

LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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 BUILDING, STRUCTURE, 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.

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 WASTEWATER EDU:

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.

KEY NOTES

- | | | | |
|----|---|---|---|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 5 | 148.609 ACRE TRACK AMBAR HOLDINGS, LLC. (DOC. NO. 202001170799 OPR) |
| 11 | 10' BUILDING SETBACK | 6 | HIGHLAND ESTATES UNIT 1B (VOL. 9719, PG. 125-130 DPR) |
| 12 | 5' WATER EASEMENT | 7 | FRIESENAHN, R A (VOL. 18833, PG. 2091 OPR) |
| 13 | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 | MULTI-PURPOSE UTILITY EASEMENT (VOL. 12145, PG 2247, OPR) |
| 14 | 10' PRIVATE DRAINAGE EASEMENT | 2 | 10' GETCTV EASEMENT (VOL. 20002, PG 1275-1279, DPR) |
| 15 | 80' PRIVATE DRAINAGE EASEMENT | 3 | 10' BUILDING SETBACK (VOL. 20002, PG 1275-1279, DPR) |
| 16 | 15' DRAINAGE EASEMENT | 4 | 20' ELECTRIC EASEMENT (VOL. 7229, PG 11372, OPR) |
| 17 | 10' WATER EASEMENT | 5 | 10' ELECTRIC EASEMENT (VOL. 7229, PG 11372, OPR) |
| 18 | 30' WATER EASEMENT | 6 | 150' SANITARY SEWER CONTROL EASEMENT (DOC. NO. 20060130808, OPR) (1.623 AC) |
| 19 | 40' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 7 | 30' INGRESS/EGRESS EASEMENT (VOL. 798, PG 1461, OPR) |
| 20 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| 21 | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| 1 | HIGHLAND ESTATES UNIT 2 & 4 (ENCLAVE) (VOL. 20002, PG 1275-1279, DPR) | | |
| 2 | THE ESTATES AT STONEGATE COUNTRY BLOCK 4865 (VOL. 9506, PGS. 53-55 DPR) | | |
| 3 | 442.445 ACRE SNECKNER PARTNERS, LTD. (VOL. 13794, PG 1147 OPR) | | |
| 4 | 25.00 ACRE TRACK 7304 IH 10 INVESTMENTS (DOC. NO.20190014044 OPR) | | |

