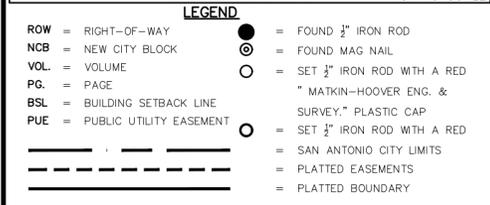
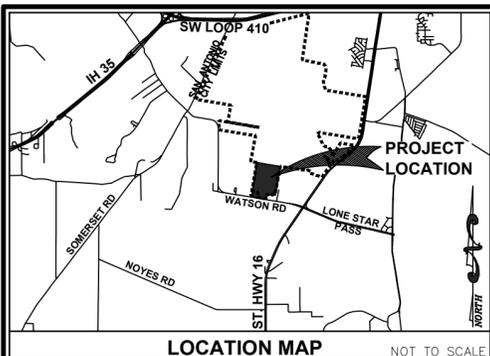


CAMINO REAL SUBDIVISION UNIT-1

BEING A TOTAL OF 42.61 ACRE TRACT OF LAND, INCLUSIVE OF A 0.88 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, AND THE JOSEPH JORDAN SURVEY NO. 45, ABSTRACT 374, COUNTY BLOCK 4296, BEXAR COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 130 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1498 PAGE 250, ALL OF A CALLED 31.52 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 14362 PAGE 983, THE REMAINING PORTION OF A CALLED 62.8 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4819 PAGE 1850, AND ALL OF A CALLED 4 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2489 PAGE 329, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-17 & 901 AND BLOCKS 7, 8 & 11.



- CPS/SAWS/COSA UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 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... 4. 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... 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.

- TxDOT: (B526 - 27.) 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION... 2. MAXIMUM POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL" FOR THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 171845... 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

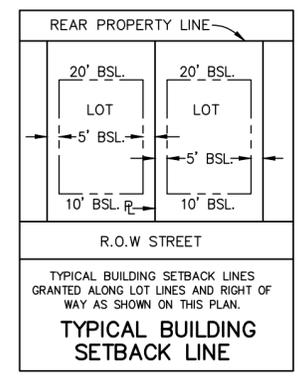
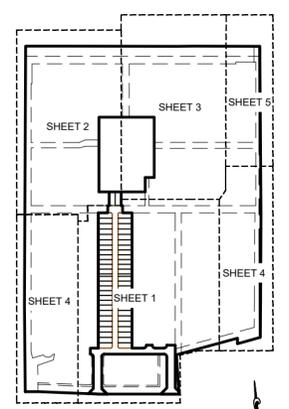
- DRAINAGE EASEMENT ENCROACHMENTS: (B526 - 12.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS TO THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS DESCRIBED HEREON, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY AND COUNTY. THE CITY OF ELMENDORF AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANITOR'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.

- COMMON AREA MAINTENANCE: (B526 - 1.) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING 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 ELMENDORF OR BEXAR COUNTY.

- SAWS WASTE WATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER 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 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.

- 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 OWNER SHALL BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) 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 PROPERTY OWNERS AND/OR THE OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



- 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. DISTANCES SHOWN HEREON ARE GRID UNITS... 3. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X" SPECIAL FLOOD HAZARD ARE SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NO. 5, 48029C015F, 48029C020F, 48029C075F, & 48029C076F, DATED SEPTEMBER 29, 2010... 4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEXAR COUNTY ORDINANCES AND RESTRICTIONS... 5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY... 6. FENCES ALONG BOUNDARY LINE MEANDER... 7. NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

DATE OF PREPARATION: APRIL 8, 2024



TBPELS # - 20405 & # - 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

OWNER/DEVELOPER:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

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:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAUL MENDOZA, 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.

