

LOCATION MAP
NOT-TO-SCALE

PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 1, AND LOTS 903 AND 904, BLOCK 2, N.C.B. 11295, 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.
4. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555; EFFECTIVE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6. 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 TO 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.
7. 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). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
8. FINISHED FLOOR ELEVATIONS FOR NON-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). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
9. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.
10. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2652010) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).
11. THE PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.
12. LOT 901, BLOCK 1, NCB 11295 IS DESIGNATED AS OPEN SPACE AND AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
13. LOT 902, BLOCK 1, NCB 11295 IS DESIGNATED AS A PRIVATE DRAINAGE LOT AND ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
14. LOT 903, BLOCK 4, NCB 11295 IS DESIGNATED AS OPEN SPACE AND A PUBLIC DRAINAGE EASEMENT.
15. LOT 904, BLOCK 4, NCB 11295 IS DESIGNATED AS A 20' WATER AND SANITARY SEWER EASEMENT.

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 SYSTEM (SAWS) - IS HEREBY DEDICATING THE 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.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURES 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) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. 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.

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Eric S. Ply
ERIC S. PLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

Dorothy J. Taylor
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

TDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR ONE (1) POINT(S) OF ACCESS TO IH-35 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 1,250.66 FEET.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDOT.

LEGEND:

- = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
- AC. = ACRES
- ESMT = EASEMENT
- DRNG = DRAINAGE
- N.V.A.E. = NON-VEHICULAR ACCESS ESMT
- E.G.T.CATV. = ELECTRIC, GAS, TELEPHONE
& CABLE TELEVISION
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS,
BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS
- ℄ = STREET CENTERLINE
- 620 = PROPOSED ELEVATION
- = EXISTING ELEVATION

KEY NOTE:

- ① = OFF-LOT 50'x50' E.G.T.CATV,
DRNG, WATER, SEWER &
POSTAL ESMT TO EXPIRE UPON
INCORPORATION INTO PUBLIC
STREET R.O.W. (0.057 AC.)
- ② = 10'x10' E.G.T.CATV ESMT
(0.002 AC.)
- ③ = 5' E.G.T.CATV ESMT
- ④ = 5' PRIVATE MAINTENANCE
ESMT

SAWS DEDICATION NOTE:

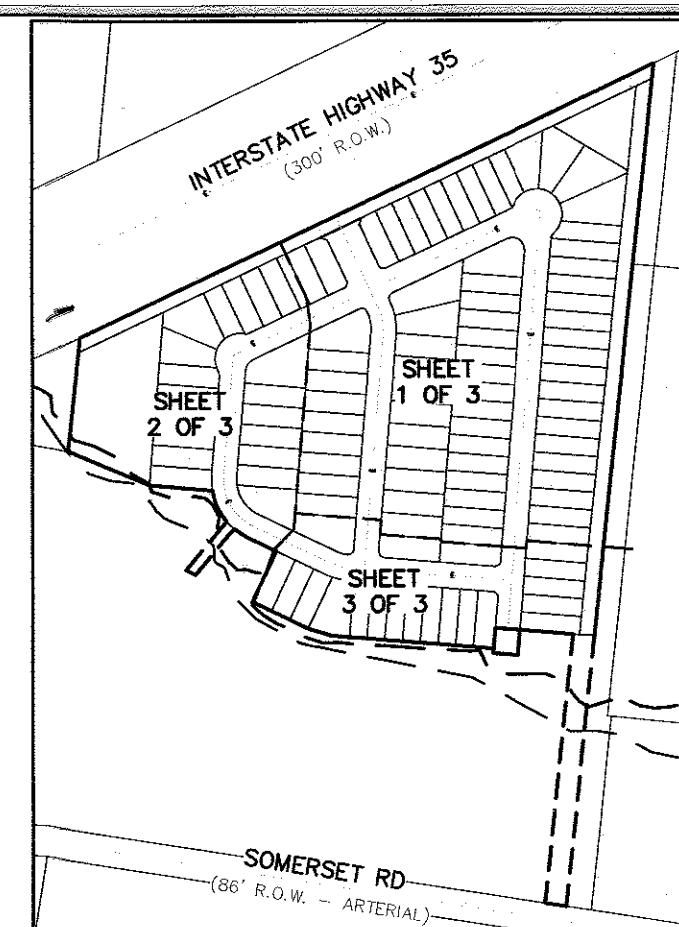
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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.

