LAND-[redacted]PLAT-24-11800278

REPLAT OF LOTS 37 & 38, BLOCK 19 OF BLACKBUCK RANCH PHASE 1, UNIT 5 PUD & LOT 36, BLOCK 19 OF BLACKBUCK RANCH PHASE 1, UNIT 4 PUD

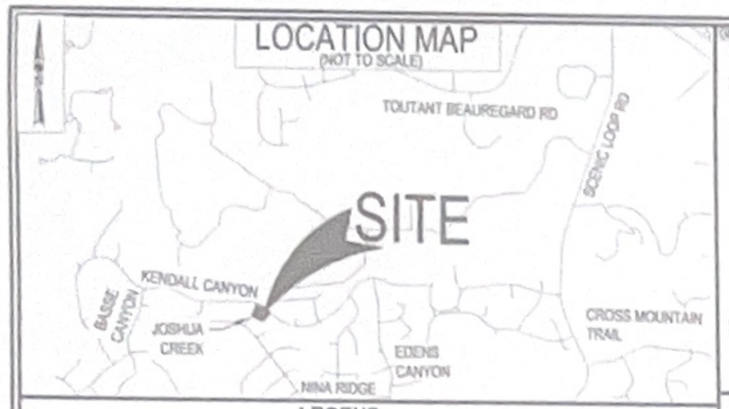
A 1.89 ACRE TRACT OF LAND, BEING ALL OF LOTS 37, AND 38, BLOCK 19, COUNTY BLOCK 4695 OF THE BLACKBUCK RANCH PHASE 1 UNIT 5 PUD, SUBDIVISION OF RECORD IN VOLUME 9728, PAGES 124-128, AND LOT 36, BLOCK 19, COUNTY BLOCK 4695 OF THE BLACKBUCK RANCH PHASE 1 UNIT 4 PUD, SUBDIVISION OF RECORD IN VOLUME 9717, PAGES 89-92, COUNTY BLOCK 4695 OF THE PLAT RECORDS OF BEXAR COUNTY TEXAS, AND ESTABLISHING LOTS 78 & 79, BLOCK 19, COUNTY BLOCK 4695.

MATKINHOOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 160
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
P.O. BOX 54 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=50'

0 25' 50' 75' 100'

LOCATION MAP
(NOT TO SCALE)



LEGEND

○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP	D.P.R	DEED & PLAT RECORDS OF BEXAR COUNTY
		O.P.R	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
		VOL.	VOLUME
●	FOUND 1/2" IRON ROD WITH ORANGE CAP "JONES AND CARTER"	PG.	PAGE
		AC	ACRES
⊙	FOUND 1/2" IRON ROD	R.O.W.	RIGHT-OF-WAY
498'	EXISTING 2' CONTOUR	CVE	CLEAR VISION EASEMENT
500'	EXISTING 10' CONTOUR	PUD	PLANNED UNIT DEVELOPMENT
		CB	COUNTY BLOCK
℄	CENTER LINE	B.S.L.	BUILDING SETBACK LINE
		(X.XXX AC.)	NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 1
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TV		

GENERAL NOTES:
1. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
2. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS / FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

DRAINAGE NOTE:
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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS.
3. 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
4. RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

PRIVATE STREET DESIGNATION:
LOT 999, BLOCK 8, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

SAWS UTILITY NOTES:
1. IMPACT FEES 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
2. HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,540 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.
3. FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 8, CB 4695, 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.

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 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.
4. CONCRETE- DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. 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.

SURVEY NOTES:
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. TOPOGRAPHICAL LIDAR INFORMATION PROVIDED BY THE SAN ANTONIO RIVER AUTHORITY.

SETBACK NOTE: THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2146589) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY OF ARBORIST OFFICE 35-477(N).

CLEAR VISION EASEMENT 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 THE LATEST VERSION THEREOF.

NET ACREAGE NOTE: THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.

FLOODPLAIN VERIFICATION NOTES:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 - YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0395F, EFFECTIVE SEPTEMBER 29TH, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 25, CB 4695 OF BLACKBUCK RANCH PHASE 2 UNIT 1 PUD, RECORDED IN VOLUME 20001, PAGES 838-849 OF THE BEXAR COUNTY DEED & PLAT RECORDS.

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR PROPERTY OWNERS' ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNEES, 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 MATKINHOOVER ENGINEERING & SURVEYING.

KYLE L PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOOVER ENGINEERING & SURVEYING

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.

9/5/24

KENNETH B. KOLACNY
LICENSED PROFESSIONAL ENGINEER #86300
MATKINHOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
KYLE L. PRESSLER
6528
PROFESSIONAL LAND SURVEYOR
9/5/2024

STATE OF TEXAS
KENNETH B. KOLACNY
86300
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BLACKBUCK RANCH PHASE 1, UNIT 5 PUD, SUBDIVISION WHICH IS RECORDED IN VOLUME 9728, PAGES 124-128 AND BLACKBUCK RANCH PHASE 1, UNIT 4 PUD, SUBDIVISION WHICH IS RECORDED IN VOLUME 9717, PAGES 89-92, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED 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 OR AUTHORIZED AGENT
CARLOS SALAS
23406 JOSHUA CREEK
SAN ANTONIO, TX 78255

