

LOCATION MAP
NOT-TO-SCALE

LEGEND

VOL	VOLUME	DPR	DEED AND PLAT RECORDS
PG	PAGE(S)	PG	OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY	OPR	OFFICIAL PUBLIC RECORDS
●	(SURVEYOR)	PG	OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	---	EXISTING CONTOURS
AC	ACRES(S)	---	CENTERLINE
BLK	BLOCK	ETTV	ELECTRIC, TELEPHONE AND
DOC	DOCUMENT NUMBER	---	CABLE TV

KEY NOTES

- VARIABLE WIDTH SHARED CROSS ACCESS, PEDESTRIAN, GETTV, SEWER, WATER & PRIVATE DRAINAGE EASEMENT (1.000 AC)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.081 AC)
- 14' PRIVATE DRAINAGE EASEMENT (0.008 AC)
- 18' PRIVATE SANITARY SEWER EASEMENT
- VARIABLE WIDTH PEDESTRIAN EASEMENT
- 12' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9519, PG 13-15 DPR)
- 1' NON-ACCESS EASEMENT (VOL 9559, PG 157 DPR)
- 14' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9559, PG 157 DPR)
- 5' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9530, PG 156, DPR)
- 10' GAS EASEMENT (DOC NO 20190122729 OPR)
- VARIABLE WIDTH ELECTRIC EASEMENT (DOC NO 20190122732 OPR)
- 28' ELECTRIC EASEMENT (DOC NO 20190221894 OPR)
- 28' ELECTRIC EASEMENT (DOC NO 20190142029 OPR)
- 10' WATER EASEMENT (DOC NO 20180209204 OPR)
- 10'X24' WATER EASEMENT (DOC NO 20180209215 OPR)
- ENCINO BLUFF UNIT-1 BLOCK 6 NCB 18146 (VOL 9519, PG 13-15, DPR)
- ENCINO BLUFF UNIT-1A (VOL 9522, PG 4, DPR)
- VISTAS OF ENCINO PARK UNIT-1 (VOL 9530, PG 156, DPR)
- VISTAS OF ENCINO PARK, UNIT-2 (VOL 9536, PG 153, DPR)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

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 APPROVAL OF DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS 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:

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.

RESIDENTIAL FINISHED FLOOR

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

TCEQ - EDWARDS AQUIFER RECHARGE ZONE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (EVANS / BULVERDE (SWC), 030359) WHICH IS RECORDED IN VOLUME 9559, PAGE(S) 157, COUNTY PLAT AND DEED RECORDS.

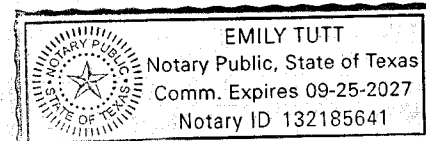
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: MR. P.J. PFEIFFER
SWCBE, LTD.
200 CONCORD PLAZA, SUITE 860
SAN ANTONIO, TX 78216
(210) 349-7711

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS THE 9th DAY OF July, A.D. 2024

Emily Tutt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 9-25-27

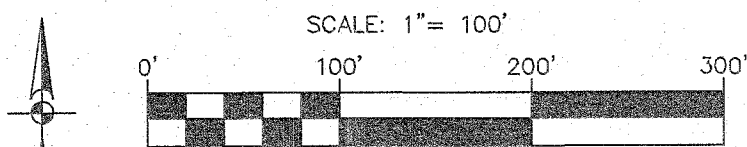


PLAT NO. 23-11800403

REPLAT ESTABLISHING

EVANS / BULVERDE UNIT-2

BEING A TOTAL OF 13.112 ACRES, ESTABLISHING LOTS 2-6, BLOCK 6, IN NEW CITY BLOCK 19116, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 1, BLOCK 6, N.O.B. 19116 OF THE EVANS / BULVERDE (SWC) RECORDED IN VOLUME 9559, PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



PAPE-DAWSON
ENGINEERS

2090 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028500

DATE OF PREPARATION: July 08, 2024

STATE OF TEXAS
COUNTY OF BEXAR

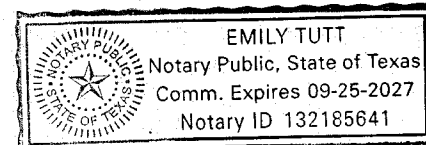
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MR. P.J. PFEIFFER, 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 9th DAY OF July, A.D. 2024.

Emily Tutt
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF EVANS / BULVERDE UNIT-2 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.