IMPACT FEE PAYMENT DUE:

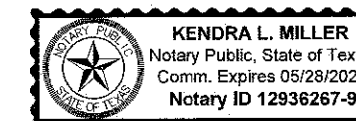
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



INDEX MAP
NOT-TO-SCALE

REMAINING PORTION OF
CITY PUBLIC SERVICE BOARD
OF SAN ANTONIO
CALLED 1.3 AC.
VOL. 3097, PG. 509
O.P.R.
UNPLATTED

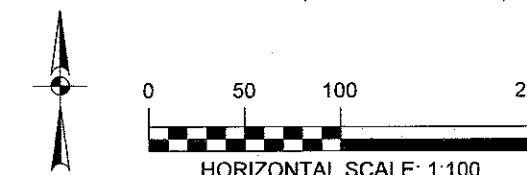
20' AERIAL ELECTRIC ESMT
BEGINNING AT 15'
ABOVE GROUND LEVEL



PLAT NO. 20-11800392

SUBDIVISION PLAT ESTABLISHING
SOMERSET GROVE, UNIT 1

BEING A TOTAL OF 18.94 ACRE TRACT OF LAND INCLUSIVE OF A 0.7177 ACRE RIGHT OF WAY DEDICATION TO TDOT OUT OF TRACT 2, 33.44 ACRE TRACT OF LAND RECORDED IN DOC. NO. 20210021594, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.F. RODRIGUEZ SURVEY, ABSTRACT A-16 AND SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT A-20, NEW CITY BLOCK 11295, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 07/12/2021

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 AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LENNAR HOMES
BY: RICHARD MOTT
VICE PRESIDENT OF LAND DEVELOPMENT
1922 DRY CREEK WAY
SAN ANTONIO, TEXAS 78259
(210) 403-6282

STATE OF TEXAS
COUNTY OF *Bexar*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *RICHARD MOTT*, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS *19th* DAY OF *July*, 20*21*

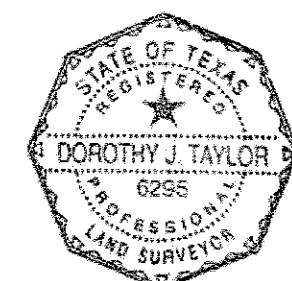
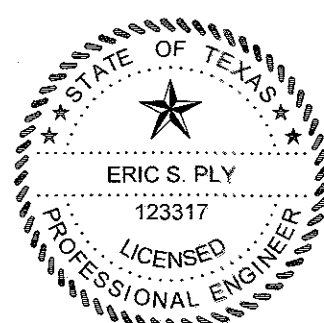
Kendra L. Miller
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SOMERSET GROVE, UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED 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____