STATE OF TEXAS
COUNTY OF BEXAR

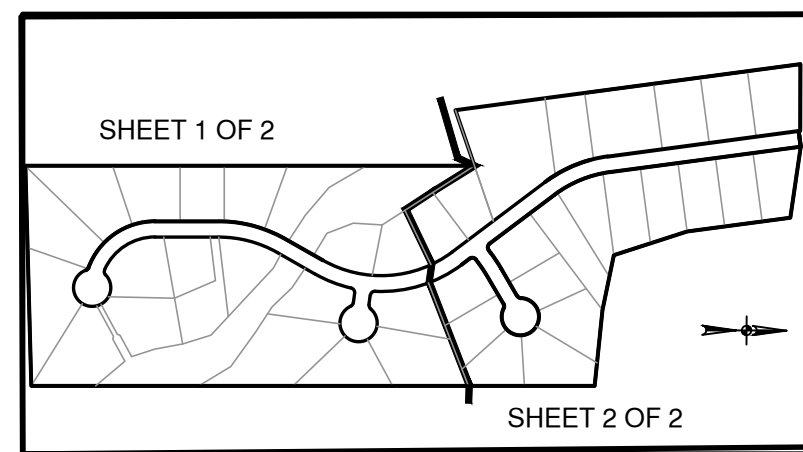
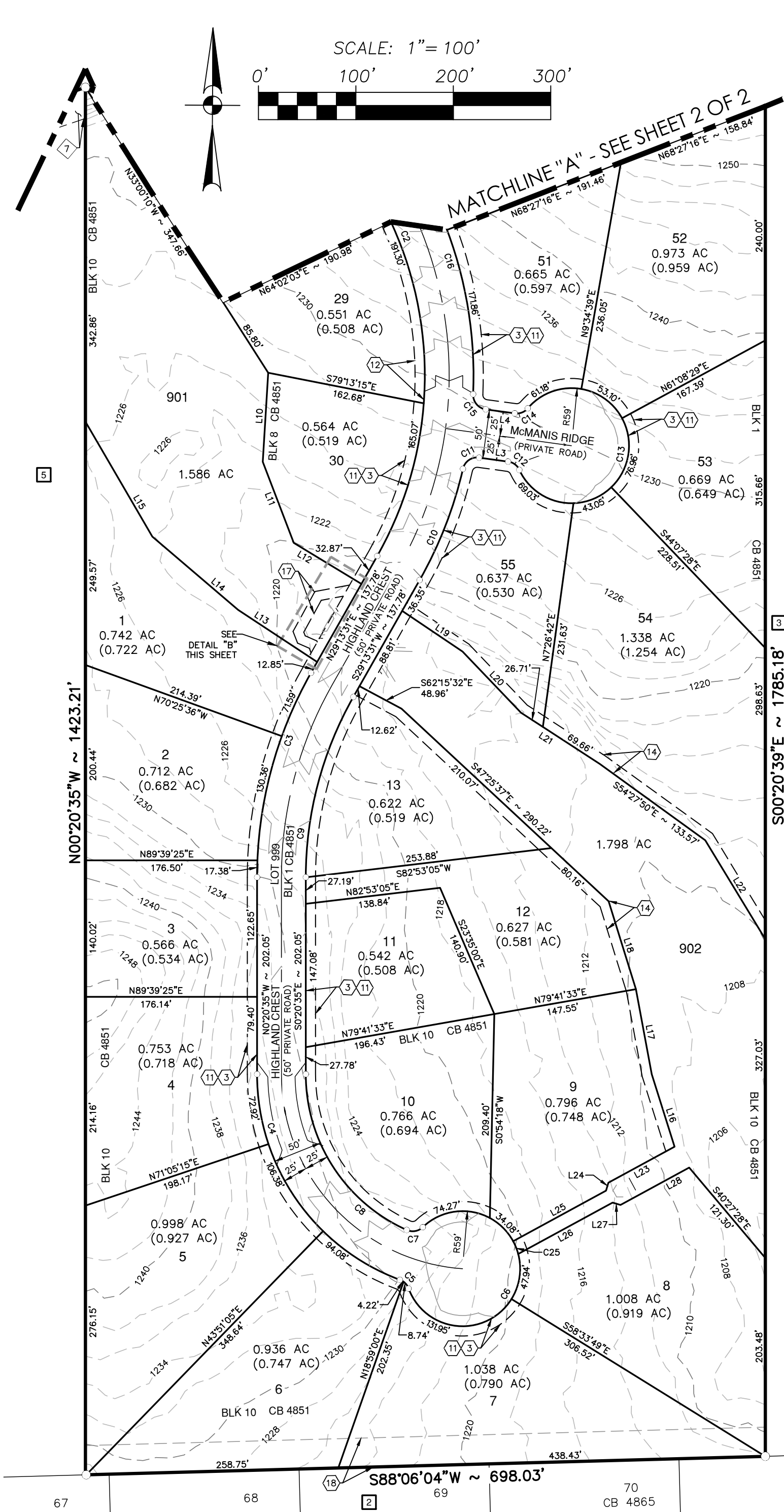
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

