

PLAT NO. 22-11800353

SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 2

BEING A 19.541 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, BEING OUT OF A 52.24 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220056276 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

MTR

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100

TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249

FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 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 UNIT 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 1 DAY OF April, A.D. 20 24

Tasha Willis
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF ROOSEVELT LANDING UNIT 2 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

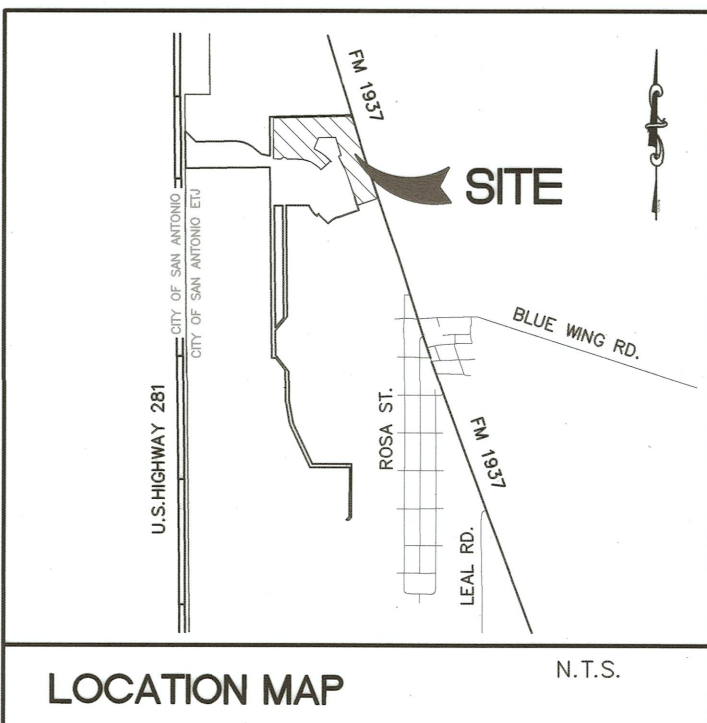
CERTIFICATE OF APPROVAL

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



LEGEND

- 609 --- EXISTING CONTOURS
--- 608 --- PROPOSED CONTOURS
AC. ACRES
C CENTER LINE
DOC. DOCUMENT
E.G.T.CATV ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
• IRON PIN SET
N.T.S. NOT TO SCALE
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
R RADIUS
" REPETITIVE BEARING AND/OR DISTANCE
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG(S). PAGE(PAGES)
B.S.L. BUILDING SETBACK LINE
L.F. LINEAR FEET

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
(B) 15' BUILDING SETBACK LINE
(C) 10' E.G.T.CATV EASEMENT & BUILDING SETBACK LINE
(D) 14' E.G.T.CATV EASEMENT
(E) 1' VEHICULAR NON-ACCESS EASEMENT
(F) LOT 903, BLOCK 89 (0.077 AC.) (NON-PERMEABLE) VARIABLE WIDTH DRAINAGE EASEMENT
(G) LOT 900, BLOCK 91 (0.041 AC.) (PERMEABLE) 15' DRAINAGE EASEMENT
(H) 20' R.O.W. DEDICATION (0.543 AC.)
(J) LOT 904, BLOCK 89 (0.063 AC.) VARIABLE WIDTH CLEAR VISION EASEMENT
(K) LOT 901, BLOCK 91 (0.098 AC.) VARIABLE WIDTH E.G.T.CATV EASEMENT
(L) 20' BUILDING SETBACK LINE
(M) 5' E.G.T.CATV EASEMENT
(N) LOT 902, BLOCK 87 (0.060 AC.) VARIABLE WIDTH CLEAR VISION EASEMENT
(P) LOT 902, BLOCK 89 (0.065 AC.) (NON-PERMEABLE) VARIABLE WIDTH DRAINAGE EASEMENT
(Q) LOT 900, BLOCK 88 (0.023 AC.) (PERMEABLE)
(R) VARIABLE WIDTH B.S.L. & E.G.T.CATV EASEMENT

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
PH# (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:

1. 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 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 ANY OTHER OBSTRUCTIONS WHICH 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 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.