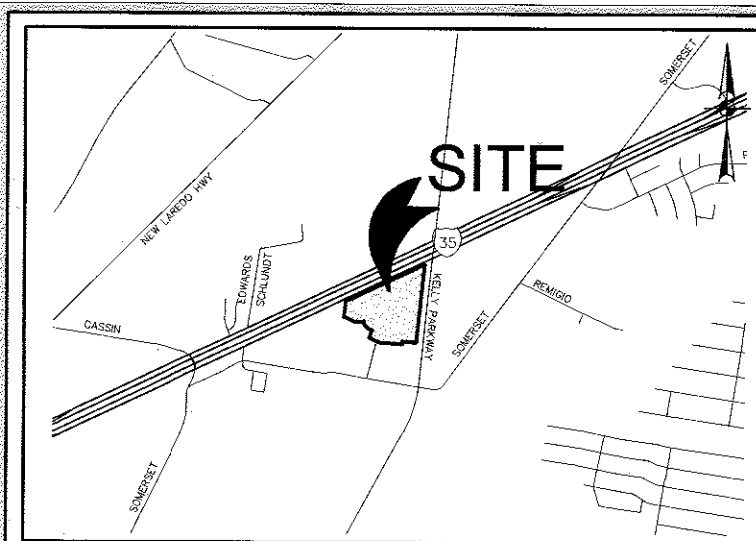
BY: _____ CHAIRMAN

BY: _____ SECRETARY



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 2 OF 3 FOR CURVE TABLE
SEE SHEET 3 OF 3 FOR LINE TABLE

SHEET 1 OF 3



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Eric S. Ply
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DOROTHY J. TAYLOR
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- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS,
BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS
- ℄ = STREET CENTERLINE
- 620 = PROPOSED ELEVATION
- = EXISTING ELEVATION

SAWS DEDICATION NOTE:

THE DEVELOPER 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.

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.

IMPACT FEE PAYMENT DUE:

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

KEY NOTE:

- ① = OFF-LOT 50'x50' E.G.T.CATV, DRNG, WATER, SEWER & POSTAL ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET R.O.W. (0.057 AC.)
- ② = 10'x10' E.G.T.CATV ESMT (0.002 AC.)
- ③ 5' E.G.T.CATV ESMT
- ④ = 5' PRIVATE MAINTENANCE ESMT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	68.92'	125.00'	031°35'26"	35.36'	68.05'	S24°55'48"E
C2	15.71'	10.00'	090°01'10"	10.00'	14.14'	S70°16'41"E
C3	7.84'	10.00'	044°53'51"	4.13'	7.64'	N42°16'24"E
C4	183.09'	50.00'	209°48'04"	-187.91'	96.64'	N55°17'51"W
C5	7.83'	10.00'	044°54'02"	4.13'	7.63'	S27°08'38"W
C6	15.71'	10.00'	090°00'00"	10.00'	14.14'	N40°17'51"W
C7	45.59'	125.00'	020°53'47"	23.05'	45.34'	S74°50'57"E
C8	150.76'	125.00'	069°06'13"	86.08'	141.79'	S29°50'57"E
C9	6.44'	10.00'	036°53'07"	3.33'	6.33'	N13°44'28"W
C10	116.75'	50.00'	133°46'13"	117.15'	91.98'	S34°42'44"W
C11	6.44'	10.00'	036°53'07"	3.33'	6.33'	N83°09'56"E
C12	15.71'	10.00'	090°00'00"	10.00'	14.14'	N19°43'19"E
C13	15.71'	10.00'	090°00'00"	10.00'	14.14'	S19°43'19"W
C14	52.35'	25.00'	119°58'50"	43.28'	43.30'	N55°17'16"W
C15	15.71'	10.00'	090°00'00"	10.00'	14.14'	N49°42'09"E
C16	15.71'	10.00'	090°00'00"	10.00'	14.14'	S40°17'51"E
C17	65.41'	125.00'	029°58'50"	33.47'	64.66'	N10°17'16"W
C18	39.24'	75.00'	029°58'50"	20.08'	38.80'	N10°17'16"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C19	16.06'	10.00'	092°00'54"	10.36'	14.39'	N50°42'36"E
C20	24.72'	75.00'	018°52'53"	12.47'	24.60'	S73°50'30"E
C21	90.46'	75.00'	069°06'13"	51.65'	85.07'	S29°50'57"E
C22	26.19'	25.00'	060°01'10"	14.44'	25.01'	S34°42'44"W
C23	15.71'	10.00'	090°00'00"	10.00'	14.14'	N70°16'41"W
C24	31.57'	125.00'	014°28'13"	15.87'	31.49'	S57°09'57"E
C25	20.08'	125.00'	009°12'20"	10.06'	20.06'	S45°19'41"E

