

LOCATION MAP

LEGEND

- 609 EXISTING CONTOUR
- 608 PROPOSED CONTOUR
- AC ACRES
- E.G.T.CA-TV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R RADIUS
- C CENTERLINE
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PG(S). PAGE(S)
- S.F. SQUARE FEET
- REPETITIVE BEARING AND/OR DISTANCE
- NO. NUMBER
- BLK. BLOCK

CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLING, AND EXERCISING 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 AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

NOTES:

FLOODPLAIN VERIFICATION

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, 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 TOI 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:

LOTS 901-902, BLOCK 10, CB 5099 & LOT 902, BLOCK 15, CB 5099, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

TOTAL OF 100 RESIDENTIAL LOTS ESTABLISHED.

RESIDENTIAL FINISHED FLOOR:

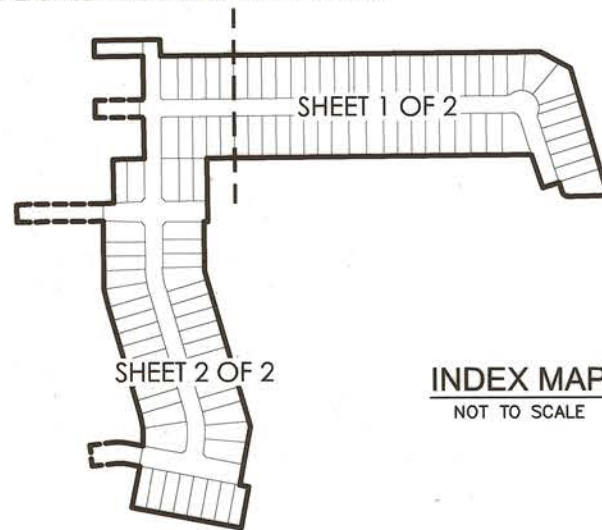
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-902, BLK 10; LOT 902, BLK 15, 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.

ECSD DEDICATION NOTE:

THE OWNER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY EAST CENTRAL SPECIAL UTILITY DISTRICT.



INDEX MAP

NOT TO SCALE

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 FIRE DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRF-APP-APP22-38802370) 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).

SURVEYOR'S NOTES:

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

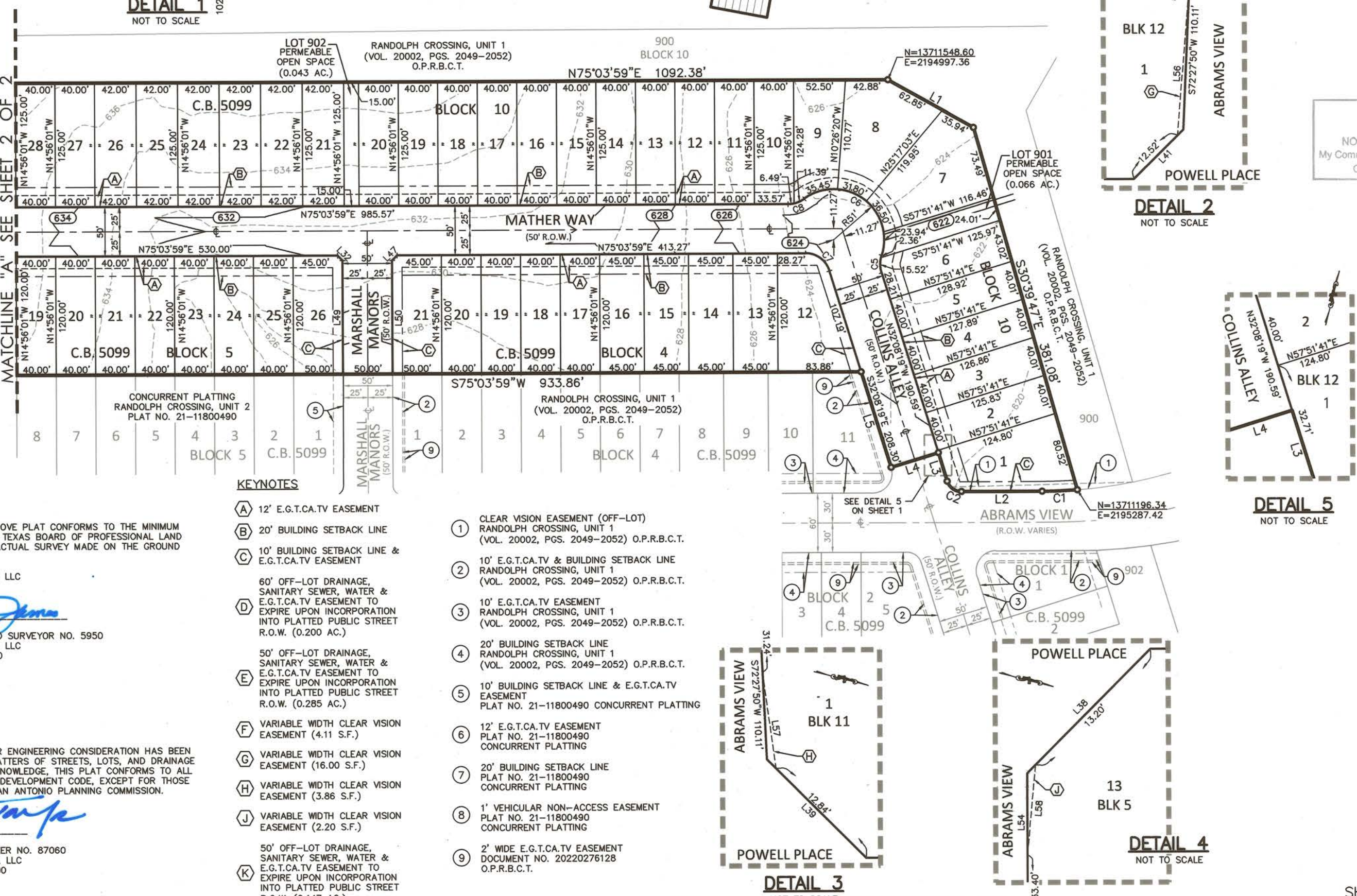
SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.



