



LEGEND

D.P.R.B.C.	DEED AND PLAT RECORDS
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS
N.C.B.	NEW CITY BLOCK
C.B.	COUNTY BLOCK
R.O.W.	RIGHT OF WAY
TEL.	TELEPHONE
CA.T.V.	CABLE TELEVISION
○	1/2" IRON ROD FOUND
●	1/2" IRON ROD SET WITH CAP
—○—	STREET CENTERLINE
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	MINOR CONTOUR
—	MAJOR CONTOUR

- 15.08' PRIVATE DRAINAGE EASEMENT
- 15' ELEC., GAS, TELEPHONE & CABLE TV EASEMENT
- 5' ELEC., GAS, TELEPHONE & CABLE TV EASEMENT
- 12' ELEC., GAS, TELEPHONE & CABLE TV EASEMENT

SURVEY NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE, AND
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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:

JOEL CHRISTIAN JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
MACINA, BOSE COPELAND AND ASSOCIATES, INC. (210) 545-1122
1035 CENTRAL PARKWAY NORTH, SAN ANTONIO, TX 78232
TBLPS FIRM REG. #10011700

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.

Jose Villagomez, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 105199
JOSE VILLAGOMEZ, P.E.
FIRM REGISTRATION NO. F13698

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.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 AND 902, BLOCK 78, N.C.B. 11166, 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.

CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

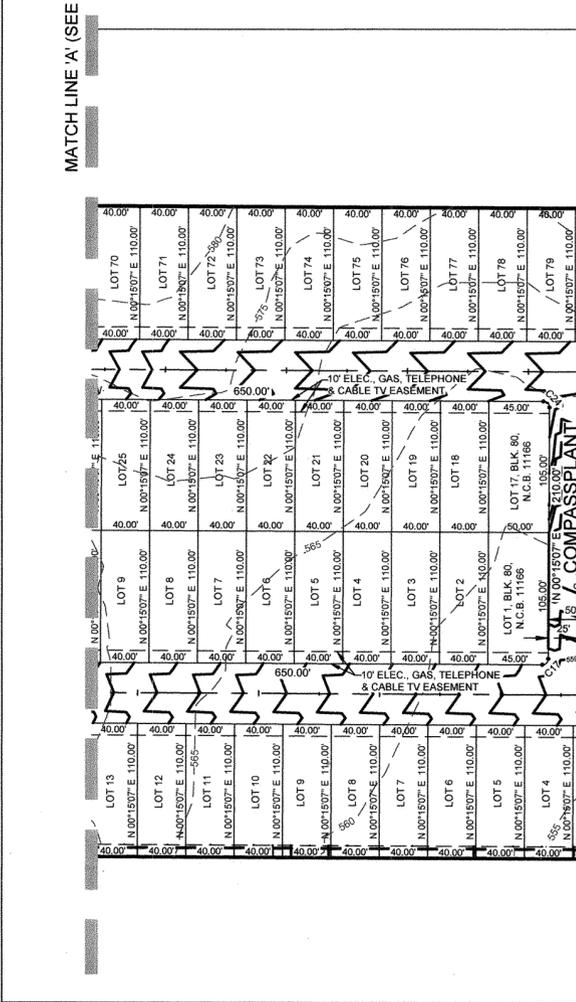
FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 46029005707, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FINISHED FLOOR NOTE:
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.

DETENTION & MAINTENANCE NOTE:
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 BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF 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 IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE:
LOT 902, BLOCK 78, N.C.B. 11666, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-38800225) 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).



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.

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 PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

RESIDENTIAL FIRE PROTECTION NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