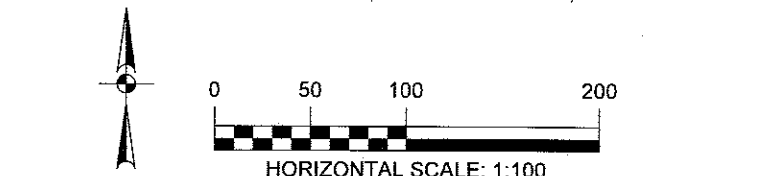
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 2 OF 3 FOR CURVE TABLE
SEE SHEET 3 OF 3 FOR LINE TABLE

SHEET 2 OF 3

PLAT NO. 20-11800392

SUBDIVISION PLAT ESTABLISHING
SOMERSET GROVE, UNIT 1

BEING A TOTAL OF 18.94 ACRE TRACT OF LAND INCLUSIVE OF A 0.7177 ACRE RIGHT OF WAY DEDICATION TO TXDOT OUT OF TRACT 2, 33.44 ACRE TRACT OF LAND RECORDED IN DOC. NO. 20210021594, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.F. RODRIGUEZ SURVEY, ABSTRACT A-16 AND SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT A-20, NEW CITY BLOCK 11295, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 07/12/2021

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 AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LENNAR HOMES
BY: RICHARD MOTT
VICE PRESIDENT OF LAND DEVELOPMENT
1922 DRY CREEK WAY
SAN ANTONIO, TEXAS 78259
(210) 403-6282

STATE OF TEXAS
COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 19th DAY OF July, 2021.

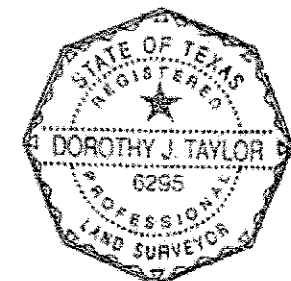
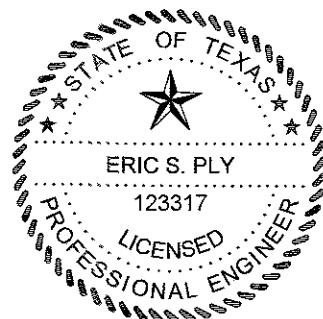
Kendra L. Miller
KENDRA L. MILLER
Notary Public, State of Texas
Comm. Expires 05/28/2025
Notary ID 12936267-9

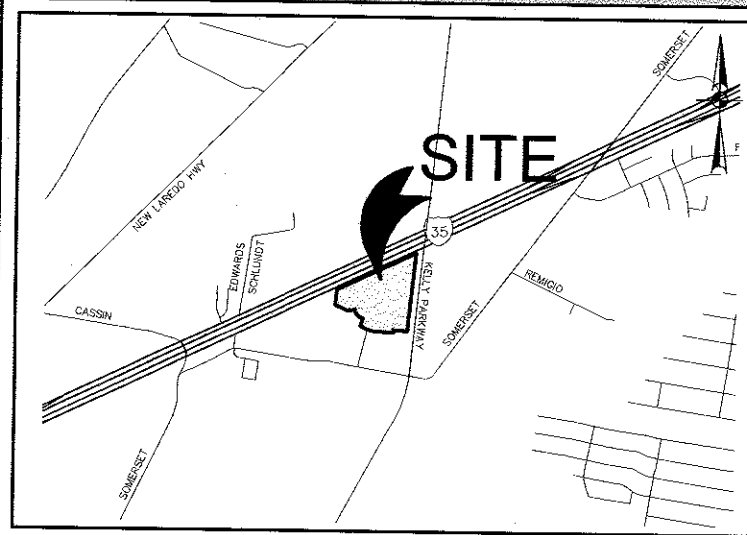
THIS PLAT OF SOMERSET GROVE, UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP
NOT-TO-SCALE

PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 4, NCB 11295, 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.
4. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6. 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 MODIFICATION SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO. APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO. APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO. APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO.
7. 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). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
8. FINISHED FLOOR ELEVATIONS FOR NON-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). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
9. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.
10. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2552010) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).
11. THE PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.
12. LOT 901, BLOCK 1, NCB 11295 IS DESIGNATED AS OPEN SPACE AND AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
13. LOT 902, BLOCK 1, NCB 11295 IS DESIGNATED AS A PRIVATE DRAINAGE LOT AND ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
14. LOT 903, BLOCK 4, NCB 11295 IS DESIGNATED AS OPEN SPACE AND A PUBLIC DRAINAGE EASEMENT.
15. LOT 904, BLOCK 4, NCB 11295 IS DESIGNATED AS A 20' WATER AND SANITARY SEWER EASEMENT.