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, 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., 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

KEYNOTES

- 12' E.G.T.CA-TV EASEMENT
  - 20' BUILDING SETBACK LINE
  - 10' BUILDING SETBACK LINE & E.G.T.CA-TV EASEMENT
  - 60' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CA-TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.200 AC.)
  - 50' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CA-TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.285 AC.)
  - VARIABLE WIDTH CLEAR VISION EASEMENT (4.11 S.F.)
  - VARIABLE WIDTH CLEAR VISION EASEMENT (16.00 S.F.)
  - VARIABLE WIDTH CLEAR VISION EASEMENT (3.86 S.F.)
  - VARIABLE WIDTH CLEAR VISION EASEMENT (2.20 S.F.)
  - 50' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CA-TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.147 AC.)
- CLEAR VISION EASEMENT (OFF-LOT) RANDOLPH CROSSING, UNIT 1 (VOL. 20002, PGS. 2049-2052) O.P.R.B.C.T.
  - 10' E.G.T.CA-TV & BUILDING SETBACK LINE RANDOLPH CROSSING, UNIT 1 (VOL. 20002, PGS. 2049-2052) O.P.R.B.C.T.
  - 10' E.G.T.CA-TV EASEMENT RANDOLPH CROSSING, UNIT 1 (VOL. 20002, PGS. 2049-2052) O.P.R.B.C.T.
  - 20' BUILDING SETBACK LINE RANDOLPH CROSSING, UNIT 1 (VOL. 20002, PGS. 2049-2052) O.P.R.B.C.T.
  - 10' BUILDING SETBACK LINE & E.G.T.CA-TV EASEMENT PLAT NO. 21-11800490 CONCURRENT PLATTING
  - 12' E.G.T.CA-TV EASEMENT PLAT NO. 21-11800490 CONCURRENT PLATTING
  - 20' BUILDING SETBACK LINE PLAT NO. 21-11800490 CONCURRENT PLATTING
  - 1' VEHICULAR NON-ACCESS EASEMENT PLAT NO. 21-11800490 CONCURRENT PLATTING
  - 2' WIDE E.G.T.CA-TV EASEMENT DOCUMENT NO. 20220726128 O.P.R.B.C.T.