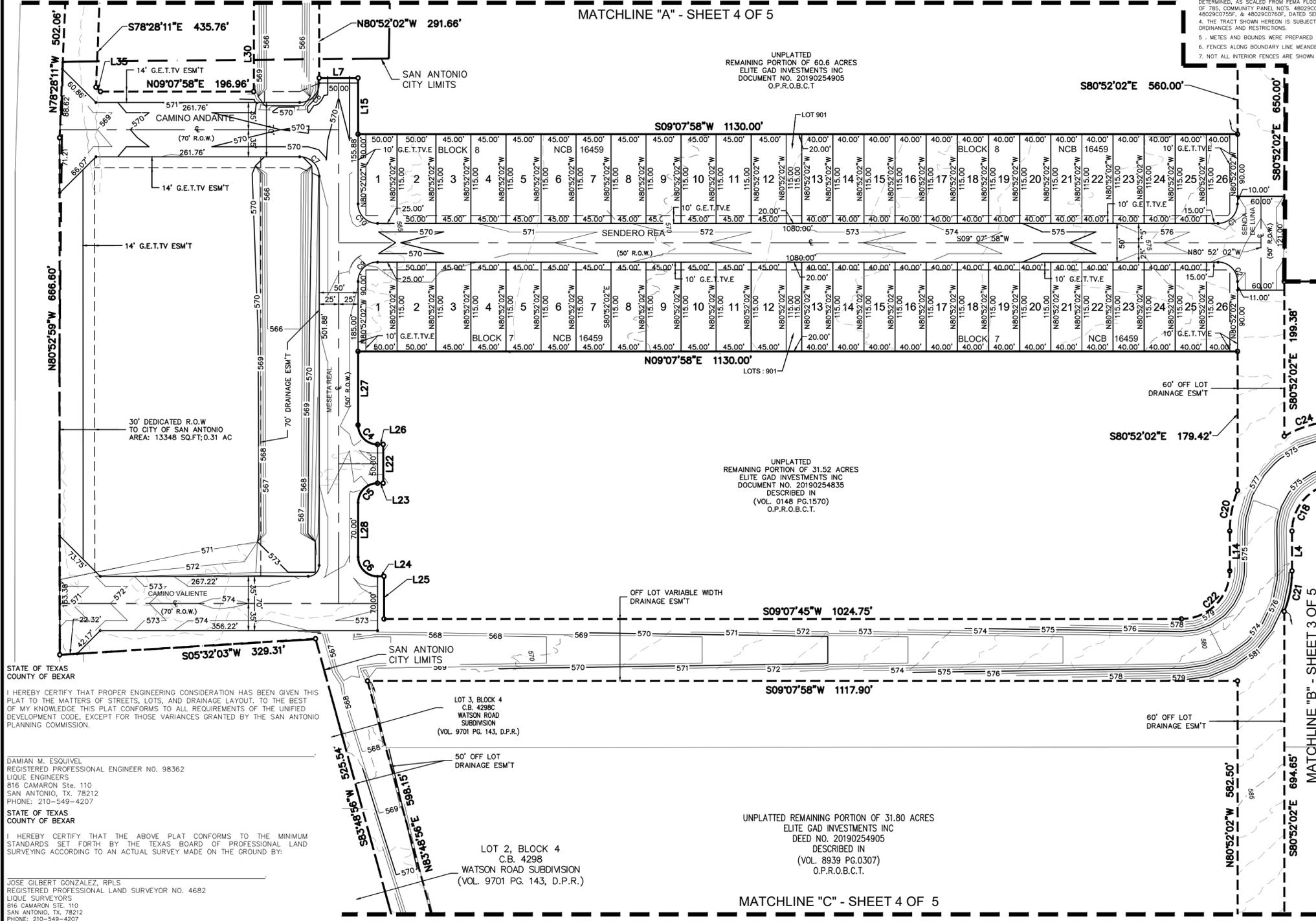
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

THIS PLAT OF CAMINO REAL 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 _____, 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



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

DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

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:

JOSE GILBERT GONZALEZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682
LIQUE SURVEYORS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

LOT 3, BLOCK 4
C.B. 4298
WATSON ROAD
SUBDIVISION
(VOL. 9701 PG. 143, D.P.R.)

50' OFF LOT
DRAINAGE ESM'T

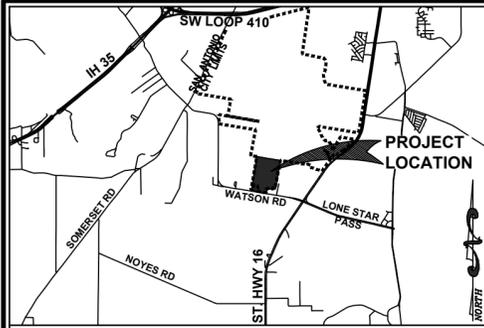
LOT 2, BLOCK 4
C.B. 4298
WATSON ROAD SUBDIVISION
(VOL. 9701 PG. 143, D.P.R.)

UNPLATTED
REMAINING PORTION OF 60.6 ACRES
ELITE GAD INVESTMENTS INC
DOCUMENT NO. 20190254905
O.P.R.O.B.C.T

UNPLATTED
REMAINING PORTION OF 31.52 ACRES
ELITE GAD INVESTMENTS INC
DOCUMENT NO. 20190254835
DESCRIBED IN
(VOL. 0148 PG.1570)
O.P.R.O.B.C.T.

UNPLATTED REMAINING PORTION OF 31.80 ACRES
ELITE GAD INVESTMENTS INC
DEED NO. 20190254905
DESCRIBED IN
(VOL. 8939 PG.0307)
O.P.R.O.B.C.T.

Date: Apr 10, 2024, 5:09pm User: D_Lo
File: P:\10910102\Plat\UNIT 1\Preliminary Plat\10910102 CITY COMMENTS.dwg



LEGEND

ROW	=	RIGHT-OF-WAY	●	=	FOUND 1/2" IRON ROD
NCB	=	NEW CITY BLOCK	○	=	FOUND MAG NAIL
VOL.	=	VOLUME	○	=	SET 1/2" IRON ROD WITH A RED
PG.	=	PAGE	○	=	" MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP
BSL	=	BUILDING SETBACK LINE	○	=	SET 1/2" IRON ROD WITH A RED
PUE	=	PUBLIC UTILITY EASEMENT	○	=	SAN ANTONIO CITY LIMITS
			○	=	PLATTED EASEMENTS
			○	=	PLATTED BOUNDARY

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 SYSTEMS (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHT-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "OVERHEAD 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 TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTION 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.

IMPACT FEE PAYMENT NOTE:
WATER AND 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. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE SET. SEE SHEET 7 OF 7 FOR LINE AND CURVE TABLES.

MISCELLANEOUS NOTES:

- CONTOURS SHOWN ARE APPROXIMATE AND FOR GEOGRAPHICAL PURPOSES.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINIAL ADJACENT GRADE.

TXDOT: (R526 - 27)

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL," THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY WIDTH.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

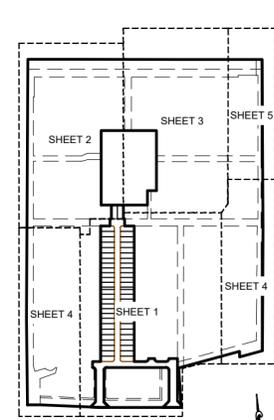
DRAINAGE EASEMENT ENCROACHMENTS: (R526 - 12)
NO STRUCTURAL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY AND COUNTY. THE CITY OF ELMENDORF AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'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.