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 SYSTEM (SAWS) - IS HEREBY DEDICATING THE 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 SAID LANDS ALL TREES OR PARTS THEREOF, OF 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.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURES 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) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. 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.

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Eric S. Ply
ERIC S. PLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

Dorothy J. Taylor
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR ONE (1) POINT-TO-ACCESS TO IH-35 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 1,250.66 FEET.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

LEGEND:

- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- AC. = ACRES
- ESMT = EASEMENT
- DRNG = DRAINAGE
- N.V.A.E. = NON-VEHICULAR ACCESS ESMT
- E.G.T.CATV. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
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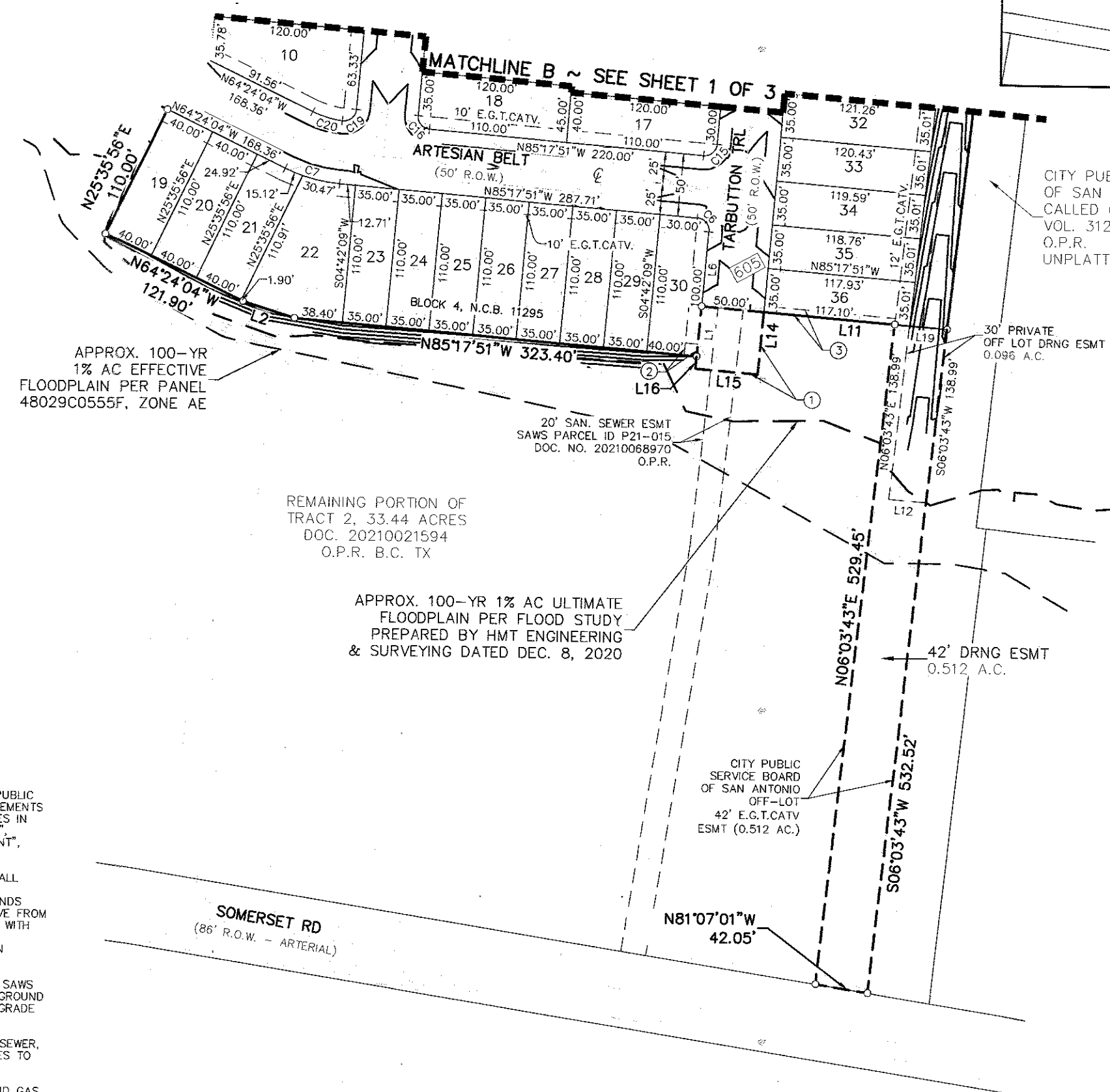
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IMPACT FEE PAYMENT DUE:
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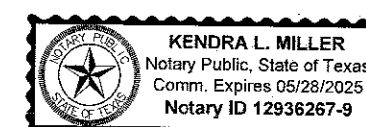
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- ③ = 5' E.G.T.CATV ESMT
- ④ = 5' PRIVATE MAINTENANCE ESMT