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.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER 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 COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 1937 BASED ON THE OVERALL PLATTED FRONTAGE LENGTH, 1180.04'.

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 DIRECTED BY TxDOT.

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	450.00'	51°3'57"	20.56'	41.10'	41.08'	S64°31'32"W
C2	495.00'	27°59'51"	123.41'	241.88'	239.48'	N55°16'58"W
C3	555.00'	0°30'03"	2.43'	4.85'	4.85'	S41°02'01"E
C4	430.00'	47°53'53"	190.99'	359.47'	349.09'	N64°51'06"W
C5	365.00'	7°46'33"	24.81'	49.54'	49.50'	N86°44'00"W
C6	5769.70'	1°50'56"	93.10'	186.18'	186.17'	N18°11'07"W
C7	51.00'	163°10'09"	344.73'	145.24'	100.90'	N44°02'34"E
C8	29.00'	36°55'15"	9.68'	18.69'	18.37'	S72°49'59"E
C9	29.00'	35°27'12"	9.27'	17.94'	17.66'	N70°58'47"E
C10	51.00'	145°05'47"	162.23'	129.15'	97.30'	S54°11'55"E
C11	29.00'	35°27'12"	9.27'	17.94'	17.66'	S00°37'22"W
C12	5909.70'	1°56'23"	100.05'	200.07'	200.06'	S18°04'26"E
C13	29.00'	36°59'23"	9.70'	18.72'	18.40'	S37°32'19"E
C14	51.00'	163°58'46"	362.41'	145.96'	101.00'	S25°57'23"W
C15	29.00'	36°59'23"	9.70'	18.72'	18.40'	S89°27'04"W
C16	25.00'	90°00'00"	25.00'	39.27'	35.36'	N25°57'23"E
C17	5959.70'	1°56'23"	100.89'	201.76'	201.75'	N18°04'26"W
C18	425.00'	7°26'17"	27.63'	55.17'	55.13'	S69°10'37"W
C19	450.00'	10°58'43"	43.25'	86.23'	86.09'	S67°24'10"W
C20	25.00'	74°11'22"	18.90'	32.37'	30.16'	N54°11'55"W
C21	25.00'	89°19'40"	24.71'	38.98'	35.15'	S44°02'34"W
C22	495.00'	21°20'23"	93.26'	184.36'	183.30'	N79°57'05"W
C23	445.00'	49°20'15"	204.38'	383.19'	371.46'	N65°57'09"W
C24	435.00'	49°50'17"	202.10'	378.38'	366.56'	N65°42'08"W
C25	5789.70'	1°50'56"	93.43'	186.84'	186.83'	S18°11'06"E
C26	29.00'	36°55'15"	9.68'	18.69'	18.37'	N19°04'54"W
C27	450.00'	5°44'45"	22.58'	45.13'	45.11'	S70°01'23"W
C28	415.00'	7°23'49"	26.83'	53.58'	53.54'	S69°11'51"W

KEYNOTES

- (1) OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(2) 17' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(3) 12' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(4) 20' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(5) LOT 901, BLOCK 89 ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(6) LOT 901, BLOCK 91 ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(7) 14' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(8) 15' B.S.L. ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(9) 10' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(10) 10' B.S.L. & E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(11) 1' VEHICULAR NON-ACCESS EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(12) LOT 901, BLOCK 87 ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(13) OFF-LOT 70' (PERMEABLE) DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(14) 20' R.O.W. DEDICATION ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
(15) LOT 901, BLOCK 84, VARIABLE WIDTH CLEAR VISION EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.

FLOODPLAIN VERIFICATION NOTE:

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

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.

OPEN SPACE NOTE:

LOT 902, BLOCK 87; LOT 900, BLOCK 88; LOTS 902-904, BLOCK 89; LOTS 900-901, BLOCK 91, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREAS AND AS DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS.

