

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	1190 EXISTING CONTOURS
---	1190 PROPOSED CONTOURS
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
V.N.A.E.	VEHICULAR NON-ACCESS ESM'T.
ESMT	EASEMENT
CB	COUNTY BLOCK
BLK	BLOCK
G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
ℓ	CENTERLINE
AC	ACRE
FFE.960.74'	MINIMUM FINISHED FLOOR ELEVATION
"	SAME AS ADJACENT

- (A) 10' G.E.T.CA. ESM'T
- (B) 40' PUBLIC DRAINAGE ESM'T (0.10 AC)
- (C) OFF-LOT 50' WATER, WASTEWATER & DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (0.06 AC)
- (D) OFF-LOT 10' ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (0.15 AC)
- (E) OFF-LOT 14' ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (0.15 AC)
- (F) OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. (1.22 AC)
- (G) 5' ELECTRICAL ESM'T
- (H) OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T (1.22 AC)
- (I) OFF-LOT 10' ELECTRICAL ESM'T (0.15 AC)
- (A) OFF-LOT 28' WATER & WASTEWATER ESM'T (0.447 AC) (DOC # 20220096273)
- (B) OFF-LOT 28' WATER & WASTEWATER ESM'T (0.10 AC) (PLAT #21-11800338)
- (C) 181' RIGHT-OF-WAY DEDICATION "ALAMO RANCH PKWY" (8.91 AC) (PLAT #21-11800338)
- (D) 1' V.N.A. ESM'T (PLAT #21-11800338)
- (E) 14' G.E.T.CA. ESM'T (PLAT #21-11800338)
- (F) 10' G.E.T.CA. ESM'T (PLAT #21-11800338)
- (G) OFF-LOT VARIABLE WIDTH "PRIVATE" DRAINAGE ESM'T (1.09 AC) (PLAT #21-11800338)
- (H) OFF-LOT 50' WATER, WASTEWATER & DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (1.01 AC) (PLAT #21-11800338)

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 OF MADE ON THE GROUND BY:

GORDON ANDERSON, R.P.L.S. #6617
TBPLS FIRM NO. 10194533

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.

PRISCILLA FLORES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 109874

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 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 AND 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 ALTERATION.
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 NOTES:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93).
3. THE VALUE OF COORDINATES SHOWN HEREON ARE GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS). TO OBTAIN SURFACE COORDINATES MULTIPLY USING A SCALE FACTOR OF 1.00013.
4. IRON PINS FOUND OR SET AT EACH CORNER.

NOTES:

1. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0335F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE NOTES:

1. 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 100, CB 4404, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN CIUDAD DE LAS PALOMAS UNIT 2 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OF THE OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (SEE OPEN SPACE NOTE)
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE DETENTION POND LOCATED IN LOT 901, BLOCK 100, CB 4404, CIUDAD DE LAS PALOMAS UNIT 1, RECORDED IN VOLUME 20003, PAGE 589 (DOC #20230118293).
6. THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY LJA AND APPROVED BY FEMA ON APRIL 24, 2023 (CASE NO. 22-06-2085R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
7. NO CONSTRUCTION AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF EXISTING FLOODPLAIN.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

WASTEWATER EDU NOTE:

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

IMPACT FEES 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.

SAWS DEDICATION:

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.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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 DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS & EGRESS (WATER / SANITARY SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:

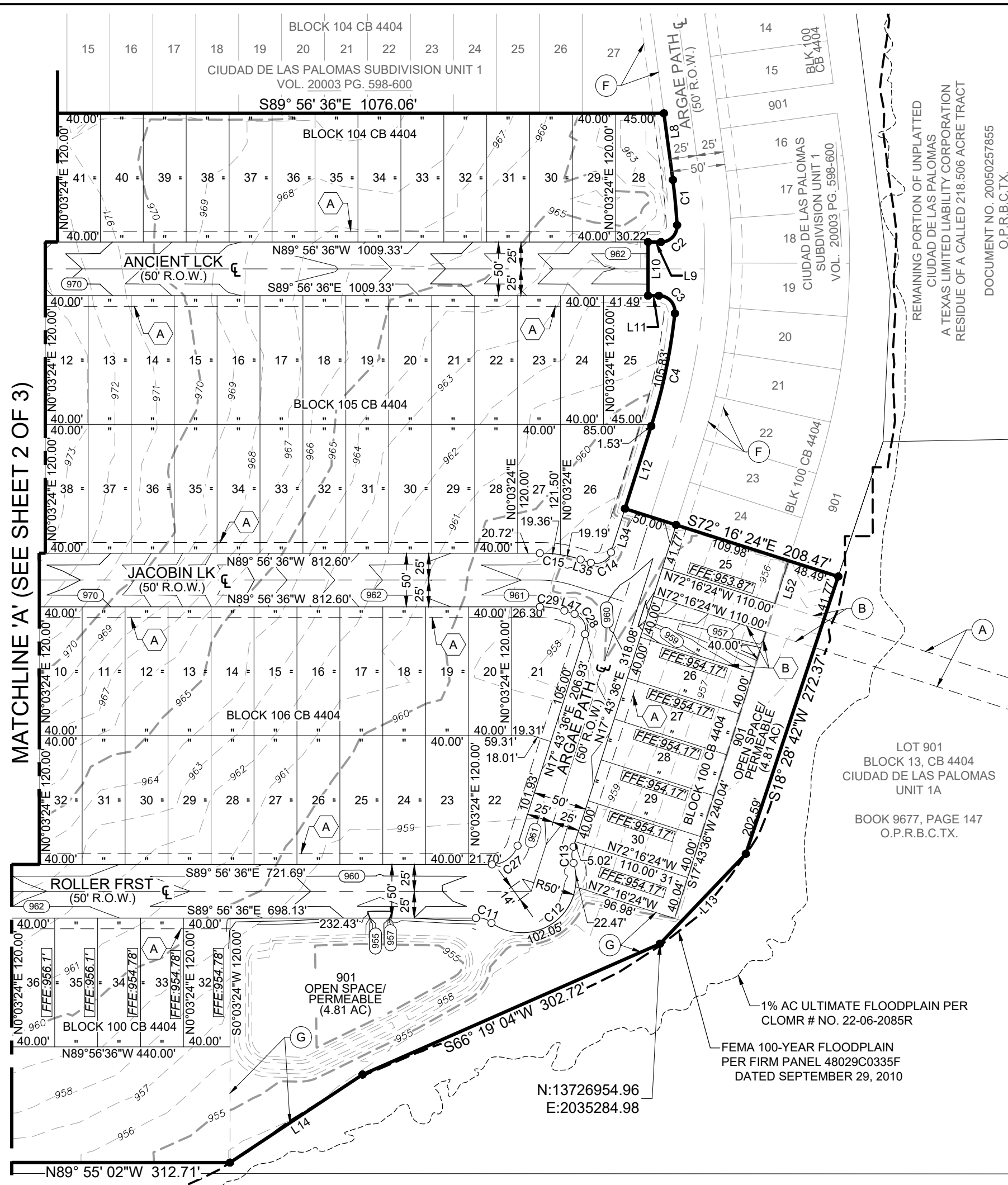
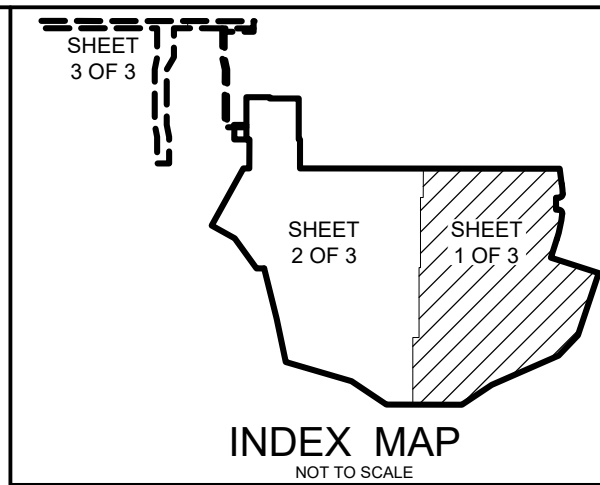
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (21-38801507) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(B)(5)(C).

SETBACK NOTE:

SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE NOTE:

LOT 901, BLOCK 100, CB 4404 (4.79 AC) DRAINAGE EASEMENT/PERMEABLE GREEN SPACE



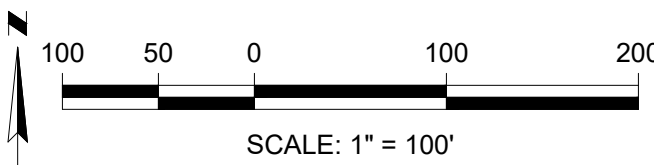
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3
FOR LINE & CURVE TABLES

LAND PLAT 22-11800718

SUBDIVISION PLAT ESTABLISHING CIUDAD DE LAS PALOMAS UNIT 2

BEING 28.149 ACRE TRACT OUT OF A 218.506 ACRE TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, A-269 AND THE BERIANA SANDOVAL SURVEY NO. 40, A-1298 AND BEING ALL OF THAT TRACT DESCRIBED IN DEED OF RECORD IN VOL.6817, PG. 461 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.

