

REPLAT AND SUBDIVISION PLAT ESTABLISHING

TERRA ALTA FIVE

BEING A TOTAL OF 0.20 ACRES, BEING LOT 4, BLOCK 1, NEW CITY BLOCK 13335, OF THE ORIGINAL RECORDED SUBDIVISION NORTHVIEW ESTATES, RECORDED IN VOLUME 4500, PAGE 28, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 31 AND 32, IN NEW CITY BLOCK 13335, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



CONCEPT ASCEND LLC
200 E GRAYSON ST STE 210
SAN ANTONIO, TX 78215
CONCEPTASCEND.COM
(915) 497-1010



TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
(830) 935-2457
RICKMANLANDSURVEYING.COM

DATE OF PREPARATION 12/16/2024

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNERS(S) OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROBERT D. TIPS
PO BOX 14000
SAN ANTONIO, TX 78214

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT D. TIPS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME FOR THE PURPOSE 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, TX

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED BY PUBLIC HEARING WAS PREVIOUSLY PLATTED ON THE PLAT OF NORTHVIEW ESTATES SUBDIVISION WHICH IS RECORDED IN VOLUME 4800, PAGE 28, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED WRITTEN NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER:
ROBERT D. TIPS
PO BOX 14000
SAN ANTONIO, TX 78214

SWORN AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

THE PLAT OF _____ TERRA ALTA FIVE _____ 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__.

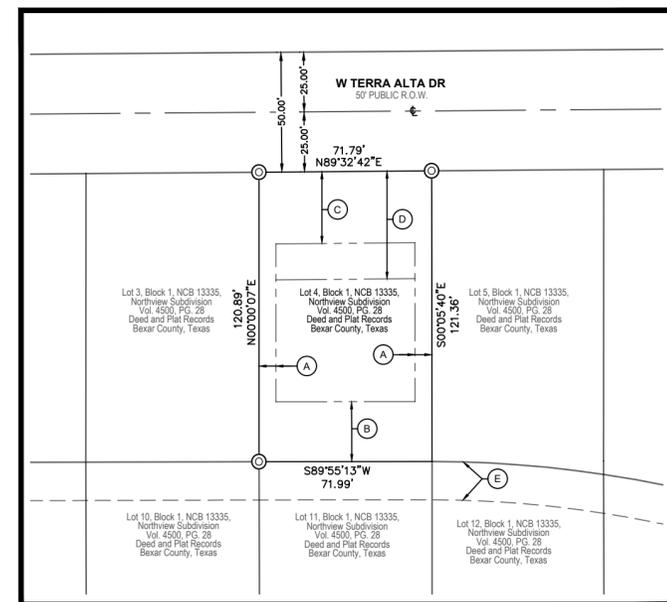
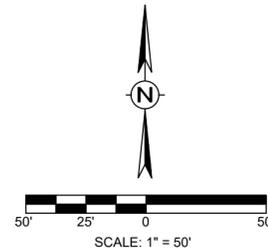
BY: _____ CHAIRMAN

BY: _____ SECRETARY



LEGEND

- ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- - - 1190 EXISTING CONTOURS (FROM 2023 TOPOGRAPHIC SURVEY BY RICKMAN LAND SURVEYING LLC)
- - - R.O.W. CENTERLINE
- AC ACRE
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- NCB NEW CITY BLOCK



SCALE: 1" = 50'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

0.20 ACRES OF LAND BEING REPLATTED IS LOT 4, BLOCK 1, NCB 13335, OF THE NORTHVIEW ESTATES SUBDIVISION, RECORDED IN VOLUME 4500, PAGE 28, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.

BJORN P. BOENTGES, PE, CFM
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

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: RICKMAN LAND SURVEYING, LLC.

MARION RUTH BOLTON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
TBPLS FIRM NO. 101919-00

- (A) 10' G.E.T.CA. ESM'T
- (A) 7' BUILDING SETBACK LINE VOL. 4500, PG. 28 DPR
- (B) 25' BUILDING SETBACK LINE VOL. 4500, PG. 28 DPR
- (C) 30' BUILDING SETBACK LINE VOL. 4500, PG. 28 DPR
- (D) 45' BUILDING SETBACK LINE VOL. 4500, PG. 28 DPR
- (E) 16' UTILITY EASEMENT VOL. 4500, PG. 28 DPR

SURVEYOR NOTES:

1. SET 1/2" IRON RODS WITH PLASTIC CAP STAMPED, "RICKMAN" AT ALL PROPERTY/LOT CORNERS UNLESS OTHERWISE NOTED.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
3. COORDINATES SHOWN HEREON ARE GRID.
4. DISTANCES SHOWN HEREON ARE GRID.

SAWS 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.

SAWS 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.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

RESIDENTIAL FINISHED FLOOR NOTE:

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

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0263H, EFFECTIVE JUNE, 19, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE NOTE:

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.