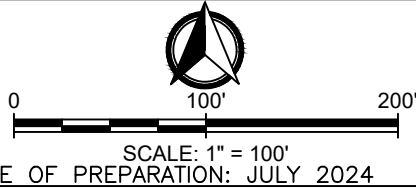


PLAT NO.: 23-11800171

REPLAT ESTABLISHING  
PALLADIUM CRESTWAY SUBDIVISION

BEING 10.0697 ACRES OF LAND LOCATED IN THE SAMUEL LEEPER SURVEY, ABSTRACT NO. 445, NEW CITY BLOCK 13802, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF LOT SIX AND THE REMAINDER OF LOT 7 OF MINOT AUSTIN HIGHWAY ACRES, A SUBDIVISION RECORDED IN VOLUME 980, PAGE 412, PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING A CALLED 10.069 ACRE TRACT OF LAND CONVEYED TO JEFFEREY W. TSCHIRHART IN DOCUMENT NO. 20190259286, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND DESCRIBED IN VOLUME 7485, PAGE 342, O.P.R.B.C.T.



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.

PEDRO ALANIS  
ASSISTANT SECRETARY  
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION  
A TEXAS NONPROFIT PUBLIC FINANCE CORPORATION

STATE OF TEXAS §  
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PEDRO ALANIS 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

THIS PLAT OF PALLADIUM CRESTWAY SUBDIVISION 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

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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

LEGEND

- 1-INCH IRON PIPE FOUND
- 1/2-INCH IRON ROD FOUND (OR AS NOTED)
- ADJOINING PROPERTY
- EDGE OF ASPHALT
- CENTERLINE
- 660' EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 1% AC EFFECTIVE FLOODPLAIN PER PANEL NO. 48029C0270G
- 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY SAN ANTONIO RIVER AUTHORITY (SARA) – 2022

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

N.C.B. NEW COUNTY BLOCK

| WATER EASEMENT LINE TABLE |             |         |
|---------------------------|-------------|---------|
| NUMBER                    | DIRECTION   | LENGTH  |
| L1                        | S00°13'32"E | 10.74'  |
| L2                        | N08°10'45"W | 6.44'   |
| L3                        | N53°10'32"W | 273.49' |
| L4                        | N63°28'24"W | 25.41'  |
| L5                        | S53°11'44"E | 15.30'  |
| L6                        | S36°49'29"W | 16.00'  |
| L7                        | S53°10'28"E | 24.12'  |
| L8                        | N81°49'29"E | 6.44'   |
| L9                        | N08°10'45"W | 6.44'   |
| L10                       | S89°44'13"W | 12.33'  |

| SEWER EASEMENT LINE TABLE |             |        |
|---------------------------|-------------|--------|
| NUMBER                    | DIRECTION   | LENGTH |
| L11                       | S53°10'17"E | 25.00' |
| L12                       | S36°49'43"W | 44.22' |
| L13                       | N53°10'26"W | 25.00' |
| L14                       | N36°49'43"E | 44.22' |

NON-RESIDENTIAL FINISHED FLOOR ELEVATION:

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

FLOODPLAIN NOTE:

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 48029C0270G, DATED 09/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% 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.

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.

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.

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.

INGRESS/EGRESS NOTE:

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

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP MARKED "PELOTON BOUNDARY" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE
- DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
- DIMENSIONS SHOWN ARE SURFACE USING A COMBINED SCALE FACTOR OF 1.00016439, EXACTLY; AND
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

RESIDENTIAL FINISHED FLOOR ELEVATION NOTE:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR:

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

STORM WATER DETENTION NOTE:

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 CITY OF SAN ANTONIO OR BEXAR COUNTY.

COMMON AREA MAINTENANCE:

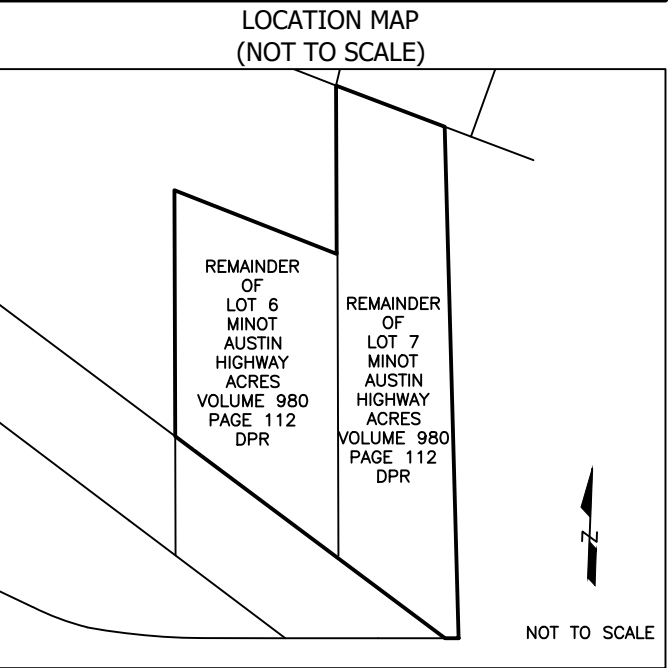
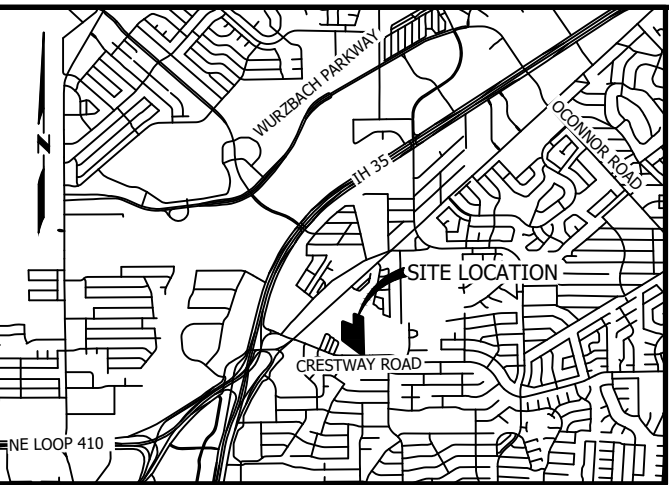
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT8, BLOCK 2, NCB 13802, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS 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 TCI 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 OF REMOVE AND IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MASTER TREE PLAN NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (BSA #COM-PRJ-A[123-39801046]) 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).



10.0697 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 6 AND LOT 7, BLOCK 2 OF THE MINOT HIGHWAY ACRES SUBDIVISION RECORDED IN VOLUME 980, PAGE 412 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF BEXAR §

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (NAME AND NUMBER) WHICH IS RECORDED IN VOLUME 980, PAGE 412, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

PEDRO ALANIS  
ASSISTANT SECRETARY  
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION  
A TEXAS NONPROFIT PUBLIC FINANCE CORPORATION

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES, \_\_\_\_\_.

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, EXCEP FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

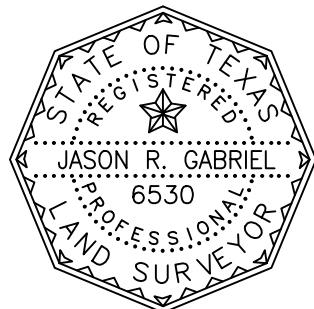
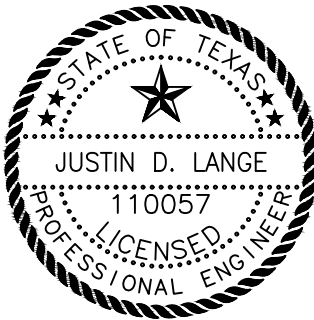
STATE OF TEXAS §  
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 2 OF 2 FOR  
LINE AND CURVE TABLES

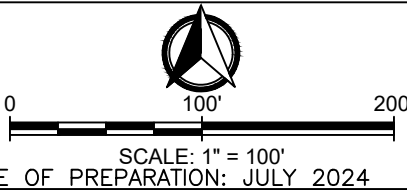
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



PLAT NO.: 23-11800171

REPLAT ESTABLISHING  
PALLADIUM CRESTWAY SUBDIVISION

BEING 10.0697 ACRES OF LAND LOCATED IN THE SAMUEL LEEPER SURVEY, ABSTRACT NO. 445, NEW CITY BLOCK 13802, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF LOT SIX AND THE REMAINDER OF LOT 7 OF MINOT AUSTIN HIGHWAY ACRES, A SUBDIVISION RECORDED IN VOLUME 980, PAGE 412, PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING A CALLED 10.069 ACRE TRACT OF LAND CONVEYED TO JEFFEREY W. TSCHIRHART IN DOCUMENT NO. 20190259286, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND DESCRIBED IN VOLUME 7485, PAGE 342, O.P.R.B.C.T.



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.

PEDRO ALANIS  
ASSISTANT SECRETARY  
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION  
A TEXAS NONPROFIT PUBLIC FINANCE CORPORATION

STATE OF TEXAS §  
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PEDRO ALANIS 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\_\_\_\_

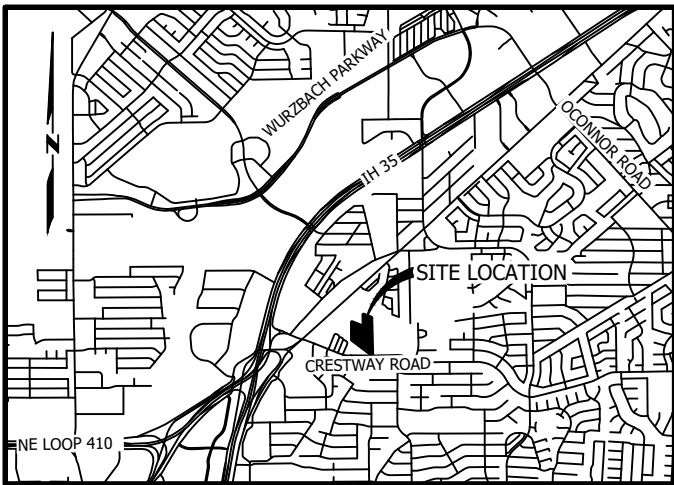
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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