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

COMMON AREA MAINTENANCE NOTE:

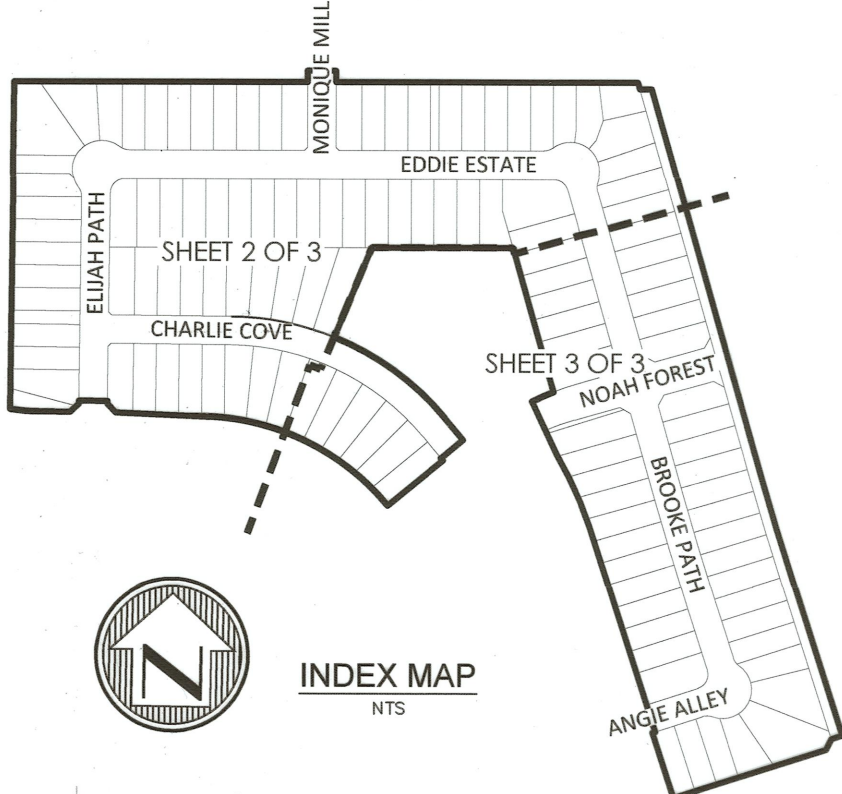
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 87; LOT 900, BLOCK 88; LOTS 902-904, BLOCK 89; LOTS 900-901, BLOCK 91, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	N01°17'36"W
L2	50.00'	N88°42'24"E
L3	20.00'	S01°17'36"E
L4	12.47'	S17°06'14"E
L5	20.79'	N88°42'24"E
L6	20.00'	S70°57'23"W
L7	21.21'	S25°57'23"W
L8	120.00'	N19°02'37"W
L9	5.00'	N70°57'23"E
L10	NOT	USED
L11	46.41'	N22°26'44"W
L12	46.40'	N25°52'22"W
L13	46.40'	N29°32'25"W
L14	102.76'	N26°15'15"W
L15	50.52'	S41°17'02"E
L16	50.00'	S48°42'59"W
L17	21.21'	N45°37'16"W
L18	5.00'	N00°37'16"W
L19	50.00'	S89°22'44"W
L20	5.00'	S00°37'16"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	21.21'	S44°22'44"W
L22	55.62'	S89°22'44"W
L23	115.00'	N01°17'36"W
L24	115.00'	S01°17'36"E
L25	7.07'	S46°17'36"E
L26	21.21'	S62°06'14"E
L27	90.00'	N72°53'46"E
L28	21.21'	N27°53'46"E
L29	NOT	USED
L30	21.21'	N62°06'14"W
L31	90.00'	S72°53'46"W
L32	21.21'	S27°53'46"W
L33	86.97'	S70°57'23"W
L34	95.00'	N70°57'23"E
L35	21.21'	N62°06'14"W
L36	81.71'	S72°53'46"W
L37	59.95'	N72°53'46"E
L38	21.21'	N27°53'46"E
L39	7.07'	S45°37'16"E
L40	50.52'	N41°17'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	7.07'	S44°22'44"W
L42	95.92'	S00°37'16"E
L43	151.09'	N89°22'44"E
L44	53.96'	N01°17'36"W
L45	68.64'	S17°06'14"E
L46	14.00'	N45°57'26"W
L47	14.00'	N35°48'05"E
L48	14.00'	S64°02'37"E
L49	20.02'	S87°45'32"E
L50	76.88'	S75°59'41"W
L51	20.00'	N06°21'12"E
L52	20.00'	S38°06'49"W
L53	36.55'	N18°12'47"E
L54	67.27'	N07°59'36"W
L55	7.07'	N43°42'24"E
L56	9.33'	S49°45'09"E
L57	316.90'	N17°06'14"W
L58	299.86'	S17°06'14"E

