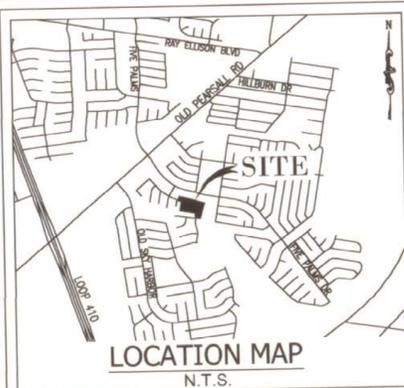


BEHOLDEN VILLAGE SUBDIVISION

BEING A TOTAL OF 7.668 ACRES, ESTABLISHING LOTS 1-9, LOT 900, BLOCK 22, NEW CITY BLOCK 16010, LOTS 1-6, BLOCK 23, NEW CITY BLOCK 16010, LOTS 1-12, BLOCK 24, NEW CITY BLOCK 16010, LOTS 1-16, LOT 901, BLOCK 25, NEW CITY BLOCK 16010, BEING ALL OF A CALLED 7.687 ACRE DEED THEREOF RECORDED IN DOCUMENT NO. 20230053983, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF MARIA F. RODRIGUEZ SURVEY, ABSTRACT 16, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP N.T.S.

LEGEND & DEFINITIONS

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 5/8" IRON ROD W/
CAP STAMPED 'SUMMIT GEOMATICS, INC.'
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
CENTER LINE
R.O.W. = RIGHT-OF-WAY
N.C.B. = NEW CITY BLOCK
N.T.S. = NOT TO SCALE
VOL. = VOLUME
PG. = PAGE
SF = SQUARE FEET
G.E.T.V. = GAS, ELECTRIC, TELEPHONE AND TELEVISION
E.T.V.E. = ELECTRIC AND CABLE TELEVISION EASEMENT
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.T. = DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS
15' ACCESS EASEMENT
10' UNDERGROUND TELEPHONE EASEMENT
20' BUILDING SETBACK
10' BUILDING SETBACK
15' SANITARY SEWER EASEMENT
50' DRAINAGE, SANITARY SEWER, UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, GAS & WATER EASEMENT
18' G.E.T.V.E. EASEMENT
20' BUILDING SETBACK
5' E.T.V.E. EASEMENT
17' G.E.T.V.E. EASEMENT
15' DRAIN R.O.W.
35' SANITARY SEWER EASEMENT
10' SANITARY SEWER EASEMENT
18' C.P.S.B. EASEMENT
4' OVERHANG EASEMENT
16' INTERCEPTOR DRAINAGE EASEMENT
10' G.E.T.V. EASEMENT
12' G.E.T.V. EASEMENT
28' G.E.T.V. EASEMENT
15' PRIVATE DRAINAGE EASEMENT
8' PRIVATE DRAINAGE EASEMENT
14' PRIVATE DRAINAGE EASEMENT
16' SANITARY SEWER EASEMENT
5' WATER EASEMENT
22.20' PRIVATE DRAINAGE EASEMENT
VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GR. ADE.
COMMON AREA MAINTENANCE NOTE
1. THE MAINTENANCE OF ALL PRIVATE STREETS, PERMEABLE OPEN SPACE AREAS (LOT 900, BLOCK 22, LOT 901, BLOCK 62), GREENBELTS, PARKS, TREE SAVE AREAS, THE 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.
2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, SHALL BE APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS THE CITY OF SAN ANTONIO AND BEXAR COUNTY'S 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.

SAWS HIGH PRESSURE NOTE
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE DEVELOPER 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.

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 AREA 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, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS 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 ANY 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.

SAWS DEDICATION NOTE
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF SAN ANTONIO WATER SYSTEM.

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.

FIRE ACCESS NOTE
FIRE ACCESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER ACCESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER ACCESS AND EGRESS 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.

SURVEYOR'S NOTES
1. PROPERTY CORNERS ARE MONUMENTED WITH A 5/8-INCH ROD WITH A YELLOW CAP STAMPED 'SUMMIT GEOMATICS INC.' UNLESS OTHERWISE NOTED.
2. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH-CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. VERTICAL DATUM IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ELEVATIONS WERE ESTABLISHED USING THE ALLTERRA RTK NETWORK, GEIOD 18.
4. COORDINATES SHOWN HEREON ARE IN GRID.