9630 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
LJA.COM
FRN - F-1386

PREPARED ON: 8/4/2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
SA CIUDAD LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: CAMCORP MANAGEMENT, INC, A TEXAS CORPORATION
ITS GENERAL PARTNER
PATRICK CARRIGAN SMITH, AUTHORIZED AGENT
13141 NORTHWEST FMS
HOUSTON, TEXAS 77040
(281)671-9000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK CARRIGAN SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 ____ DAY OF ____, 20__.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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

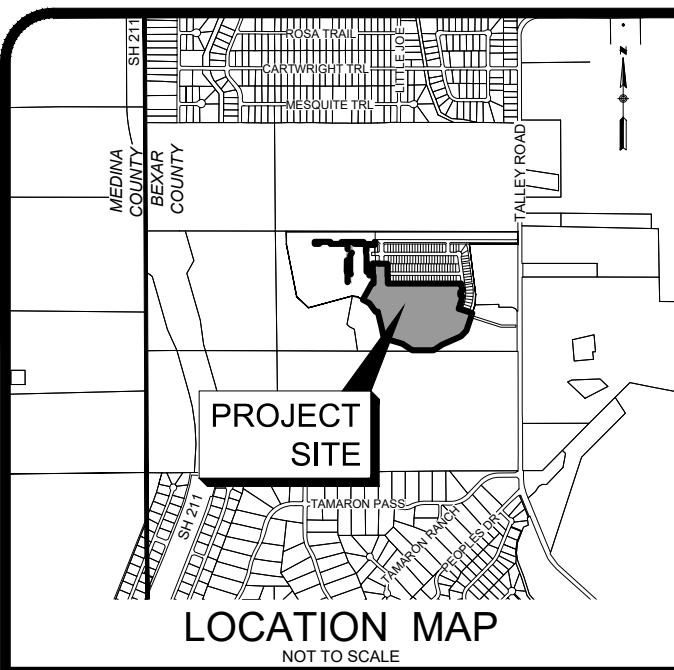
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIUDAD DE LAS PALOMAS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____, A.D. , 20__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 1190 --- EXISTING CONTOURS
- (1190) PROPOSED CONTOURS
- O.P.R.B.C.T.X. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
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STATE OF TEXAS
COUNTY OF BEXAR