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309



PLAT NO. 22-11800353
SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 2

BEING A 19.541 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, BEING OUT OF A 52.24 ACRE TRACT AS CONVEYED TO SAN ANTONIO, TEXAS, BY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220056276 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
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 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 UNIT 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, L.D. 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 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 1 DAY OF April, A.D. 2024

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

THIS PLAT OF ROOSEVELT LANDING UNIT 2 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

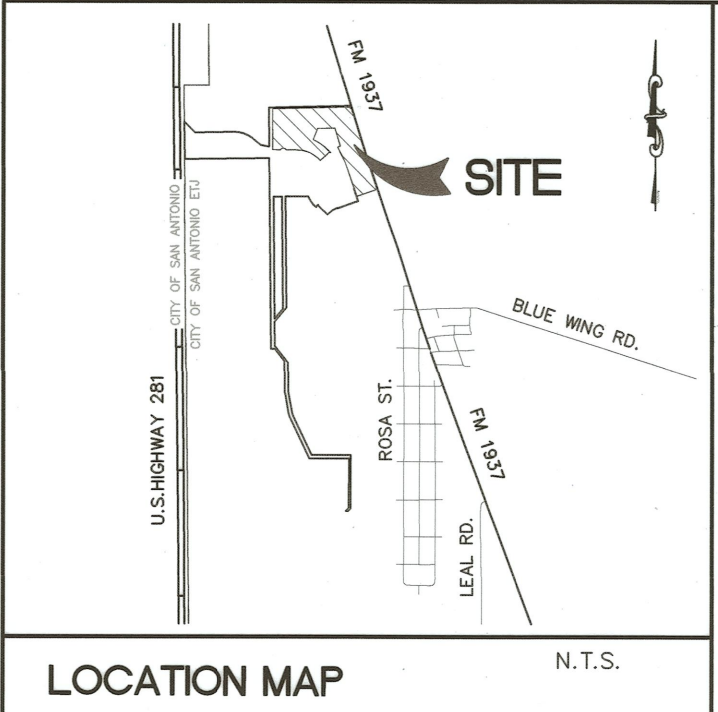
BY: CHAIRMAN
BY: SECRETARY

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



- LEGEND**
- 609--- EXISTING CONTOURS
 - 608--- PROPOSED CONTOURS
 - AC. ACRES
 - ⊕ CENTER LINE
 - DOC. DOCUMENT
 - E.G.T.CATV ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
 - IRON PIN SET
 - N.T.S. NOT TO SCALE
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
 - R RADIUS
 - " REPETITIVE BEARING AND/OR DISTANCE
 - R.O.W. RIGHT OF WAY
 - VOL. VOLUME
 - PG(S). PAGE(PAGES)
 - B.S.L. BUILDING SETBACK LINE
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STATE OF TEXAS
COUNTY OF BEXAR
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MOY TARIN RAMIREZ ENGINEERS, LLC
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
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
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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

