

LOCATION MAP
NOT TO SCALE

- LEGEND**
- CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PG PAGE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
LF LINEAR FEET
VOL VOLUME
AC ACRE(S)
DOC NO DOCUMENT NUMBER
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW
● EASEMENT P.I. POINT
— CENTERLINE
— EXISTING CONTOURS
— PROPOSED CONTOURS
— ORIGINAL SURVEY LINE
- 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.24 AC, PERMEABLE)
- 2 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.24 AC, PERMEABLE)
- 3 5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.24 AC, PERMEABLE)
- 4 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 5 VARIABLE WIDTH CLEAR VISION EASEMENT
- 6 16" SANITARY SEWER EASEMENT
- 7 10" BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 8 15" BUILDING SETBACK LINE (0.42 AC)
- 9 50' DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.33 AC, PERMEABLE)
- 10 116" DIAMETER TURNAROUND, CONSTRUCTION, DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.23 AC, PERMEABLE)
- 11 UNPLATTED REMAINING PORTION OF 120.592 ACRE TRACT MILESTONE GROENBACHER DEVELOPMENT, LTD. (DOC NO 20180179810) (DOC NO 20180179811) (DOC NO 20180179812) (DOC NO 20180179813)
- 12 11" CLEAR VISION, BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 13 21" DRAINAGE EASEMENT (OFF-LOT 0.18 AC, PERMEABLE)
- 14 10" GRADING EASEMENT (OFF-LOT 0.06 AC, PERMEABLE)
- 15 VARIABLE WIDTH DRAINAGE EASEMENT (0.52 AC, PERMEABLE)
- 16 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (3.06 AC, PERMEABLE)
- 17 5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)
- 18 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)
- 19 15" BUILDING SETBACK LINE (VOL 20001, PG 1273-1275 PR)
- 20 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.008 AC) (VOL 20001, PG 1273-1275 PR)
- 21 16" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.278 AC) (VOL 20001, PG 1273-1275 PR)
- 22 16" SANITARY SEWER EASEMENT (OFF-LOT 0.09 AC) (VOL 20001, PG 1273-1275 PR)
- 23 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 7728, PG 78-79 DPR)
- 24 20-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT (DOC NO 20220024639 OPR)

SURVEYOR'S NOTES:

1. 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.

2. 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.

3. DIMENSIONS SHOWN ARE SURFACE.

4. 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.

DAVID A. CASA
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 DEDICATING 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.

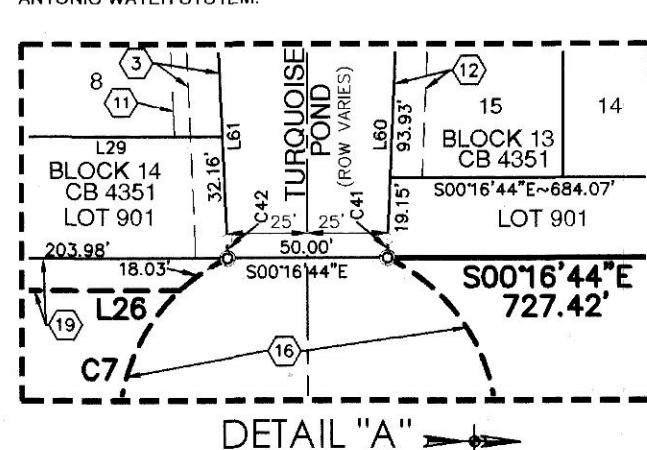
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

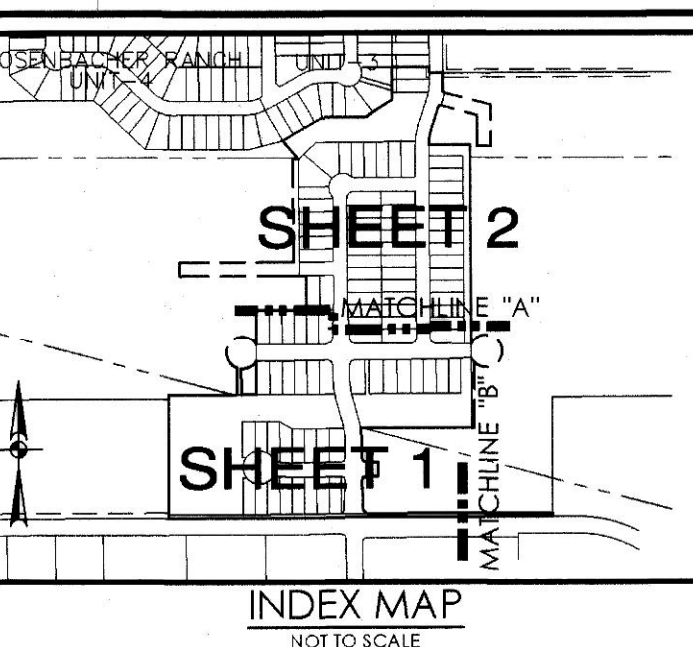
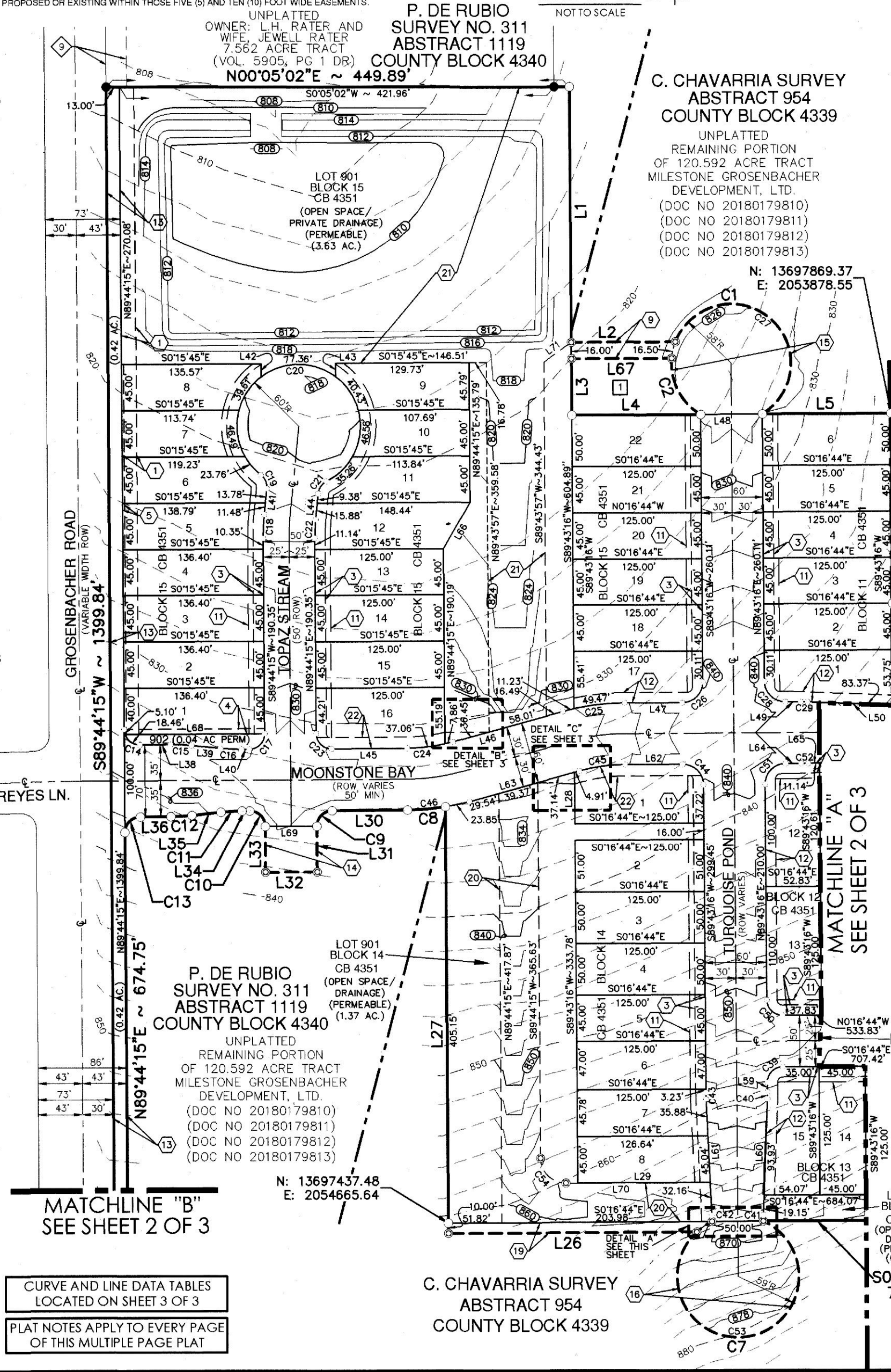
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

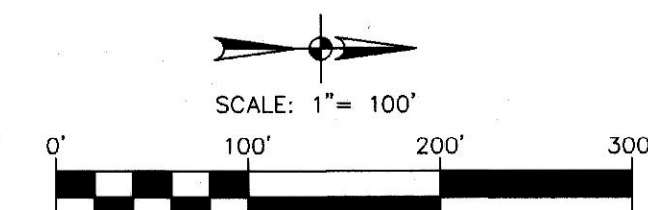
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



DETAIL "A"
NOT TO SCALE



INDEX MAP
NOT TO SCALE



CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388

PLAT NUMBER 20-11800584

SUBDIVISION PLAT
OF
GROENBACHER RANCH UNIT-5

BEING 26.322 ACRES, INCLUSIVE OF A 0.42 ACRE RIGHT OF WAY DEDICATION OUT OF A 120.592 ACRE TRACT CONVEYED TO MILESTONE GROENBACHER DEVELOPMENT, LTD. DESCRIBED IN THE FOLLOWING DEEDS: DOCUMENT NUMBER 20180179810, DOCUMENT NUMBER 20180179811, DOCUMENT NUMBER 20180179812, AND DOCUMENT NUMBER 20180179813, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 26.322 ACRES ALSO BEING OUT OF THE ANTONIO VASQUEZ SURVEY NUMBER 200 177, ABSTRACT NUMBER 1104, COUNTY BLOCK 4351, THE C. CHAVARRIA SURVEY, ABSTRACT NUMBER 954, COUNTY BLOCK 4339, AND THE P. DE RUBIO SURVEY NUMBER 311, ABSTRACT NUMBER 1119, COUNTY BLOCK 4340, NOW ALL IN COUNTY BLOCK 4351, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TSPRS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 23, 2022

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/DEVELOPER: MILESTONE GROENBACHER DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY: AGENT: CHESLEY I. SWANN III
543 BUSBY DRIVE
SAN ANTONIO, TX 78209
PHONE: (210) 541-1413
FAX: (210) 979-0901

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III 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 23 DAY OF MARCH, A.D. 2022.

Carol Maysonet
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF GROENBACHER RANCH UNIT-5 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 ____

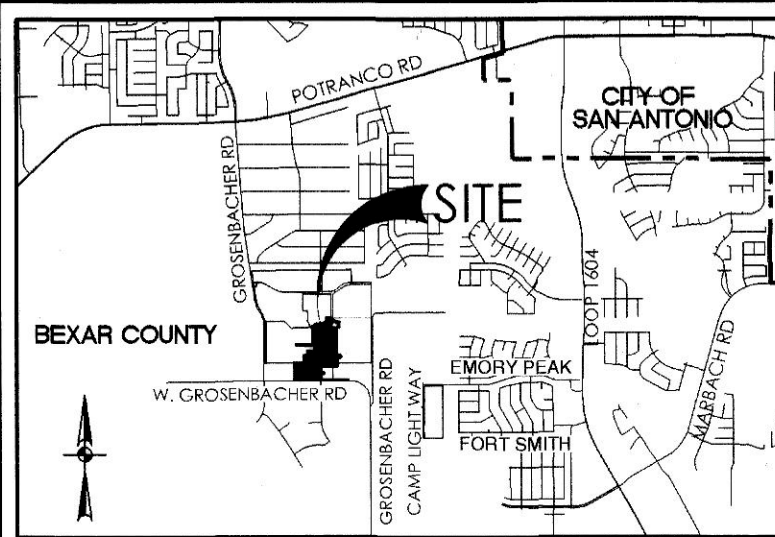
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

C. CHAVARRIA SURVEY
ABSTRACT 954
COUNTY BLOCK 4339



LOCATION MAP

NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PG PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
LF LINEAL FEET
VOL VOLUME
AC ACRES
DOC NO DOCUMENT NUMBER
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
EASEMENT P.I. POINT
CENTERLINE
EXISTING CONTOURS
PROPOSED CONTOURS
ORIGINAL SURVEY LINE
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
5 VARIABLE WIDTH CLEAR VISION EASEMENT
6 16' SANITARY SEWER EASEMENT
7 15' BUILDING SETBACK LINE
8 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
9 13' RIGHT-OF-WAY DEDICATION (0.42 AC.)
10 30' DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.33 AC, PERMEABLE)
11 116' DIAMETER TURNAROUND, CONSTRUCTION, DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.23 AC, PERMEABLE)
- 16 118' DIAMETER TURNAROUND, CONSTRUCTION, DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.24 AC, PERMEABLE)
17 50' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.44 AC, PERMEABLE)
18 21' DRAINAGE EASEMENT (OFF-LOT 0.18 AC, PERMEABLE)
19 10' GRADING EASEMENT (OFF-LOT 0.06 AC, PERMEABLE)
20 VARIABLE WIDTH DRAINAGE EASEMENT (0.52 AC, PERMEABLE)
21 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (3.06 AC, PERMEABLE)
22 11' CLEAR VISION, BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
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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.
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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.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

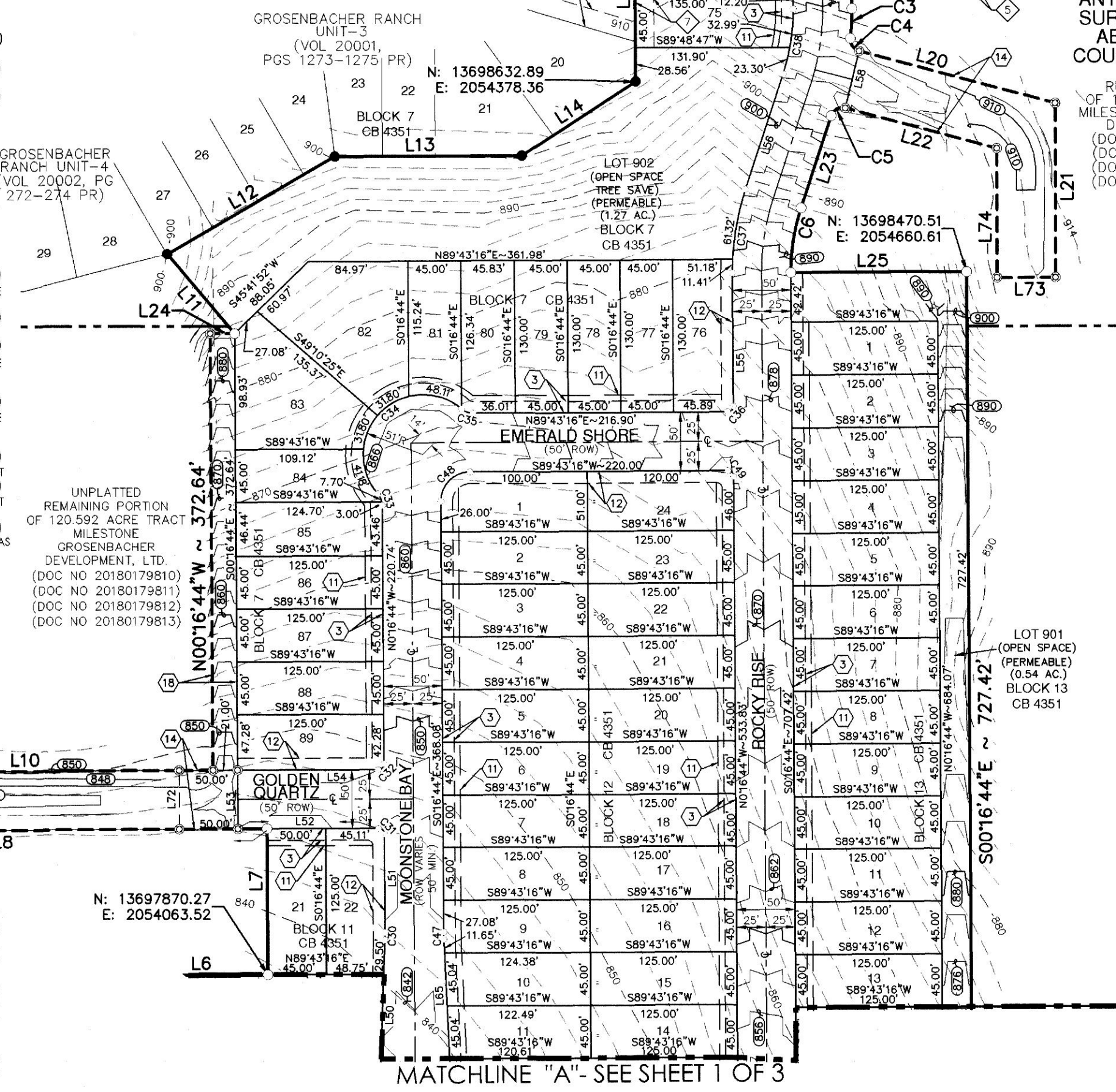
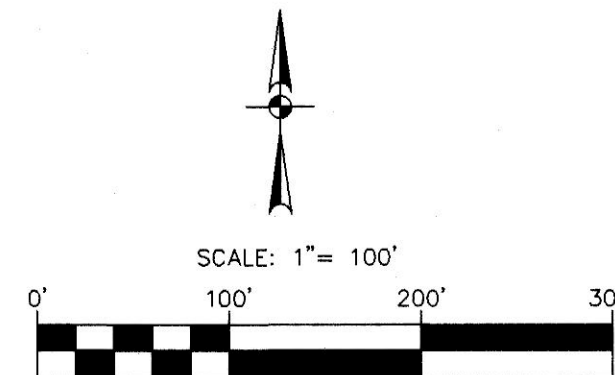
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREA 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.
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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.



PLAT NUMBER 20-11800584

SUBDIVISION PLAT
OF

GROSENBACHER RANCH UNIT-5

BEING 26.322 ACRES, INCLUSIVE OF A 0.42 ACRE RIGHT OF WAY DEDICATION OUT OF A 120.592 ACRE TRACT CONVEYED TO MILESTONE GROSENBACHER DEVELOPMENT, LTD. DESCRIBED IN THE FOLLOWING DEEDS: DOCUMENT NUMBER 20180179810, DOCUMENT NUMBER 20180179811, DOCUMENT NUMBER 20180179812, AND DOCUMENT NUMBER 20180179813, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 26.322 ACRES ALSO BEING OUT OF THE ANTONIO VASQUEZ SURVEY NUMBER 200 177, ABSTRACT NUMBER 1104, COUNTY BLOCK 4351, THE C. CHAVARRIA SURVEY, ABSTRACT NUMBER 954, COUNTY BLOCK 4339, AND THE P. DE RUBIO SURVEY NUMBER 311, ABSTRACT NUMBER 1119, COUNTY BLOCK 4340, NOW ALL IN COUNTY BLOCK 4351, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.0000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #1028900

DATE OF PREPARATION: March 23, 2022

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, PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MILESTONE GROSENBACHER DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: CHESLEY I. SWANN III
543 BUSBY DRIVE
SAN ANTONIO, TX 78209
PHONE: (210) 541-1413
FAX: (210) 979-0901

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III, 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 PRESENCE OF ME, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF MARCH, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF GROSENBACHER RANCH UNIT-5 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

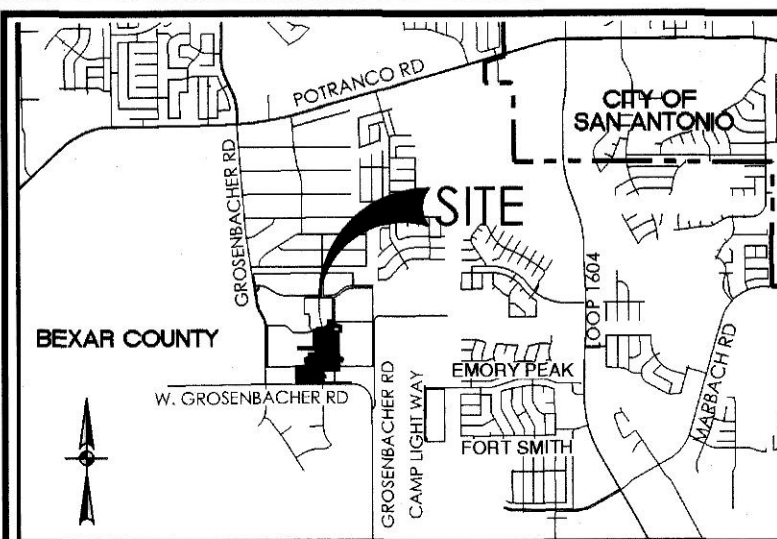
CERTIFICATE OF APPROVAL

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

- LEGEND**
- CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (PAGE(S))
PG PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
LF LINEAR FEET
VOL VOLUME (ACRES)
DOC DOCUMENT NUMBER (UNLESS NOTED OTHERWISE)
(SURVEYOR) CENTERLINE
EXISTING CONTOURS
PROPOSED CONTOURS
ORIGINAL SURVEY LINE
- 1 1/4" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)
2 1/4" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)
3 1/4" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)
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7 1/4" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)
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22 1/4" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)
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21 1/4" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)
22 1/4" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1273-1275 PR)

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 (NAD2011) 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.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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.

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 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 VEGETATION 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.
- 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO MASTER TREE PLAN (TRE-APP-APP21-38800015) 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).

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE:

LOT 902, BLOCK 7, LOT 901, BLOCK 13, LOT 901, BLOCK 14, AND LOT 902, BLOCK 15, CB 4351, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LOT 901, BLOCK 15, CB 4351, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PRIVATE DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

SAWS DEDICATION:

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

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 7, LOT 901, BLOCK 13, LOT 901, BLOCK 14, AND LOTS 901 AND 902, BLOCK 15, CB 4351, 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.

SETBACK:

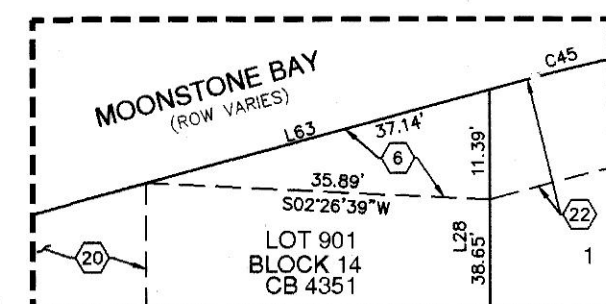
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE SAVE:

LOT 902, BLOCK 7, CB 4351, (1.27 AC.) IS DESIGNATED AS TREE SAVE AREA.

TCI DETENTION & MAINTENANCE:

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



DETAIL "C"

NOT TO SCALE

LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°43'16"E	248.56'
L2	N01°6'44"W	101.05'
L3	S89°43'16"W	54.92'
L4	S01°6'44"E	125.00'
L5	N01°6'44"W	125.00'
L6	N89°43'16"E	185.00'
L7	N01°6'44"W	125.00'
L8	S89°43'16"W	459.89'
L9	N01°6'44"W	50.00'
L10	N89°43'16"E	414.00'
L11	N40°08'52"W	89.17'
L12	N59°48'47"E	165.59'
L13	N89°47'36"E	159.70'
L14	N56°55'52"E	115.89'
L15	N01°11'3"W	118.56'
L16	N89°48'47"E	135.00'
L17	S01°11'3"E	20.38'
L18	N89°48'47"E	50.00'
L19	S01°11'3"E	36.82'
L20	S75°09'16"E	173.12'
L21	S02°50'50"E	148.92'
L22	N75°09'16"W	133.73'
L23	S18°14'33"W	82.39'
L24	N89°43'16"E	21.00'
L25	N89°43'16"E	150.00'
L26	S01°6'44"E	240.87'
L27	S89°44'13"W	415.15'
L28	N89°43'16"E	50.05'
L29	S01°6'44"E	128.53'
L30	S01°5'45"E	73.23'
L31	N89°44'15"E	45.00'
L32	S01°5'45"E	50.00'
L33	S89°44'15"W	45.00'
L34	S01°5'45"E	7.55'
L35	S67°54'E	28.39'
L36	S01°5'45"E	29.71'
L37	S00°3'31"W	13.00'
L38	N01°5'45"W	29.71'
L39	N5°36'23"E	28.39'
L40	N01°5'45"W	7.55'
L41	N84°20'14"W	25.26'
L42	N89°44'15"E	12.81'
L43	S89°44'15"W	12.81'
L44	S84°20'14"E	25.26'
L45	N01°5'45"W	73.23'
L46	N15°24'05"W	110.96'
L47	N01°6'44"W	55.91'
L48	N01°6'44"W	60.00'
L49	N01°6'44"W	15.00'
L50	N2°07'18"E	112.87'
L51	N01°6'44"W	84.24'
L52	S89°43'16"W	120.00'
L53	N01°6'44"W	50.00'
L54	N89°43'16"E	120.00'
L55	N01°6'44"W	113.59'
L56	N18°14'33"E	103.50'
L57	N01°11'3"W	36.82'
L58	S13°44'56"W	50.01'
L59	N89°43'16"E	9.45'
L60	S87°52'42"E	113.08'
L61	S87°19'13"W	113.08'
L62	S01°6'44"E	55.91'
L63	S15°24'05"E	110.96'
L64	S01°6'44"E	15.00'
L65	S2°40'47"E	112.87'
L66	S60°13'51"E	51.98'
L67	N01°6'44"W	97.24'
L68	S01°5'45"E	135.55'
L69	S01°5'45"E	50.00'
L70	S01°6'41"E	139.99'
L71	N35°27'47"W	32.75'
L72	S01°6'44"E	50.00'
L73	S89°57'10"W	50.00'
L74	N0°02'50"W	110.48'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	58.00'	217°19'40"	N39°54'35"E	109.90'	220.00'
C2	58.00'	64°04'34"	N62°54'23"E	61.54'	64.86'
C3	225.00'	6°28'02"	S3°02'48"W	25.36'	25.40'
C4	10.00'	81°26'05"	S34°26'14"E	13.05'	14.21'
C5	10.00'	86°36'11"	S61°32'39"W	13.72'	15.12'
C6	175.00'	18°31'17"	S8°58'54"W	56.32'	56.57'
C7	59.00'	292°20'48"	S9°02'07"E	65.69'	301.04'
C8	230.00'	9°11'54"	S4°51'42"E	36.88'	36.92'
C9	15.00'	90°00'00"	S45°15'45"E	21.21'	23.56'
C10	15.00'	90°00'00"	S44°44'15"W	21.21'	23.56'
C11	200.00'	5°52'08"	S31°11'49"E	20.48'	20.49'
C12	200.00'	5°52'08"	S31°11'49"E	20.48'	20.49'
C13	15.00'	90°00'00"	S45°15'45"E	21.21'	23.56'
C14	15.00'	90°00'00"	N44°44'15"E	21.21'	23.56'
C15	200.00'	5°52'08"	N2°40'19"E	20.48'	20.49'
C16	200.00'	5°52'08"	N2°40'19"E	20.48'	20.49'
C17	15.00'	90°00'00"	N45°15'49"W	21.21'	23.56'
C18	225.00'	5°55'31"	N87°18'00"W	23.26'	23.27'
C19	15.00'	57°46'09"	S66°46'42"W	14.49'	15.12'
C20	60.00'	295°32'17"	N5°39'46"E	64.00'	309.49'
C21	15.00'	57°46'09"	S55°27'10"E	14.49'	15.12'
C22	175.00'	5°55'31"	S87°18'00"E	18.09'	18.10'
C23	15.00'	90°00'00"	N44°44'20"E	21.21'	23.56'
C24	170.00'	15°08'20"	N7°49'55"W	44.79'	44.92'
C25	230.00'	15°07'21"	N7°50'25"W	60.53'	60.71'
C26	20.00'	90°00'00"	N45°16'44"W	28.28'	31.42'
C27	58.00'	297°42'19"	S01°6'44"E	60.00'	301.36'
C28	20.00'	90°00'00"	N44°43'16"E	28.28'	31.42'
C29	160.00'	2°24'02"	N0°55'17"E	6.70'	6.70'
C30	150.00'	2°24'02"	N0°55'17"E	6.28'	6.28'
C31	5.00'	90°00'00"	N45°16'44"W	7.07'	7.85'
C32	5.00'	90°00'00"	N44°43'16"E	7.07'	7.85'
C33	15.00'	40°52'57"	N20°43'13"W	10.48'	10.70'
C34	51.00'	171°45'54"	N44°43'16"E	101.74'	152.89'
C35	15.00'	40°52'57"	S69°50'16"E	10.48'	10.70'
C36	5.00'	90°00'00"	N44°43'16"E	7.07'	7.85'
C37	225.00'	18°31'17"	N8°58'54"E	72.42'	72.73'
C38	175.00'	18°25'46"	N9°01'40"E	56.05'	56.29'
C39	15.00'	90°00'00"	S45°16'44"E	21.21'	23.56'
C40	160.00'	2°24'02"	S89°04'43"E	6.70'	6.70'
C41	140.00'	2°24'02"	S89°04'43"E	5.87'	5.87'
C42	140.00'	2°24'02"	S88°31'14"W	5.87'	5.87'
C43	160.00'	2°24'02"	S88°31'14"W	6.70'	6.70'
C44	20.00'	90°00'00"	S44°43'16"W	28.28'	31.42'
C45	170.00'	15°07'21"	S7°50'25"E	44.74'	44.87'
C46	230.00'	15°08'20"	S7°49'55"E	60.59'	60.77'
C47	150.00'	2°24'02"	S1°28'46"E	6.28'	6.28'
C48	25.00'	90°00'00"	S44°43'16"W	35.36'	39.27'
C49	5.00'	90°00'00"	N45°16'44"W	7.07'	7.85'
C50	15.00'	90°00'00"	N44°43'16"E	21.21'	23.56'
C51	20.00'	90°00'00"	S45°16'44"E	28.28'	31.42'
C52	160.00'	2°24'02"	S1°28'46"E	6.70'	6.70'
C53	59.00'	309°51'34"	N01°6'44"W	50.00'	319.08'
C54	24.50'	90°00'16"	S44°44'07"W	34.65'	38.49'