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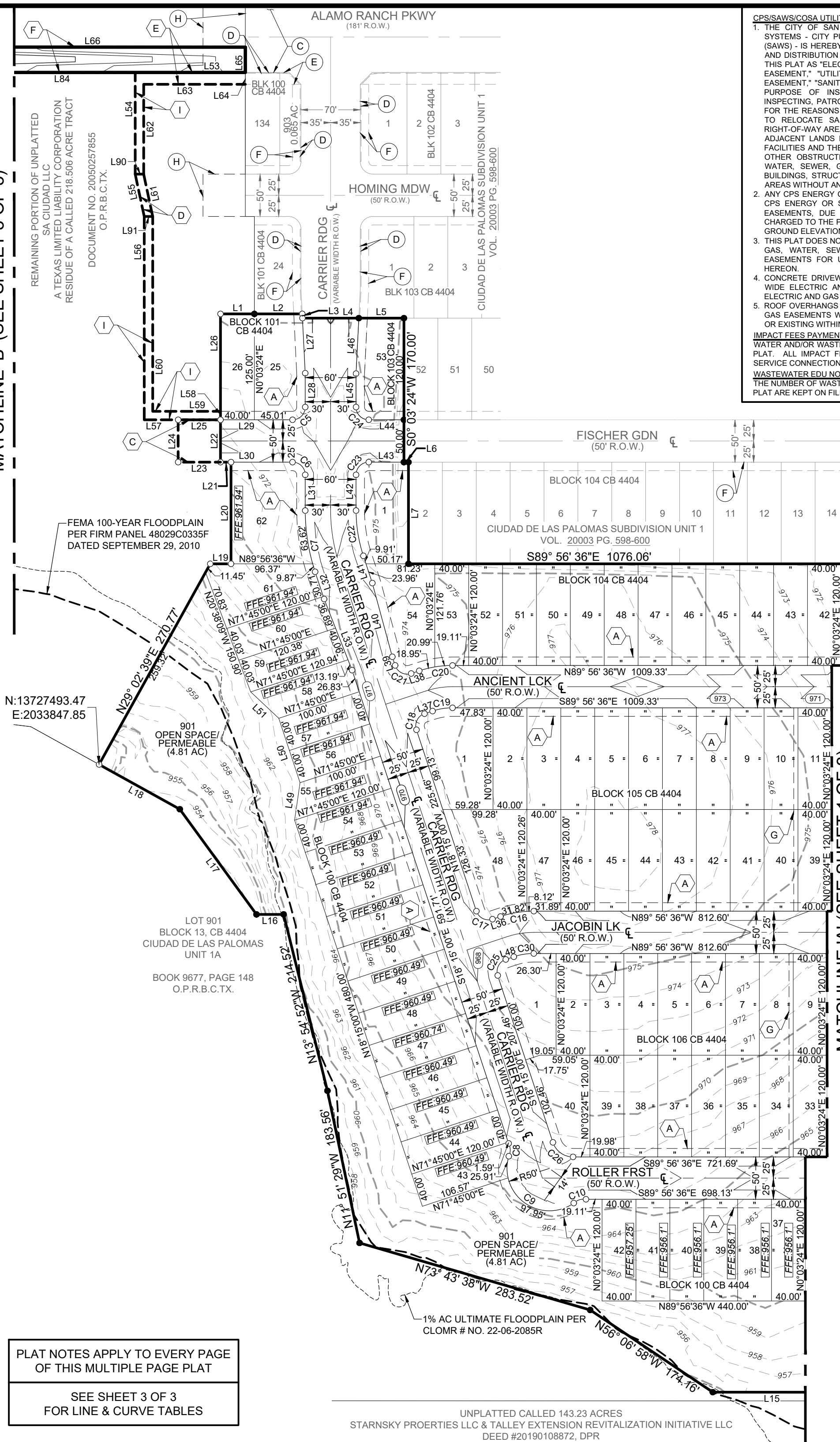
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PRISCILLA FLORES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 109874

MATCHLINE 'B' (SEE SHEET 3 OF 3)



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3
FOR LINE & CURVE TABLES

UNPLATTED CALLED 143.23 ACRES
STARNISKY PROPERTIES LLC & TALLEY EXTENSION REVITALIZATION INITIATIVE LLC
DEED #20190108872, DPR

CPS/SAWS/COSA UTILITY NOTES:

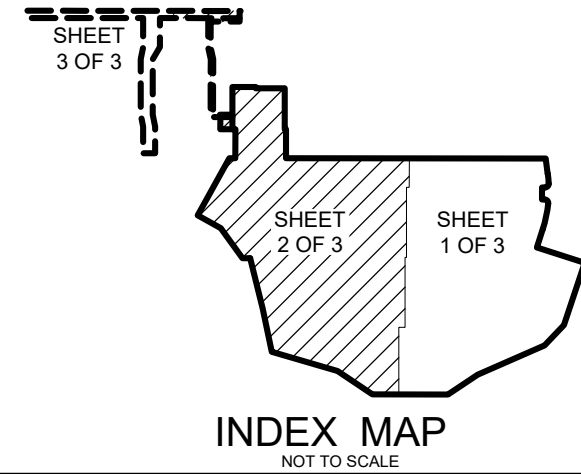
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IMPACT FEES PAYMENT DUE:

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WASTEWATER EDU NOTE:

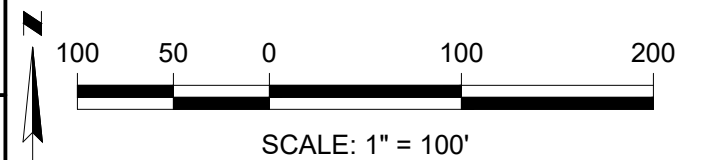
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



LAND PLAT 22-11800718

SUBDIVISION PLAT ESTABLISHING CIUDAD DE LAS PALOMAS UNIT 2

BEING 28.149 ACRE TRACT OUT OF A 218.506 ACRE TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, A-269 AND THE BERIANA SANDOVAL SURVEY NO. 40, A-1298 AND BEING ALL OF THAT TRACT DESCRIBED IN DEED OF RECORD IN VOL.6817, PG. 461 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.

