

LOCATION MAP NOT TO SCALE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CPS/SAWS/COSA/UTILITY NOTE:

- 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.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802050500, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 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 TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE:

LOTS 802-903, BLOCK 82, LOT 901, BLOCK 97, ARE DESIGNATED AS OPEN SPACES AND AS COMMON AREAS AND AS DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS.

RESIDENTIAL FINISHED FLOOR NOTE:

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

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902-903, BLOCK 82, LOT 901, BLOCK 97, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

- TOTAL OF 145 RESIDENTIAL LOTS ESTABLISHED.

SETBACK NOTE:

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.

CLEAR VISION AREA 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.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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 HIGH PRESSURE:

ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU NOTE:

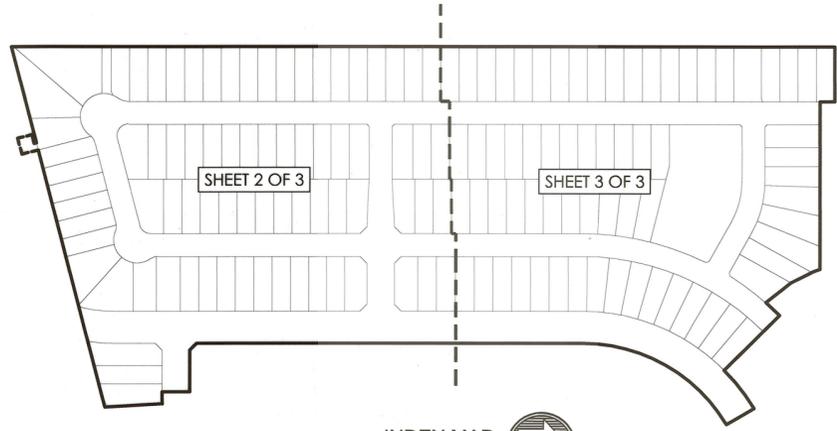
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801258) 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).

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED;
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.



INDEX MAP NOT TO SCALE

LINE	LENGTH	BEARING
L1	120.00'	N89°22'44"E
L2	32.00'	S00°37'16"E
L3	13.52'	S19°02'37"E
L4	56.36'	S27°02'33"E
L5	70.03'	S38°48'47"E
L6	70.00'	S31°26'50"E
L7	21.21'	N45°37'16"W
L8	90.00'	S89°22'44"W
L9	21.21'	S44°22'44"W
L10	21.21'	S45°37'16"E
L11	105.12'	S87°53'42"E
L12	115.00'	N89°22'44"E
L13	7.07'	N44°22'44"E
L14	7.07'	N45°37'16"W
L15	115.00'	S89°22'44"W
L16	105.12'	S86°39'09"W
L17	21.21'	S44°22'44"W
L18	21.21'	S45°37'16"E
L19	90.00'	N89°22'44"E
L20	21.21'	N44°22'44"E
L21	7.23'	S17°44'12"E
L22	102.02'	S61°28'21"E
L23	121.55'	N89°22'44"E
L24	7.07'	N44°22'40"E
L25	7.07'	S45°37'17"E
L26	121.55'	N89°22'44"E

LINE	LENGTH	BEARING
L27	102.09'	S61°28'21"E
L28	7.23'	N74°52'06"E
L29	115.00'	S00°37'16"E
L30	1.43'	S89°22'44"W
L31	98.90'	S89°22'44"W
L32	21.21'	S45°37'16"E
L33	91.17'	N89°22'44"E
L34	60.00'	S00°37'16"E
L35	13.77'	N89°22'44"E
L36	91.17'	S89°22'44"W
L37	21.21'	S44°22'44"W
L38	93.53'	S00°37'16"E
L39	105.84'	S89°22'44"W
L40	16.00'	N74°54'00"E
L41	6.56'	S64°36'05"W
L42	98.54'	S89°22'44"W
L43	4.02'	N79°52'50"W
L44	8.69'	N70°56'04"E
L45	20.04'	N74°54'06"E
L46	5.00'	N15°03'56"W
L47	16.19'	S06°50'45"E
L48	9.59'	S03°37'28"W

