

# REPLAT AND SUBDIVISION PLAT ESTABLISHING PRINCE OF PEACE II

BEING A TOTAL OF 20.520 ACRE TRACT OF LAND TO INCLUDE LOT 40, BLOCK 6, COUNTY BLOCK 4433, PRINCE OF PEACE SUBDIVISION PLAT OF WHICH IS RECORDED IN VOLUME 9502, PAGE 22 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS; A 3.112 ACRE TRACT DESCRIBED IN VOLUME 8573, PAGE 39 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; A 2.5 ACRE TRACT DESCRIBED IN VOLUME 2881, PAGE 279 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; AND ALL OF A 1.238 ACRE TRACT DESCRIBED IN VOLUME 5414, PAGE 1225 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; A 1.017 ACRE TRACT (TRACT I) DESCRIBED IN VOLUME 9109, PAGE 1532 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; A 1.00 ACRE TRACT (TRACT II) DESCRIBED IN VOLUME 9109, PAGE 1532 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; A 2.271 ACRE TRACT (TRACT III) DESCRIBED IN VOLUME 9109, PAGE 1532 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; A 0.58 ACRE TRACT (TRACT IIIB) DESCRIBED IN VOLUME 9109, PAGE 1532 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; BEING OUT THE ELEZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, BEAR COUNTY, TEXAS; ESTABLISHING LOT 29, BLOCK 6 IN NEW CITY BLOCK 18676 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

MAY 10, 2021

## Kimley»Horn

601 NW Loop 410, Suite 350 TBPE FIRM # 928 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 TBPLS FIRM # 10193973 www.kimley-horn.com

STATE OF TEXAS  
COUNTY OF BEAR

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.

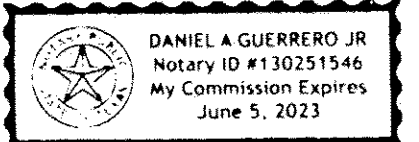
OWNER/DEVELOPER: ARCHBISHOP GUSTAVO GARCIA-SILLER  
ARCHDIOCESE OF SAN ANTONIO  
2718 W. WOODLAWN AVE.  
SAN ANTONIO, TX 78228

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARCHBISHOP GUSTAVO GARCIA-SILLER 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

6<sup>th</sup> DAY OF July A.D. 20 21

Daniel A. Guerrero Jr.  
NOTARY PUBLIC, BEAR COUNTY, TEXAS



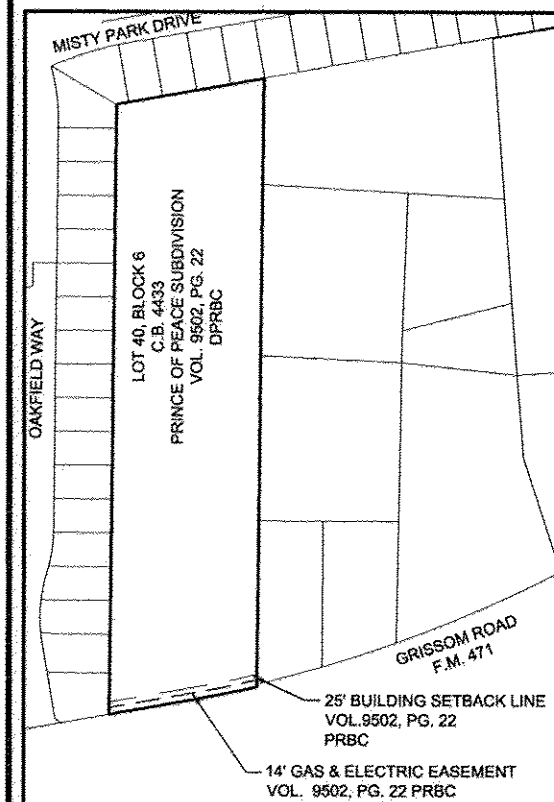
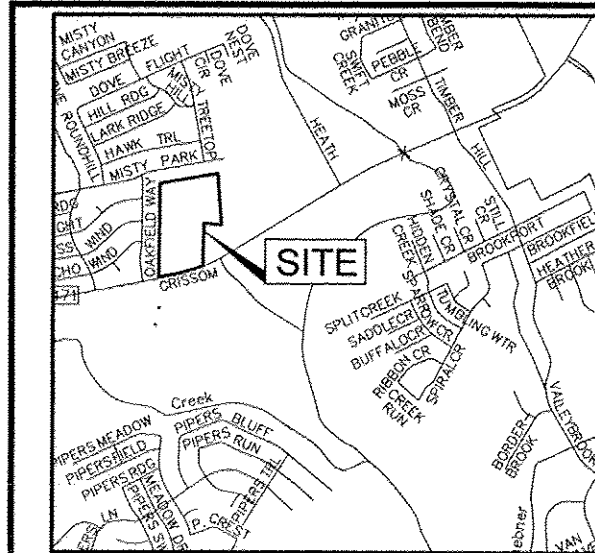
CERTIFICATE OF APPROVAL

