

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRC-APP-APP22-38801258) 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 THE EFFECT OF SINGLE-UNIT RESIDENTIAL TRUSTS. SUBDIVISION HEREAFTER 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).

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0590G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.17'	S89°46'00"W
L2	35.02'	S13°01'20"E
L3	30.02'	S74°54'00"W
L4	35.02'	N13°01'20"W
L5	51.71'	S74°54'00"W
L6	125.37'	N00°50'43"W
L7	104.94'	S89°22'44"W
L8	21.21'	S44°22'44"E
L9	93.53'	S00°37'16"E
L10	78.48'	S74°54'00"W
L11	45.44'	N00°37'16"E
L12	105.84'	S89°22'44"W
L13	59.19'	N40°11'02"E
L14	22.29'	N00°37'16"W
L15	31.96'	N00°37'16"E
L16	50.00'	N89°22'44"E
L17	15.60'	S00°37'16"E
L18	105.57'	N89°22'44"E
L19	122.08'	N00°37'16"W
L20	70.00'	N89°22'44"E
L21	70.00'	N31°26'50"W
L22	22.38'	N22°43'08"E
L23	60.03'	N69°03'14"E
L24	21.21'	S64°02'37"E
L25	21.21'	N25°57'23"E
L26	20.00'	N70°55'23"E
L27	309.97'	S00°40'34"E
L28	106.71'	N85°49'58"E
L29	20.00'	N89°22'44"E
L30	7.07'	N45°37'16"W
L31	43.95'	N00°37'16"W
L32	107.60'	N19°02'37"W
L33	32.83'	N08°27'03"W
L34	7.07'	N53°27'03"W
L35	32.83'	N08°27'03"W
L36	20.00'	N89°22'44"E
L37	7.07'	S44°22'44"E
L38	9.15'	S11°54'09"E
L39	21.27'	S57°03'37"E
L40	7.15'	S11°54'09"E
L41	23.20'	S38°44'17"W
L42	3.90'	S89°22'44"E

TRACEY J. COOR  
WASHINGTON COUNTY  
NOTARY PUBLIC - ARKANSAS  
MY COMMISSION EXPIRES NOV. 01, 2033  
COMMISSION NO. 12725392

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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 A MAXIMUM TOTAL OF ONE (1) ACCESS POINT(S) ALONG FM 1937 BASED ON THE OVERALL PLANNED FRONTAGE LENGTH OF 788'-4".
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 DETERMINED BY TxDOT.

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 INDICATED 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.

STEPHEN LIEUX  
4058 NORTH COLLEGE STE. 300, BOX 9  
FAYETTEVILLE, AR 72703  
(479) 455-9090

STEPHEN LIEUX \_\_\_\_\_ 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 23 DAY OF October, A.D. 2024

Tracey J. Coor  
NOTARY PUBLIC, WASHINGTON

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF, ROOSEVELT LANDING UNIT 3, 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: \_\_\_\_\_ CHADMAN

BY: \_\_\_\_\_ SECRETARY

### 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 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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

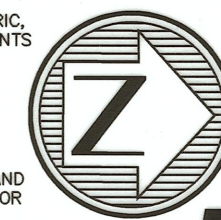
SHEET 1 OF 3





PLAT NO. 22-11800715  
SUBDIVISION PLAT  
ESTABLISHING  
ROOSEVELT LANDING UNIT 3

BEING A 25,260 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337, AND BEING A PORTION OF A 53.617 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20240037648, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'  
100 50 0 100

**MTR**  
Moy Tarin Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: OCTOBER 21, 2024

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SAN ANTONIO, LD, LLC.  
STEPHEN LIEUX  
4058 NORTH COLLEGE STE. 300, BOX 9  
FAYETTEVILLE, AR 72703  
(479) 455-9090

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
STEPHEN LIEUX  
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING KNOWN TO ME, 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 23 DAY OF October, A.D. 2024