LOCATION MAP  
(NOT TO SCALE)

LEGEND

- 1-INCH IRON PIPE FOUND
- 1/2-INCH IRON ROD FOUND (OR AS NOTED)
- ADJOINING PROPERTY
- EDGE OF ASPHALT
- CENTERLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA
- 1% AC EFFECTIVE FLOODPLAIN PER PANEL NO. 48029C0270G
- 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY SAN ANTONIO RIVER AUTHORITY (SARA) - 2022
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- N.C.B. NEW COUNTY BLOCK

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.

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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.

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.

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.

STATE OF TEXAS §  
COUNTY OF BEXAR §

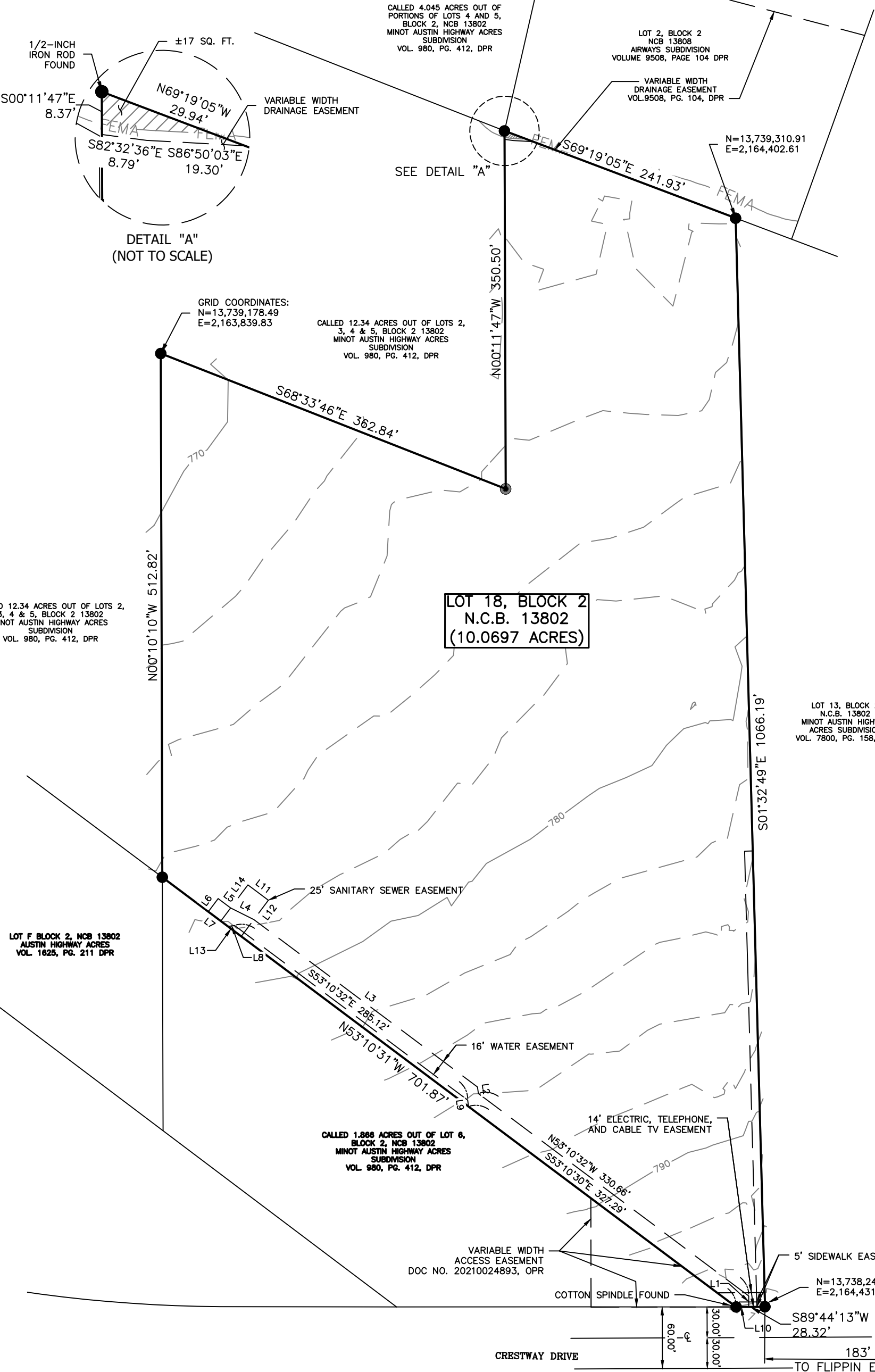
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LICENSED PROFESSIONAL ENGINEER

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 2 OF 2 FOR  
LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