CITY PUBLIC SERVICE BOARD
OF SAN ANTONIO
CALLED 0.886 AC.
VOL. 3123, PG. 468
O.P.R.
UNPLATTED

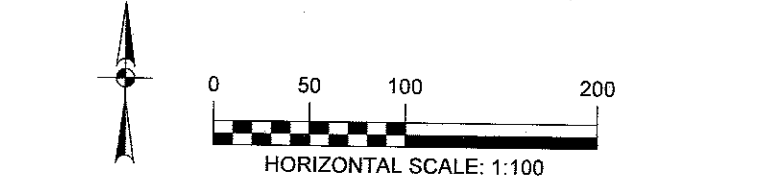
SAN ANTONIO HOUSING
FACILITY CORPORATION
CALLED 7.126 AC.
DOC. NO. 20180243658
O.P.R.
UNPLATTED



PLAT NO. 20-11800392

SUBDIVISION PLAT ESTABLISHING
SOMERSET GROVE, UNIT 1

BEING A TOTAL OF 18.94 ACRE TRACT OF LAND INCLUSIVE OF A 0.7177 ACRE RIGHT OF WAY DEDICATION TO TXDOT OUT OF TRACT 2, 33.44 ACRE TRACT OF LAND RECORDED IN DOC. NO. 20210021594, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.F. RODRIGUEZ SURVEY, ABSTRACT A-16 AND SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT A-20, NEW CITY BLOCK 11295, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 07/12/2021

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 AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LENNAR HOMES
BY: RICHARD MOTT
VICE PRESIDENT OF LAND DEVELOPMENT
1922 DRY CREEK WAY
SAN ANTONIO, TEXAS 78259
(210) 403-6282

STATE OF TEXAS
COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 19th DAY OF July, 2021
Kendra L. Miller
KENDRA L. MILLER
Notary Public, State of Texas
Comm. Expires 05/28/2025
Notary ID 12936287-9
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF "SOMERSET GROVE, UNIT 1" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED 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

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	40.35'	S04°42'09"W	L11	105.10'	N85°17'51"W
L2	43.31'	N72°45'34"W	L12	30.01'	N85°17'51"W
L3	63.44'	N64°24'04"W	L13	124.53'	N40°10'18"E
L4	3.72'	N25°16'41"W	L14	50.00'	S04°42'09"W
L5	3.72'	N25°16'41"W	L15	50.00'	N85°17'51"W
L6	59.65'	S04°42'09"W	L16	9.65'	N04°42'09"E
L7	14.15'	S19°43'19"W	L17	117.75'	S40°10'18"W
L8	14.14'	N70°17'09"W	L18	20.66'	N64°24'04"W
L9	90.07'	N25°16'41"W	L19	42.01'	S85°17'51"E
L10	90.04'	N25°16'41"W			

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
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SEE SHEET 3 OF 3 FOR LINE TABLE