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	605.00'	3°54'07"	20.61'	41.20'	41.19'	N42°37'35"E
C2	435.00'	13°58'31"	53.32'	106.10'	105.84'	N51°33'54"E
C3	365.00'	59°10'27"	207.24'	376.97'	360.43'	S28°57'57"W
C4	605.00'	13°07'53"	69.63'	138.66'	138.36'	S38°00'42"W
C5	555.00'	45°11'55"	231.02'	437.82'	426.56'	S21°58'41"W
C6	29.00'	35°34'43"	9.30'	18.01'	17.72'	S18°24'38"E
C7	51.00'	146°42'28"	170.58'	130.59'	97.73'	N37°09'15"E
C8	25.00'	75°31'16"	19.36'	32.95'	30.62'	S37°08'22"W
C9	25.00'	104°28'44"	32.28'	45.59'	39.53'	N52°51'38"W
C10	175.00'	29°08'56"	45.50'	89.03'	88.07'	S78°02'49"E
C11	605.00'	26°23'01"	141.81'	278.59'	276.14'	S12°34'14"W
C12	29.00'	38°32'27"	10.14'	19.51'	19.14'	S55°37'46"W
C13	51.00'	181°33'38"	3744.46'	161.61'	101.99'	S52°51'38"E
C14	29.00'	38°32'27"	10.14'	19.51'	19.14'	N18°38'57"E
C15	225.00'	29°08'56"	58.50'	114.47'	113.24'	N76°02'49"W
C16	29.00'	35°36'29"	9.31'	18.02'	17.73'	N87°17'46"W
C17	435.00'	59°10'27"	246.98'	449.26'	429.56'	S28°57'57"W
C18	265.00'	16°01'20"	37.30'	74.10'	73.86'	S07°23'23"W
C19	230.00'	31°3'26"	6.47'	12.94'	12.94'	N87°46'00"E
C20	335.00'	9°11'35"	26.93'	53.75'	53.69'	N03°58'31"E

PLAT NO. 23-11800240

**SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 4**

BEING A 25.952 ACRE TRACT OUT OF A 49.897 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20230037337, AND A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220056276, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 24, 2025

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 INDICATED 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.

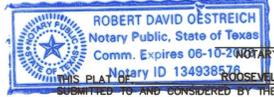
OWNER/DEVELOPER: RICHARD MOTT
SAN ANTONIO LD, LLC
100 NE LOOP 410 SUITE 1155
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT

TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING KNOWN TO ME 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 22 DAY OF APRIL, A.D. 2025



THIS PLAT OF ROOSEVELT LANDING UNIT 4 HAS BEEN SUBMITTED 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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:

MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

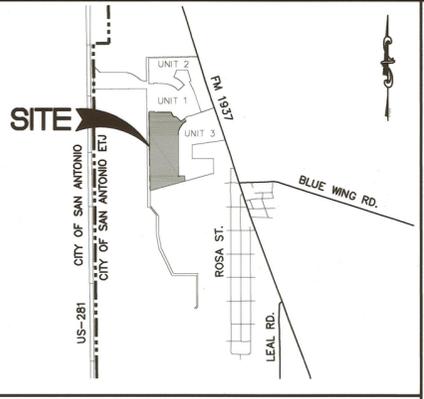


STATE OF TEXAS
COUNTY OF BEXAR

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

Paul Landa, Jr.

PAUL LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051



LOCATION MAP NOT TO SCALE

LEGEND

- 609 EXISTING CONTOUR
- 608 PROPOSED CONTOUR
- AC ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊕ CENTERLINE
- ⊕ EASEMENT
- ⊙ IRON PIN SET
- OFFICIAL PUBLIC RECORDS
- BEAR COUNTY TEXAS
- VOL. VOLUME
- PG(S). PAGE(S)
- DOC. DOCUMENT
- NO. NUMBER
- REPETITIVE BEARING AND/OR DISTANCE
- L.F. LINEAR FEET
- C.V.E. CLEAR VISION EASEMENT
- ETJ EXTRATERRITORIAL JURISDICTION
- B.S.L. BUILDING SETBACK LINE

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WASTEWATER EDU NOTE:

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SAWS HIGH PRESSURE:

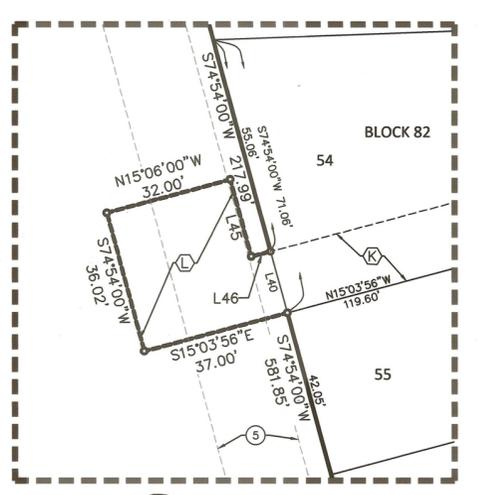
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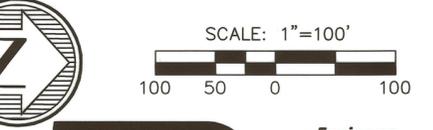
DETAIL A NOT TO SCALE

- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
 - (B) 15' BUILDING SETBACK LINE
 - (C) 10' B.S.L. & E.G.T.CATV EASEMENT
 - (D) 14' E.G.T.CATV EASEMENT
 - (E) 1' VEHICULAR NON-ACCESS EASEMENT
 - (F) 25' SANITARY SEWER EASEMENT
 - (G) 20' BUILDING SETBACK LINE
 - (H) 8' E.G.T.CATV EASEMENT
 - (J) 12' E.G.T.CATV EASEMENT
 - (K) 16' WATER EASEMENT
 - (L) OFF-LOT VARIABLE WIDTH WATER EASEMENT (0.028 AC.)
 - (M) VARIABLE WIDTH C.V.E. (0.0003 AC.)
 - (N) VARIABLE WIDTH C.V.E. (0.0001 AC.)
 - (P) 5' E.G.T.CATV EASEMENT
 - (1) LOT 901, BLOCK 82 ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
 - (2) 17' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
 - (3) CITY OF SAN ANTONIO 200' ELECTRIC EASEMENT (VOL. 5189, PG. 377 O.P.R.B.C.T.)
 - (4) 16' SANITARY SEWER EASEMENT (0.030 AC.) CONCURRENT PLATTING: ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715
 - (5) 20' WATERLINE EASEMENT (VOL. 11379, PG. 11481 O.P.R.B.C.T.)
 - (6) 1' VEHICULAR NON-ACCESS EASEMENT ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715

- (7) 14' E.G.T.CATV EASEMENT CONCURRENT PLATTING: ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715
- (8) 10' E.G.T.CATV EASEMENT CONCURRENT PLATTING: ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715
- (9) 20' BUILDING SETBACK LINE CONCURRENT PLATTING: ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715
- (10) 12' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
- (11) 15' B.S.L. ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
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- (18) VARIABLE WIDTH CLEAR VISION EASEMENT CONCURRENT PLATTING: ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715

PLAT NO. 23-11800240
SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 4

BEING A 25.952 ACRE TRACT OUT OF A 49.897 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20230037337, AND A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220056276, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



MTR
Moy Tarin Ramirez Engineers, LLC
 • Engineers
 • Surveyors
 • Planners

TPBELS: ENGINEERING F-5297/SURVEYING: F-10131500
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 24, 2025

STATE OF TEXAS
 COUNTY OF BEAR

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 INDICATED 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.

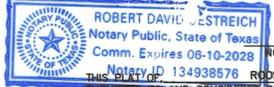
OWNER/DEVELOPER: RICHARD MOTT
 SAN ANTONIO LD, LLC
 100 NE LOOP 410 SUITE 1155
 SAN ANTONIO, TX 78216

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RICHARD MOTT 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 29 DAY OF APRIL, A.D. 2025



ROBERT DAVID J. STREICH
 Notary Public, State of Texas
 Comm. Expires 06-10-2028
 Notary ID 134938576