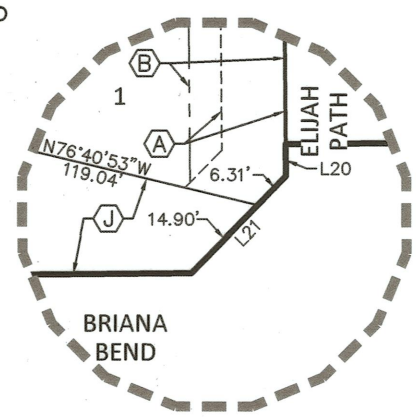
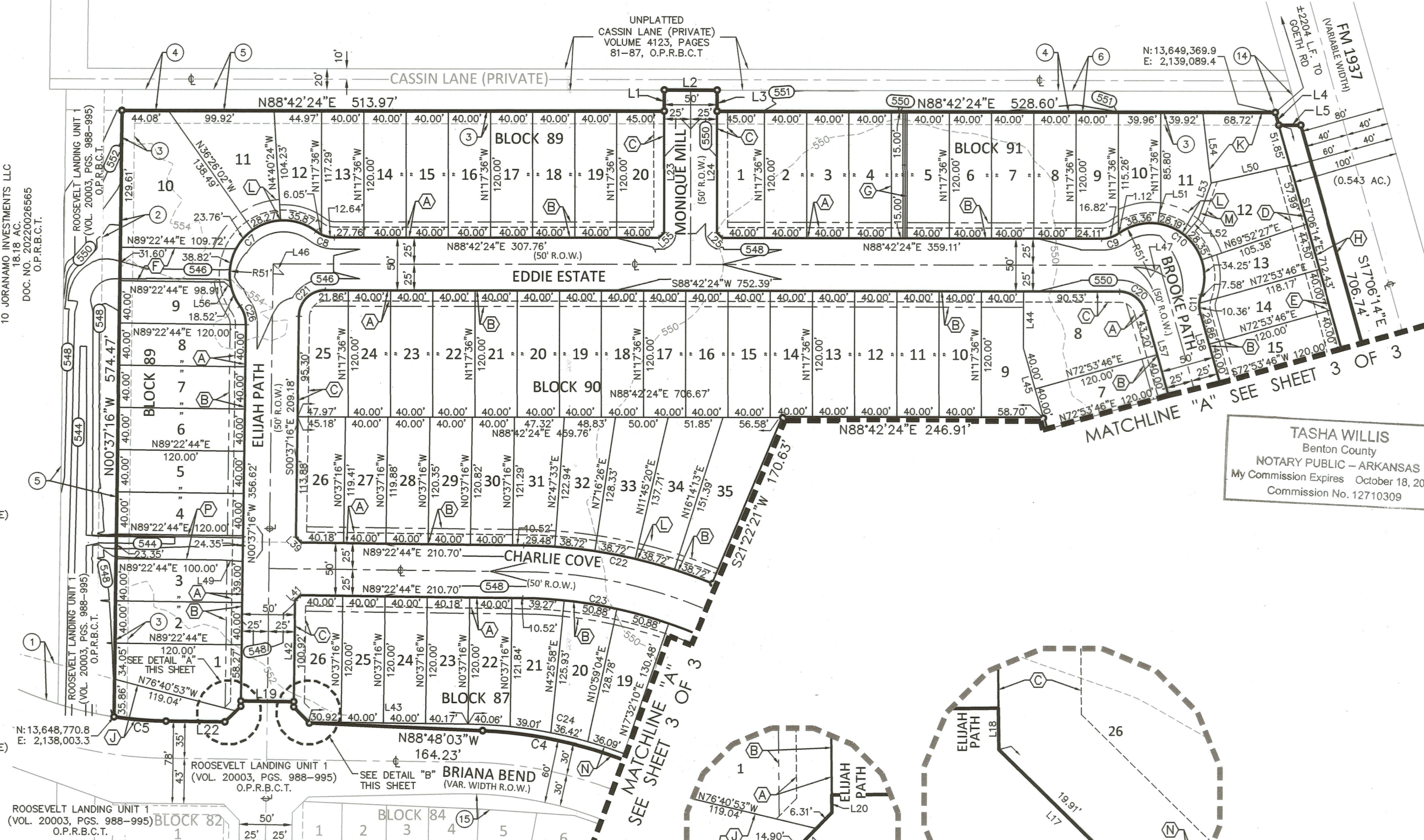
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3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE 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.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED 'MTR ENG' UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
SETBACK NOTE:
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.