COMMON AREA MAINTENANCE: (R526 - 1)
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING 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 ELMENDORF OR BEXAR COUNTY.

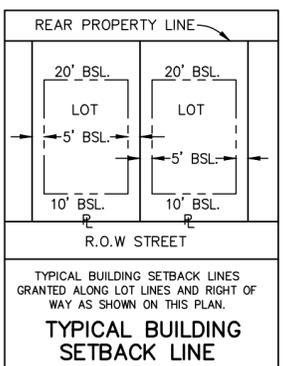
SAWS WASTE WATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

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 (FELD) 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 PROPERTY OWNERS AND/OR THE OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



INDEX MAP
NOT TO SCALE

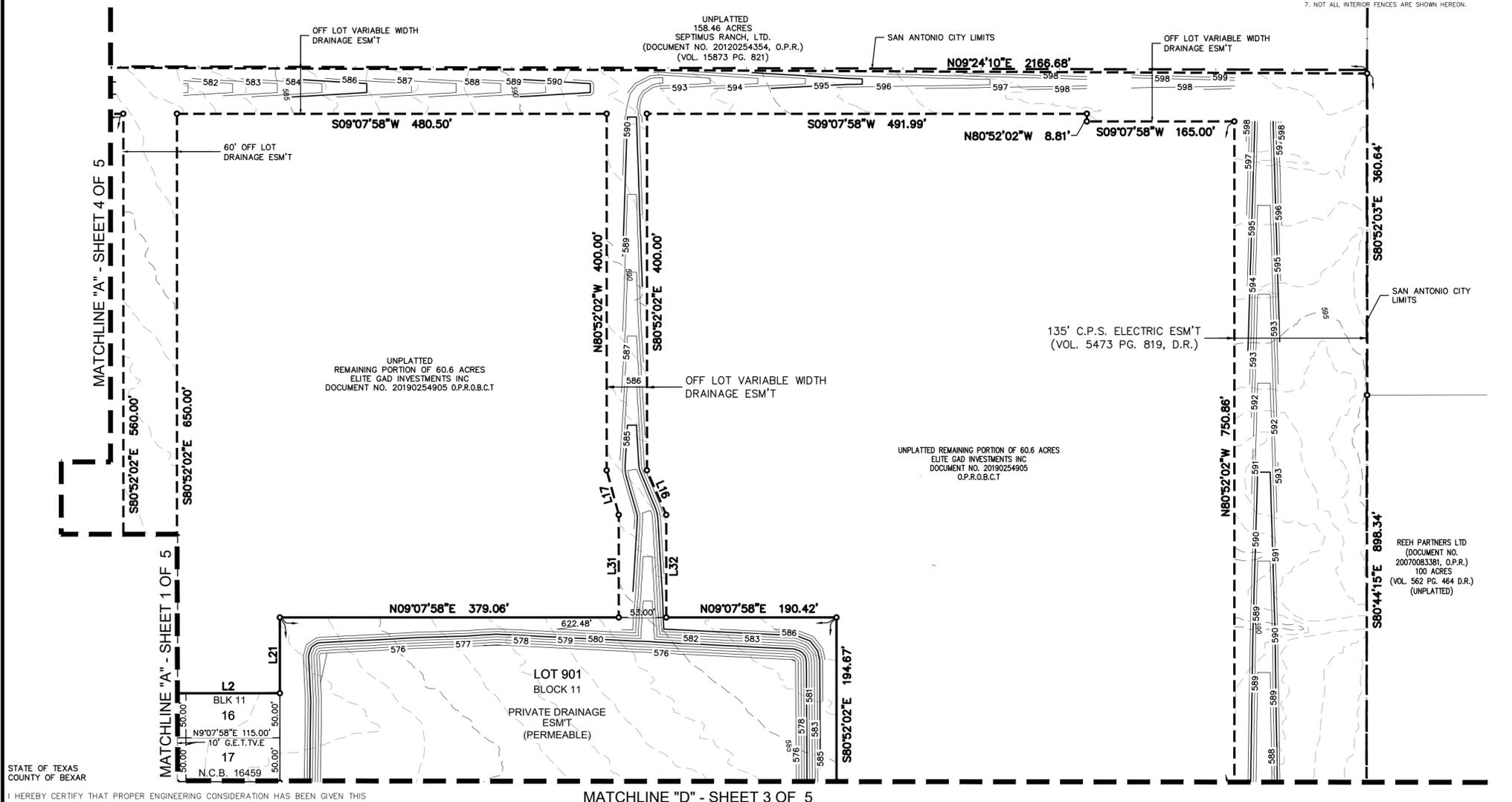


TYPICAL BUILDING SETBACK LINE

NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
- PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 860 OF 785, COMMUNITY PANEL NO'S. 48029C0615F, 48029C0620F, 48029C0755F, & 48029C0760F, DATED SEPTEMBER 29, 2010.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
- FENCES ALONG BOUNDARY LINE MEANDER.
- NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

PLAT NO. 22-11800256
CAMINO REAL SUBDIVISION UNIT-1
BEING A TOTAL OF 42.61 ACRE TRACT OF LAND, INCLUSIVE OF A 0.88 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, AND THE JOSEPH JORDAN SURVEY NO. 45, ABSTRACT 374, COUNTY BLOCK 4296, BEXAR COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 130 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1498 PAGE 250, ALL OF A CALLED 31.52 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 14362 PAGE 983, THE REMAINING PORTION OF A CALLED 62.8 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4819 PAGE 1850, AND ALL OF A CALLED 4 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2489 PAGE 329, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-17 & 901 AND BLOCKS 7,8 & 11.