9830 Colonnade Blvd Suite 300 San Antonio, Texas 78230
Phone 210.503.2700 LJA.COM FRN - F-1386

PREPARED ON: 8/4/2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
SA CIUDAD LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: CAMCORP MANAGEMENT, INC. A TEXAS CORPORATION
ITS GENERAL PARTNER
PATRICK CARRIGAN SMITH, AUTHORIZED AGENT
13141 NORTHWEST FRY
HOUSTON, TEXAS 77040
(281)671-9000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK CARRIGAN SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 ____ DAY OF ____, 2023.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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

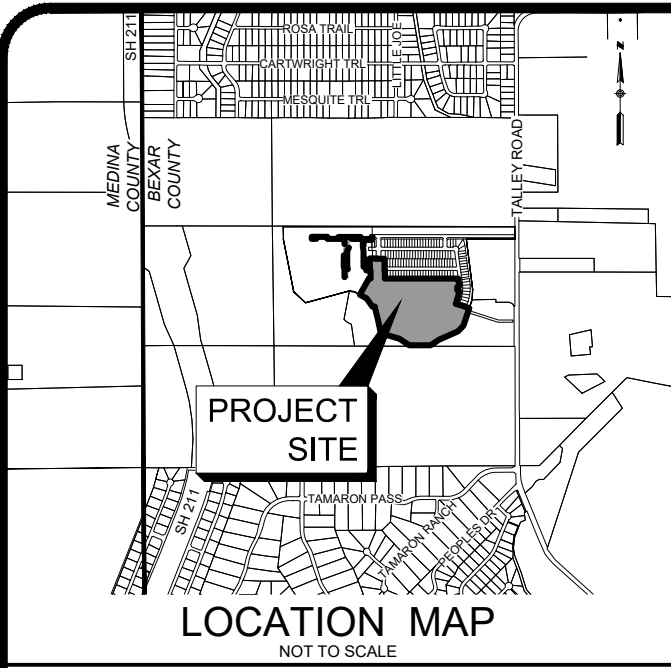
THIS PLAT OF CIUDAD DE LAS PALOMAS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____, A.D. , 2023.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SHEET 2 OF 3



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 1190 --- EXISTING CONTOURS
- (1190) PROPOSED CONTOURS
- O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESM'T.
- ESMT EASEMENT
- CB COUNTY BLOCK
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- ℄ CENTERLINE
- AC ACRE
- FFE.960.74 MINIMUM FINISHED FLOOR ELEVATION
- " SAME AS ADJACENT

- A 10' G.E.T.CA. ESM'T
- B 40' PUBLIC DRAINAGE ESM'T (0.10 AC)
- C OFF-LOT 50' WATER, WASTEWATER & DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (0.06 AC)
- D OFF-LOT 10' ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (0.15 AC)
- E OFF-LOT 14' ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (0.15 AC)
- F OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. (1.22 AC)
- G 5' ELECTRICAL ESM'T
- H OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T (1.22 AC)
- I OFF-LOT 10' ELECTRICAL ESM'T (0.15 AC)
- A OFF-LOT 28' WATER & WASTEWATER ESM'T (0.447 AC) (DOC # 20220096273)
- B OFF-LOT 28' WATER & WASTEWATER ESM'T (0.10 AC) (PLAT # 21-11800338)
- C 181' RIGHT-OF-WAY DEDICATION "ALAMO RANCH PKWY" (8.91 AC) (PLAT #21-11800338)
- D 1' V.N.A. ESM'T (PLAT #21-11800338)
- E 14' G.E.T.CA. ESM'T (PLAT #21-11800338)
- F 10' G.E.T.CA. ESM'T (PLAT #21-11800338)
- G OFF-LOT VARIABLE WIDTH "PRIVATE" DRAINAGE ESM'T (1.09 AC) (PLAT #21-11800338)
- H OFF-LOT 50' WATER, WASTEWATER & DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (1.01 AC) (PLAT #21-11800338)

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 OF MADE ON THE GROUND BY:

GORDON ANDERSON, R.P.L.S. #6617
TBPLS FIRM NO. 10194533

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.