THIS PLAT OF PRINCE OF PEACE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 20<sup>th</sup> DAY OF July 2021  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: CHAIRMAN  
BY: SECRETARY

APPROVED BY  
PLANNING  
COMMISSION  
AUGUST 11, 2021.



### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE 1"=400'  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 40, BLOCK 6, C.B. 4433, A 14' GAS & ELECTRIC EASEMENT, A 25' BUILDING SETBACK LINE; ALL OF THE PRINCE OF PEACE SUBDIVISION PLAT RECORDED IN VOLUME 9502, PAGE 22, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 40, BLOCK 6, CB 4433 PRINCE OF PEACE SUBDIVISION OF WHICH IS RECORDED IN VOLUME 9502, PAGE 22, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 5/11/2021 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I/WE, THE OWNER OF THE PROPERTY SHOWN IN THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: ARCHBISHOP GUSTAVO GARCIA-SILLER  
ARCHDIOCESE OF SAN ANTONIO  
2718 W. WOODLAWN AVE.  
SAN ANTONIO, TX 78228

STATE OF TEXAS  
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 6<sup>th</sup> DAY OF July A.D. 2021

Daniel A. Guerrero Jr.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: June 5, 2023

STATE OF TEXAS  
COUNTY OF BEAR

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:

John G. Mosier 5-11-21  
JOHN G. MOSIER, R.P.L.S. (6330)  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEAR

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.

NICHOLAS F. HOLSCHER, P.E. (107398)  
LICENSED PROFESSIONAL ENGINEER

#### 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.
2. 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.
3. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.
4. RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

#### 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 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, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, OR OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

#### WATER AND/OR SEWER MAINS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### IMPACT FEE NOTE:

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 AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

#### FLOODPLAIN NOTES:

1. 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 APPROVED 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 BEAR COUNTY.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480230360G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### LEGEND

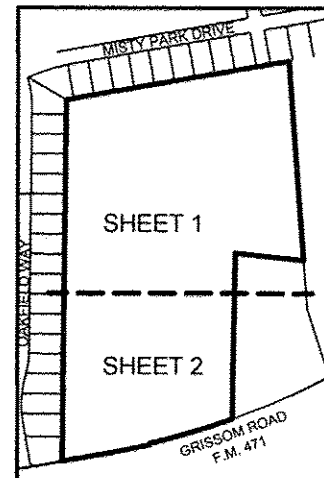
1/2" IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
OPRBC	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY
DPRBC	DEED AND PLAT RECORDS OF BEAR COUNTY
ROW	RIGHT OF WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT OF WAY
890	EXISTING CONTOURS
G.E.T.&V.	GAS, ELECTRIC, TELEPHONE & TELEVISION