*Tracey J. Coor*  
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS  
COMMISSION NO. 12725392

THIS PLAT OF ROOSEVELT LANDING UNIT 3 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

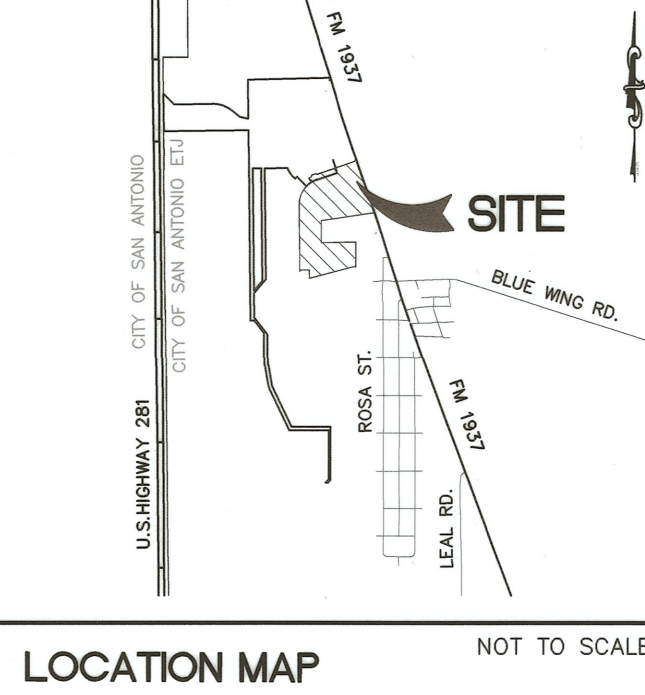
CERTIFICATE OF APPROVAL

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, 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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



NOT TO SCALE

- LEGEND**
- 609 --- EXISTING CONTOUR
  - 608 --- PROPOSED CONTOUR
  - AC. ACRES
  - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
  - R.O.W. RIGHT OF WAY
  - R. RADIUS
  - C. CENTERLINE
  - ESMT. EASEMENT
  - IRON ROD SET
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
  - VOL. VOLUME
  - PG(S). PAGE(S)
  - " REPETITIVE BEARING AND/OR DISTANCE
  - DOC. DOCUMENT
  - C.B. COUNTY BLOCK
  - L.F. LINEAR FEET
  - S.F. SQUARE FEET

- KEYNOTES**
- VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT) (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
  - OFF-LOT 25' SANITARY SEWER EASEMENT (0.539 AC.) (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
  - OFF-LOT 70' (PERMEABLE) DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.817 AC.) (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
  - 14' E.G.T.CATV EASEMENT (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
  - 10' B.S.L. & E.G.T.CATV EASEMENT (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
  - 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
  - 14' E.G.T.CATV EASEMENT (VOL. 20003, PGS. 1804-1806) O.P.R.B.C.T.
  - 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 1804-1806) O.P.R.B.C.T.
  - 20' R.O.W. DEDICATION (0.543 AC.) (VOL. 20003, PGS. 1804-1806) O.P.R.B.C.T.

NOTE:  
SEE SHEET 1 OF 3 FOR  
CURVE AND LINE TABLES

PLAT NOTES 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:

MOY TARIN RAMIREZ ENGINEERS, LLC  
*Stephanie L. James*  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

*Raymond Tarin, Jr.*  
RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS)**  
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.

