

LOCATION MAP

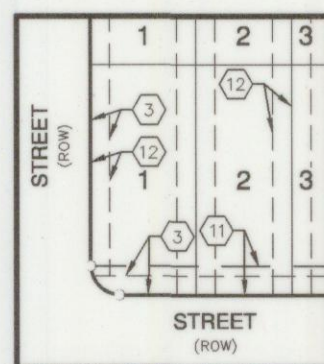
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	RPR	REAL PROPERTY RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PAGE(S)	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	FOUND 1/2" IRON ROD	FOUND 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD)-ROW
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	EASEMENT POINT OF INTERSECTION	EASEMENT POINT OF INTERSECTION
		INT	INTERSECTION
		LF	LINEAR FEET
		(X.XX AC)	NET ACREAGE

---	1140	EXISTING CONTOURS
---	1140	PROPOSED CONTOURS
---	---	CENTERLINE
---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	100-YR ULTIMATE DEVELOPMENT FLOODPLAIN
---	---	VARIABLE WIDTH FLOODPLAIN BUFFER OF EFFECTIVE FEMA FLOODPLAIN

①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑭	35' GRADING & DRAINAGE EASEMENT (0.1320 AC OFF-LOT)
②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑮	16' PROPOSED SAWS WATER EASEMENT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (1.535 AC OFF-LOT)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑯	VARIABLE WIDTH OVERHEAD ELECTRIC CPS EASEMENT (0.590 AC)
⑪	15' FRONT BUILDING SETBACK	⑰	5' X 20' WATER EASEMENT (0.590 AC)
⑫	10' SIDE BUILDING SETBACK		
⑬	VARIABLE WIDTH WATER, ELECTRIC, GAS, CABLE T.V. AND DRAINAGE EASEMENT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.099 AC OFF-LOT)		



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE

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.

Jon D. Adame 5-1-24
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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.

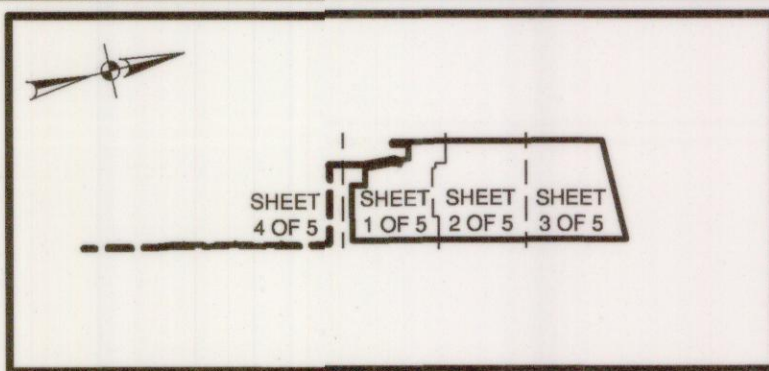
5. ROOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

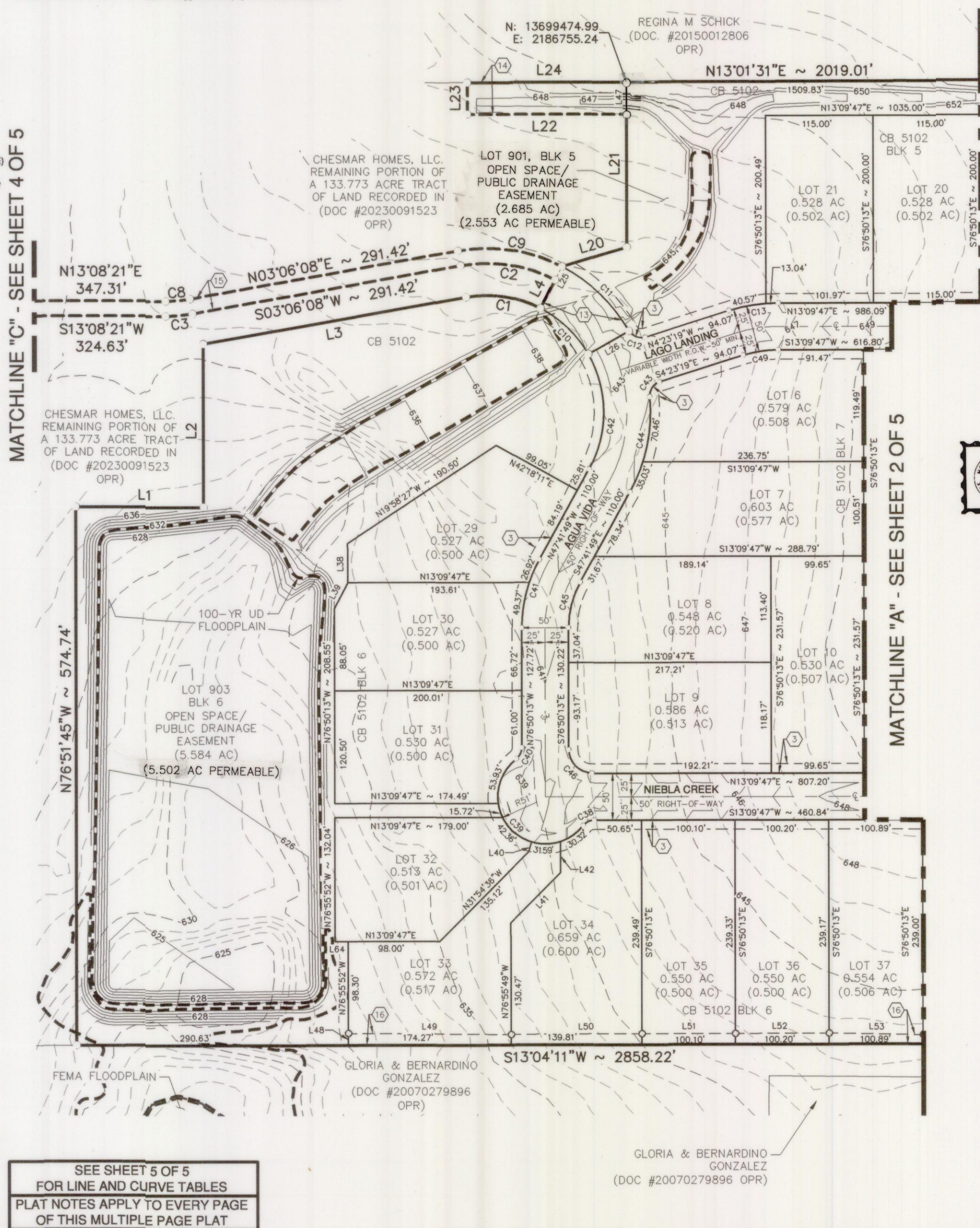
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