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

DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

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:

JOSE GILBERT GONZALEZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682
LIQUE SURVEYORS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

LIQUE ENGINEERS & SURVEYING

TBPELS # - 20405 & # - 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

OWNER/DEVELOPER:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

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:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAUL MENDOZA, 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. _____

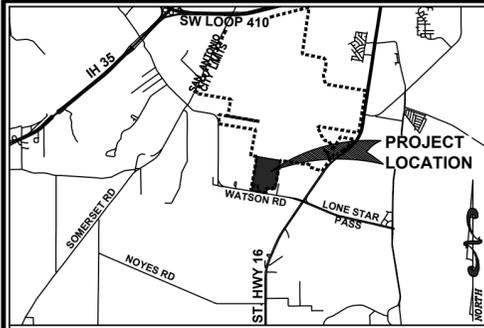
NOTARY PUBLIC, BEXAR COUNTY TEXAS

THIS PLAT OF CAMINO REAL 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 _____, 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

Date: Apr 10, 2024, 4:09pm User: JD_Lo File: P:\0910102\Plat\UNIT 1\Preliminary Plat\Plat 1080102 CITY COMMENTS.dwg



LEGEND

ROW	=	RIGHT-OF-WAY	●	=	FOUND 1" IRON ROD
NCB	=	NEW CITY BLOCK	○	=	FOUND MAG NAIL
VOL.	=	VOLUME	○	=	SET 1/2" IRON ROD WITH A RED
PG.	=	PAGE	○	=	" MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP
B.S.L.	=	BUILDING SETBACK LINE	○	=	SET 1/2" IRON ROD WITH A RED
PUE	=	PUBLIC UTILITY EASEMENT	○	=	SAN ANTONIO CITY LIMITS
				=	PLATTED EASEMENTS
				=	PLATTED BOUNDARY

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 SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-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 OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTION 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.

IMPACT FEE PAYMENT NOTE:

WATER AND 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. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. SEE SHEET 7 OF 7 FOR LINE AND CURVE TABLES.

MISCELLANEOUS NOTES:

- CONTOURS SHOWN ARE APPROXIMATE AND FOR GEOGRAPHICAL PURPOSES ONLY.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

TxDOT: (B526 - 27)

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL"; THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM ACCESS POINTS TO STATE HIGHWAY LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1718.62.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

DRAINAGE EASEMENT ENCROACHMENTS: (B526 - 12)

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 CITY AND COUNTY. THE CITY OF ELMDORF AND BEJAR 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.

COMMON AREA MAINTENANCE: (B526 - 1)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING 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 ELMDORF OR BEJAR COUNTY.

SAWS WASTE WATER EDU NOTE:

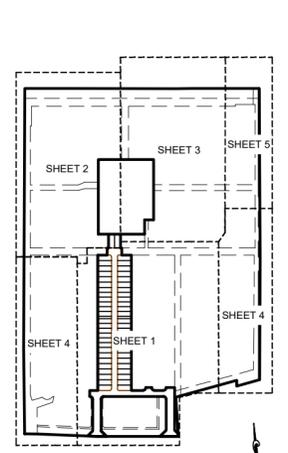
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

RESIDENTIAL FIRE FLOW:

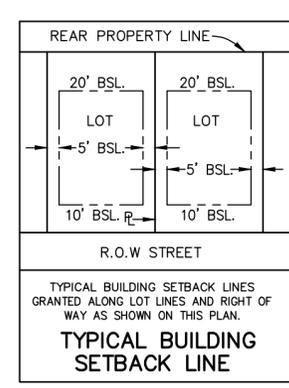
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE APPROVED PRIOR TO BUILDING PERMIT 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.

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 (FLO) 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 PROPERTY OWNERS AND/OR THE OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY.