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

THIS PLAT OF RANDOLPH CROSSING UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS

DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

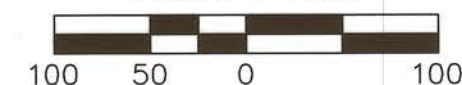
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NO. 22-11800186

SUBDIVISION PLAT  
ESTABLISHING  
RANDOLPH CROSSING  
UNIT 3

BEING A 17.150 ACRE TRACT OUT OF A 94.258 ACRE TRACT OF LAND SITUATED IN THE J.B. HILL SURVEY NO. 103, ABSTRACT NO. 308, COUNTY BLOCK NO. 5088, BEXAR COUNTY, TEXAS, OUT OF THE REMAINDER OF A CALLED 103.745 ACRE TRACT OF LAND AS CONVEYED TO EULALIA THERESA APPS, IN TRUST, BY WARRANTY DEED AS RECORDED IN VOLUME 5685, PAGE 897 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=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: JULY 25, 2023

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: STEPHEN LIEUX  
SAN ANTONIO, TEXAS  
4058 N. COLLEGE AVE., 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  
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 11 DAY OF December, A.D. 20 23

TASHA WILLIS  
Benton County  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires October 18, 2027  
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100 50 0 100



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NOTARY PUBLIC - ARKANSAS  
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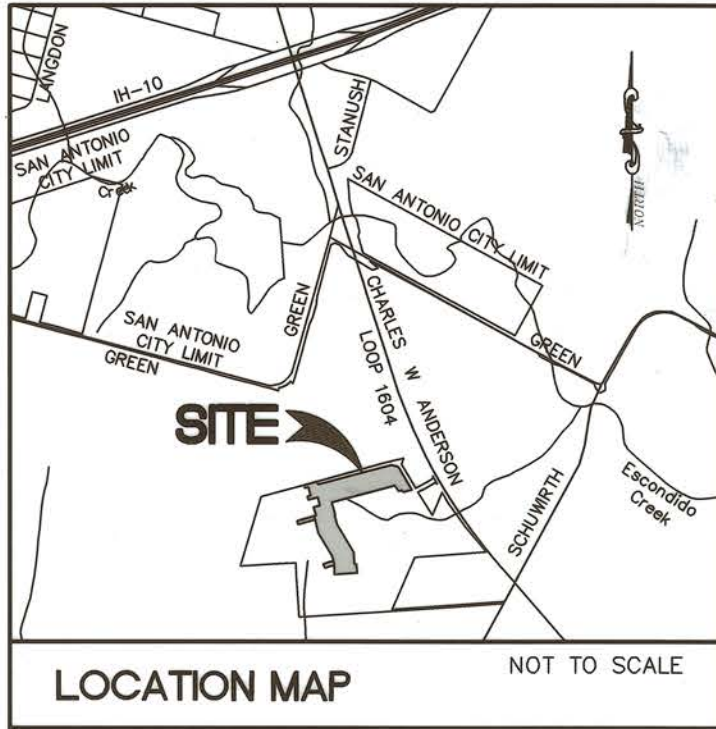
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COUNTY JUDGE, BEXAR COUNTY, TEXAS