#### SURVEYOR'S NOTE:

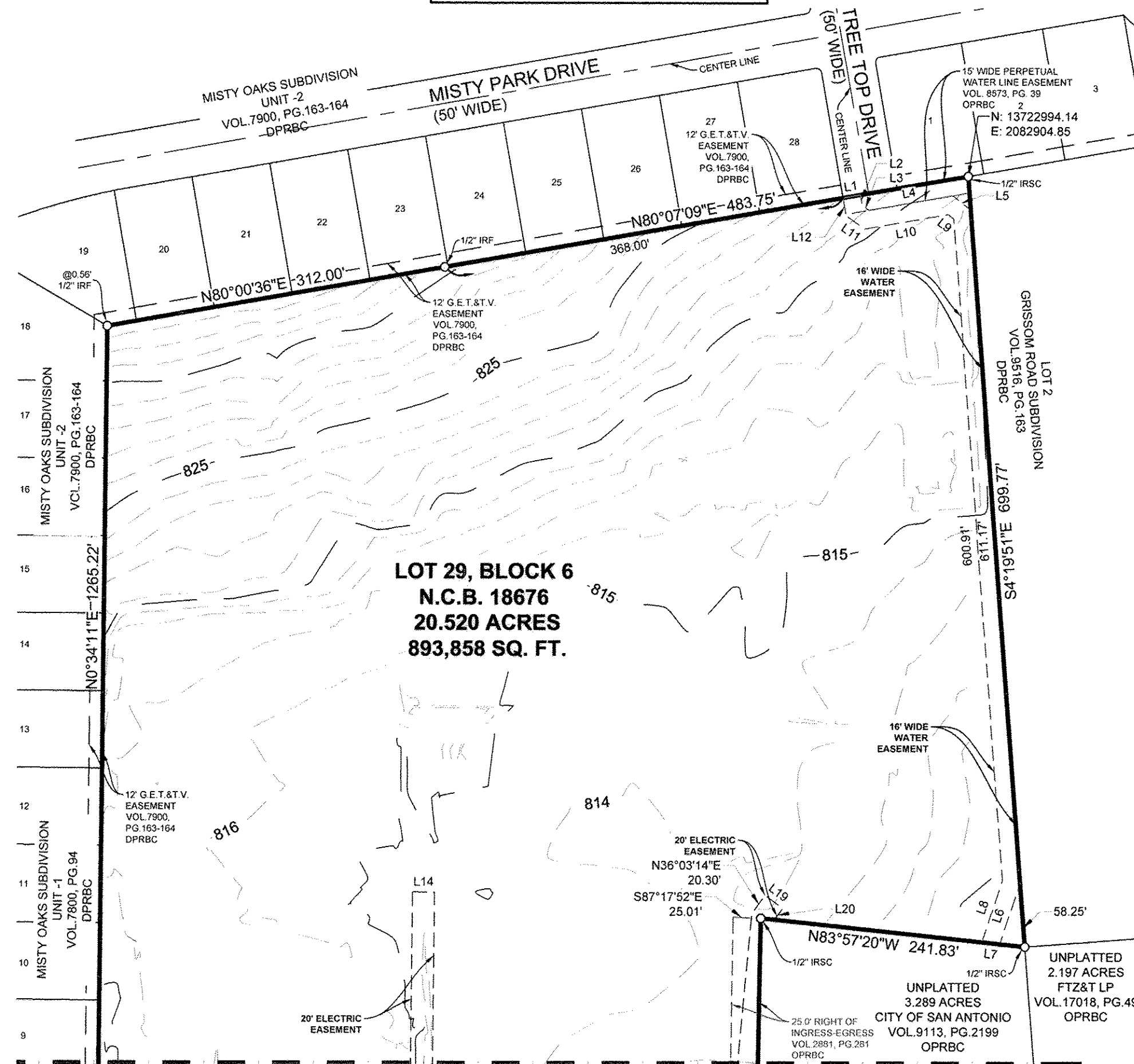
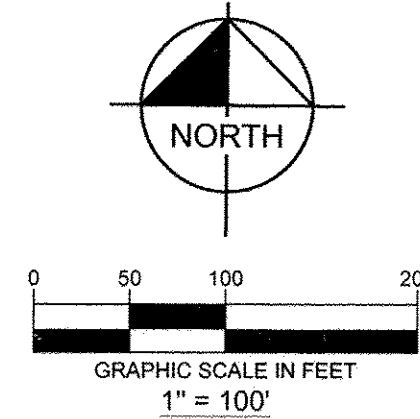
1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS NOTED OTHERWISE.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. THIS DRAWING SHOWS EXISTING CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. THE CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88, GEOID 12A) BASED ON GPS OBSERVATIONS.