**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.

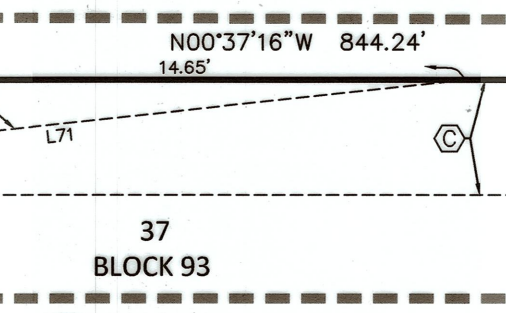
**SAWS HIGH PRESSURE**  
ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL, AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**SAWS 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 DEDICATION NOTE:**  
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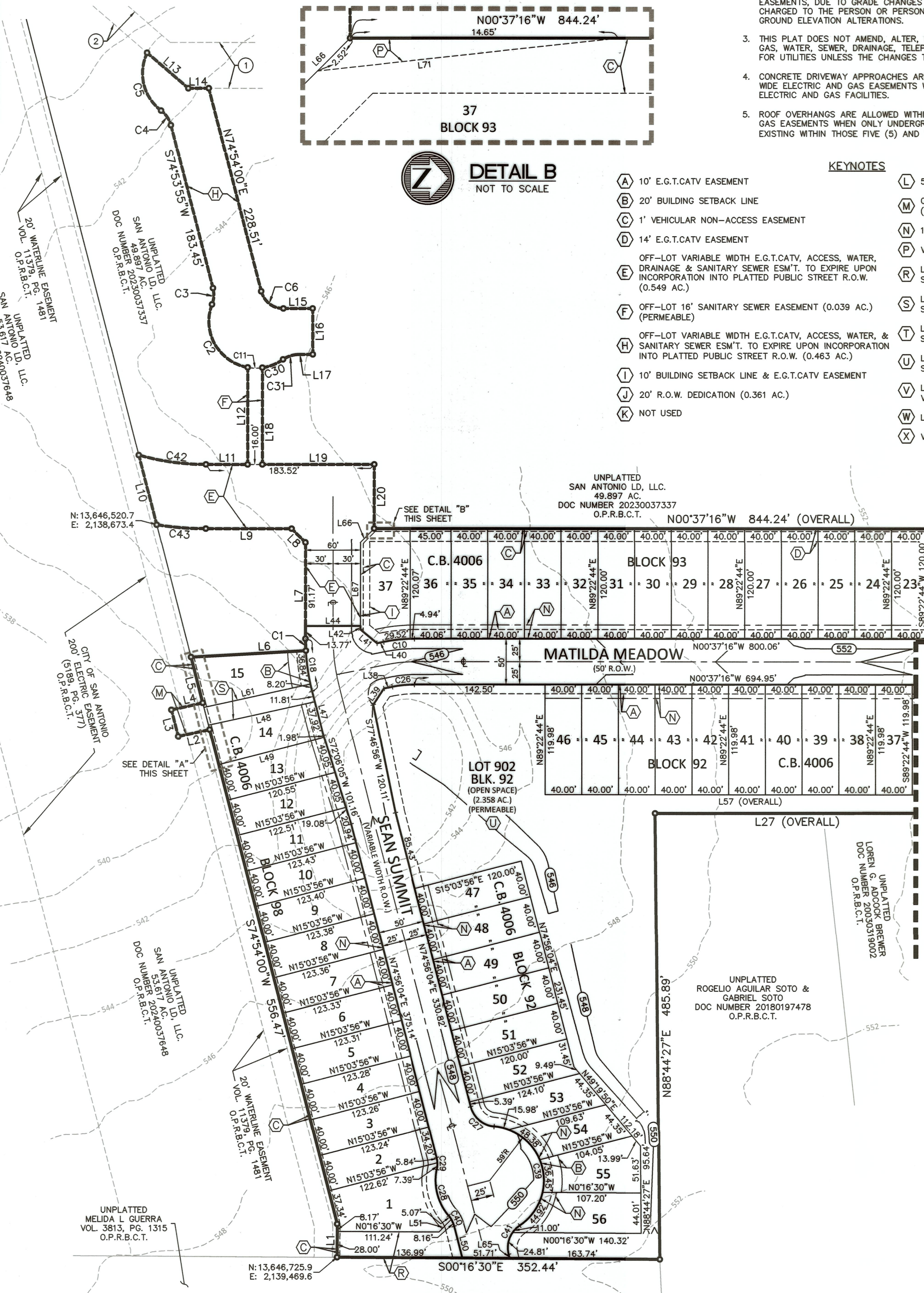
**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**OPEN SPACE NOTE:**  
LOTS 901-902, BLOCK 92; LOTS 901-902, BLOCK 93; LOTS 901-902, BLOCK 98, ARE DESIGNATED AS OPEN SPACES, COMMON AREAS, AND AS DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS.