DRAINAGE EASEMENT NOTE:
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 GRANTEE'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.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.77	15.00	N 44°21'15" W	21.36
C2	51.02	510.00	S 86°52'55" E	51.00
C3	49.02	490.00	N 86°52'55" W	49.00
C4	21.03	25.00	S 86°09'26" W	20.41
C5	162.65	50.00	S 44°44'53" E	99.85
C6	21.03	25.00	N 24°20'49" E	20.41
C7	21.03	25.00	N 23°50'34" W	20.41
C8	162.65	50.00	S 45°15'07" W	99.85
C9	21.03	25.00	S 65°39'11" E	20.41
C10	49.02	490.00	N 87°23'10" W	49.00
C11	51.02	510.00	S 87°23'10" W	51.00
C12	23.36	15.00	N 45°38'45" E	21.07
C13	23.36	15.00	N 45°38'45" E	21.07
C14	51.02	510.00	S 87°23'10" W	51.00
C15	49.02	490.00	N 87°23'10" E	49.00
C16	7.85	5.00	S 44°44'53" E	7.07
C17	7.85	5.00	N 45°15'07" E	7.07
C18	7.85	5.00	S 44°44'53" E	7.07
C19	7.85	5.00	N 45°15'07" E	7.07
C20	39.27	25.00	S 44°44'53" E	35.36
C21	39.27	25.00	S 45°15'07" W	35.36
C22	7.85	5.00	N 44°44'53" W	7.07
C23	7.85	5.00	S 45°15'07" W	7.07
C24	7.85	5.00	N 44°44'53" W	7.07
C25	7.85	5.00	S 45°15'07" W	7.07

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C26	49.02	490.00	N 86°52'55" W	49.00
C27	51.02	510.00	S 86°52'55" E	51.00
C28	23.77	15.00	N 44°21'15" W	21.36
C29	36.14	50.00	N 62°46'04" E	35.36
C30	43.61	50.00	S 71°32'21" E	42.24
C31	46.76	50.00	S 19°45'39" E	45.07
C32	36.14	50.00	S 27°44'10" W	35.36
C33	1.80	25.00	N 10°48'59" W	1.80
C34	19.22	25.00	N 25°54'40" W	18.75
C35	27.76	50.00	S 32°01'54" E	27.41
C36	38.28	50.00	S 05°48'21" W	37.35
C37	28.26	50.00	S 43°55'47" W	27.89
C38	41.43	50.00	S 83°51'24" W	40.25
C39	26.92	50.00	N 56°59'00" W	26.60
C40	25.84	490.00	N 88°44'28" E	25.84
C41	23.18	490.00	N 85°52'31" E	23.18
C42	16.15	510.00	S 85°28'20" W	16.95
C43	34.07	510.00	S 88°20'18" W	34.06
C44	31.23	510.00	S 88°29'52" W	31.22
C45	19.79	510.00	S 85°75'55" W	19.79
C46	20.34	490.00	N 85°42'33" E	20.34
C47	28.68	490.00	N 88°34'31" E	28.68
C48	24.94	490.00	N 89°17'24" W	24.94
C49	24.08	490.00	N 85°25'28" W	24.08
C50	16.05	510.00	S 84°55'03" E	16.05
C51	34.97	510.00	S 87°47'00" E	34.97

LINE TABLE

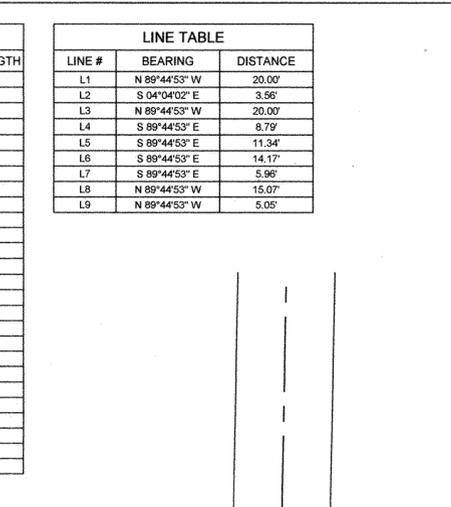
LINE #	BEARING	DISTANCE
L1	N 89°44'53" W	20.00'
L2	S 04°04'02" E	3.56'
L3	N 89°44'53" W	20.00'
L4	S 89°44'53" E	8.79'
L5	S 89°44'53" E	11.34'
L6	S 89°44'53" E	14.17'
L7	S 89°44'53" E	5.96'
L8	N 89°44'53" W	15.07'
L9	N 89°44'53" W	5.05'

UNPLATTED
OWNER: INVESTMENTS ROBELS LLC
7.00 ACRES, ABS 769, P-21, C.B. 4283
DOC. NO. 20210046430 O.P.R.B.C.