#### COMMON AREA MAINTENANCE

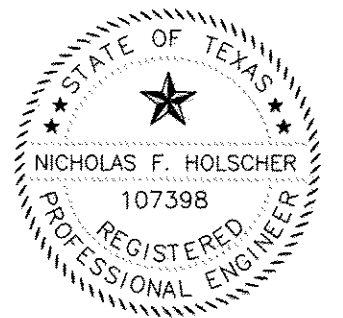
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.



#### INDEX MAP NOT TO SCALE



MATCHLINE "A", SEE SHEET 2 OF 2





REPLAT AND SUBDIVISION PLAT  
ESTABLISHING

PRINCE OF PEACE II

BEING A TOTAL OF 20.520 ACRE TRACT OF LAND TO INCLUDE LOT 40, BLOCK 6, COUNTY BLOCK 4433, PRINCE OF PEACE SUBDIVISION PLAT OF WHICH IS RECORDED IN VOLUME 9502, PAGE 22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; A 3.112 ACRE TRACT DESCRIBED IN VOLUME 8573, PAGE 39 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 2.5 ACRE TRACT DESCRIBED IN VOLUME 2881, PAGE 279 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND ALL OF A 1.238 ACRE TRACT DESCRIBED IN VOLUME 5414, PAGE 1225 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 1.017 ACRE TRACT (TRACT I) DESCRIBED IN VOLUME 9109, PAGE 1532 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 2.271 ACRE TRACT (TRACT IIIA) DESCRIBED IN VOLUME 9109, PAGE 1532 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 0.58 ACRE TRACT (TRACT IIIB) DESCRIBED IN VOLUME 9109, PAGE 1532 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; BEING OUT THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, BEXAR COUNTY, TEXAS; ESTABLISHING LOT 29, BLOCK 6 IN NEW CITY BLOCK 18676 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

MAY 10, 2021

**Kimley»Horn**

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San Antonio, Texas 78216 TBPLS FIRM # 10193973 www.kimley-horn.com

STATE OF TEXAS  
COUNTY OF BEXAR

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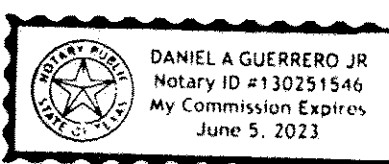
OWNER/DEVELOPER: ARCHBISHOP GUSTAVO GARCIA-SILLER  
ARCHDIOCESE OF SAN ANTONIO  
2718 W. WOODLAWN AVE.  
SAN ANTONIO, TX 78228

STATE OF TEXAS  
COUNTY OF BEXAR

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6<sup>th</sup> DAY OF July, A.D. 20 21

Daniel A. Guerrero Jr.  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



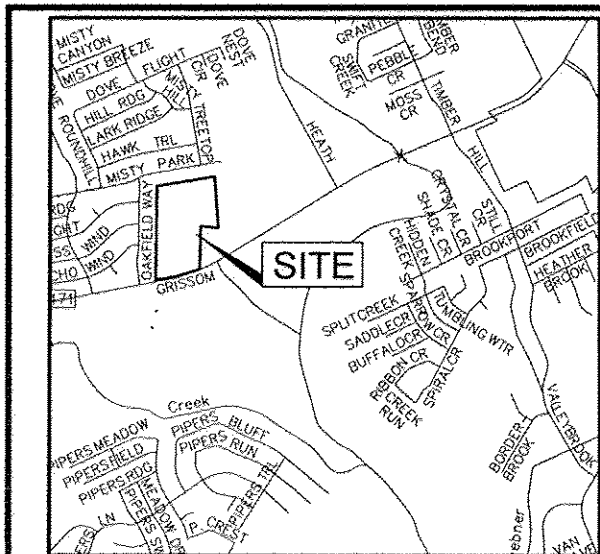
CERTIFICATE OF APPROVAL

THIS PLAT OF PRINCE OF PEACE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10<sup>th</sup> DAY OF May, 2021.  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