ROOSEVELT LANDING UNIT 4 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

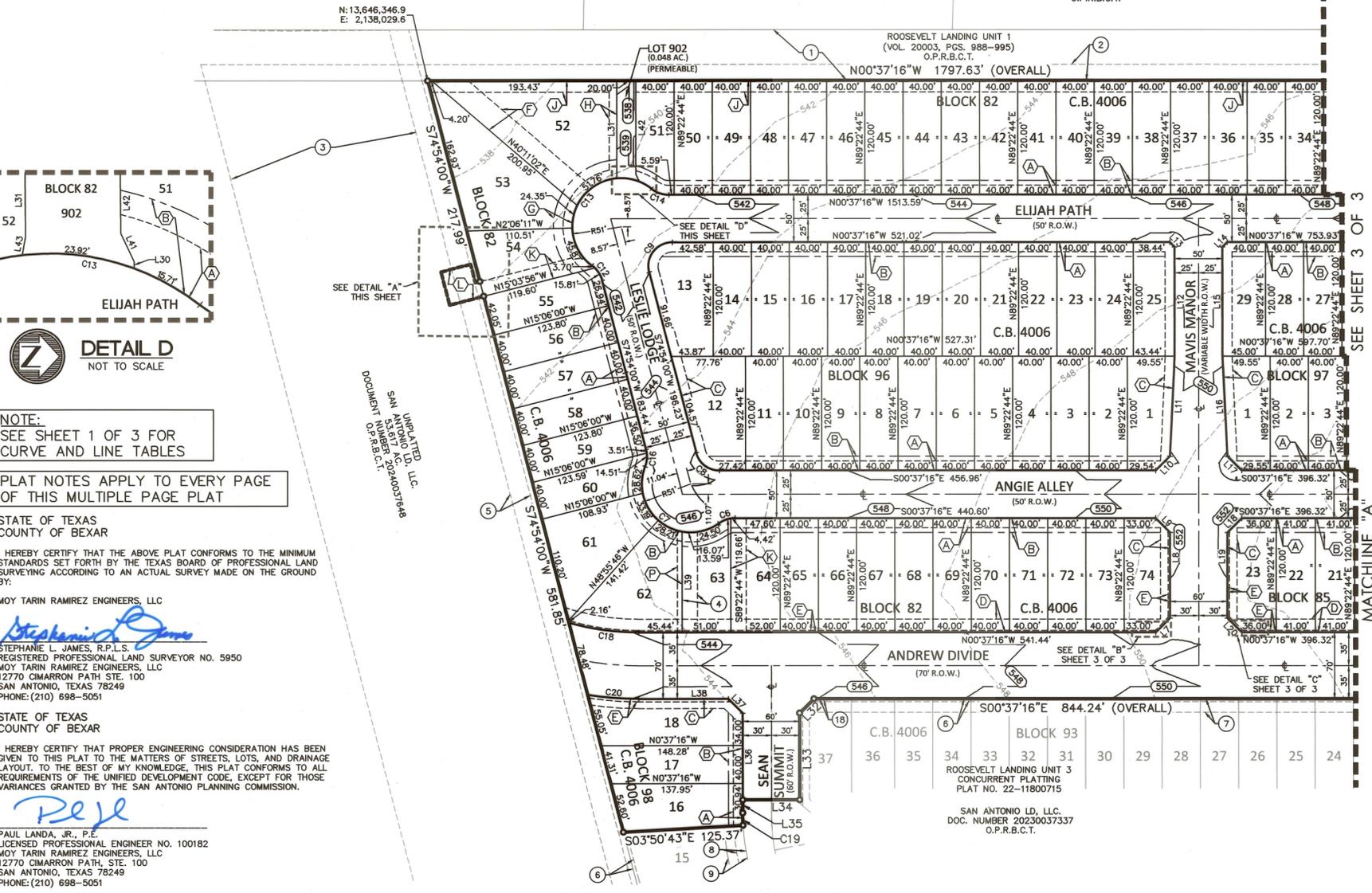
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



NOTE:
 SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
 COUNTY OF BEAR

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

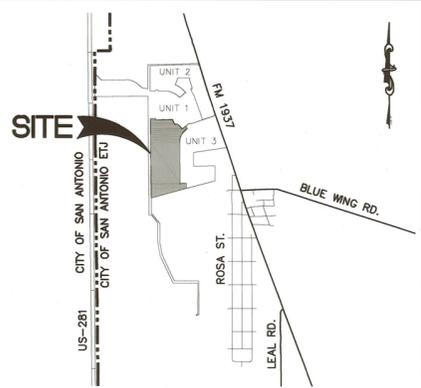
Stephanie L. James
 STEPHANIE L. JAMES, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH STE. 100
 SAN ANTONIO, TEXAS 78249
 PHONE: (210) 698-5051