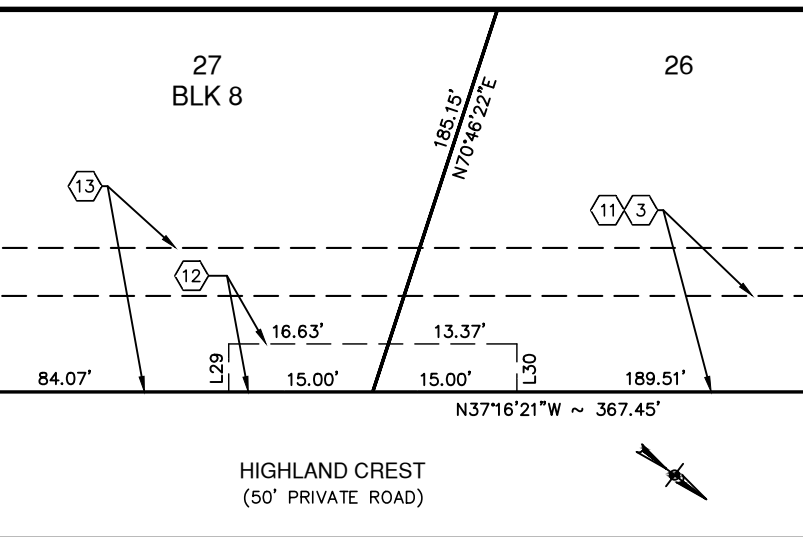
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR



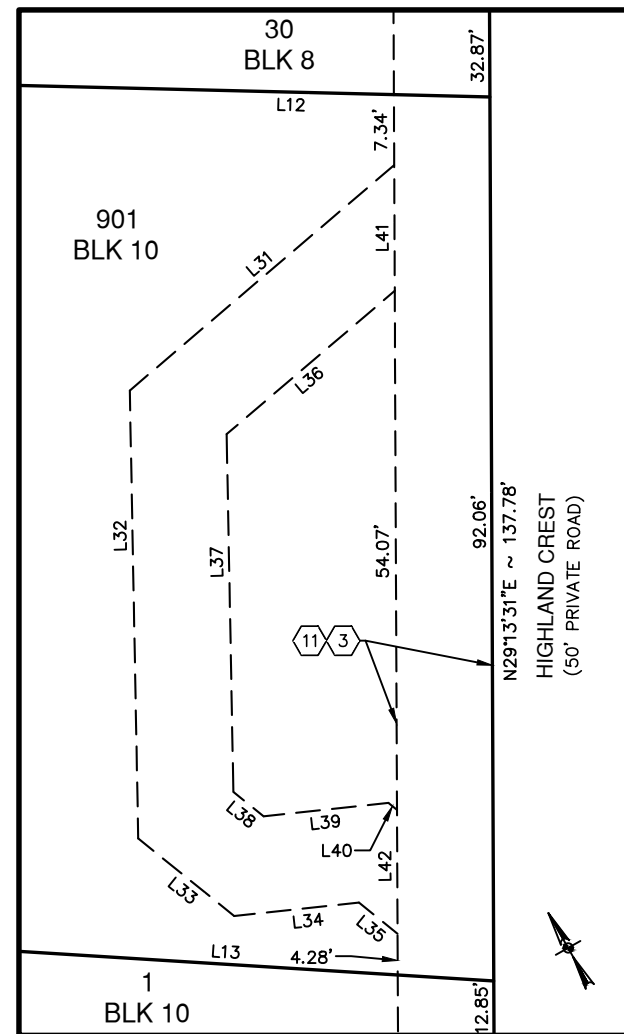
SHEET INDEX
NOT-TO-SCALE



DETAIL "A"
SCALE: 1"=20'
SEE SHEET 2 OF 2

LEGEND

| | | | |
|-----|---|------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DOC | DOCUMENT NUMBER | | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR) | | SET 1/2" IRON ROD (PD) |
| PR | PLAT RECORD | | SET 1/2" IRON ROD (PD)-ROW |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| --- | EXISTING CONTOURS | (AC) | NET ACREAGE |
| --- | PROPOSED CONTOURS | AC | GROSS ACREAGE |
| --- | ORIGINAL SURVEY | | |
| --- | CENTERLINE | | |



DETAIL "B"
SCALE: 1"=20'
SEE SHEET 1 OF 2

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLE.