UNPLATTED
OWNER: JACOBS WALLACE T & HELEN H
20.34 ACRES, ABS 769, P-21C & P-22, C.B. 4283
DOC. NO. 20220116641 O.P.R.B.C.

CPS/SAWS/COSA UTILITY NOTES:

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 GRANTEE'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 OR 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.



UNPLATTED
OWNER: JACOBS WALLACE T & HELEN H
20.34 ACRES, ABS 769, P-21C & P-22, C.B. 4283
DOC. NO. 20220116641 O.P.R.B.C.

UNPLATTED
OWNER: INVESTMENTS ROBELS LLC
7.00 ACRES, ABS 769, P-21, C.B. 4283
DOC. NO. 20210046430 O.P.R.B.C.

PLAT NO.: 23-11800108

SUBDIVISION PLAT ESTABLISHING PLEASANTON SOUTH

BEING A TOTAL OF 26.198 ACRES, INCLUDING A 0.248 R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO AND ESTABLISHING LOTS 1-94, 901-902 BLOCK 78, N.C.B. 11166, LOTS 1-28, BLOCK 79, N.C.B. 11166, LOTS 1-32, BLOCK 80, N.C.B. 11166, AND LOTS 1-28, BLOCK 81, N.C.B. 11166. AS DESCRIBED IN DOCUMENTS 20200024950 AND 20200024951 OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPB FIRM REGISTRATION NO. F13698
VEC JOB NO: 21-056
PREPARATION DATE: May 6, 2024

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.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 13th day of May, A.D. 2024.

Natalie Garcia Villagomez
NATALIE GARCIA VILLAGOMEZ
Notary Public, State of Texas
Comm. Expires 05-18-2026
Notary ID 1337613-7

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE LUIS GONZALEZ 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 13th DAY OF May, A.D. 2024.

Jose Villagomez
JOSE VILLAGOMEZ
Notary Public, State of Texas
Comm. Expires 05-18-2026
Notary ID 1337613-7

THIS PLAT OF PLEASANTON SOUTH, 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





LEGEND

D.P.R.B.C.	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
N.C.B.	NEW CITY BLOCK
C.B.	COUNTY BLOCK
R.O.W.	RIGHT OF WAY
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CATV.	CABLE TELEVISION
☐	STREET CENTERLINE
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JOEL CHRISTIAN JOHNSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
JOEL CHRISTIAN JOHNSON, R.P.L.S.
MACINA, BOSE COPELAND AND ASSOCIATES, INC. (210) 545-1122
1035 CENTRAL PARKWAY NORTH, SAN ANTONIO, TX 78232
TBPLS FIRM REG. #10011700

DATE: **5-13-2024**

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COUNTY OF BEXAR

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Jose Villagomez, P.E. 5-13-2024
LICENSED PROFESSIONAL ENGINEER NO. 105199
JOSE VILLAGOMEZ, P.E.
FIRM REGISTRATION NO. F13698

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OPEN SPACE:
LOT 902, BLOCK 78, NCB 11166, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-3880225) 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).

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.

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 PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

RESIDENTIAL FIRE PROTECTION NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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 DURING 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.

DRAINAGE EASEMENT NOTE:
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 GRANITOR'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.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.77	15.00'	N 44°21'15" W	21.36'
C2	51.02	510.00'	S 86°52'55" E	51.00'
C3	49.02	490.00'	N 86°52'55" W	49.00'
C4	21.03	25.00'	S 66°09'26" W	20.41'
C5	162.65	50.00'	S 44°44'53" E	99.85'
C6	21.03	25.00'	N 24°20'49" E	20.41'
C7	21.03	25.00'	N 23°50'34" W	20.41'
C8	162.65	50.00'	S 45°15'07" W	99.85'
C9	21.03	25.00'	S 65°39'11" E	20.41'
C10	49.02	490.00'	N 87°23'10" E	49.00'
C11	51.02	510.00'	S 87°23'10" W	51.00'
C12	23.36	15.00'	N 45°38'45" E	21.07'
C13	23.36	15.00'	N 45°38'45" E	21.07'
C14	51.02	510.00'	S 87°23'10" W	51.00'
C15	49.02	490.00'	N 87°23'10" E	49.00'
C16	7.85	5.00'	S 44°44'53" E	7.07'
C17	7.85	5.00'	N 45°15'07" E	7.07'
C18	7.85	5.00'	S 44°44'53" E	7.07'
C19	7.85	5.00'	N 45°15'07" E	7.07'
C20	39.27	25.00'	S 44°44'53" E	35.36'
C21	39.27	25.00'	S 45°15'07" W	35.36'
C22	7.85	5.00'	N 44°44'53" W	7.07'
C23	7.85	5.00'	S 45°15'07" W	7.07'
C24	7.85	5.00'	N 44°44'53" W	7.07'
C25	7.85	5.00'	S 45°15'07" W	7.07'