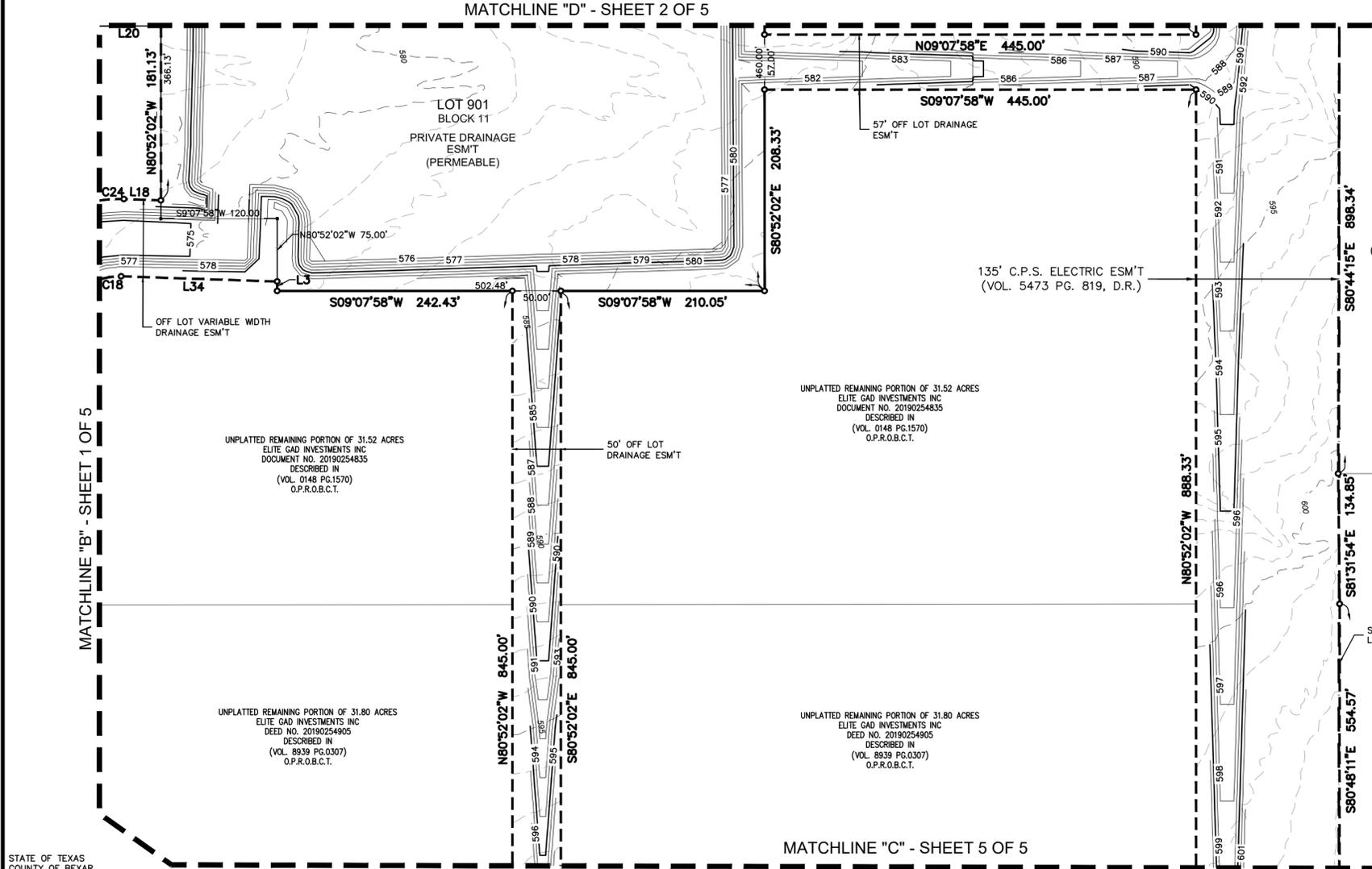


INDEX MAP
NOT TO SCALE



TYPICAL BUILDING SETBACK LINE

PLAT NO. 22-11800256
CAMINO REAL SUBDIVISION UNIT-1
BEING A TOTAL OF 42.61 ACRE TRACT OF LAND, INCLUSIVE OF A 0.88 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, AND THE JOSEPH JORDAN SURVEY NO. 45, ABSTRACT 374, COUNTY BLOCK 4296, BEJAR COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 130 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1498 PAGE 250, ALL OF A CALLED 31.52 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 14362 PAGE 983, THE REMAINING PORTION OF A CALLED 62.8 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4819 PAGE 1850, AND ALL OF A CALLED 4 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2489 PAGE 329, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS. ESTABLISHING LOTS 1-17 & 901 AND BLOCKS 7,8 & 11.



REEH PARTNERS LTD
(DOCUMENT NO. 20070083381, O.P.R.)
100 ACRES
(VOL. 562 PG. 464 D.R.)
(UNPLATTED)

UNPLATTED
REEH PARTNERS LTD
(DOCUMENT NO. 20070083381, O.P.R.)
166 ACRES

LIQUE ENGINEERS & SURVEYING
TBPELS # - 20405 & # - 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207
OWNER/DEVELOPER:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

STATE OF TEXAS
COUNTY OF BEJAR
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:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

STATE OF TEXAS
COUNTY OF BEJAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RAUL MENDOZA, 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. _____

NOTARY PUBLIC, BEJAR COUNTY TEXAS

THIS PLAT OF CAMINO REAL 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 _____, 20____.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEJAR
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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

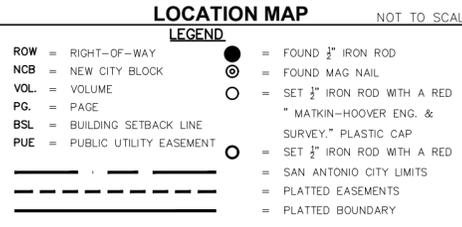
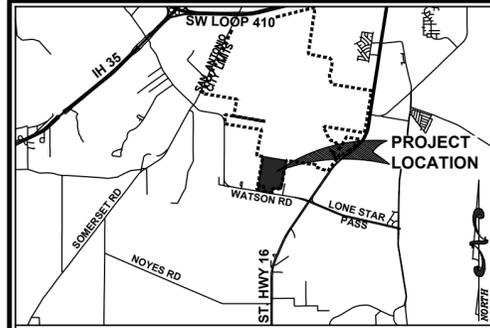
DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

STATE OF TEXAS
COUNTY OF BEJAR
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:

JOSE GILBERT GONZALEZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682
LIQUE SURVEYORS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

- NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
 - PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NOS. 480290205F, 480290206F, 48029020755F, & 48029020760F, DATED SEPTEMBER 29, 2010.
 - THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEJAR COUNTY ORDINANCES AND RESTRICTIONS.
 - METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 - FENCES ALONG BOUNDARY LINE MEANDER.
 - NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

Date: Apr 10, 2024, 5:10pm User: J. Lo File: P:\10910102\Plat\Plat 1080102 CITY COMMENTS.dwg



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 SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-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 PURPOSES DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL 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 GRANTEE'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES. GRANTEE SHALL BE ALLOWED TO REMOVE OR ALTER SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTION WHICH ENDS 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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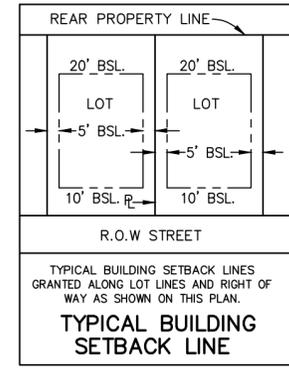
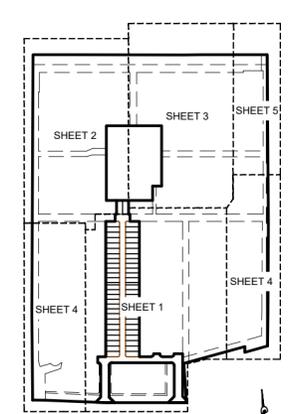
DRAINAGE EASEMENT ENCROACHMENTS: (B526 - 12)
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COMMON AREA MAINTENANCE: (B526 - 1)
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION 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 ELMENDORF OR BEXAR COUNTY.