PLAT NO. 24-11800137

SUBDIVISION PLAT
OF
HIGHLAND ESTATES
UNIT 5 (ENCLAVE)

BEING A 38.262 ACRE TRACT OF LAND, ESTABLISHING LOTS 22-30, BLOCK 8, LOTS 1-13, BLOCK 10 AND LOTS 37-55, BLOCK 1 OUT OF THE REMAINING PORTION OF A 176.263 ACRE TRACT CONVEYED TO SA HIGHLANDS ESTATES, LTD BY DEED RECORDED IN VOLUME 15871, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE F.H. UECKER SURVEY NO. 2, ABSTRACT 1073, COUNTY BLOCK 4851, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: August 23, 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.

OWNER/DEVELOPER: LLOYD A DENTON, JR.
SA HIGHLAND ESTATES, INC
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

WECO EAST LLC
27631 PAPOOSE PASS 1
SAN ANTONIO, TEXAS 78260

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A DENTON, JR., 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 _____ DAY OF _____, A.D. 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 HIGHLAND ESTATES - UNIT 5 (ENCLAVE) 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

SHEET 1 OF 2

HIGHLAND ESTATES - UNIT 5 (ENCLAVE)

Civil Job No. 11632-03; Survey Job No. 11632-03

Date: Aug. 23, 2024, 4:28 PM - User: ID: egs2024
File: P:\11632-03\Survey\Civil\Job No. 11632-03.dwg

PLAT NO. 24-11800137

SUBDIVISION PLAT
OF
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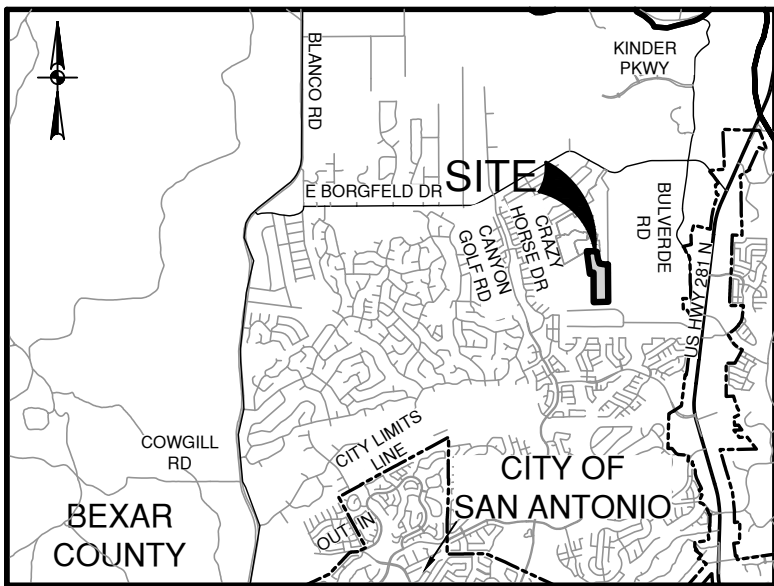
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BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

- 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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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 WASTEWATER EDU:

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.

SETBACK:

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.

OPEN SPACE:

LOT 901, & 902 BLOCK 10, CB 4851 & LOT 903 BLOCK 8, CB 4851 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOTS 901 & 902 BLOCK 10 ARE DESIGNATED AS DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, & 902, BLOCK 10, CB 4851, LOT 903 BLOCK 8 CB 4851, & LOT 999 BLOCK 1, CB 4851, 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.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 1, CB 4851, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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REGISTERED PROFESSIONAL LAND SURVEYOR