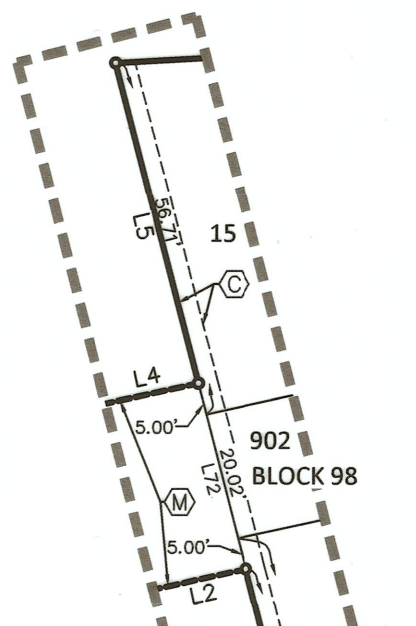


**DETAIL B**  
NOT TO SCALE

- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
  - (B) 20' BUILDING SETBACK LINE
  - (C) 1' VEHICULAR NON-ACCESS EASEMENT
  - (D) 14' E.G.T.CATV EASEMENT
  - (E) OFF-LOT VARIABLE WIDTH E.G.T.CATV, ACCESS, WATER, DRAINAGE & SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.549 AC.)
  - (F) OFF-LOT 16' SANITARY SEWER EASEMENT (0.039 AC.) (PERMEABLE)
  - (H) OFF-LOT VARIABLE WIDTH E.G.T.CATV, ACCESS, WATER, & SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.463 AC.)
  - (I) 10' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT
  - (J) 20' R.O.W. DEDICATION (0.361 AC.)
  - (K) NOT USED
  - (L) 5' E.G.T.CATV ESM'T.
  - (M) OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T. (0.024 AC.) (PERMEABLE)
  - (N) 15' BUILDING SETBACK LINE
  - (P) VARIABLE WIDTH CLEAR VISION EASEMENT (13.061 S.F.)
  - (R) LOT 901, BLOCK 98 (0.089 AC.) (PERMEABLE) (OPEN SPACE)
  - (S) LOT 902, BLOCK 98 (0.054 AC.) (PERMEABLE) (OPEN SPACE)
  - (T) LOT 901, BLOCK 92 (0.044 AC.) (PERMEABLE) (OPEN SPACE)
  - (U) LOT 902, BLOCK 92 (2.358 AC.) (PERMEABLE) (OPEN SPACE)
  - (V) LOT 901, BLOCK 93 (0.195 AC.) (OPEN SPACE) (CLEAR VISION EASEMENT)
  - (W) LOT 902, BLOCK 93 (0.153 AC.) (PERMEABLE)
  - (X) VARIABLE WIDTH CLEAR VISION EASEMENT (2.240 S.F.)



TRACEY J. COOR  
WASHINGTON COUNTY  
NOTARY PUBLIC, ARKANSAS  
MY COMMISSION EXPIRES NOV. 01, 2033  
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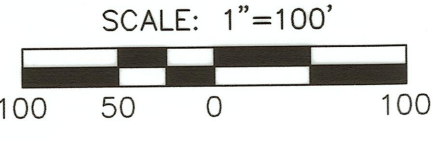
**DETAIL A**  
NOT TO SCALE





SUBDIVISION PLAT  
ESTABLISHING  
ROOSEVELT LANDING UNIT 3

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DETAIL E  
NOT TO SCALE



**MTR**  
Moy Tarin Ramirez Engineers, LLC

Engineers  
Surveyors  
Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: OCTOBER 21, 2024