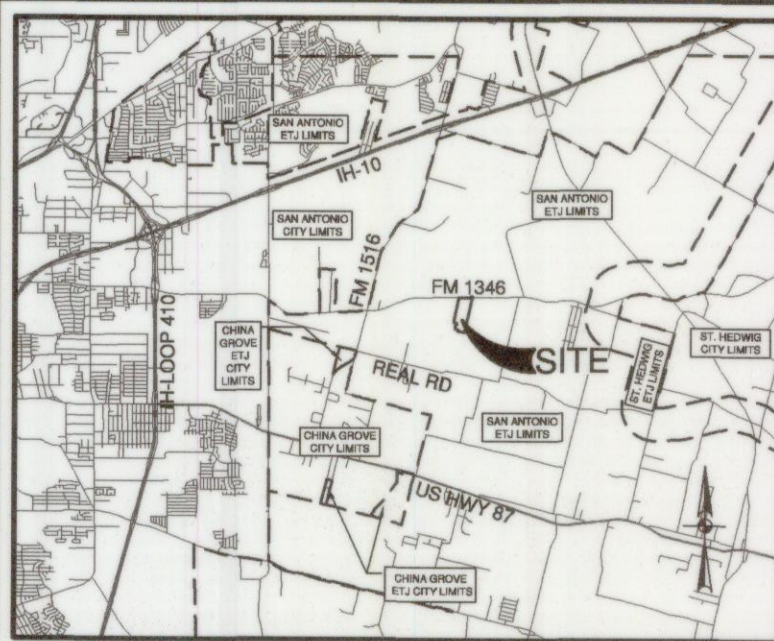
SAWS WASTEWATER EDU:

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



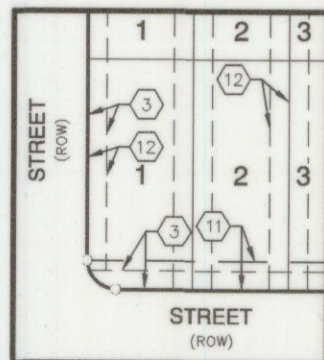
INDEX MAP
SCALE: 1" = 2000'





LOCATION MAP

NOT-TO-SCALE



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

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CPS/SAWS/COSA UTILITY:

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

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

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

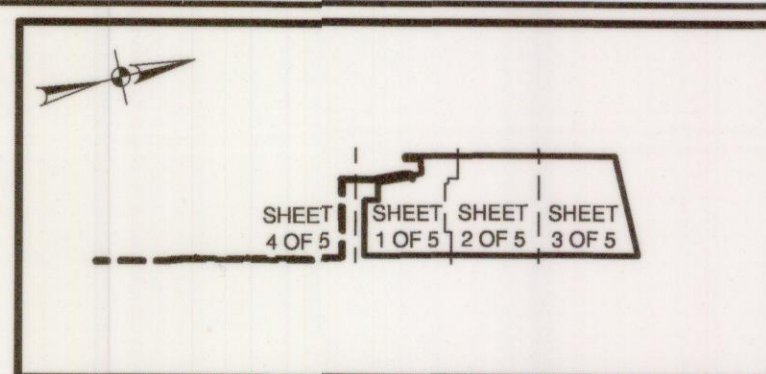
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.