CPS/SAWS/COSA UTILITY NOTES:

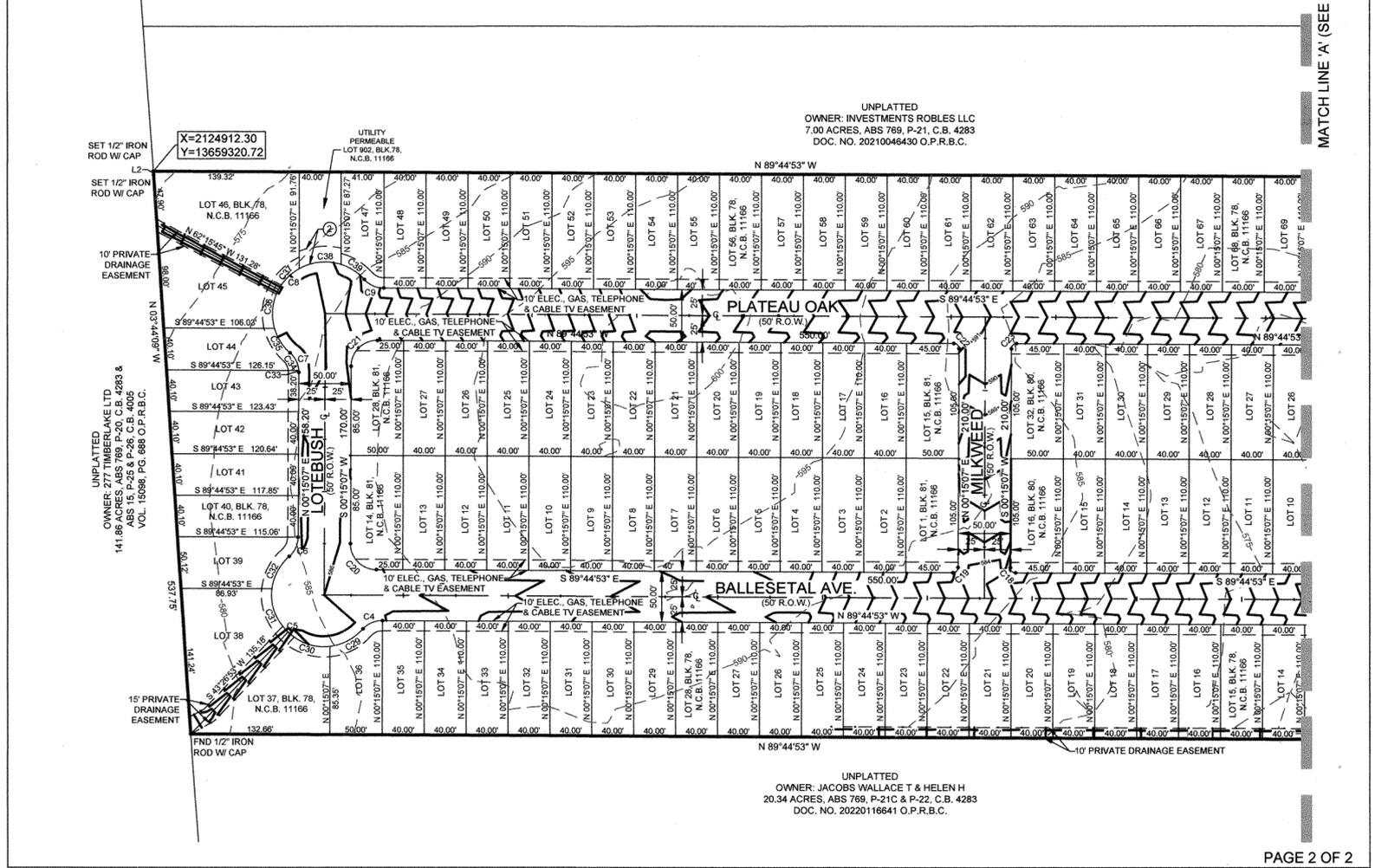
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "WATER EASEMENT", "SEWER 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 GRANITOR'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 EASEMENTS OR RIGHTS-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS 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.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C26	49.02	490.00'	N 86°52'55" W	49.00'
C27	51.02	510.00'	S 86°52'55" E	51.00'
C28	23.77	15.00'	N 44°21'15" W	21.36'
C29	36.14	50.00'	N 62°46'04" E	35.36'
C30	43.61	50.00'	S 71°32'21" E	42.24'
C31	46.76	50.00'	S 19°45'39" E	45.07'
C32	36.14	50.00'	S 27°44'10" W	35.36'
C33	1.80	25.00'	N 10°48'59" W	1.80'
C34	19.22	25.00'	N 25°54'40" W	18.75'
C35	27.76	50.00'	S 32°01'54" E	27.41'
C36	38.28	50.00'	S 05°48'21" W	37.35'
C37	28.26	50.00'	S 43°55'47" W	27.89'
C38	41.43	50.00'	S 83°51'24" W	40.25'
C39	26.92	50.00'	N 89°59'00" W	26.80'
C40	25.84	490.00'	N 89°44'53" E	25.84'
C41	23.18	490.00'	N 85°52'28" E	23.18'
C42	16.15	510.00'	S 85°25'21" E	16.85'
C43	34.07	510.00'	S 88°20'18" W	34.06'
C44	31.23	510.00'	S 88°29'52" W	31.22'
C45	19.79	510.00'	S 85°37'55" W	19.79'
C46	20.34	490.00'	N 85°42'33" E	20.34'
C47	28.68	490.00'	N 89°34'31" E	28.68'
C48	24.94	490.00'	N 88°17'24" W	24.94'
C49	24.08	490.00'	N 85°25'26" W	24.08'
C50	16.05	510.00'	S 84°55'03" E	16.05'
C51	34.97	510.00'	S 87°47'00" E	34.97'