LOCATION MAP  
NOT TO SCALE

LEGEND

1/2" IRF IRON ROD FOUND  
IRSC 1/2" IRON ROD W/ "KHA" CAP SET  
OPRBC OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY  
DPRBC DEED AND PLAT RECORDS OF BEXAR COUNTY  
ROW RIGHT OF WAY  
NCB NEW CITY BLOCK  
VOL. VOLUME  
PG. PAGE(S)  
ROW RIGHT OF WAY  
- 850 - EXISTING CONTOURS  
G.E.T.&T.V. GAS, ELECTRIC, TELEPHONE & TELEVISION

DRAINAGE NOTES:

- 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 TO INGRESS AND EGRESS OVER THE 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.
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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," "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 AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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WATER AND/OR SEWER MAINS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

IMPACT FEE NOTE:

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 AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

FLOODPLAIN NOTES:

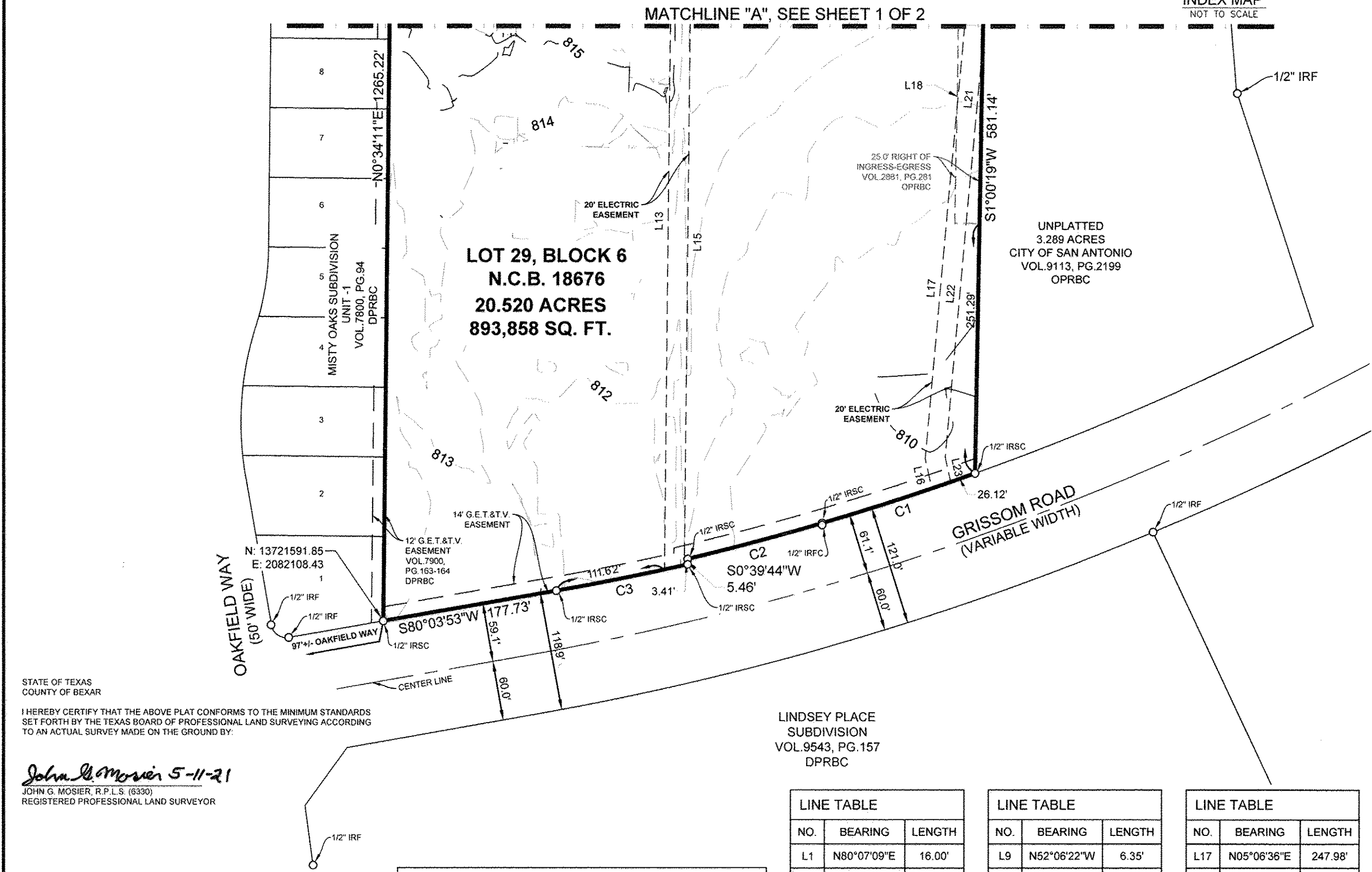
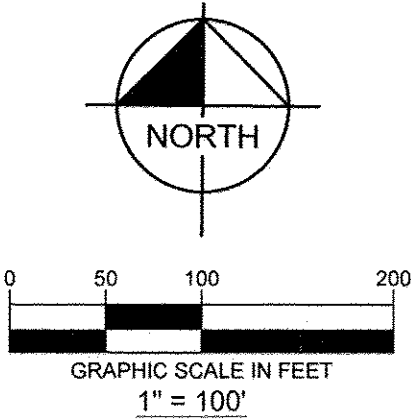
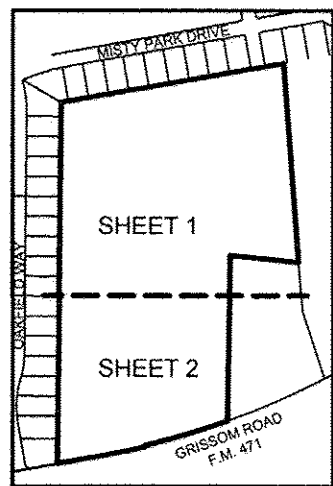
- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0360G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTE:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS NOTED OTHERWISE.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
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COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.