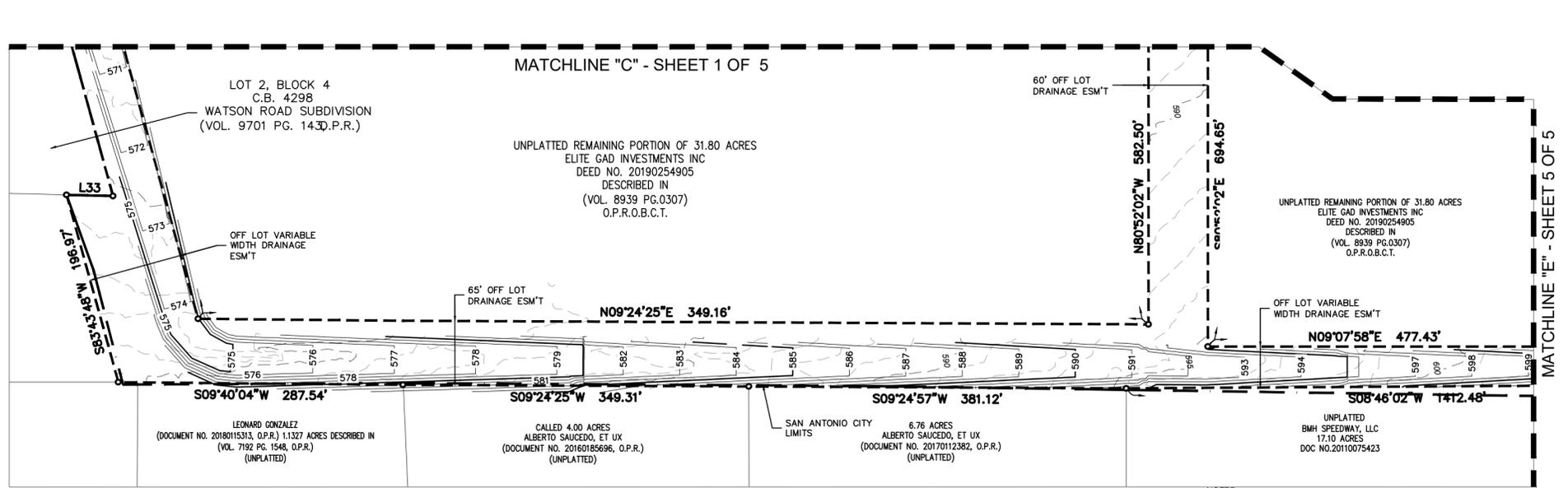
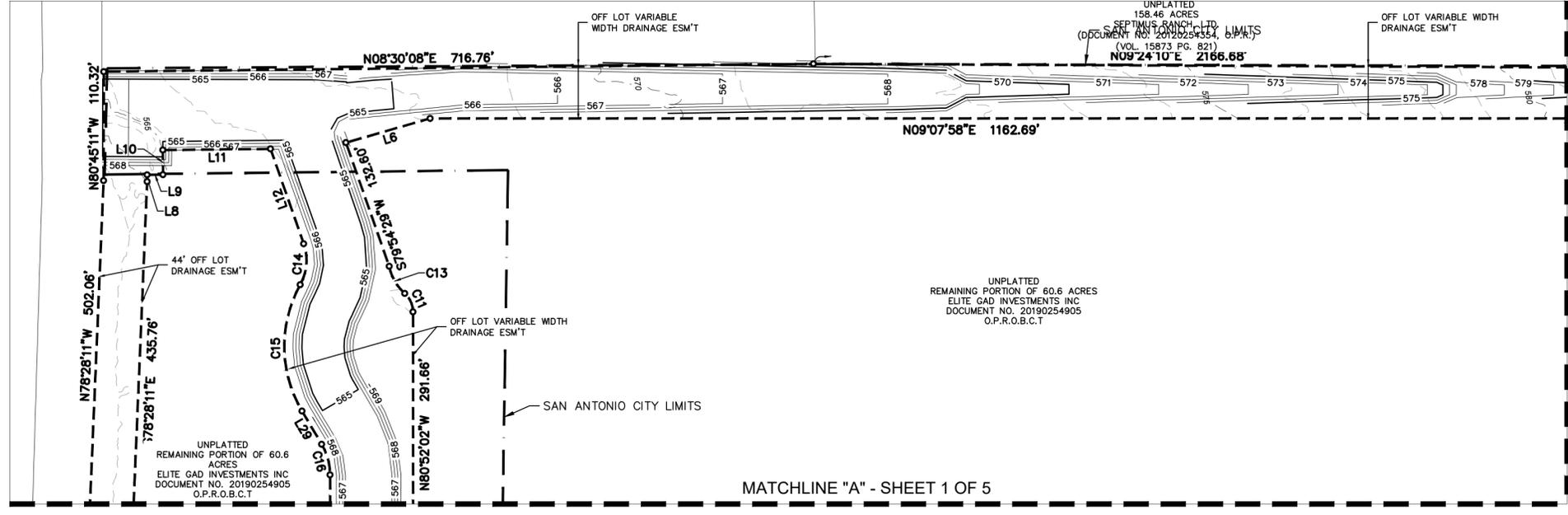
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STORM WATER DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE 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 PROPERTY OWNERS AND/OR THE OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