PRISCILLA FLORES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 109874

CPS/SAWS/COSA UTILITY NOTES:

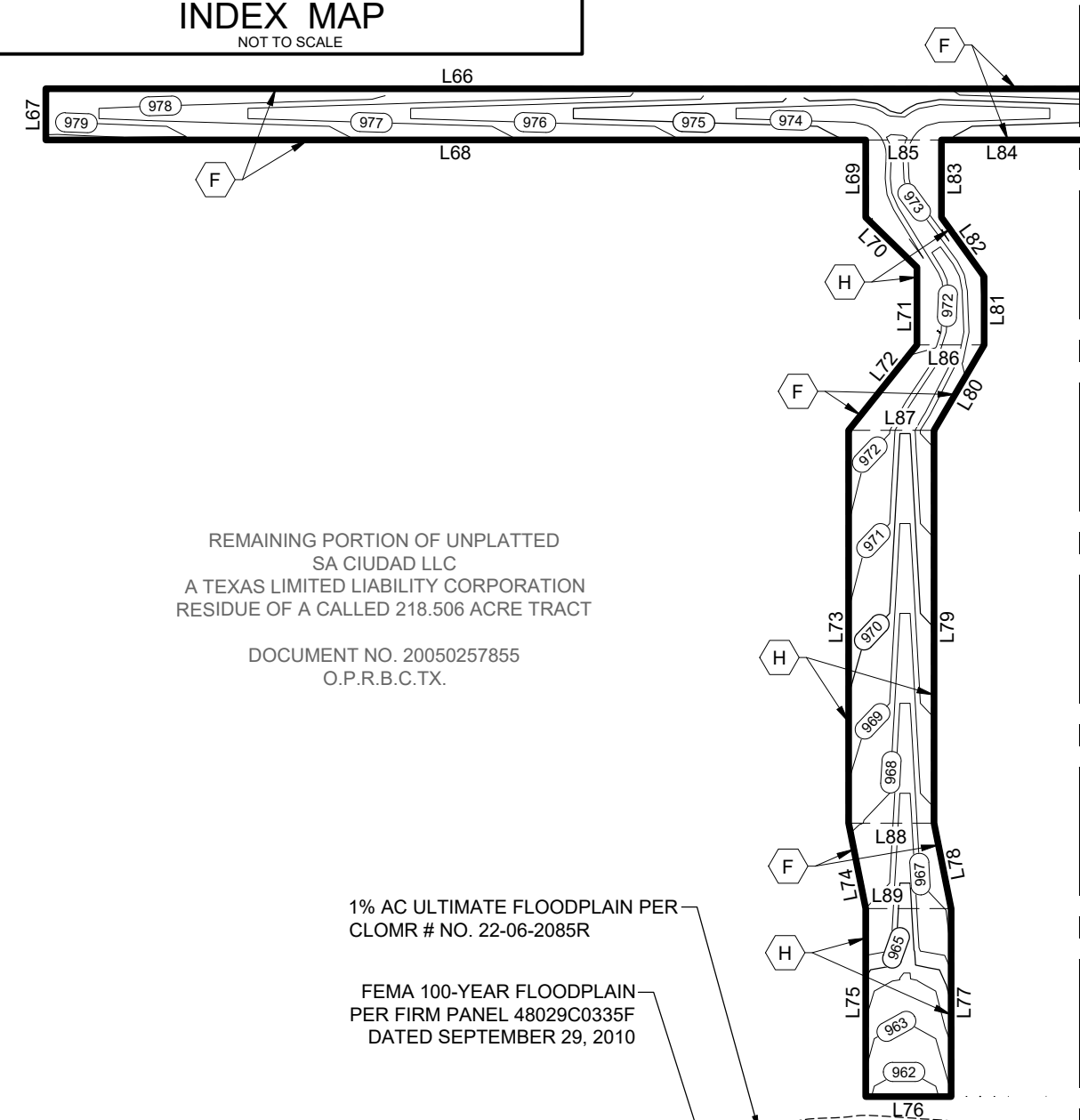
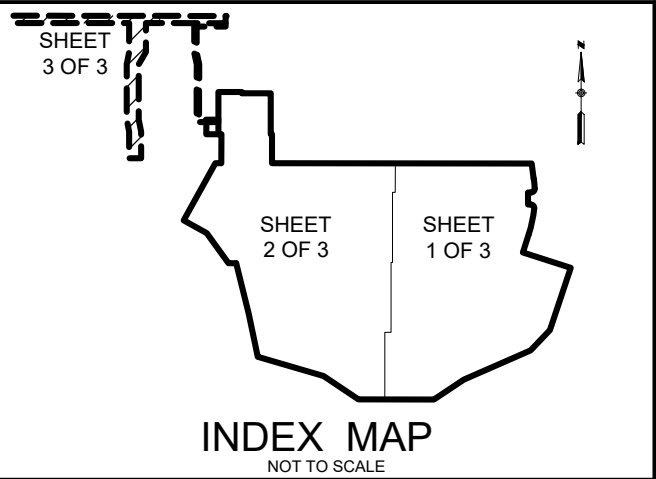
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 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 AND 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 ALTERATION.
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.

