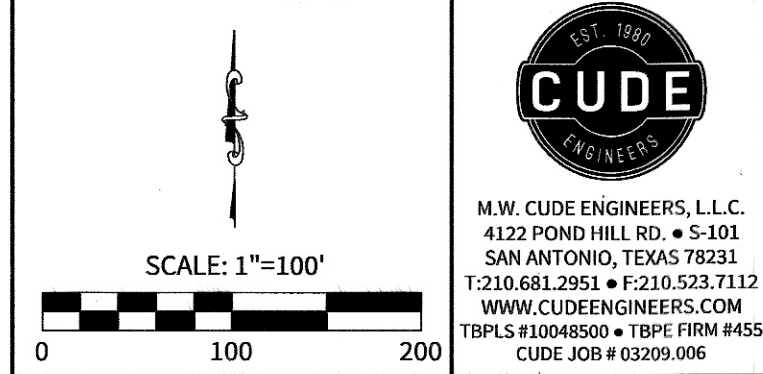
LINE TABLE		
LINE	BEARING	LENGTH
L21	N89°49'02"E	63.10'

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C1	5.00'	90°00'00"	5.00'	7.85'	S45°10'58"E
C2	5.00'	90°00'00"	5.00'	7.85'	S44°49'02"W
C3	543.69'	13°50'20"	65.98'	131.32'	N00°12'57"E
C4	105.00'	40°37'59"	38.88'	74.46'	S30°03'53"W
C5	170.00'	17°37'55"	26.37'	52.32'	N49°32'03"E
C6	55.00'	282°38'08"	44.04'	271.31'	N00°25'02"W
C7	25.00'	51°19'04"	12.01'	22.39'	N64°45'30"W
C8	25.00'	48°11'23"	11.18'	21.03'	S66°05'17"E
C9	50.00'	276°22'46"	44.72'	241.19'	S00°10'58"E
C10	25.00'	48°11'23"	11.18'	21.03'	S65°43'20"W
C11	5.00'	90°00'00"	5.00'	7.85'	N44°49'02"E
C12	25.00'	48°11'23"	11.18'	21.03'	S66°05'17"E
C13	50.00'	276°22'48"	44.72'	241.19'	S00°10'58"E
C14	25.00'	48°11'23"	11.18'	21.03'	S65°43'20"W
C15	5.00'	90°00'00"	5.00'	7.85'	S45°10'58"E
C16	5.00'	89°45'03"	4.98'	7.83'	N45°18'27"W
C17	5.00'	90°14'57"	5.02'	7.88'	S44°41'33"W
C18	5.00'	90°14'04"	5.02'	7.87'	N44°42'00"E
C19	5.00'	89°45'56"	4.98'	7.83'	S45°18'00"E
C20	125.00'	5°38'58"	6.17'	12.33'	S87°21'30"E

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C21	75.00'	5°53'02"	3.85'	7.70'	S87°28'31"E
C22	75.00'	5°38'58"	3.70'	7.40'	N87°21'30"W
C23	125.00'	5°53'01"	6.42'	12.84'	N87°28'31"W
C24	25.00'	51°19'04"	12.01'	22.39'	N63°55'26"E

PLAT NUMBER: 20-11800326

SUBDIVISION PLAT
ESTABLISHING
TERRA BUONA SUBDIVISION UNIT 2
BEING 16.470 ACRES OF LAND LOCATED IN THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT NUMBER 47, COUNTY BLOCK 4317, BEXAR COUNTY, TEXAS AND THE I & GN RAILROAD COMPANY SURVEY NO. 20, ABSTRACT 897, COUNTY BLOCK 4324, BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 51.027 ACRES OF LAND DESCRIBED IN DOCUMENT NO. 20190222495, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



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
K8HOME LONE STAR INC.
4800 FREDERICKSBURG RD
SAN ANTONIO, TX 78239
PHONE: (210) 301-2885
CONTACT PERSON: DAVID BRODBECK

BY: *David Brodbeck*
NAME: David Brodbeck
TITLE: Director, Land Development

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DAVID BRODBECK
KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY
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 7 DAY OF
June A.D. 2021.

LAURIE L. KIRK
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON
AND THAT AFTER EXAMINATION IT APPEARED
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 7 DAY OF June, A.D. 2021.

LAURIE L. KIRK
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TERRA BUONA SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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 7 DAY OF June, A.D. 2021.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

June 2021 SHEET 2 OF 2