INDEX MAP

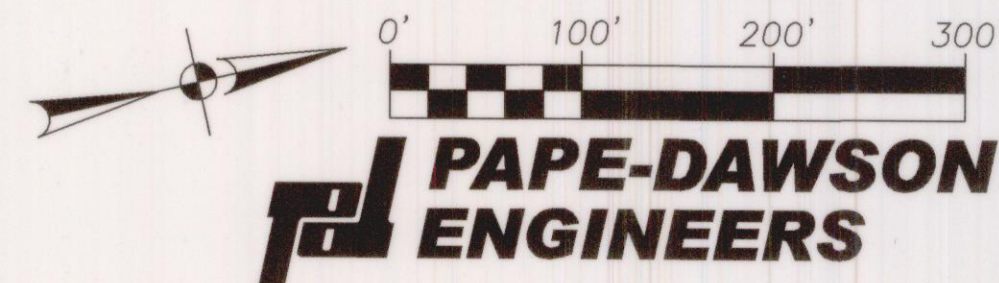
SCALE: 1" = 2000'

PLAT NUMBER 23-11800262

SUBDIVISION PLAT OF SIENNA LAKES UNIT 1

BEING A TOTAL OF 62.272 ACRE TRACT, INCLUSIVE OF A 0.067 ACRE RIGHT-OF-WAY DEDICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION, ESTABLISHING LOTS 1-21, 901, 902 BLOCK 5, LOTS 29-38, 903, BLOCK 6, LOTS 1-15 BLOCK 7 AND LOTS 1-16, 901, 902 BLOCK 13, OUT OF A 133.773 ACRE TRACT OF LAND CONVEYED TO CHESMAR HOMES, LLC, IN DEED RECORDED IN DOCUMENT NO. 20230091523, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. HOYL SURVEY NO. 33, ABSTRACT NO. 310, OUT OF THE A.H. YOUNG SURVEY NO. 139, ABSTRACT NO. 827, IN COUNTY BLOCK 5102 AND 5104 NOW ALL IN COUNTY BLOCK 5102 OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: May 01, 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.

Bart Swider
OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 5th of May, A.D. 2024.

Allyson Walters
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SIENNA LAKES UNIT 1 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 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 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.

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LICENSED PROFESSIONAL ENGINEER

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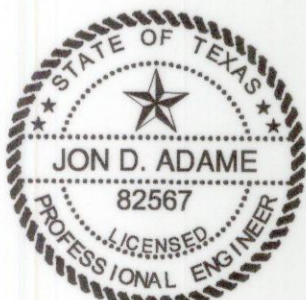
SEE SHEET 5 OF 5
FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

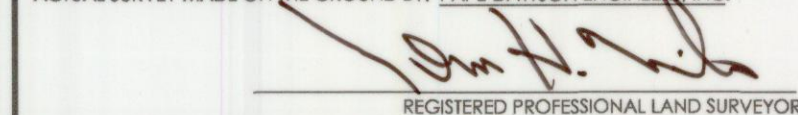
GLORIA & BERNARDINO
GONZALEZ
(DOC #20070279896 OPR)

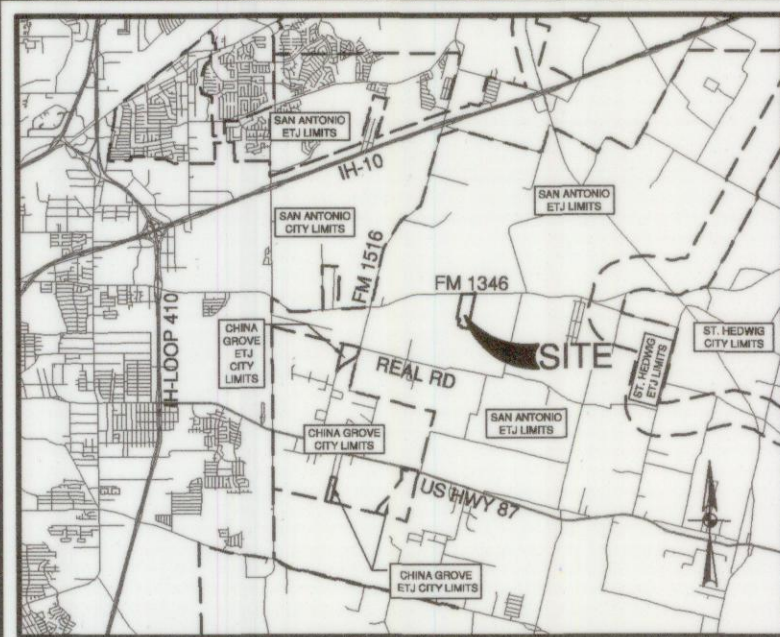
STEVEN A. DOUGLAS
(DOC #20050299870 OPR)