PLAT NO. 22-11800256
CAMINO REAL SUBDIVISION UNIT-1
BEING A TOTAL OF 42.61 ACRE TRACT OF LAND, INCLUSIVE OF A 0.88 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, AND THE JOSEPH JORDAN SURVEY NO. 45, ABSTRACT 374, COUNTY BLOCK 4296, BEXAR COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 130 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1498 PAGE 250, ALL OF A CALLED 31.52 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 14362 PAGE 983, THE REMAINING PORTION OF A CALLED 62.8 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4819 PAGE 1850, AND ALL OF A CALLED 4 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2489 PAGE 329, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-17 & 901 AND BLOCKS 7,8 & 11.



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.

DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

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:

JOSE GILBERT GONZALEZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682
LIQUE SURVEYORS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

NOTES:

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- PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NOS. 480292001SF, 480292002SF, 480292003SF, & 480292004SF, DATED SEPTEMBER 29, 2010.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
- FENCES ALONG BOUNDARY LINE MANDER.
- NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

LIQUE
ENGINEERS
& SURVEYING

TBPELS # - 20405 &
- 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

OWNER/DEVELOPER:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

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:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAUL MENDOZA, 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. _____

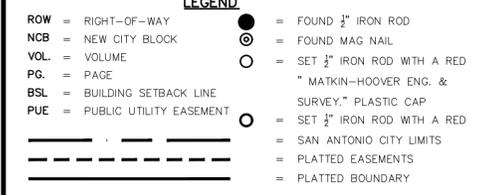
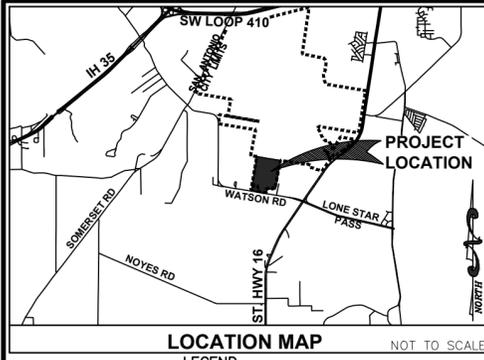
NOTARY PUBLIC, BEXAR COUNTY TEXAS

THIS PLAT OF CAMINO REAL 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 _____, 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

Date: Apr 10, 2024, 5:10pm User: D_Lo
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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 SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-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 GRANITOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH 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.

TXDOT: (R526 - 27)

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINTS ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1718.62.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

DRAINAGE EASEMENT ENCROACHMENTS: (R526 - 12)

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPERE 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 CITY AND COUNTY. THE CITY OF ELMENDORF AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

COMMON AREA MAINTENANCE: (R526 - 1)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING 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 ELMENDORF OR BEXAR COUNTY.

SAWS WASTE WATER EDU NOTE:

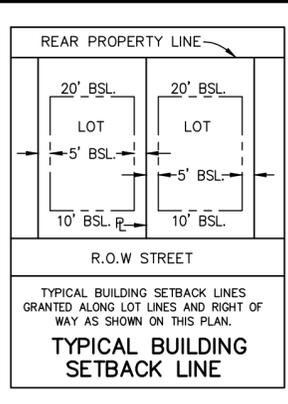
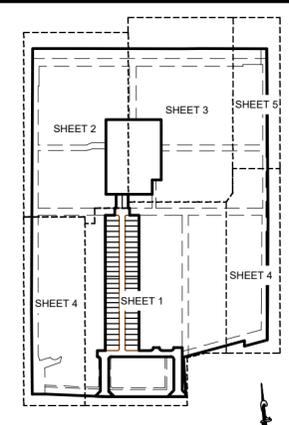
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

STORM WATER DETENTION NOTE:

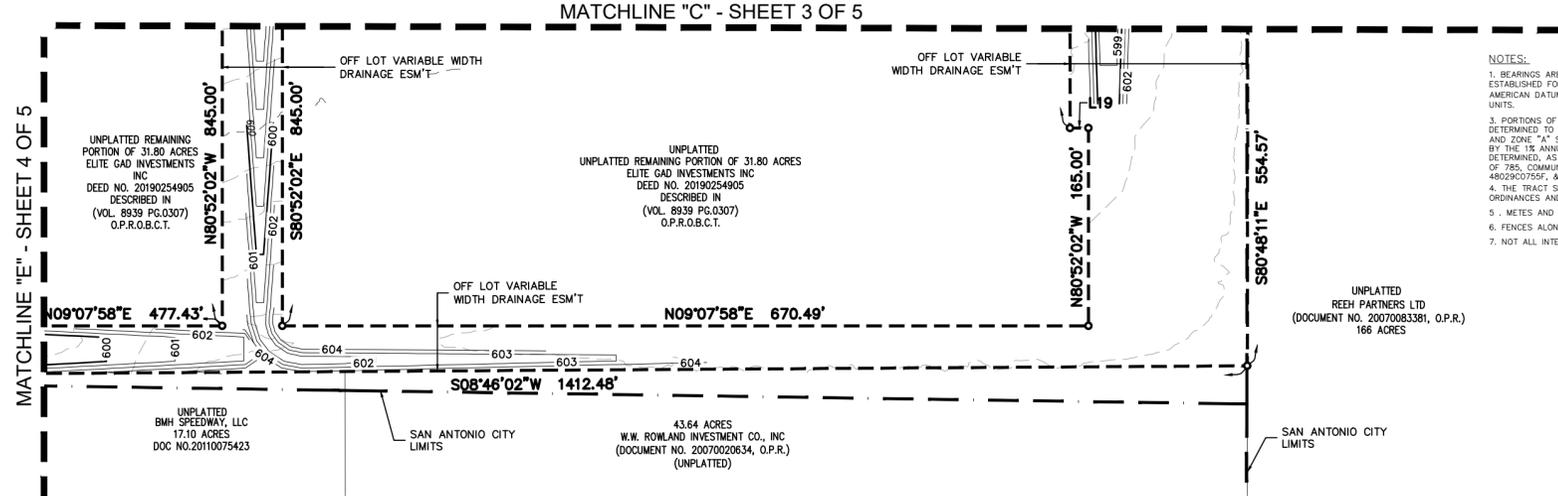
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) 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 PROPERTY OWNERS AND/OR THE OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