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LOCATION MAP NOT TO SCALE

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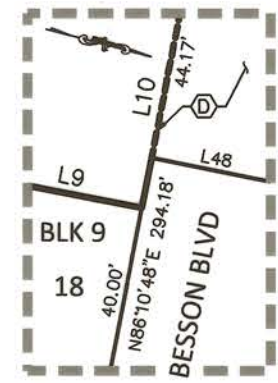
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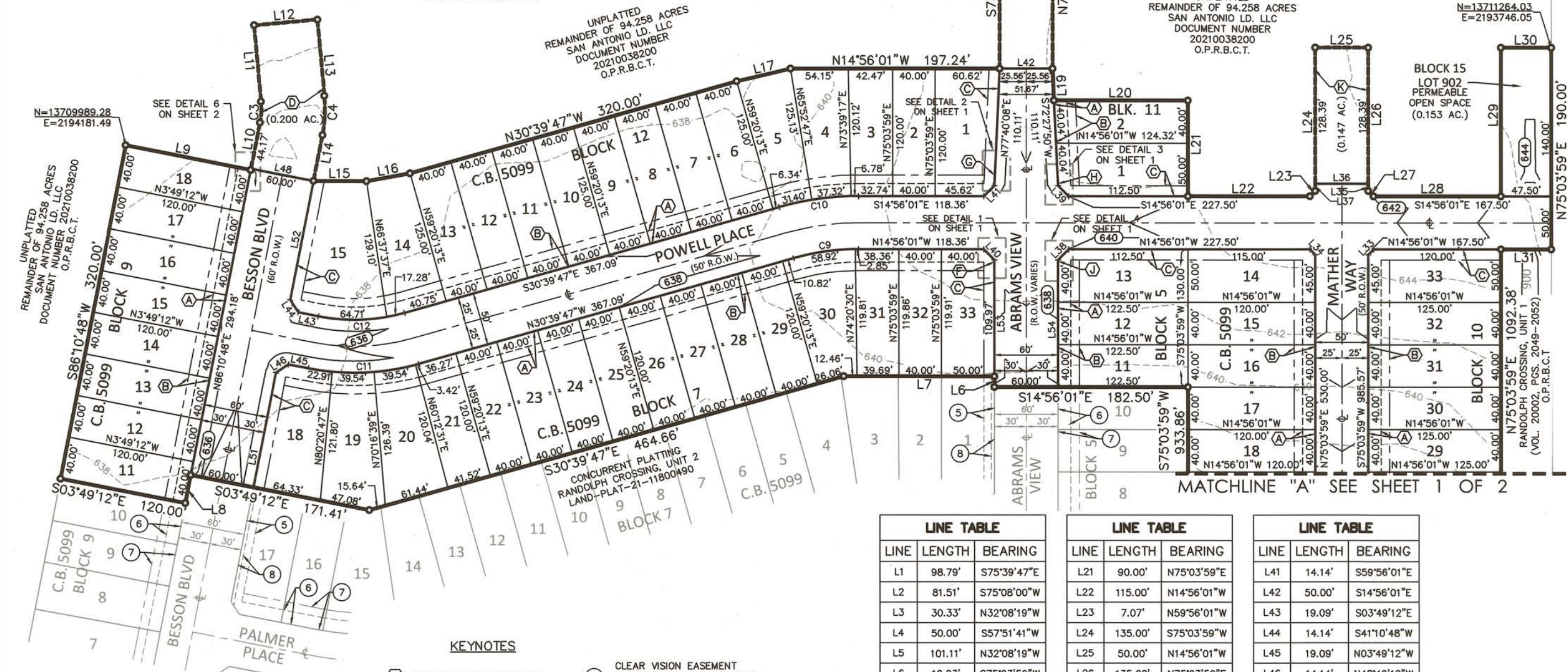
FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES 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.

LEGEND

- 609 EXISTING CONTOUR
- 608 PROPOSED CONTOUR
- AC ACRES
- E.G.T.CA.TV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R RADIUS
- C CENTERLINE
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG(S) PAGE(S)
- S.F. SQUARE FEET
- " REPETITIVE BEARING AND/OR DISTANCE
- NO. NUMBER
- BLK BLOCK



DETAIL 6 NOT TO SCALE



KEYNOTES

- (A) 12' E.G.T.CA.TV EASEMENT
- (B) 20' BUILDING SETBACK LINE
- (C) 10' BUILDING SETBACK LINE & E.G.T.CA.TV EASEMENT
- (D) 60' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CA.TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.200 AC.)
- (E) 50' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CA.TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.285 AC.)
- (F) VARIABLE WIDTH CLEAR VISION EASEMENT (4.11 S.F.)
- (G) VARIABLE WIDTH CLEAR VISION EASEMENT (16.00 S.F.)
- (H) VARIABLE WIDTH CLEAR VISION EASEMENT (3.86 S.F.)
- (J) VARIABLE WIDTH CLEAR VISION EASEMENT (2.20 S.F.)
- (K) 50' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CA.TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.147 AC.)
- (1) CLEAR VISION EASEMENT RANDOLPH CROSSING, UNIT 1 (VOL. 20002, PGS. 2049-2052) O.P.R.B.C.T.
- (2) 10' E.G.T.CA.TV & BUILDING SETBACK LINE RANDOLPH CROSSING, UNIT 1 (VOL. 20002, PGS. 2049-2052) O.P.R.B.C.T.
- (3) 10' E.G.T.CA.TV EASEMENT RANDOLPH CROSSING, UNIT 1 (VOL. 20002, PGS. 2049-2052) O.P.R.B.C.T.
- (4) 20' BUILDING SETBACK LINE RANDOLPH CROSSING, UNIT 1 (VOL. 20002, PGS. 2049-2052) O.P.R.B.C.T.
- (5) 10' BUILDING SETBACK LINE & E.G.T.CA.TV EASEMENT PLAT NO. 21-11800490 CONCURRENT PLATTING
- (6) 12' E.G.T.CA.TV EASEMENT PLAT NO. 21-11800490 CONCURRENT PLATTING
- (7) 20' BUILDING SETBACK LINE PLAT NO. 21-11800490 CONCURRENT PLATTING
- (8) 1' VEHICULAR NON-ACCESS EASEMENT PLAT NO. 21-11800490 CONCURRENT PLATTING
- (9) 2' WIDE E.G.T.CA.TV EASEMENT DOCUMENT NO. 20220276128 O.P.R.B.C.T.