FEMA FLOODPLAIN

SHEET 2 OF 5







LOCATION MAP
NOT-TO-SCALE

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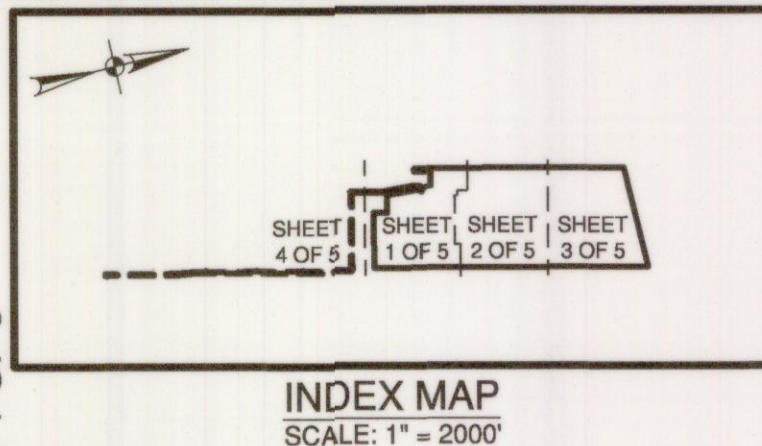
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PLAT NUMBER 23-11800262

SUBDIVISION PLAT
OF
SIENNA LAKES UNIT 1

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PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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DATE OF PREPARATION: May 01, 2024