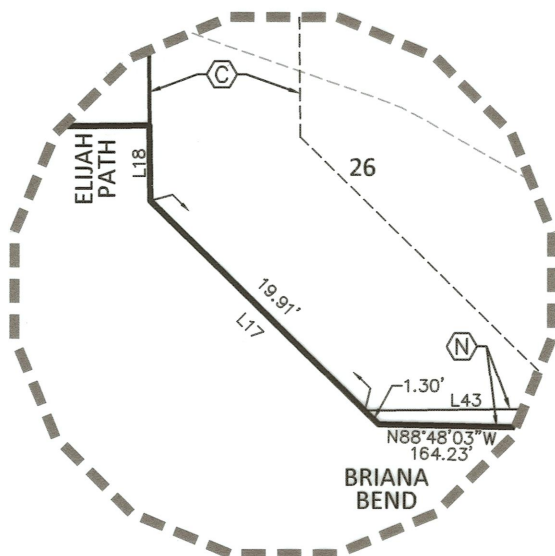
NOTE:
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-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 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).



DETAIL A
NOT TO SCALE



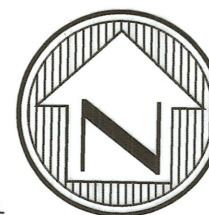
DETAIL B
NOT TO SCALE



PLAT NO. 22-11800353

SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 2

BEING A 19.541 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, BEING OUT OF A 52.24 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220056276 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'
100 50 0 100**MTR**
• Engineers
• Surveyors
• Planners**Moy Tarin Ramirez Engineers, LLC**TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 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 UNIT 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) 455-9090STATE 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 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 1 DAY OF April, A.D. 2024

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF ROOSEVELT LANDING UNIT 2
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

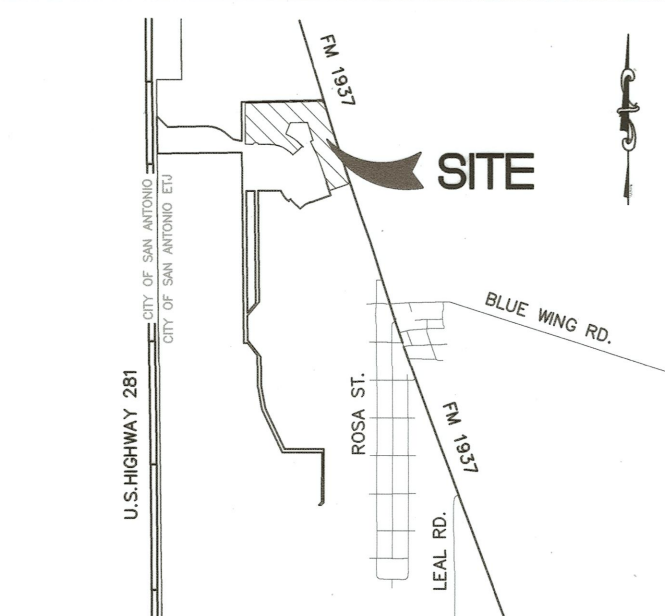
CERTIFICATE OF APPROVAL

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



LOCATION MAP

N.T.S.

LEGEND

- 609 --- EXISTING CONTOURS
--- 608 --- PROPOSED CONTOURS
AC. ACRES
CL CENTER LINE
DOC. DOCUMENT
E.G.T.CATV ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
• IRON PIN SET
N.T.S. NOT TO SCALE
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
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MOY TARIN RAMIREZ ENGINEERS, LLC
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DETAIL A
NOT TO SCALE

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