IMPACT FEES 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.

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.

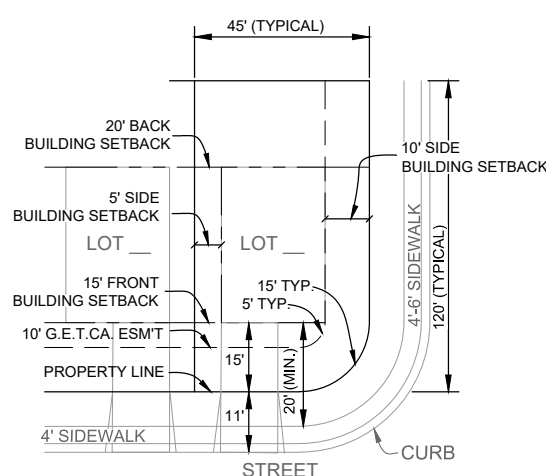


REMAINING PORTION OF UNPLATTED
SA CIUDAD LLC
A TEXAS LIMITED LIABILITY CORPORATION
RESIDUE OF A CALLED 218.506 ACRE TRACT

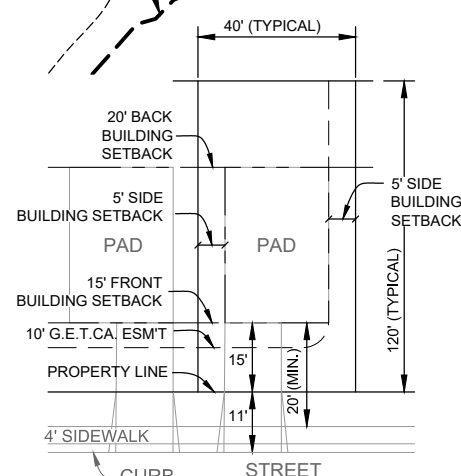
DOCUMENT NO. 20050257855
O.P.R.B.C.TX.

1% AC ULTIMATE FLOODPLAIN PER
CLOMR # NO. 22-06-2085R

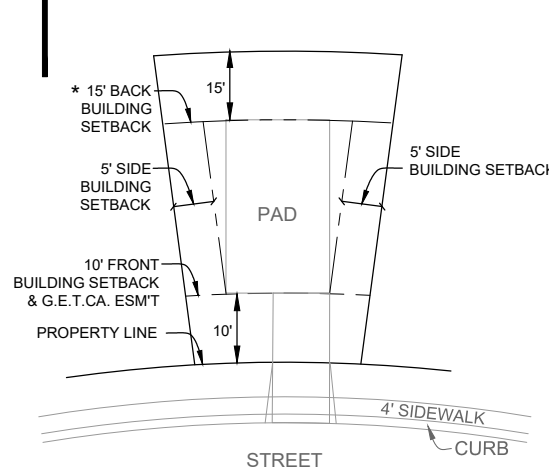
FEMA 100-YEAR FLOODPLAIN
PER FIRM PANEL 48029C0335F
DATED SEPTEMBER 29, 2010



TYPICAL RESIDENTIAL CORNER LOT
BUILDING SETBACK LINE
N.T.S.



TYPICAL RESIDENTIAL LOT
BUILDING SETBACK LINE
N.T.S.



* IRREGULAR RESIDENTIAL LOT
BUILDING SETBACK LINE
(CUL-DE-SAC, KNUCKLE)
N.T.S.

