

AREA BEING REPLATTED WITH WRITTEN NOTIFICATION THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED IS A TOTAL OF 1.97 ACRES OF LAND PREVIOUSLY PLATTED AS LOT 10, BLOCK 2, N.C.B. 17417, OF THE COBPROP SUBDIVISION, A PLAT DATED 03/15/03, RECORDED IN VOLUME 9559, PAGE 154, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- LEGEND**
- FOUND IRON ROD
 - SET IRON ROD
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - CENTER LINE
 - G.E.T.V. = GAS, ELEC., TEL., TV
 - ELEC. = ELECTRIC
 - TEL. = TELEPHONE
 - TV = TELEVISION
 - ESMT = EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY OF TEXAS
 - 14' G.E.T.V. EASEMENT (VOL. 9559, PG. 154, D.P.R.)
 - 25' BUILDING SETBACK (VOL. 9559, PG. 154, D.P.R.)
 - 14' G.E.T.V. EASEMENT (VOL. 9549, PG. 64, D.P.R.)
 - 25' BUILDING SETBACK (VOL. 9549, PG. 64, D.P.R.)
 - 5' WATER EASEMENT
 - 12' WATER EASEMENT
 - 14' G.E.T.V. EASEMENT
 - 10' G.E.T.V. EASEMENT
 - 10' G.E.T.V. EASEMENT
 - VARIABLE WIDTH WATER EASEMENT
 - 12' PRIVATE DRAINAGE EASEMENT
 - 93.8' X 42.5' PRIVATE DETENTION POND FACILITY
 - PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-21-38801936) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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.

JUAN G. RODRIGUEZ, P.E.
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:

ALFREDO T. GUERRA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE NOTES:

- NO STRUCTURES, 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE [SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-504(E)(5)].

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 11 THROUGH 20, LOT 901 & LOT 902, BLOCK 2, N.C.B. 17417, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CPS/SAWS/COSA UTILITY NOTES:

- 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 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, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 800 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/83, SOUTH CENTRAL ZONE.
- ELEVATIONS ARE BASED ON NAVD 83.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE, COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD 83).
- DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE FACTOR IS 0.999830028895.

FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE NOTE:

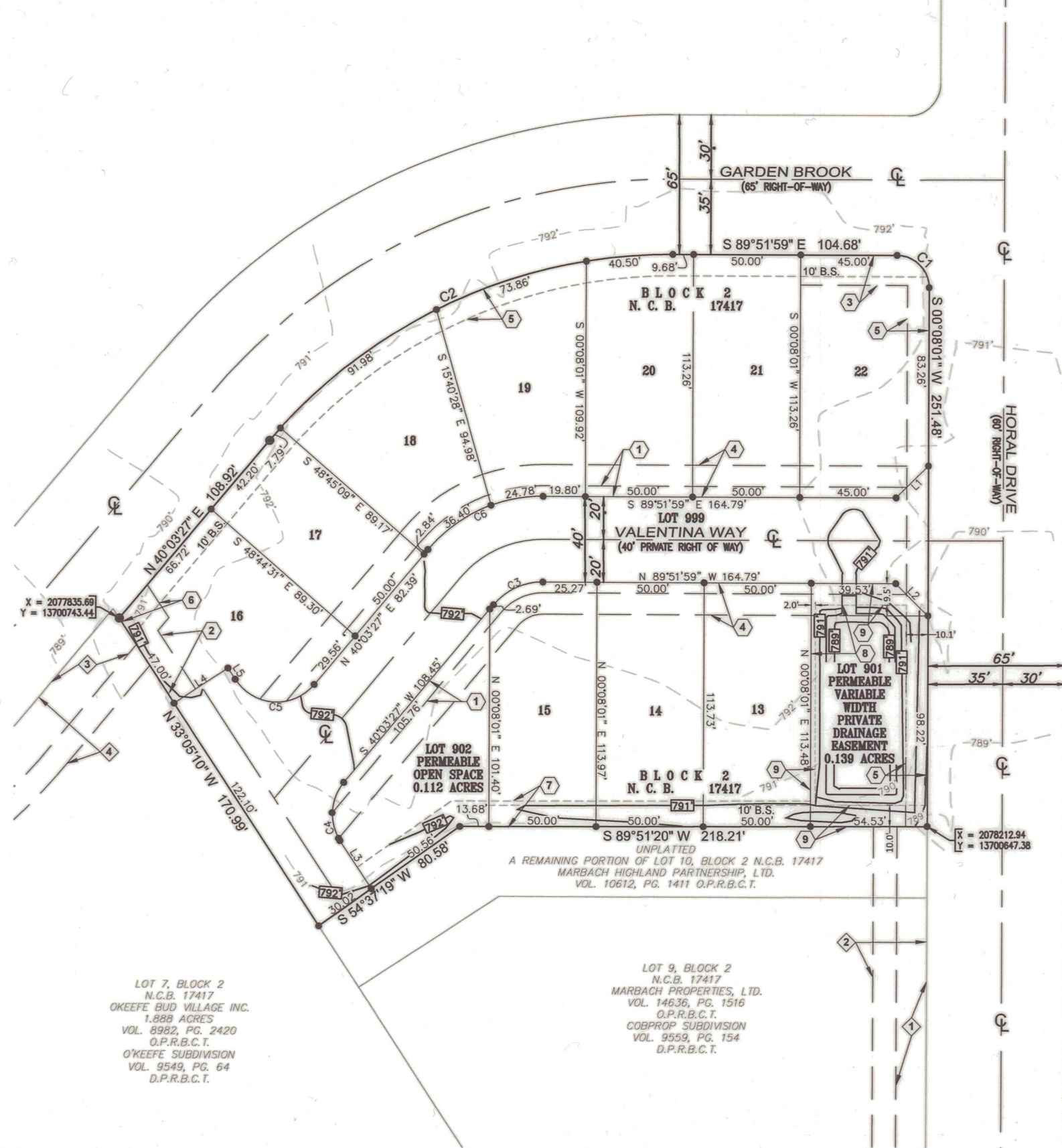
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WATER AND SANITARY SEWER NOTE:

- THE DEVELOPER DEDICATES THE WATER AND SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- LOT 999, BLOCK 2, NCB 17417 IS A PRIVATE STREET AND IS DESIGNED AS AN UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE TRACT IS 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480250307P, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF A PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLOD) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CURVE LENGTH
C1	15.00'	90°00'00"	S 44°51'59" E	21.21'
C2	245.00'	50°04'38"	N 65°05'44" E	207.38'
C3	30.00'	50°04'34"	S 65°05'44" W	25.39'
C4	23.00'	73°8'37"	S 03°29'09" W	27.41'
C5	23.00'	106°85'84"	S 86°30'52" E	36.94'
C6	70.00'	50°07'61"	N 65°05'44" E	59.25'

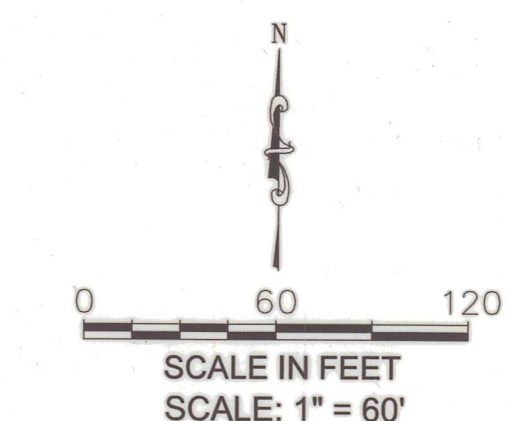
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°08'01" W	21.21'
L2	N 44°51'59" W	21.21'
L3	S 33°05'10" E	26.73'
L4	N 56°54'50" E	30.00'
L5	S 33°05'10" E	6.20'

PLAT NUMBER: 21-11800611

REPLAT & SUBDIVISION
ESTABLISHING

HORAL COVE (P.U.D.)

BEING A TOTAL OF 1.97 ACRES OF LAND, BEING LOT 10, BLOCK 2, NEW CITY BLOCK 17417, COBPROP SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9559, PAGE 154, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 13-22, BLOCK 2, NEW CITY BLOCK 17417, BEING SITUATED WITHIN LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



ISRO ENGINEERING SERVICES, P.L.L.C.
TBPE REGISTRATION NO. : F-14466
9010 FM 1976, STE. 301
CONVERSE, TEXAS 78109
PHONE (210) 793-8138
MOBILE (955) 236-5515
WWW.ISROGROUP-US.COM

GUERRA ENGINEERING & SURVEYING CO.
TBPE FIRM REGISTRATION NO. F-8484
TBPLS FIRM REGISTRATION NO. 100173-00
Laredo, TX 78041 P. 956.718.2000
Email: fred_guerra@esgco.com

DATE OF PREPARATION: APRIL 25, 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, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
RAMSTIN HOMES, LLC
RAMIRO VALDEZ III - OWNER
10010 SAN PEDRO, STE. 550
SAN ANTONIO, TEXAS 78216

MERCEDES MARTINEZ
My Notary ID # 125463075
Expires October 14, 2025

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES H. TURNER AND BRIAN CHALOUKKA, 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 1 DAY of May 2022.

Notary Public
BEXAR COUNTY, TEXAS

THIS PLAT OF THE HORAL COVE (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2022.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