LINE TABLE

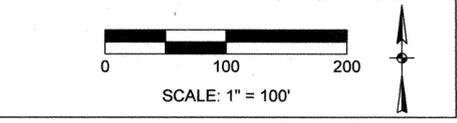
LINE #	BEARING	DISTANCE
L1	N 89°44'53" W	20.00'
L2	S 04°04'02" E	3.56'
L3	N 89°44'53" W	20.00'
L4	S 89°44'53" E	8.79'
L5	S 89°44'53" E	11.34'
L6	S 89°44'53" E	14.17'
L7	S 89°44'53" E	5.96'
L8	N 89°44'53" W	15.07'
L9	N 89°44'53" W	5.05'



PLAT NO.: 23-11800108

SUBDIVISION PLAT ESTABLISHING PLEASANTON SOUTH

BEING A TOTAL OF 26.198 ACRES, INCLUDING A 0.248 R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO AND ESTABLISHING LOTS 1-94, 901-902 BLOCK 78, N.C.B. 11166, LOTS 1-28, BLOCK 79, N.C.B. 11166, LOTS 1-32, BLOCK 80, N.C.B. 11166, AND LOTS 1-28, BLOCK 81, N.C.B. 11166. AS DESCRIBED IN DOCUMENTS 20200024950 AND 20200024951 OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO: 21-056
PREPARATION DATE: May 6, 2024

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.

Jose Luis Gonzalez
OWNER/DEVELOPER: INVESTMENTS ROBLES LLC (JOSE LUIS GONZALEZ)
1302 CUPPLES ROAD
SAN ANTONIO, TX 78226
(210) 882-0567

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE LUIS GONZALEZ 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 13 DAY OF May, A.D. 2024

Natalie Garcia Villagomez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NATALIE GARCIA VILLAGOMEZ
Notary Public, State of Texas
Comm. Expires 05-18-2026
Notary ID 13376713-7

THIS PLAT OF PLEASANTON SOUTH, 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