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-3880502) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE 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 EASEMENT.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0130G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1340 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 425.00' | 291°8'58" | S22°36'52"E | 215.09' | 217.46' |
| C2 | 375.00' | 66°29'52" | N4°01'25"W | 411.21' | 435.23' |
| C3 | 425.00' | 29°34'06" | S14°26'28"W | 216.90' | 219.33' |
| C4 | 225.00' | 69°36'58" | N35°09'03"W | 256.87' | 273.38' |
| C5 | 15.00' | 49°29'02" | N45°13'01"W | 12.56' | 12.95' |
| C6 | 59.00' | 29°33'19" | S12°42'20"W | 64.58' | 302.37' |
| C7 | 15.00' | 67°51'39" | N79°49'00"E | 16.75' | 17.77' |
| C8 | 175.00' | 65°54'36" | S33°17'53"E | 190.39' | 201.31' |
| C9 | 375.00' | 29°34'06" | S14°26'28"W | 191.38' | 193.52' |
| C10 | 425.00' | 16°33'45" | S20°56'39"W | 122.43' | 122.86' |
| C11 | 15.00' | 84°47'03" | S55°03'17"W | 20.23' | 22.20' |
| C12 | 15.00' | 57°16'46" | N53°54'48"W | 14.38' | 15.00' |
| C13 | 59.00' | 29°43'33" | S7°26'49"W | 63.78' | 303.32' |
| C14 | 15.00' | 57°16'46" | N68°48'26"E | 14.38' | 15.00' |
| C15 | 15.00' | 84°47'03" | S40°09'40"E | 20.23' | 22.20' |
| C16 | 425.00' | 39°30'12" | S17°31'15"E | 287.25' | 293.02' |
| C17 | 15.00' | 90°00'00" | S7°43'39"W | 21.21' | 23.56' |
| C18 | 475.00' | 6°33'02" | S56°00'10"W | 54.28' | 54.31' |
| C19 | 15.00' | 57°50'36" | S87°38'21"W | 14.51' | 15.14' |
| C20 | 59.00' | 29°43'33" | S30°43'19"E | 63.78' | 303.32' |
| C21 | 15.00' | 57°16'46" | N30°38'18"E | 14.38' | 15.00' |
| C22 | 525.00' | 6°33'02" | N56°00'10"E | 59.99' | 60.02' |
| C23 | 15.00' | 90°00'00" | S82°16'21"E | 21.21' | 23.56' |
| C24 | 375.00' | 291°8'58" | S22°36'52"E | 189.79' | 191.87' |
| C25 | 59.00' | 13°43'36" | N22°01'50"W | 14.10' | 14.13' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S7°57'23"E | 4.96' |
| L2 | N82°02'37"E | 50.00' |
| L3 | N82°33'11"W | 29.97' |
| L4 | S82°33'11"E | 29.97' |
| L5 | S37°16'21"E | 30.29' |
| L6 | S52°43'39"W | 10.55' |
| L7 | S59°16'41"W | 99.88' |
| L8 | N59°16'41"E | 100.03' |
| L9 | N52°43'39"E | 10.55' |
| L10 | N3°10'51"E | 91.49' |
| L11 | N21°18'03"W | 89.08' |
| L12 | N59°06'47"W | 81.17' |
| L13 | N56°57'45"W | 97.07' |
| L14 | N49°53'15"W | 115.83' |
| L15 | N30°32'45"W | 136.45' |
| L16 | S17°50'39"E | 77.88' |
| L17 | S10°53'54"E | 88.80' |
| L18 | S17°35'37"E | 94.35' |
| L19 | S56°23'04"E | 74.76' |
| L20 | S44°06'28"E | 86.79' |
| L21 | S57°16'58"E | 96.37' |
| L22 | S31°38'19"E | 118.75' |
| L23 | S61°06'22"W | 77.29' |
| L24 | S16°06'22"W | 8.49' |
| L25 | S61°06'22"W | 108.69' |
| L26 | N61°06'22"E | 110.38' |
| L27 | N73°53'38"W | 8.49' |
| L28 | S61°06'22"W | 80.21' |
| L29 | S52°43'39"W | 5.00' |
| L30 | S52°43'39"W | 5.00' |
| L31 | S79°01'42"W | 36.19' |
| L32 | N28°23'44"E | 46.66' |
| L33 | N21°36'16"W | 12.84' |
| L34 | N66°36'16"W | 13.07' |
| L35 | N21°36'16"W | 5.16' |
| L36 | S79°01'42"W | 23.01' |
| L37 | N28°23'44"E | 37.27' |
| L38 | N21°36'16"W | 3.99' |
| L39 | N66°36'16"W | 13.07' |
| L40 | N21°36'16"W | 1.16' |
| L41 | S29°13'31"W | 13.09' |
| L42 | N29°13'31"E | 12.90' |