OWNER OR AUTHORIZED AGENT
CHRISTINE R. NIMNICHT
23406 JOSHUA CREEK
SAN ANTONIO, TX 78255

OWNER OR AUTHORIZED AGENT
ROBERT DAY GOREE
23414 JOSHUA CREEK
SAN ANTONIO, TX 78255

OWNER OR AUTHORIZED AGENT
KRISTEN LYN GOREE
23414 JOSHUA CREEK
SAN ANTONIO, TX 78255

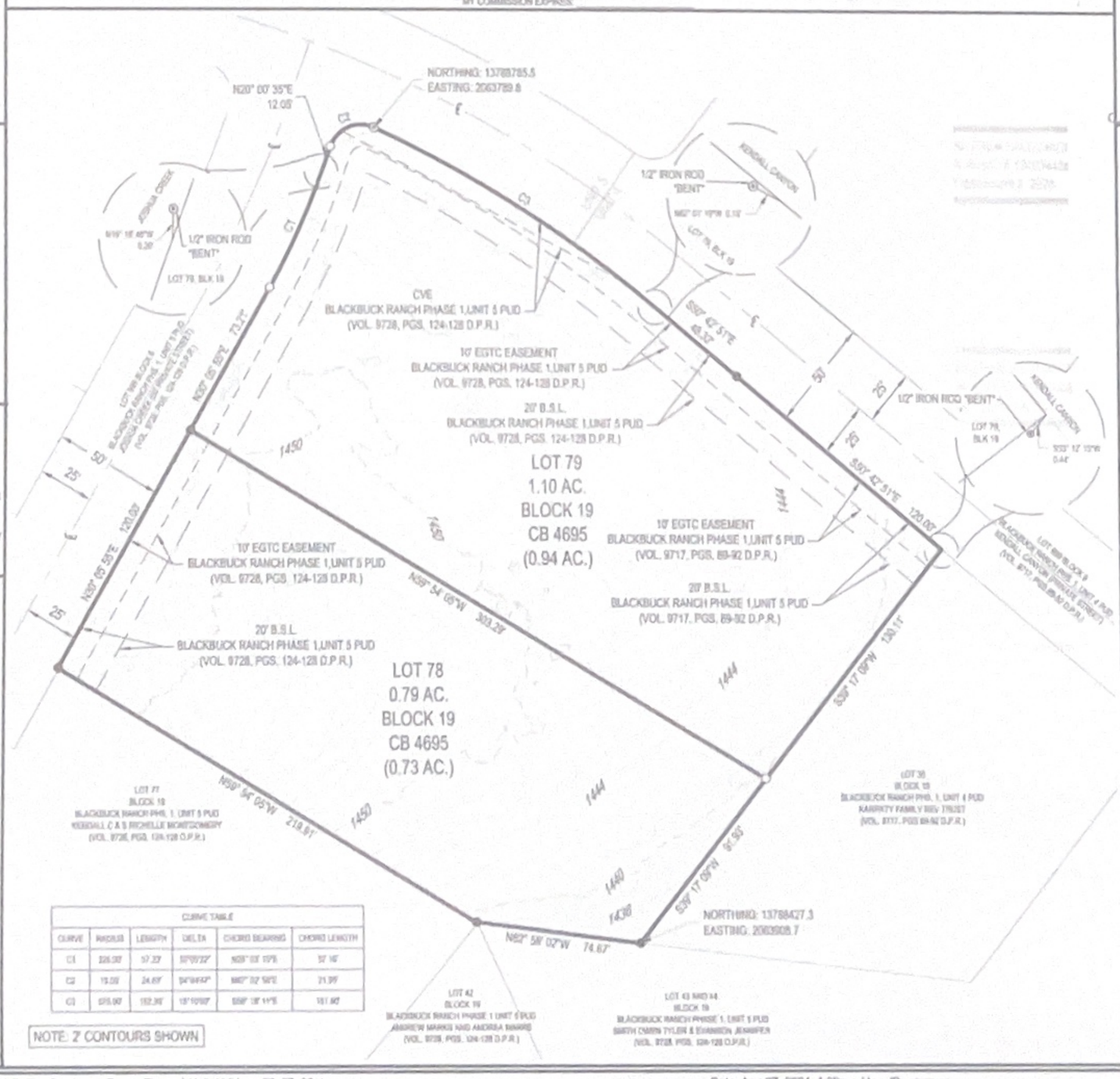
STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 10TH DAY OF September A.D. 20 24

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

JESSIKA PREM SALTAMACHIA
My Notary ID # 134834438
Expires April 3, 2028



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	226.00'	57.23'	14°30'32"	N28° 03' 19"E	57.10'
C2	15.00'	24.69'	94°18'40"	N80° 02' 58"E	21.99'
C3	675.00'	152.36'	12°55'58"	S58° 08' 11"E	151.99'

NOTE: 2' CONTOURS SHOWN

THIS PLAT OF BLACKBUCK RANCH PHASE 1 UNIT 4 & 5 REPLAT, P.U.D. WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS _____ DAY OF _____ A.D. 20__

BY _____
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

OWNER OR AUTHORIZED AGENT
CARLOS SALAS
23406 JOSHUA CREEK
SAN ANTONIO, TX 78255

OWNER OR AUTHORIZED AGENT
CHRISTINE R. NIMNICHT
23406 JOSHUA CREEK
SAN ANTONIO, TX 78255

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS SALAS AND CHRISTINE R. NIMNICHT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 September A.D. 20 24

NOTARY PUBLIC BEXAR COUNTY, TEXAS

JESSIKA PREM SALTAMACHIA
My Notary ID # 134834438
Expires April 3, 2028

OWNER OR AUTHORIZED AGENT
ROBERT DAY GOREE
23414 JOSHUA CREEK
SAN ANTONIO, TX 78255

OWNER OR AUTHORIZED AGENT
KRISTEN LYN GOREE
23414 JOSHUA CREEK
SAN ANTONIO, TX 78255

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT DAY GOREE AND KRISTEN LYN GOREE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 September A.D. 20 24

NOTARY PUBLIC BEXAR COUNTY, TEXAS

JESSIKA PREM SALTAMACHIA
My Notary ID # 134834438
Expires April 3, 2028

PREPARED: 8/27/2024