STATE OF TEXAS
 COUNTY OF BEAR

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

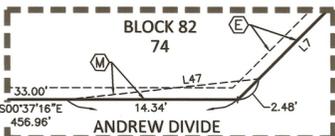
Paul Landa, Jr.
 PAUL LANDA, JR., P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 100182
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, STE. 100
 SAN ANTONIO, TEXAS 78249
 PHONE: (210) 698-5051



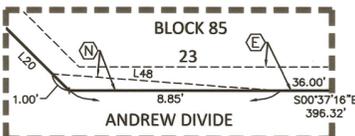


LOCATION MAP NOT TO SCALE

- LEGEND**
- 609 EXISTING CONTOUR
 - 608 PROPOSED CONTOUR
 - AC ACRES
 - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - R.O.W. RIGHT OF WAY
 - R RADIUS
 - ± CENTERLINE
 - ± EASEMENT
 - IRON PIN SET
 - OFFICIAL PUBLIC RECORDS
 - BEAR COUNTY TEXAS
 - VOL. VOLUME
 - PG(S). PAGE(S)
 - DOC. DOCUMENT
 - NO. NUMBER
 - REPETITIVE BEARING AND/OR DISTANCE
 - LF. LINEAR FEET
 - C.V.E. CLEAR VISION EASEMENT
 - ETJ EXTRATERRITORIAL JURISDICTION
 - B.S.L. BUILDING SETBACK LINE



DETAIL B NOT TO SCALE



DETAIL C NOT TO SCALE

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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

Paul Landa, Jr.
PAUL LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

- 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 GRANOR'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.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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 HIGH PRESSURE:

ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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.

NOTE:
SEE SHEET 1 OF 3 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) 15' BUILDING SETBACK LINE
- (C) 10' B.S.L. & E.G.T.CATV EASEMENT
- (D) 14' E.G.T.CATV EASEMENT
- (E) 1' VEHICULAR NON-ACCESS EASEMENT
- (F) 25' SANITARY SEWER EASEMENT
- (G) 20' BUILDING SETBACK LINE
- (H) 8' E.G.T.CATV EASEMENT
- (J) 12' E.G.T.CATV EASEMENT
- (K) 16' WATER EASEMENT
- (L) OFF-LOT VARIABLE WIDTH WATER EASEMENT (0.028 AC.)
- (M) VARIABLE WIDTH C.V.E. (0.0003 AC.)
- (N) VARIABLE WIDTH C.V.E. (0.0001 AC.)
- (P) 5' E.G.T.CATV EASEMENT
- (1) LOT 901, BLOCK 82 ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
- (2) 17' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
- (3) CITY OF SAN ANTONIO 200' ELECTRIC EASEMENT (VOL. 5189, PG. 377 O.P.R.B.C.T.)
- (4) 16' SANITARY SEWER EASEMENT (0.039 AC.) CONCURRENT PLATTING: ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715
- (5) 20' WATERLINE EASEMENT (VOL. 11379, PG. 11481 O.P.R.B.C.T.)
- (6) 1' VEHICULAR NON-ACCESS EASEMENT ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715

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- (13) 10' B.S.L. & E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
- (14) LOT 901, BLOCK 93 (0.195 AC.) (OPEN SPACE) (CLEAR VISION EASEMENT) CONCURRENT PLATTING: ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715
- (15) 1' VEHICULAR NON-ACCESS EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
- (16) 14' E.G.T.CATV EASEMENT ROOSEVELT LANDING UNIT 1 (VOL. 20003, PGS. 988-995) O.P.R.B.C.T.
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- (18) VARIABLE WIDTH CLEAR VISION EASEMENT CONCURRENT PLATTING: ROOSEVELT LANDING UNIT 3 PLAT NO. 22-11800715

PLAT NO. 23-11800240

**SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 4**

BEING A 25.952 ACRE TRACT OUT OF A 49.897 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO, LD. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20230037337, AND A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO, LD. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220056276, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'
100 50 0 100



Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 24, 2025

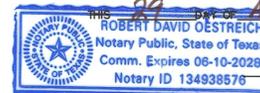
STATE OF TEXAS
COUNTY OF BEXAR

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 INDICATED 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: RICHARD MOTT
SAN ANTONIO, LD. LLC.
100 NE LOOP 410 SUITE 1155
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RICHARD MOTT 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 PLAT OF ROOSEVELT LANDING UNIT 4 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 APRIL A.D. 2025

DAY OF _____ A.D. 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

