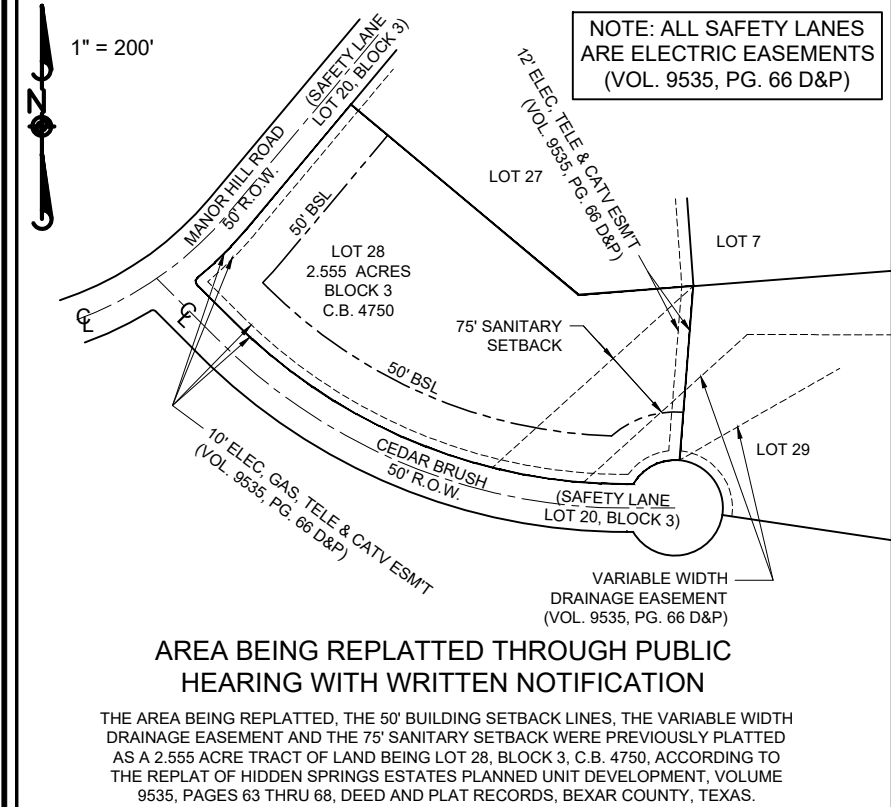


#### LEGEND

- 1/2" IRON PIN SET W/ DYE DVPT CAP
- 1/2" IRON PIN FOUND
- DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
- NEW CITY BLOCK
- COUNTY BLOCK
- VOLUME & PAGE
- PAGES
- ESMT
- RIGHT OF WAY
- NTS
- BSL
- P.U.D.
- ELEC
- TELE
- CATV
- AC
- Q
- CENTERLINE



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

THE AREA BEING REPLATTED, THE 50' BUILDING SETBACK LINES, THE VARIABLE WIDTH DRAINAGE EASEMENT AND THE 75' SANITARY SETBACK WERE PREVIOUSLY PLATTED AS A 2.555 ACRE TRACT OF LAND BEING LOT 28, BLOCK 3, C.B. 4750, ACCORDING TO THE REPLAT OF HIDDEN SPRINGS ESTATES PLANNED UNIT DEVELOPMENT, VOLUME 9535, PAGES 63 THRU 68, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HIDDEN SPRINGS ESTATES PLANNED UNIT DEVELOPMENT WHICH IS RECORDED IN VOLUME 9535, PAGES 63-68, BEXAR COUNTY DEED AND PLAT RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER, DR. HUMAM ALNAJJAR, 6710 MANOR HILL, SAN ANTONIO, TEXAS 78257

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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.

DAVID W. DYE III, LICENSED PROFESSIONAL ENGINEER NO. 84257  
DYE DEVELOPMENT, INC., 17174 IRONGATE RAIL, SAN ANTONIO, TX 78247

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:

DAVID W. DYE III, REGISTERED PROFESSIONAL LAND SURVEYOR #4734  
DYE DEVELOPMENT, INC., 17174 IRONGATE RAIL, SAN ANTONIO, TX 78247

#### NOTES:

- 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.
- FLOODPLAIN VERIFICATION:** NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0115F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- RESIDENTIAL FINISHED FLOOR:** RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- DRAINAGE EASEMENT ENCROACHMENTS:** 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 EASEMENTS, 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 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 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.
- 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.
- RESIDENTIAL FIRE FLOW:** 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 THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- BUILDING SETBACKS:** THE BUILDING SETBACKS SHOWN ON THE EXISTING REPLAT BEING REPLATTED, AS SHOWN BELOW, ARE HEREBY REMOVED BY THIS CURRENT REPLAT.
- LEGAL INSTRUMENT:** A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT HAS BEEN RECORDED ON JANUARY 5, 2000 IN VOLUME 8263, PAGE 722, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.
- DSSF AREA NOTE:** LOT 35 HAS A GROSS AREA OF 1.586 ACRES AND A NET AREA OF 1.456 ACRES. LOT 36 HAS A GROSS ACREAGE OF 0.969 ACRE AND A NET AREA OF 0.803 ACRE.