NOTE: IRREGULAR LOTS SHALL COMPLY WITH BUILDING SETBACK & MINIMUM STREET FRONTAGE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	40.00'	S89° 56' 36"E
L2	56.48'	S89° 56' 36"E
L3	5.01'	S2° 48' 21"E
L4	66.56'	S89° 56' 45"E
L5	53.23'	S89° 56' 36"E
L6	5.38'	S89° 56' 36"E
L7	120.00'	S0° 03' 24"W
L8	62.72'	S7° 35' 56"E
L9	12.09'	N89° 56' 36"W
L10	50.00'	S0° 03' 24"W
L11	10.06'	S89° 56' 36"E
L12	80.79'	S17° 43' 36"W
L13	115.82'	S43° 41' 55"W
L14	148.19'	S56° 26' 58"W
L15	312.71'	N89° 55' 02"W
L16	31.98'	N89° 59' 25"W
L17	153.65'	N36° 02' 37"W
L18	108.95'	N60° 57' 22"W
L19	24.50'	S89° 56' 36"E
L20	120.00'	N0° 03' 24"E
L21	12.38'	N89° 56' 36"W
L22	50.00'	N0° 03' 24"E
L23	50.00'	N89° 56' 36"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L24	50.00'	N0° 03' 24"E
L25	50.00'	S89° 56' 36"E
L26	125.00'	N0° 03' 24"E
L27	65.07'	S2° 49' 48"E
L28	40.01'	S0° 03' 24"W
L29	85.01'	N89° 56' 36"W
L30	72.63'	S89° 56' 36"E
L31	42.19'	S0° 03' 24"W
L32	33.88'	S18° 15' 00"E
L33	90.14'	S21° 25' 47"E
L34	42.78'	S17° 43' 36"W
L35	10.00'	N72° 16' 24"W
L36	10.00'	S71° 45' 00"W
L37	10.00'	N71° 45' 00"E
L38	10.00'	S71° 45' 00"W
L39	10.71'	N18° 15' 00"W
L40	90.14'	N15° 04' 12"W
L41	33.88'	N18° 15' 00"W
L42	42.19'	N0° 03' 24"E
L43	41.51'	S89° 56' 36"E
L44	41.51'	N89° 56' 36"W
L45	39.46'	N0° 03' 24"E
L46	65.62'	N2° 55' 09"E

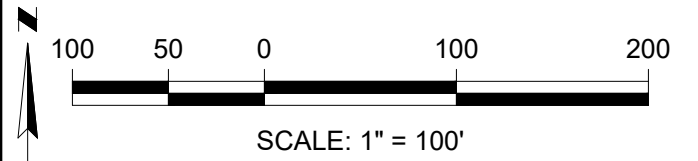
LINE TABLE		
LINE	LENGTH	DIRECTION
L47	10.00'	N72° 16' 24"W
L48	10.00'	S71° 45' 00"W
L49	44.72'	N8° 18' 54"E
L50	80.00'	N18° 15' 00"W
L51	45.49'	N46° 41' 34"W
L52	41.77'	S17° 42' 16"W
L53	130.00'	N89° 56' 36"W
L54	120.00'	S0° 03' 24"W
L55	51.13'	S12° 00' 55"E
L56	240.00'	S0° 03' 33"W
L57	40.01'	N89° 56' 36"W
L58	10.00'	N0° 03' 24"E
L59	80.01'	N89° 56' 36"W
L60	230.00'	N0° 03' 33"E
L61	51.13'	N12° 00' 55"W
L62	106.00'	N0° 03' 24"E
L63	120.00'	S89° 56' 36"E
L64	14.00'	N0° 03' 24"E
L65	29.82'	N0° 03' 24"E
L66	879.31'	N89° 55' 54"W
L67	30.00'	S0° 03' 24"W
L68	480.00'	S89° 56' 36"E
L69	45.30'	S0° 03' 24"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L70	41.94'	S45° 36' 57"E
L71	45.39'	S0° 03' 24"W
L72	64.03'	S38° 42' 59"W
L73	230.00'	S0° 03' 24"W
L74	50.99'	S11° 15' 12"E
L75	110.00'	S0° 03' 24"W
L76	50.00'	S89° 56' 36"E
L77	110.00'	N0° 03' 24"E
L78	50.99'	N11° 15' 12"W
L79	230.00'	N0° 03' 24"E
L80	57.96'	N30° 25' 57"E
L81	40.00'	N0° 03' 24"E
L82	42.77'	N35° 43' 00"W
L83	45.30'	N0° 03' 24"E
L84	225.00'	S89° 56' 36"E
L85	44.31'	S89° 56' 36"E
L86	39.31'	N89° 56' 36"W
L87	50.00'	S89° 56' 36"E
L88	50.00'	N89° 56' 36"W
L89	50.00'	S89° 56' 36"E
L90	10.00'	N89° 56' 36"W
L91	10.00'	S89° 56' 36"E

LAND PLAT 22-11800718

SUBDIVISION PLAT ESTABLISHING CIUDAD DE LAS PALOMAS UNIT 2

BEING 28.149 ACRE TRACT OUT OF A 218.506 ACRE TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, A-269 AND THE BERIANA SANDOVAL SURVEY NO. 40, A-1298 AND BEING ALL OF THAT TRACT DESCRIBED IN DEED OF RECORD IN VOL.6817, PG. 461 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
LJA.COM
FRN - F-1386

PREPARED ON: 8/4/2023

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIUDAD DE LAS PALOMAS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3
FOR LINE & CURVE TABLES

SHEET 3 OF 3