



**LEGEND**

- FOUND 1/2" STEEL REBAR
  - SET 1/2" STEEL REBAR WITH "USJ" CAP
  - 78.3 --- EXISTING CONTOUR LINE (FT)
  - 78.5 --- PROPOSED CONTOUR LINE (FT)
  - RIGHT-OF-WAY CENTERLINE
- N.T.S. = NOT TO SCALE VOL. = VOLUME  
 R.O.W. = RIGHT OF WAY PG. = PAGE  
 DOC. = DOCUMENT NUMBER CB = COUNTY BLOCK  
 COSA = CITY OF SAN ANTONIO AC = ACRES  
 E.G.T.C. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT  
 D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS  
 O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

- (A) 10' BUILDING SETBACK
- (B) 10' E.G.T.C.
- (C) 14' E.G.T.C.
- (D) 1' VEHICULAR NON-ACCESS EASEMENT
- (E) 10' U.G. ELECTRIC & GAS EASEMENT (VOL. 7300, PG. 95, D.P.R.)
- (F) 44' WIDE SHARED CROSS ACCESS EASEMENT, AND ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND WASTEWATER EASEMENT, PRIVATE DRAINAGE EASEMENT, AND PRIVATE (JOHN PALMER DR.) PEDESTRIAN EASEMENT.
- (G) 15' WIDE PRIVATE DRAINAGE EASEMENT
- (H) 10' WATER EASEMENT
- (I) 10' BUILDING SETBACK (LOT 7 ONLY)

LINE TABLE			LOT ACREAGE	
LINE	LENGTH	BEARING	LOT 1	LOT 2
L1	60.03'	S75°21'28"E	0.280 Ac	0.287 Ac
L2	10.44'	S14°38'32"W	0.273 Ac	0.978 Ac
L3	60.40'	S30°01'13"E	0.352 Ac	0.339 Ac
L4	105.00'	N59°49'57"E	0.313 Ac	0.138 Ac
L5	55.96'	S75°23'00"E	0.099 Ac	0.181 Ac
L6	83.00'	S75°23'00"E	0.230 Ac	0.166 Ac
L7	79.77'	S75°23'00"E	0.164 Ac	0.089 Ac
L8	17.14'	N70°00'35"E	0.181 Ac	0.089 Ac
L9	20.01'	N46°58'21"E	0.089 Ac	0.143 Ac
L10	64.06'	S14°37'00"W	0.143 Ac	0.276 Ac
L11	64.04'	S14°37'00"W		
L12	63.64'	N14°37'00"E		
L13	72.86'	S75°23'00"E		
L14	89.17'	S75°23'00"E		
L15	75.88'	N14°37'00"E		
L16	96.41'	N14°37'00"E		
L17	118.41'	S14°37'00"W		
L18	44.00'	N14°37'00"E		
L19	44.00'	S14°37'00"W		
L20	27.00'	N14°37'00"E		
L21	84.41'	S14°37'00"W		
L22	57.41'	S14°37'00"W		
L23	1.17'	N75°23'00"W		
L24	0.03'	N14°37'00"E		

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

**WASTEWATER EDU NOTE:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

**PRIVATE STREET DESIGNATION:**  
 LOT 999, BLOCK 31, CB 5073 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, WATER, WASTEWATER, AND RECYCLED WATER MAINS.

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:

*Michael Williams*  
 05/31/2022  
 MICHAEL K. WILLIAMS, R.P.L.S.  
 c/o URBAN SURVEYING, INC.  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6616  
 TBPLS FIRM No. 10193843  
 USJ JOB No. SA0450.00



**GENERAL NOTES / MONUMENTATION LEGEND:**

- BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE (4204). THIS SURVEY WAS ADJUSTED USING A COMBINED SCALE FACTOR OF 1.00016530421586 (GEOD12A).
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C02906, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- LOT 901, BLOCK 31, CB 5073 IS A COMMON USE AREA AND IS DESIGNATED AS SHARED ACCESS & PARKING, AND PRIVATE DRAINAGE EASEMENT.

CURVE TABLE					
CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LENGTH (FT)	CHORD BEARING
C1	152.31	970.00	8°59'47"	151.15	N79°52'50"W
C2	23.58	15.00	90°03'13"	21.22	N30°21'23"W
C3	26.70	17.00	90°00'00"	24.04	S30°23'00"E
C4	26.70	17.00	90°00'00"	24.04	N59°37'00"E
C5	95.82	61.00	90°00'00"	86.27	S30°23'00"E
C6	26.70	17.00	90°00'00"	24.04	S30°23'00"E
C7	26.70	17.00	90°00'00"	24.04	S30°23'00"E
C8	61.26	39.00	90°00'00"	55.15	S30°23'00"E
C9	95.92	61.00	90°00'00"	86.27	N30°21'23"E
C10	15.72	10.00	90°03'13"	14.15	S30°21'23"E
C11	15.70	10.00	89°56'47"	14.14	N59°38'37"E

**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 AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER 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, 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) FOOT 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.

**SAN ANTONIO RIVER AUTHORITY NOTES:**

- SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.
- THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO THE SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO THE SAN ANTONIO RIVER AUTHORITY 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.

**DRAINAGE EASEMENT NOTE:**

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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE 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.

**COMMON AREA MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 31, CB 5073, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**CLEAR VISION NOTE:**

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

**LEGAL INSTRUMENT NOTE:**

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

**SHARED CROSS ACCESS NOTE:**

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE SHARED CROSS ACCESS EASEMENT SHOWN ON THIS PLAT.

**SETBACK NOTE:**

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



**IMPACT FEE NOTE:**  
 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.

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.

*Donald Oroian*  
 06-01-2022  
 DONALD OROIAN, M.S., P.E.  
 c/o ADA CONSULTING GROUP, INC.  
 TEXAS LICENSED PROFESSIONAL ENGINEER No. 90244



**RESIDENTIAL FIRE FLOW NOTE:**

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.

PLAT NO. 22-11800048

SUBDIVISION PLAT ESTABLISHING:

**MONTGOMERY-GM (PUD)**

BEING A TOTAL OF 3.572 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 20210272567 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS HALL SURVEY NO. 42, ABSTRACT 341, COUNTY BLOCK 5073, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-15, 901 AND 999, BLOCK 31.



SCALE: 1" = 60 FT  
 0 15 30 60

**ADA CONSULTING GROUP, INC.**

221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216  
 (210) 340-5670 FAX: (210) 340-5728 www.ADACG.COM  
 TEXAS REGISTERED ENGINEERING FIRM No. F-3512

ADACG PROJECT No. 805-02 DATE: MAY 09, 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.

*John P. Peterson*  
 MONTGOMERY-GM, LLC  
 BY: JOHN P. PETERSON, ITS MANAGING MEMBER  
 5002 N LOOP 1604 E, #1308  
 SAN ANTONIO, TX 78247  
 (210) 838-7178

STATE OF TEXAS:  
 COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN P. PETERSON, 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.

*Donald Oroian*  
 DONALD OROIAN  
 Notary Public, State of Texas  
 My Comm. Exp. 08-04-2022  
 ID No. 11307463

THIS 1<sup>st</sup> DAY OF JUNE, 2022.

THIS PLAT OF MONTGOMERY-GM (PUD), 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

**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\_\_\_\_.

BY: \_\_\_\_\_  
 COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_  
 COUNTY CLERK, BEXAR COUNTY, TEXAS