PLAT NO. 22-11800256

CAMINO REAL SUBDIVISION UNIT-1

BEING A TOTAL OF 42.61 ACRE TRACT OF LAND, INCLUSIVE OF A 0.88 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, AND THE JOSEPH JORDAN SURVEY NO. 45, ABSTRACT 374, COUNTY BLOCK 4296, BEXAR COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 130 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1498 PAGE 250, ALL OF A CALLED 31.52 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 14362 PAGE 983, THE REMAINING PORTION OF A CALLED 62.8 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4819 PAGE 1850, AND ALL OF A CALLED 4 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2489 PAGE 329, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-17 & 901 AND BLOCKS 7,8 & 11.



NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
- PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 1985, COMMUNITY PANEL NO'S. 48029C075F, 48029C076F, 48029C077F, & 48029C078F, DATED SEPTEMBER 29, 2010.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
- FENCES ALONG BOUNDARY LINE MEANDER.
- NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	S35° 52' 02"E	35.36'
C2	39.27'	25.00'	90°00'00"	N54° 07' 58"E	35.36'
C3	39.27'	25.00'	90°00'00"	N35° 52' 02"W	35.36'
C4	39.27'	25.00'	90°00'00"	S54° 07' 58"W	35.36'
C5	39.27'	25.00'	90°00'00"	N35° 52' 02"W	35.36'
C6	39.27'	25.00'	90°00'00"	S54° 07' 58"W	35.36'
C7	39.27'	25.00'	90°00'00"	N54° 07' 58"E	35.36'
C8	39.27'	25.00'	90°00'00"	S35° 52' 02"E	35.36'
C9	39.27'	25.00'	90°00'00"	S35° 52' 02"E	35.36'
C10	39.27'	25.00'	90°00'00"	N54° 07' 58"E	35.36'
C11	21.03'	25.00'	48°11'23"	S75° 02' 17"W	20.41'
C13	32.23'	50.00'	36°55'44"	S69° 24' 27"W	31.67'
C14	42.86'	51.00'	48°09'17"	N76° 00' 52"W	41.61'
C15	133.92'	129.00'	59°28'45"	N81° 40' 36"W	127.98'
C16	32.45'	60.34'	30°48'35"	S83° 49' 18"W	32.06'
C18	99.47'	62.00'	91°55'15"	S34° 54' 24"E	89.14'
C20	53.61'	142.00'	21°37'51"	S70° 03' 06"E	53.29'
C21	53.61'	142.00'	21°37'51"	S70° 03' 06"E	53.29'
C22	97.39'	62.00'	89°59'47"	S35° 52' 08"E	87.68'
C24	80.27'	142.00'	32°23'16"	N5° 08' 25"W	79.20'

LINE TABLE		
LINE#	LENGTH	BEARING
L1	181.13'	N80° 52' 02"W
L2	115.00'	N9° 07' 58"E
L3	9.80'	N80° 52' 02"W
L4	51.23'	S80° 52' 02"E
L6	88.49'	N6° 58' 41"W
L7	50.00'	S9° 07' 58"W
L8	6.76'	S80° 45' 11"E
L9	16.06'	S8° 30' 08"W
L10	25.00'	S81° 29' 52"E
L11	108.83'	S8° 30' 08"W
L12	101.77'	S79° 54' 29"W
L14	51.23'	S80° 52' 02"E
L15	72.44'	N80° 52' 02"W
L16	54.45'	N75° 48' 10"E
L17	51.81'	S83° 57' 16"W
L18	38.26'	N11° 03' 13"E
L19	15.44'	S9° 07' 58"W
L20	115.00'	S9° 07' 58"W
L21	85.00'	N80° 52' 02"W
L22	50.00'	N80° 52' 02"W

LINE TABLE		
LINE#	LENGTH	BEARING
L23	7.39'	N9° 07' 58"E
L24	8.26'	S9° 07' 58"W
L25	55.07'	N80° 52' 02"W
L26	7.39'	S9° 07' 58"W
L27	95.00'	N80° 52' 02"W
L28	70.00'	N80° 52' 02"W
L29	39.06'	S68° 35' 24"W
L30	144.19'	N80° 46' 25"W
L31	115.00'	N80° 52' 02"W
L32	115.00'	S80° 52' 02"E
L33	46.91'	N10° 33' 51"E
L34	161.01'	S11° 03' 13"W
L35	8.16'	N54° 07' 58"E

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

DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

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:

JOSE GILBERT GONZALEZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682
LIQUE SURVEYORS
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

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:
ELITE GAD INVESTMENTS INC.
RAUL MENDOZA
2335 ENDEAVOR DR.
LAREDO, TX 78041

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAUL MENDOZA, 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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

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DATED THIS _____ DAY OF _____, 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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File: P:\0910102\Plat\UNIT 1\Preliminary Plat\Plat 1080102 CITY COMMENTS.dwg