#### CPS/SAWS/COSA UTILITY

- 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.
- 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.
- 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

#### NOTES:

- SURVEYOR'S NOTE:** THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE. THE CONTOURS SHOWN HEREON ARE BASED UPON THE NAVD'88 DATUM. DIMENSIONS SHOWN ARE SURFACE.
- 1/2" IRON PINS SET WITH DYE DVPT CAPS AT ALL CORNERS UNLESS OTHERWISE NOTED.

#### EASEMENT CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	120.00'	558.55'	12°18'34"	N83° 54' 03"W	119.77'
C8	10.00'	50.00'	11°27'36"	N35° 39' 57"E	9.98'
C9	150.00'	578.55'	14°51'18"	S82° 37' 38"E	149.58'
C10	64.42'	591.38'	6°14'30"	N87° 29' 40"W	64.39'

#### EASEMENT LINE TABLE

Line #	Direction	Length
L1	S65° 09' 39"W	32.21'
L2	N46° 34' 25"W	17.29'
L3	N36° 19' 29"E	22.90'
L4	N68° 29' 06"E	10.48'
L5	N63° 33' 26"E	27.33'
L6	N48° 47' 53"E	21.97'
L7	N35° 00' 31"E	17.50'
L8	N70° 43' 48"E	45.05'
L9	S4° 33' 58"W	56.30'

NOTE "A"  
VARIABLE WIDTH PRIVATE  
DRAINAGE EASEMENT  
100 YEAR FLOODPLAIN (HATCHED)

NOTE: ALL SAFETY LANES  
ARE ELECTRIC EASEMENTS  
(VOL. 9535, PG. 66 D&P)

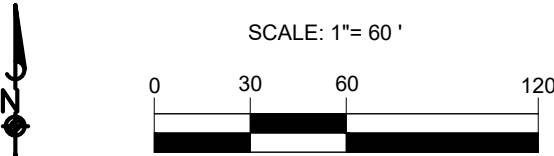
BOUNDARY CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	71.23'	395.00'	10°19'58"	N45° 10' 32"E	71.14'
C2	8.32'	5.00'	95°23'28"	N2° 38' 47"E	7.40'
C3	454.39'	578.55'	45°00'00"	N67° 33' 17"W	442.80'
C4	180.12'	578.55'	17°50'17"	S81° 08' 08"E	179.40'
C5	57.14'	50.00'	65°28'51"	S62° 40' 34"W	54.08'
C6	274.27'	578.55'	27°09'43"	S58° 38' 08"E	271.71'

PLAT NO.: 23-11800223

REPLAT ESTABLISHING

## MANOR HILL ESTATES P.U.D.

BEING A TOTAL OF 2.555 ACRE TRACT OF LAND ESTABLISHING LOTS 35 AND 36, BLOCK 3, N.C.B. 16386, MANOR HILL ESTATES P.U.D., BEING LOT 28, BLOCK 3, N.C.B. 34750A ACCORDING TO THE REPLAT OF HIDDEN SPRINGS ESTATES PLANNED UNIT DEVELOPMENT, IN VOLUME 9535, PAGES 63 THRU 68, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



PREPARED BY:

**DYE DEVELOPMENT, INC.**

TEXAS REGISTERED FIRM: 100922-00 (TXBPLS)

TEXAS REGISTERED FIRM: F-9539 (TXBPE)

david3@dyedvpt.com www.dyedvpt.com

17174 IRONGATE RAIL, SAN ANTONIO, TEXAS 78247

PHONE (210) 685-9193 • FAX (210) 598-9758

PLAT PREPARED: SEPTEMBER, 2023

SHEET 1 OF 1

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'S DULY AUTHORIZED AGENT (DAVID W. DYE III, P.E., R.P.L.S.)

OWNER & DEVELOPER: DR. HUMAM ALNAJJAR  
6710 MANOR HILL  
SAN ANTONIO, TEXAS 78257

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID W. DYE III, P.E., R.P.L.S., 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., 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF MANOR HILL ESTATES P.U.D., 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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

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

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