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

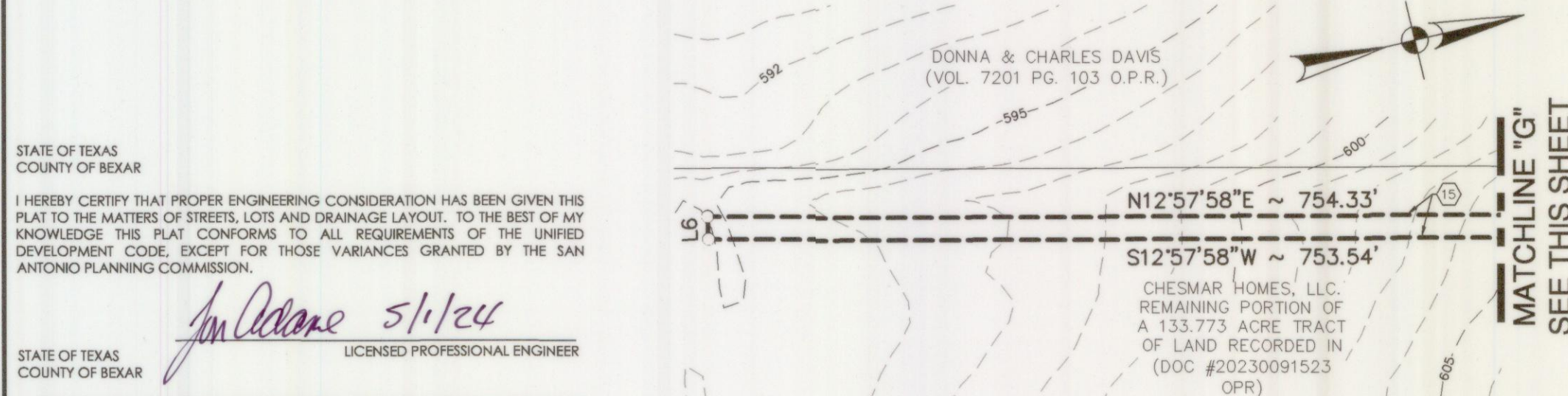
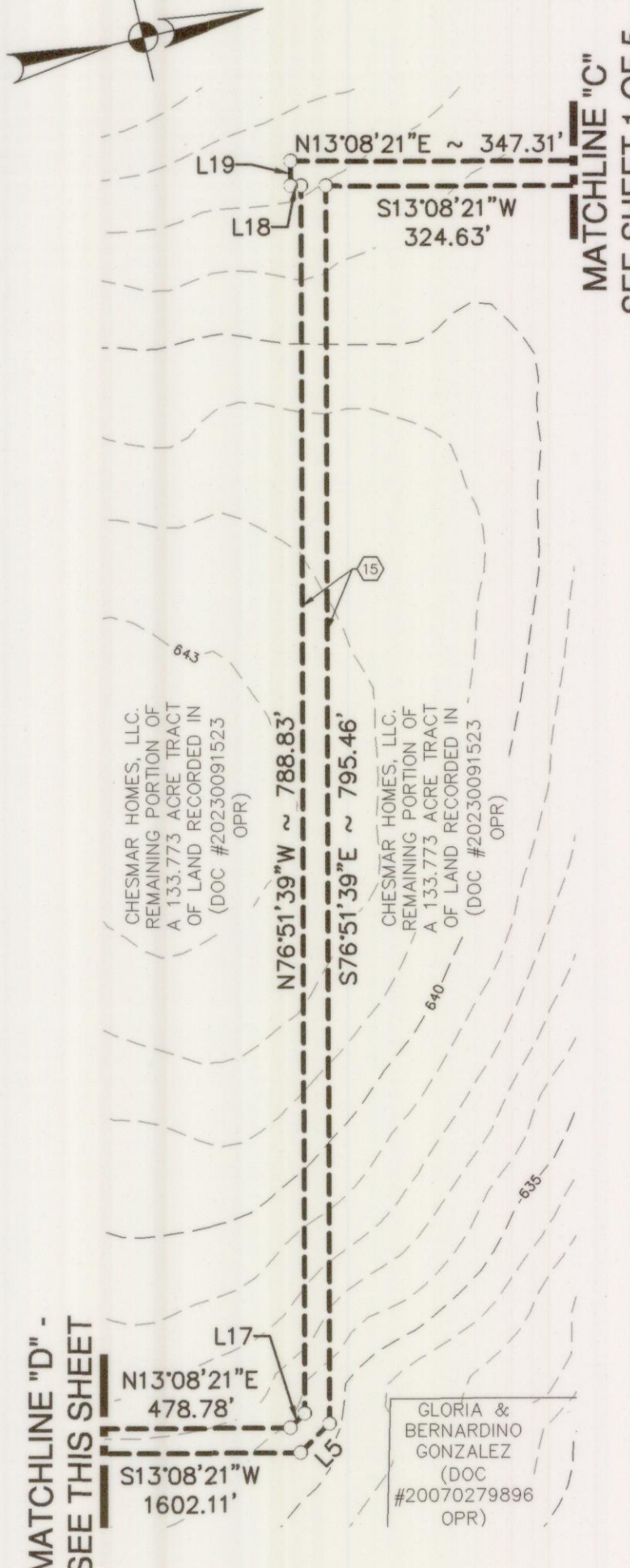
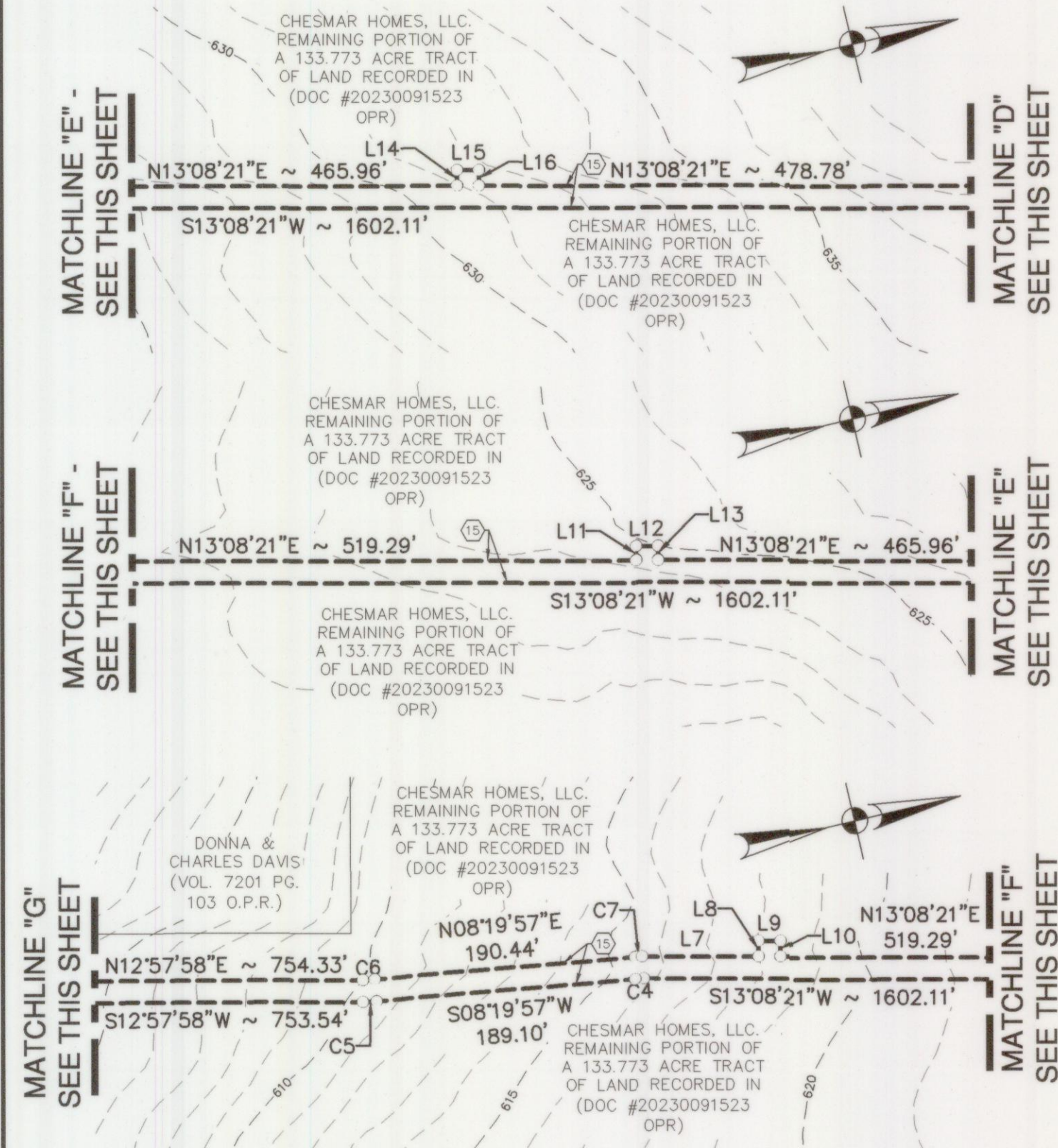
CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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SEE SHEET 5 OF 5
FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



PLAT NUMBER 23-11800262

SUBDIVISION PLAT
OF
SIENNA LAKES UNIT 1

BEING A TOTAL OF 62.272 ACRE TRACT, INCLUSIVE OF A 0.067 ACRE RIGHT-OF-WAY DEDICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION, ESTABLISHING LOTS 1-21, 901, 902 BLOCK 5, LOTS 29-38, 903, BLOCK 6, LOTS 1-15 BLOCK 7 AND LOTS 1-16, 901, 902 BLOCK 13, OUT OF A 133.773 ACRE TRACT OF LAND CONVEYED TO CHESMAR HOMES, LLC, IN DEED RECORDED IN DOCUMENT NO. 20230091523, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. HOYL SURVEY NO. 33, ABSTRACT NO. 310, OUT OF THE A.H. YOUNG SURVEY NO. 139, ABSTRACT NO. 827, IN COUNTY BLOCK 5102 AND 5104 NOW ALL IN COUNTY BLOCK 5102 OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: May 01, 2024

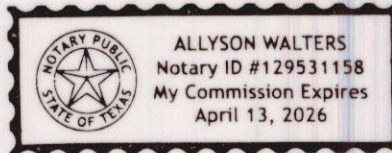
STATE OF TEXAS
COUNTY OF BEXAR

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.

Bart Swider
OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 3rd of May, A.D. 2024.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SIENNA LAKES UNIT 1 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

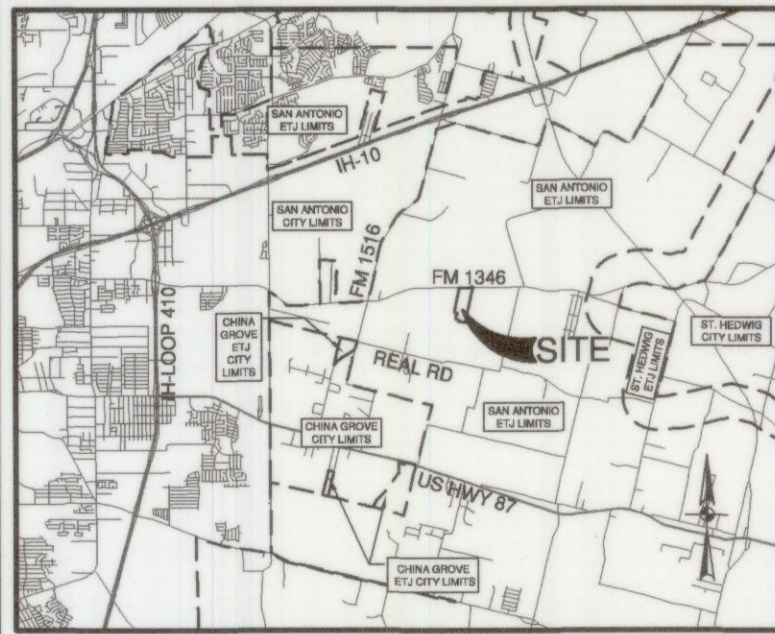
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF 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



LOCATION MAP

NOT-TO-SCALE

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 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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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.

OPEN SPACE:

LOT 901, 902 BLOCK 5, CB 5102, LOT 903 BLOCK 6, CB 5102 AND LOT 901, 902 BLOCK 13, CB 5102, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND AS DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #23-39801658) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, PARTIAL TREE SAVE AREAS, INCLUDING LOTS 901, 902, BLOCK 5, CB 5102, LOT 903 BLOCK 6, CB 5102, 901, 902, BLOCK 13, CB 5102, 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.

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 12 AND 13 BLOCK 5; LOT 29 BLOCK 6, LOTS 5, 6, 7, 8, 9, 10, 11, 12, 16 BLOCK 13; CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

RESIDENTIAL FINISHED FLOOR

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

Jon D. Adame 5/1/24
LICENSED PROFESSIONAL ENGINEER
Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSES 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 AND EGRESS OVER GRANTORS 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, GAS, AND/OR 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.
- 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 NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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.
- 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 COMBINED TOTAL OF ONE ACCESS POINT ALONG F.M. 1346 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1058.06 L.F.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N13°09'47"E	136.99'
L2	N76°51'39"W	174.09'
L3	N3°06'08"E	285.83'
L4	N49°22'26"W	34.00'
L5	S31°50'47"E	26.31'
L6	N79°52'36"W	16.02'
L7	N13°08'21"E	84.79'
L8	N76°51'39"W	11.30'
L9	N13°08'21"E	16.01'
L10	S76°48'56"E	11.30'
L11	N76°51'39"W	10.30'
L12	N13°08'21"E	16.00'
L13	S76°51'39"E	10.30'
L14	N76°32'59"W	11.30'
L15	N13°08'21"E	15.86'
L16	S77°17°00"E	11.30'
L17	N31°50'47"W	13.06'
L18	S13°08'21"W	6.68'
L19	N76°51'39"W	16.00'
L20	N32°41'11"W	72.34'
L21	N76°50'40"W	142.46'

LINE TABLE

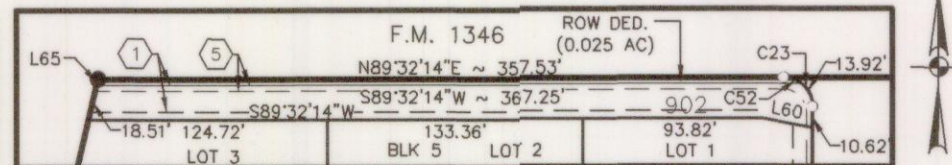
LINE #	BEARING	LENGTH
L22	S13°09'47"W	170.05'
L23	N76°50'13"W	33.62'
L24	N13°01'31"E	170.05'
L25	N49°22'26"W	16.00'
L26	N16°32'30"W	50.00'
L27	N89°32°00"E	71.72'
L28	N0°26°00"W	5.00'
L29	N0°26°00"W	33.67'
L30	N12°31°06"W	67.29'
L31	N0°26°00"W	44.02'
L32	N89°32°14"E	89.99'
L33	S0°26°00"E	44.07'
L34	S12°31°06"E	67.29'
L35	S0°26°00"E	33.67'
L36	S0°26°00"E	5.00'
L37	S89°32°00"W	71.72'
L38	N77°30°00"W	42.19'
L39	N48°48'53"W	30.75'
L40	N59°58'31"W	10.00'
L41	N31°54'36"W	75.29'
L42	N76°50'13"W	32.62'

LINE TABLE

LINE #	BEARING	LENGTH
L43	N58°33'19"E	10.00'
L44	N13°09'47"E	38.80'
L45	N75°26'48"W	17.98'
L46	S89°56'18"W	89.70'
L47	S76°50'40"E	34.03'
L48	S76°55'52"E	12.66'
L49	S13°33°02"W	174.27'
L50	S12°50'28"W	139.83'
L51	S13°11°01"W	100.10'
L52	S13°00'42"W	100.20'
L53	S14°10'03"W	100.90'
L54	S12°55'59"W	114.00'
L55	N76°50'13"W	9.65'
L56	N12°58'17"E	200.70'
L57	N12°54'44"E	101.05'
L58	N12°50'46"E	208.75'
L59	N13°03'37"E	255.39'
L60	N80°14'22"W	26.06'
L61	N34°15'02"E	25.48'
L62	N66°25'30"W	39.36'
L63	S36°24'02"E	54.85'

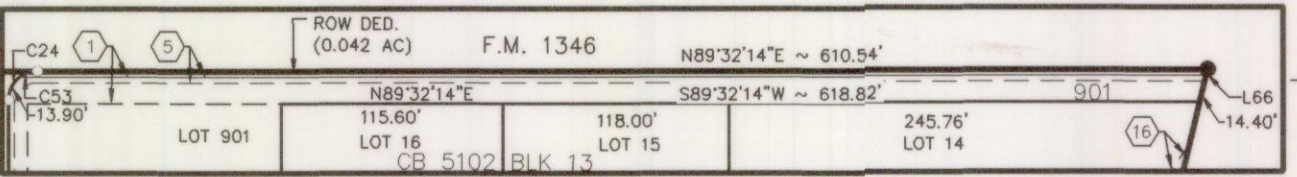
LINE TABLE

LINE #	BEARING	LENGTH
L64	S13°09'47"W	13.68'
L65	S13°01'31"W	3.09'
L66	N13°04'11"E	3.09'
L67	N76°50'13"W	10.00'