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:

John G. Mosier 5-11-21  
JOHN G. MOSIER, R.P.L.S. (6330)  
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

NICHOLAS F. HOLTSCHER, P.E. (107398)  
LICENSED PROFESSIONAL ENGINEER

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°19'42"	2804.79'	162.93'	S72°02'12"W	162.91'
C2	2°50'10"	2834.21'	140.29'	S75°08'02"W	140.28'
C3	2°44'25"	2834.21'	135.55'	S78°41'40"W	135.54'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N80°07'09"E	18.00'
L2	S09°55'25"E	9.68'
L3	S54°54'09"E	7.52'
L4	N80°07'07"E	77.69'
L5	S52°06'22"E	20.53'
L6	S18°10'09"W	58.61'
L7	N83°57'20"W	16.37'
L8	N18°10'09"E	58.86'

LINE TABLE		
NO.	BEARING	LENGTH
L9	N52°06'22"W	6.35'
L10	S80°07'07"W	77.23'
L11	N54°54'09"W	20.77'
L12	N09°55'25"W	16.32'
L13	N00°35'26"E	701.26'
L14	S89°24'34"E	20.00'
L15	S00°35'26"W	696.65'
L16	N12°30'30"W	30.74'

LINE TABLE		
NO.	BEARING	LENGTH
L17	N05°06'36"E	247.98'
L18	N05°21'43"E	324.89'
L19	S53°56'46"E	20.00'
L20	S36°03'14"W	12.64'
L21	S05°21'43"W	169.84'
L22	S05°06'36"W	244.83'
L23	S12°30'30"E	25.41'