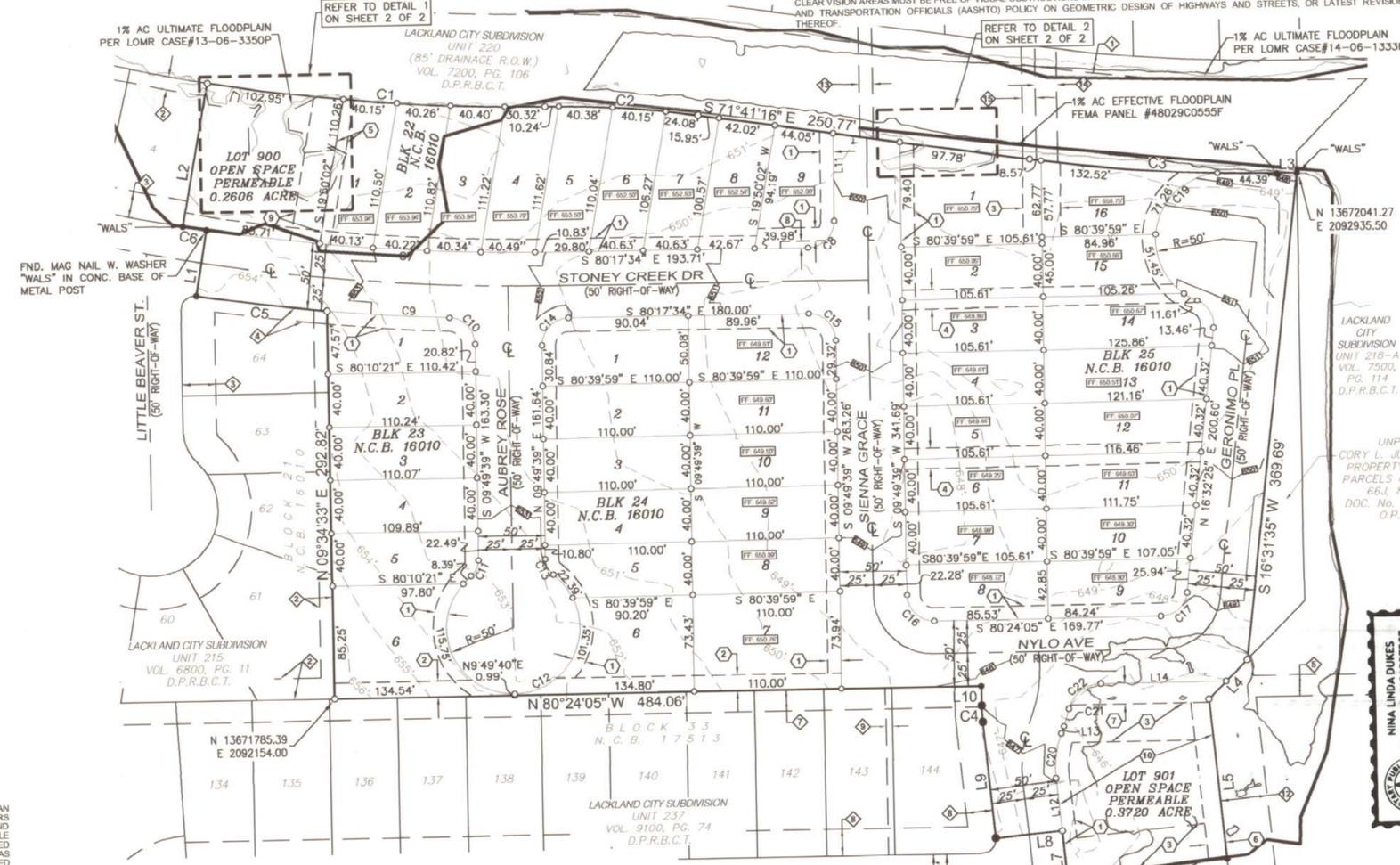
IMPACT FEE PAYMENT DUE NOTE
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FLOODPLAIN VERIFICATION
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 48029C055F, DATED 09/29/2019, 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.

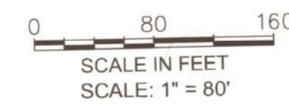
TREE PRESERVATION NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (BSA # TRE-APP-APP23-38801742) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY 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).

FIRE FLOW NOTE
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CLEAR VISION NOTE
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES



ISRO ENGINEERING SERVICES, P.L.L.C.
TBPE REGISTRATION NO. : F-14466
9010 F.M. 1976, BLDG. 3, STE. 301
CONVERSE, TEXAS 78109
PHONE (210) 793-8136
MOBILE (956) 236-5615
WWW.ISROGROUP-US.COM



SUMMIT GEOMATICS, INC.
4603 N STAHL PARK SUITE 103
SAN ANTONIO, TEXAS 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS FIRM NO. 10194657

PROJECT No. 23.0135
DATE OF PREPARATION: AUGUST 08, 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:
5800 STONEY CREEK TRUST
MANAGER - GERMERY HEATH
3225 MCLEOD DRIVE, STE. 100
LAS VEGAS, NV 89121

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GERMERY HEATH 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 10th DAY OF August, A.D. 2024.
Notary Public Bexar County, Texas

THIS PLAT OF BEHOLDEN VILLAGE 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 10th DAY OF August, A.D. 2024.

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



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.
Juan G. Rodriguez, P.E.
LICENSED PROFESSIONAL ENGINEER



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:
Robert A. Harper, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