DETAIL "C"

SCALE: 1"=100'



DETAIL "D"

SCALE: 1"=100'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	125.00'	37°31'27"	N21°51'50"E	80.41'	81.87'
C2	159.00'	37°31'26"	S21°51'51"W	102.28'	104.13'
C3	166.00'	10°02'13"	S8°07'14"W	29.04'	29.06'
C4	75.00'	4°48'24"	S10°44'09"W	6.29'	6.29'
C5	125.00'	4°38'01"	S10°38'57"W	10.11'	10.11'
C6	109.00'	4°38'01"	N10°38'57"E	8.81'	8.82'
C7	59.00'	4°48'24"	N10°44'09"E	4.95'	4.95'
C8	150.00'	10°02'13"	N8°07'14"E	26.24'	26.28'
C9	175.00'	37°31'26"	N21°51'51"E	112.57'	114.61'
C10	125.00'	32°49'56"	N57°02'32"E	70.65'	71.63'
C11	175.00'	32°49'55"	S57°02'32"W	98.91'	100.28'
C12	15.00'	77°50'50"	N34°32'05"E	18.85'	20.38'
C13	175.00'	17°33'06"	N4°23'14"E	53.40'	53.61'
C14	175.00'	76°22'13"	N51°20'54"E	216.37'	233.26'
C15	125.00'	89°38'00"	N44°33'00"E	176.73'	196.28'
C16	15.00'	90°00'00"	N45°26'00"W	21.21'	23.56'
C17	15.00'	57°16'48"	S60°55'39"W	14.38'	15.00'
C18	59.00'	294°33'33"	N0°26°00"W	63.78'	303.32'
C19	15.00'	57°16'48"	S61°47'36"E	14.38'	15.00'
C20	15.00'	90°00'00"	N44°34'00"E	21.21'	23.56'
C21	70.00'	12°05'06"	N6°28'33"W	14.74'	14.76'
C22	130.00'	12°05'06"	N6°28'33"W	27.37'	27.42'
C23	15.00'	89°38'14"	N45°26'00"W	21.21'	23.56'
C24	15.00'	89°38'14"	S44°33'07"W	21.21'	23.55'
C25	70.00'	12°05'06"	S6°28'33"E	14.74'	14.76'
C26	130.00'	12°05'06"	S6°28'33"E	27.37'	27.42'
C27	15.00'	90°00'00"	S45°26'00"E	21.21'	23.56'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C28	15.00'	57°16'48"	N60°55'38"E	14.38'	15.00'
C29	59.00'	294°33'33"	S0°26°00"E	63.78'	303.32'
C30	15.00'	57°16'46"	N61°47'36"W	14.38'	15.00'
C31	15.00'	90°00'00"	S44°34'00"W	21.21'	23.56'
C32	175.00'	89°58'00"	S44°33'00"W	247.42'	274.79'
C33	125.00'	76°22'13"	S51°20'54"W	154.55'	166.61'
C34	15.00'	90°00'00"	S31°50'13"E	21.21'	23.56'
C35	15.00'	52°41'41"	N76°48'57"E	13.31'	13.80'
C36	51.00'	195°23'23"	S31°50'13"E	101.08'	173.92'
C37	15.00'	52°41'41"	S39°30'38"W	13.31'	13.80'
C38	15.00'	52°41'42"	S13°11'03"E	13.31'	13.80'
C39	51.00'	195°23'22"	S58°09'47"W	101.08'	173.92'
C40	15.00'	52°41'45"	N50°29'22"W	13.31'	13.80'
C41	150.00'	29°08'24"	N62°16'01"W	75.47'	76.29'
C42	125.00'	58°50'41"	N77°07'10"W	122.81'	128.38'
C43	15.00'	77°50'48"	S43°18'43"E	18.85'	20.38'
C44	175.00'	34°32'18"	S64°57'58"E	103.90'	105.49'
C45	100.00'	29°08'24"	S62°16'01"E	50.31'	50.86'
C46	25.00'	90°00'00"	N58°09'47"E	35.36'	39.27'
C47	25.00'	90°00'00"	N31°50'13"W	35.36'	39.27'
C48	15.00'	90°00'00"	S58°09'47"W	21.21'	23.56'
C49	125.00'	17°33'06"	S4°23'14"W	38.14'	38.29'
C50	15.00'	90°00'00"	S31°50'13"E	21.21'	23.56'
C51	15.00'	90°00'00"	S58°09'47"W	21.21'	