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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OWNER/DEVELOPER: SAN ANTONIO, LD, LLC.  
STEPHEN LIEUX  
4058 NORTH COLLEGE STE. 300, BOX 9  
FAYETTEVILLE, AR 72703  
(479) 455-9090

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,  
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THIS 23 DAY OF October A.D. 20 24

*Tracey J. Coor*  
TRACEY J. COOR  
WASHINGTON COUNTY  
NOTARY PUBLIC - ARKANSAS  
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BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

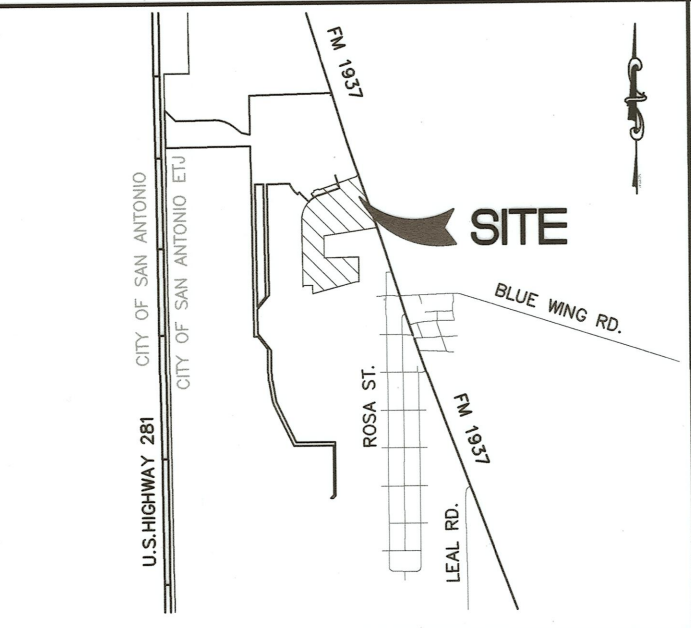
CERTIFICATE OF APPROVAL

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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP  
NOT TO SCALE

- LEGEND
- 609 --- EXISTING CONTOUR
  - 608 --- PROPOSED CONTOUR
  - AC. ACRES
  - E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
  - R.O.W. RIGHT OF WAY
  - R. RADIUS
  - CL CENTERLINE
  - ESM'T. EASEMENT
  - IRON ROD SET
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
  - VOL. VOLUME
  - PG(S). PAGE(S)
  - " REPETITIVE BEARING AND/OR DISTANCE
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  - C.B. COUNTY BLOCK
  - L.F. LINEAR FEET
  - S.F. SQUARE FEET

- KEYNOTES
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  - 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
  - 14' E.G.T.CATV EASEMENT (VOL. 20003, PGS. 1804-1806) O.P.R.B.C.T.
  - 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 1804-1806) O.P.R.B.C.T.
  - 20' R.O.W. DEDICATION (0.543 AC.) (VOL. 20003, PGS. 1804-1806) O.P.R.B.C.T.

NOTE:  
SEE SHEET 1 OF 3 FOR  
CURVE AND LINE TABLES

PLAT NOTES 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:

MOY TARIN RAMIREZ ENGINEERS, LLC

*Stephanie L. James*  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN  
GIVEN TO 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.

*Raymond Tarin, Jr.*  
RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

- CPS/SAWS/COSA/UTILITY NOTE:
- 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, 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 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.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):  
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.

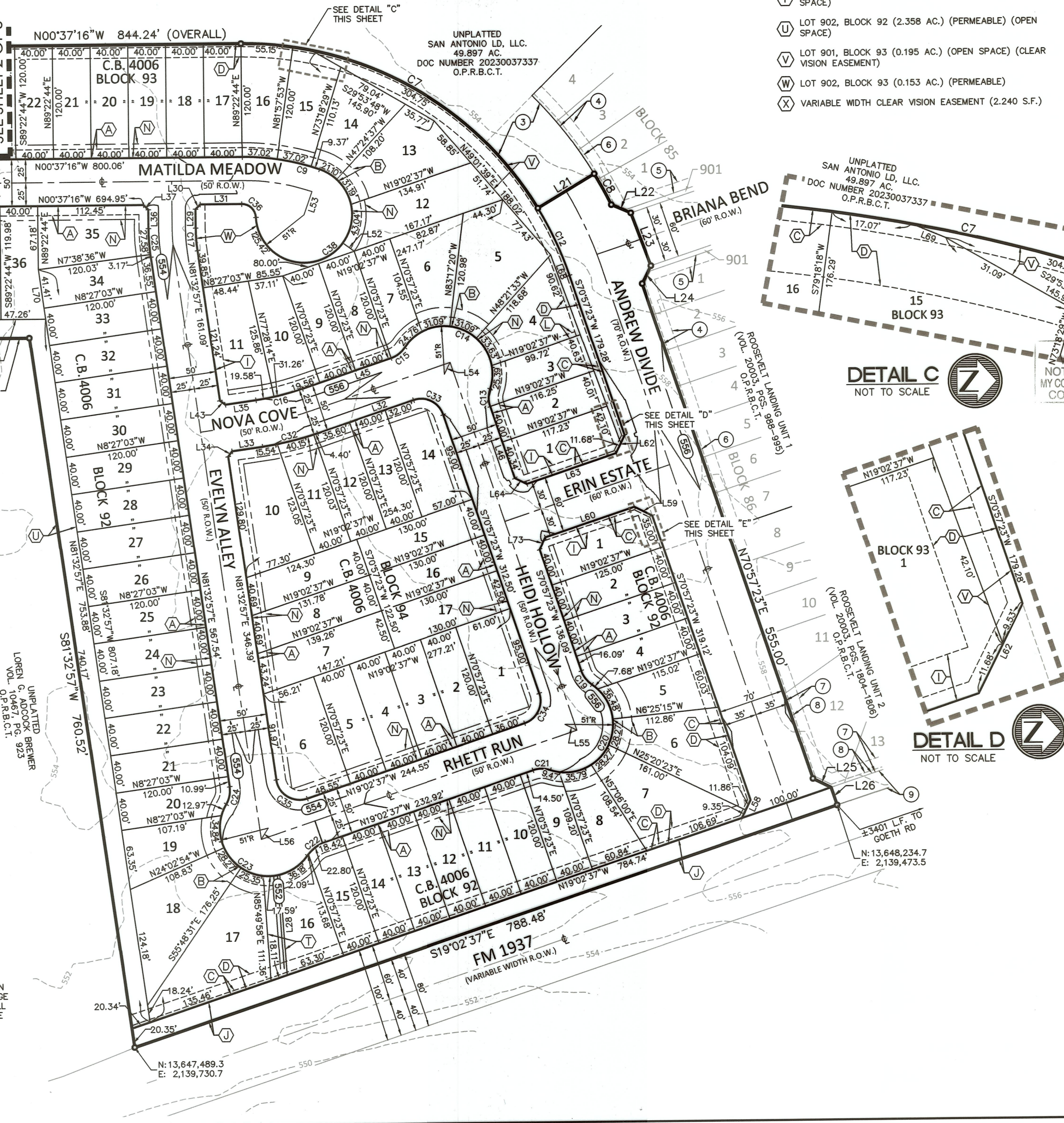
SAWS IMPACT FEE  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE  
ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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 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.

WASTEWATER EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

OPEN SPACE NOTE:  
LOTS 901-902, BLOCK 92; LOT 901-902, BLOCK 93; LOTS 901-902, BLOCK 98, ARE DESIGNATED AS OPEN SPACES, COMMON AREAS, AND AS DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS.



DETAIL C  
NOT TO SCALE

DETAIL D  
NOT TO SCALE