LINE TABLE

LINE	LENGTH	BEARING
L1	98.79'	S75°39'47"E
L2	81.51'	S75°08'00"W
L3	30.33'	N32°08'19"W
L4	50.00'	S57°51'41"W
L5	101.11'	N32°08'19"W
L6	10.03'	S75°03'59"W
L7	142.15'	S14°52'00"E
L8	27.15'	N86°10'48"E
L9	120.00'	N03°49'12"W
L10	45.50'	S86°10'48"W
L11	72.10'	S69°49'01"W
L12	60.00'	N20°10'59"W
L13	72.10'	N69°49'01"E
L14	44.18'	N86°10'48"E
L15	50.00'	N14°32'25"W
L16	41.80'	N25°18'10"W
L17	51.99'	N27°56'10"W
L18	50.00'	N14°56'01"W
L19	30.03'	N72°27'50"E
L20	126.14'	N14°56'01"W

LINE TABLE

LINE	LENGTH	BEARING
L21	90.00'	N75°03'59"E
L22	115.00'	N14°56'01"W
L23	7.07'	N59°56'01"W
L24	135.00'	S75°03'59"W
L25	50.00'	N14°56'01"W
L26	135.00'	N75°03'59"E
L27	7.07'	N30°03'59"E
L28	120.00'	N14°56'01"W
L29	140.00'	S75°03'59"W
L30	47.50'	N14°56'01"W
L31	47.50'	S14°56'01"E
L32	7.07'	S59°56'01"E
L33	7.07'	N59°56'01"W
L34	7.07'	N30°03'59"E
L35	6.61'	S75°03'59"W
L36	50.00'	S14°56'01"E
L37	6.61'	N75°03'59"E
L38	14.14'	N59°56'01"W
L39	14.14'	S30°03'59"W
L40	14.14'	N30°03'59"E

LINE TABLE

LINE	LENGTH	BEARING
L41	14.14'	S59°56'01"E
L42	50.00'	S14°56'01"E
L43	19.09'	S03°49'12"E
L44	14.14'	S41°10'48"W
L45	19.09'	N03°49'12"W
L46	14.14'	N48°49'12"W
L47	7.07'	N30°03'59"E
L48	60.00'	S03°49'12"E
L49	115.00'	S14°56'01"E
L50	115.00'	N14°56'01"W
L51	110.00'	S86°10'48"W
L52	114.18'	S86°10'48"W
L53	120.00'	N75°03'59"E
L54	120.00'	S75°03'59"W
L55	8.62'	N67°42'39"E
L56	30.52'	N79°43'11"E
L57	9.80'	N67°20'04"E
L58	7.30'	N80°18'46"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	465.00'	4°23'01"	17.80'	35.58'	35.57'	N72°56'30"E
C2	15.00'	72°43'41"	11.04'	19.04'	17.79'	S68°30'10"E
C3	70.00'	16°21'47"	10.06'	19.99'	19.92'	S77°59'55"W
C4	130.00'	16°21'47"	18.69'	37.13'	37.00'	S77°59'55"W
C5	29.00'	35°19'39"	9.23'	17.88'	17.60'	S14°28'30"E
C6	51.00'	143°26'59"	154.43'	127.69'	96.86'	N68°32'10"W
C7	25.00'	72°47'42"	18.43'	31.76'	29.67'	N68°32'10"W
C8	29.00'	35°19'39"	9.23'	17.88'	17.60'	N57°24'10"E
C9	225.00'	15°43'46"	31.08'	61.77'	61.58'	S22°47'54"E
C10	275.00'	15°43'46"	37.99'	75.50'	75.26'	S22°47'54"E
C11	225.00'	26°50'34"	53.69'	105.41'	104.45'	N17°14'29"W
C12	175.00'	26°50'34"	41.76'	81.99'	81.24'	N17°14'29"W

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, 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., 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