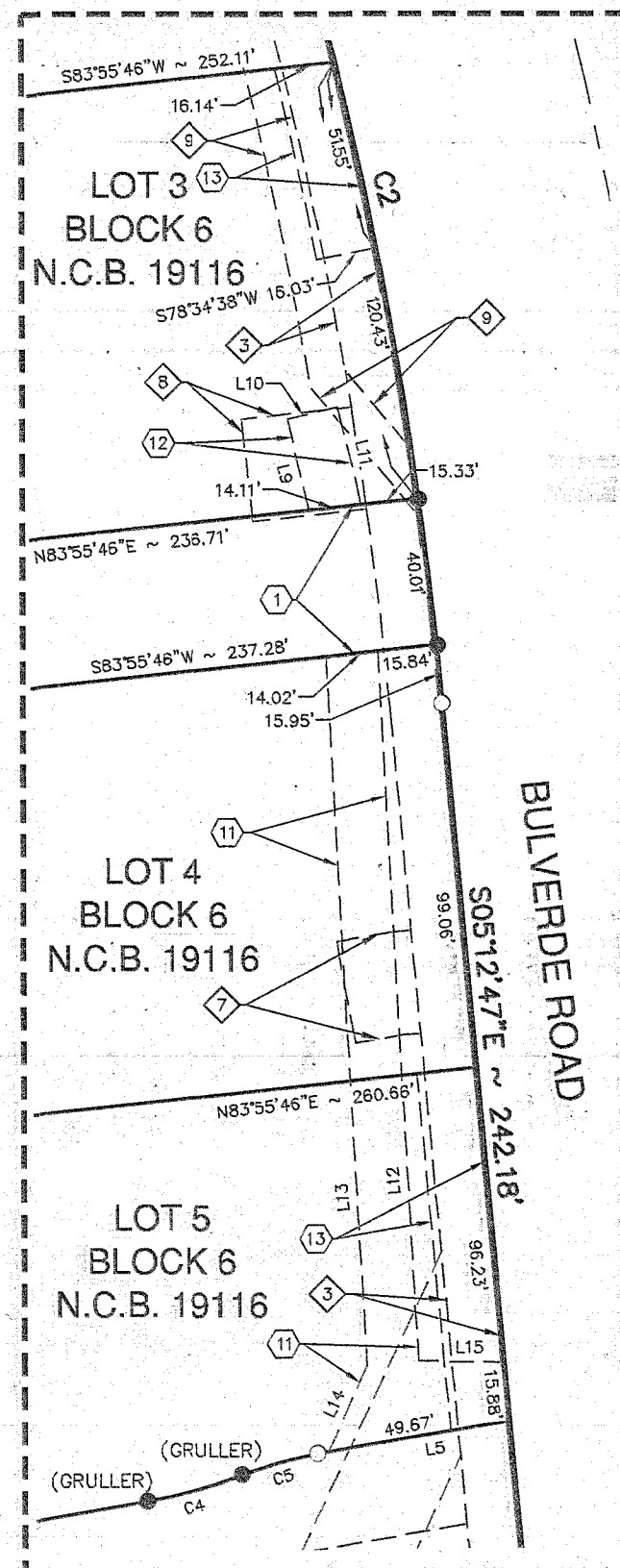
DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

LINE TABLE			
LINE #	BEARING	LENGTH	
L1	N14°27'32"E	78.07'	
L2	S61°04'11"E	55.80'	
L3	S30°25'38"E	20.07'	
L4	S18°28'15"E	17.42'	
L5	S80°18'25"W	52.66'	
L6	S4°31'24"W	34.65'	
L7	S83°55'46"W	14.97'	
L8	N6°04'14"W	35.70'	
L9	N13°21'30"W	25.45'	
L10	N76°38'30"E	14.00'	
L11	S13°21'30"E	27.24'	
L12	S3°07'58"E	192.73'	
L13	S3°07'58"E	192.53'	
L14	S24°13'38"W	25.58'	
L15	S88°55'49"E	23.08'	

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1260.00'	27°38'43"	S85°21'59"E	602.07'	607.95'
C2	1225.72'	13°15'28"	S11°50'31"E	282.89'	283.62'
C3	1543.00'	13°18'15"	N7°48'25"E	357.48'	358.29'
C4	128.00'	11°59'32"	N74°19'21"E	26.74'	26.79'
C5	102.00'	11°56'20"	S74°19'20"W	21.22'	21.25'
C6	25.00'	90°00'00"	S51°04'14"E	35.36'	39.27'
C7	25.00'	90°00'00"	S38°55'46"W	35.36'	39.27'
C8	25.00'	93°37'21"	S52°52'54"E	36.46'	40.85'



DETAIL "A"
SCALE: 1"=50'

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0085F, EFFECTIVE DATE 09/29/10. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SETBACK:

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.

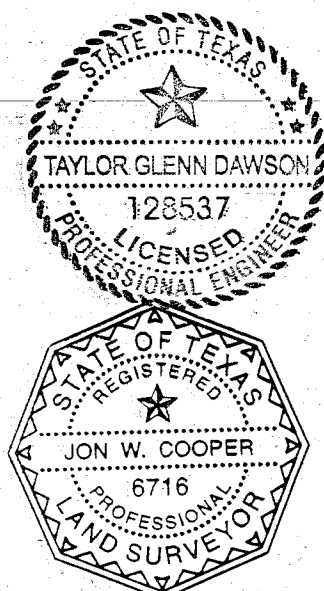
CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 2,3,4,5, AND 6, BLOCK 6, NCB 19116 IN ACCORDANCE WITH UDC 35-506(R)(3).

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

SHEET 2 OF 2



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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR