LOCATION MAP NOT TO SCALE LEGEND

15. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN -

GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.— O.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.— D.P.R.

20. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH

BETWEEN THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF LOT 1 AND THE

BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE

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

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

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

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 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.

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING

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

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

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH

GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP" P.I.D. #4371

DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE

PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR

2.) MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP

3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE

4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED

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.

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.

FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR

NORTHWEST CORNER OF LOT 8 AND SHOWN AS NO 06'18'W HERE ON AS DETERMINED

1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. BEARING REFERENCE SOURCE IS THE WEST LINE OF SOLANA RIDGE UNIT 17 & 18

CPS/SAWS/COSA UTILITY GENERAL NOTES:

GRADE CHANGES OR GROUND ELEVATION ALTERATIONS

SAWS IMPACT FEE PAYMENT NOTE:

<u>SAWS WASTEWATER EDU NOTE:</u>

WASTEWATER SERVICE CONNECTION.

SAWS DEDICATION NOTE:

BY THE SAN ANTONIO WATER SYSTEM.

SYSTEM, SOUTH CENTRAL ZONE (NAD83)

SURVEY NOTES:

ON OCTOBER, 2020.

STATE OF TEXAS

BUILDING SETBACK LINE -

NEW COUNTY BLOCK -

VOLUME

PAGE ACRES

9. EASEMENT

10. RIGHT OF WAY

11. STREET CENTERLINE

14. EFFECTIVE FLOODPLAIN

13. PROPOSED FINISHED CONTOUR -

16. 1/2" IRON ROD FOUND W/ CEC CAP-17. 1/2" IRON ROD SET W/ CEC CAP -

SYSTEM - SOUTH CENTRAL ZONE.

19. FINISHED FLOOR ELEVATION (PER ATLAS 14) -

12. EXISTING CONTOUR

18. BLOCK NUMBER -

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 652 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.

RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 CPM 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 DEVELOPMENT SERVICES AND THE

NTONIO F	RE DEPARTMENT FIRE MARSHAL.
	PLAT REFERENCE
1	SOLANA RIDGE UNIT 17 &18 (VOL. 20001, PAGES 2461-2463 D.P.R.)
2	SOLANA RIDGE UNIT 8R (VOL. 9646, PAGE 20 D.P.R.)
3	SOLANA RIDGE UNIT 7A (VOL. 9614, PAGES 22-23 D.P.R.)
4	PERMANENT EASEMENT - SEWER DOCUMENT NUMBER - 20180110018

- G.E.T.TV.E.

N.C.B.

VOL.

A.C.

ESM'T

R.O.W

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

BUILDING SETBACK NOTE:

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

OPEN SPACE NOTE:
BLOCK 33, LOT 901, NCB 15248, IS DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENT.

RESIDENTIAL FINISHED FLOOR NOTE:

ESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE—CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST—CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

LOT 901 BLK 37

OPEN PUBLIC DRAINAG

EASEMENT (0.252 AC)

FLOODPLAIN VERIFICATION NOTE:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT (LOTS 60-72, BLK 33) AS VERIFIED BY FEMA MAP PANEL: 48029C0535F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

THE DRAINAGE EASEMENT WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0535F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100—YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25—YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATION OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP20-38800111) 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 HERE UNDER 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 ARBORISTS OFFICE PER 35477(h).

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 33, NCB 15248, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS, OR THE PROPERTY OF THE CITY OF SAM ANTONIO OR DEVAN COUNTY. NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI/ 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OTHER NOTES:

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.

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

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

3. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

4. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

LOT 901 BLK 37

AREA BEING REPLATTED

THROUGH PUBLIC HEARING

WITH WRITTEN NOTIFICATION

1"=50'

BEING 0.158 OF ONE ACRE AS A PORTION OF LOT 901, BLOCK 37, A PUBLIC OPEN DRAINAGE EASEMENT, A PORTION OF A 10' G.E.T.TV.E. OUT OF THE SOLANA RIDGE SUBDIVISION UNIT 17 & 18 PLAT RECORDED IN VOLUME 20001 PAGES. 2461—2463, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

INDEX MAP

1"=500"

Line Table

SOLANA RIDGE UNIT 17 & 11

VOL. 20001, PGS. 2461-2463. D.R.

BLK 37

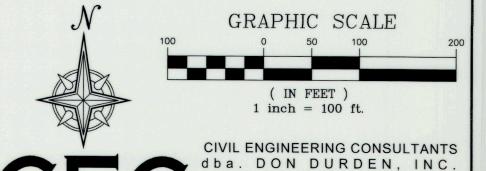
2 OF

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

REPLAT AND SUBDIVISION PLAT ESTABLISHING

SOLANA RIDGE LO SUBDIVISION

BEING A TOTAL OF 30.502 ACRES OF LAND COMPRISED OF A 0.027 OF ONE ACRE REPLAT OF BLOCK 33, LOT 901, AND A 0.158 OF ONE ACRE REPLAT OF BLOCK 37, LOT 901, BOTH A PUBLIC OPEN DRAINAGE EASEMENT, A PORTION OF A 10' G.E.T.TV. EASEMENT OUT OF THE SOLANA RIDGE SUBDIVISION UNIT 17 & 18 BOTH PLAT RECORDED IN VOLUME 20001 PAGES. 2461–2463, D.P.R., AND A PLAT OF 30.317 ACRES OF LAND OUT OF A 40.00 ACRE TRACT RECORDED IN VOLUME 11074, PAGE 2399 OF THE OFFICIAL PUBLIC RECORDS IN THE LUCAS MUNOZ SURVEY NO. 86 ABSTRACT NO. 488 OF BEXAR COUNTY, TEXAS; ESTABLISHING NCB 15248 BLK 33 LOTS 35–89, 901, BLK 37 LOTS 12–41, BLK 38 LOTS 7–28, BLK 39 LOTS 1–41, IN SAN ANTONIO, TEXAS.



11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037 TEL: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-2214 / #10041000

PLAT NO. 20-11800582

COUNTY OF BEXAR

1

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 THEPPINE TYPESSED.

PHONE: (210) 496-2668

A TEXAS LIMITED PARTNERSHIP CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER LESLIE OSTRANDER, ASSISTANT SECRETARY 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

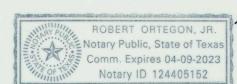
DULY AUTHORIZED AGENT:

STATE OF TEXAS

DATED THIS ___

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 & SEAL OF OFFICE

THIS DAY OF COOPER A.D., 2012





THIS PLAT <u>SOLANA RIDGE LO SUBDIVISION</u> OF 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,

A.D., 20_ CHAIRMAN

__ DAY OF __

BLK 38 g 1 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS— CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "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 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 10' G.E.T.TV.E.

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

1"=50'

BEING 0.027 OF ONE ACRE AS BLOCK 38, LOT 901, A PUBLIC OPEN DRAINAGE EASEMENT, A PORTION OF A 10' G.E.T.TV.E. OUT OF THE SOLANA RIDGE SUBDIVISION UNIT 17 & 18 PLAT RECORDED IN VOLUME 20001 PAGES. 2461—2463, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

COUNTY OF BEXAR

DULY AUTHORIZED AGENT

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF SOLANA RIDGE SUBDIVISION UNIT 17 AND 18, WHICH ARE RECORDED IN VOLUME 9646, PAGE 20 AND VOLUME 20001, PAGES 2461-2463, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P. TEXAS LIMITED PARTNERSHIP CHTEX OF TEXAS INC.

A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER LESLIE OSTRANDER, ASSISTANT SECRETARY 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

RUBERT ORTEGON, JR Notary Public, State of Texas Comm. Expires 04-09-2023 Notary ID 124405152

NOTARY PUBLIC IN AND FOR THE STA

IC IN	AND FOR	R THE STATE	OF TEXAS	
		Curve Tabl	е	
Length	Radius	Chord Length	Chord Direction	

00.10		radius	onord Longin	Chord Direction	Della		
C1	28.20'	25.00'	26.73'	N32°25'00"W	064°37'23'		
C2	293.47'	59.00'	71.84'	N77°46'02"E	5'02"E 284°59'26"		
C3	17.61'	25.00'	17.25'	S20°04'43"W	040°22'03'		
C4	16.57'	25.00'	16.27'	N18°53'18"E	037°59'13'		
C5	39.27'	25.00'	35.36'	S45°06'18"E	090°00'00'		
C6	147.74'	51.00'	101.24'	N45°06'18"W	165°58'26"		
C7	16.57'	25.00'	16.27'	S70°54'05"W	037°59'13'		
C8	21.99'	14.00'	19.80'	N44°53'42"E	090°00'00'		
C9	21.99'	14.00'	19.80'	N45°06'18"W	090°00'00'		
C10	314.16'	200.00'	282.84'	N44°53'42"E	090°00'00'		
C11	392.70'	250.00'	353.55'	N44°53'42"E	090°00'00'		
C12	353.43'	225.00'	318.20'	318.20' \$44°53'42"W 16.54' \$70°47'34"E 16.54' \$N70°34'57"E			
C13	16.85'	25.00'	16.54'				
C14	16.85'	25.00'	16.54'				
C15	52.58'	39.00'	48.69'	48.69' N89°53'42"E			
C16	52.58'	39.00'	48.69'	N89°53'42"E	077°14'59"		
C17	16.85'	25.00'	16.54'	16.54' \$70°47'32"E			
C18	16.85'	25.00'	16.54' N70°34'55"E		038°37'27"		
C19	21.99'	14.00'	19.80'	S45°06'18"E	090°00'00"		
C20	21.99'	14.00'	19.80'	N44°53'42"E	090°00'00"		

C21 39.27' 25.00' 35.36' S44°53'42"W 090°00'00'

Curve	Length	Radius	Chord Length	Chord Direction	Delta
C22	16.57'	25.00'	16.27'	N19°05'55"W	037°59'13"
C23	147.74'	51.00'	101.24'	N44°53'42"E	165°58'26"
C24	16.57'	25.00'	16.27'	S71°06'42"E	037°59'13"
C25	39.27'	25.00'	35.36'	N44°53'42"E	090°00'00"
C26	16.59'	25.00'	16.29'	N71°05'33"W	038°01'32"
C27	147.74'	51.00'	101.24'	S44°56'00"W	165°58'26"
C28	16.56'	25.00'	16.26'	S19°04'46"E	037°56'54"
C29	21.99'	14.00'	19.80'	S44°53'42"W	090°00'00"
C30	21.99'	14.00'	19.80'	N45°06'18"W	090°00'00"
C31	32.10'	5050.00'	32.10'	N89°42'46"E	000°21'51"
C32	32.25'	5075.00'	32.25'	N89°42'46"E	000°21'51"
C33	32.41'	5100.00'	32.41'	N89°42'46"E	000°21'51"
C34	24.47'	325.00'	24.47'	N88°18'44"W	004°18'52"
C35	22.59'	300.00'	22.58'	S88°18'44"E	004°18'52"
C36	20.71'	275.00'	20.70'	N88°18'44"W	004°18'52"
C37	20.71'	275.00'	20.70'	N88°18'44"W	004°18'52"
C38	22.59'	300.00'	22.58'	S88°18'44"E	004°18'52"
C39	24.47'	325.00'	24.47'	N88°18'44"W	004°18'52"
C40	21.56'	275.00'	21.56'	S87°17'03"W	004°29'35"
C41	21.40'	300.00'	21.40'	N87°29'13"E	004°05'15"
C42	21.24'	325.00'	21.24'	S87°39'30"W	003°44'41"

Curve Length Radius Chord Length Chord Direction Delta

			1 1		The same of the sa	
L1	73.51'	N00°06'18"W		L16	14.00'	S45°17'14"E
L2	9.90'	S89°53'42"W		L17	48.96'	N89°53'42"E
L3	50.00'	S00°06'24"E		L18	9.96'	S89°53'42"W
L4	19.90'	N89°53'42"E		L19	58.73'	N86°09'18"W
L5	19.89'	S89°53'42"W		L20	58.73'	S86°09'18"E
L6	24.84'	S43°37'19"E		L21	58.73'	N86°09'18"W
L7	20.11'	S50°04'08"W		L22	54.95'	S89°31'51"W
L8	25.00'	N00°01'16"W		L23	54.95'	N89°31'51"E
L9	10.87'	N32°48'50"E		L24	54.95'	S89°31'51"W
L10	19.78'	N00°05'38"W		L25	65.62'	S37°36'33"W
L11	14.00'	N89°53'42"E		L26	65.62'	S47°47'04"W
L12	14.00'	N44°53'42"E		L29	65.62'	S57°57'35"W
L13	9.53'	N89°53'42"E		L30	65.62'	S68°08'06"W
L14	9.53'	N89°53'42"E		L31	77.40'	S78°18'37"W
L15	14.00'	N45°06'18"W	1	L32	45.00'	N00°28'10"W

Line Length Direction Line Length Direction

Line Table

REFERENCE LINE AND CURVE TABLE DATA ON THIS SHEET PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT







	PLAT REFERENCE
1	SOLANA RIDGE UNIT 17 &18 (VOL. 20001, PAGES 2461-2463 D.P.R.)
2	SOLANA RIDGE UNIT 8R (VOL. 9646, PAGE 20 D.P.R.)
3	SOLANA RIDGE UNIT 7A (VOL. 9614, PAGES 22-23 D.P.R.)
4	PERMANENT EASEMENT - SEWER DOCUMENT NUMBER - 20180110018

GRIFFIN STEVEN E & TAMI ELAINE

1% AC EFFECTIVE FLOODPLA

FFE: 645.65

FFE: 648.55

FFE: 649.30

ON FFE: 649.30

FFE: 651.33

10' G.E.T.TV.E.

FFE: 648.86

FFE: 647.52

FFE: 645.28 13.63

UNPLATTED

N88°06'21"E 143.34"

LOT 901 BLK 33 PUBLIC OPEN SPACE

& DRAINAGE ESM'T

ERMEABLE)(5.918 AC

16' G.E.T.TV.E.

OC. NO. 2018011001

PUBLIC 25' DRAINAGE EASEMENT

PERMEABLE (0.090 AC)

N=13,674,385.886

E= 2,081,673.450

UNPLATTED

GRIFFIN TIMOTHY JAMES & KELLY PAGEL 7920 COVEL RD SAN ANTONIO, TX 78252

(VOL. 11074, PG. 2399, D.P.R.)

1% AC EFFECTIVE FLOODPLAIN

(EFFECTIVE SEPT. 29, 2010)

1% AC ULTIMATE FLOODPLAIN

PER FLOOD STUDY PREPARED B MAESTAS ENGINEERING

UNPLATTED
GRIFFIN STEVEN E & TAMI E
8320 COVEL RD
SAN ANTONIO, TX 78252

UNPLATTED MCMILLION TEDDY NILE

8290 COVEL RD

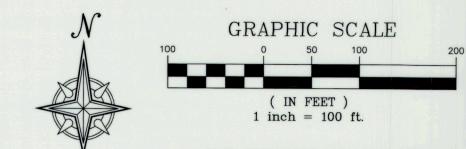
N=13,673,724.753

E= 2,081,701.490

PLAT NO. 20-11800582 REPLAT AND SUBDIVISION PLAT ESTABLISHING

SOLANA RIDGE LO SUBDIVISION

BEING A TOTAL OF 30.502 ACRES OF LAND COMPRISED OF A 0.027 OF ONE ACRE REPLAT OF BLOCK 33, LOT 901, AND A 0.158 OF ONE ACRE REPLAT OF BLOCK 37, LOT 901, BOTH A PUBLIC OPEN DRAINAGE EASEMENT, A PORTION OF A 10' G.E.T.TV. EASEMENT OUT OF THE SOLANA RIDGE SUBDIVISION UNIT 17 & 18 BOTH PLAT RECORDED IN VOLUME 20001 PAGES. 2461—2463, D.P.R., AND A PLAT OF 30.317 ACRES OF LAND OUT OF A 40.00 ACRE TRACT RECORDED IN VOLUME 11074, PAGE 2399 OF THE OFFICIAL PUBLIC RECORDS IN THE LUCAS MUNOZ SURVEY NO. 86 ABSTRACT NO. 488 OF BEXAR COUNTY, TEXAS; ESTABLISHING NCB 15248 BLK 33 LOTS 35-89, 901, BLK 37 LOTS 12-41, BLK 38 LOTS 7-28, BLK 39 LOTS 1-41, IN SAN ANTONIO, TEXAS.



CIVIL ENGINEERING CONSULTANTS dba. DON DURDEN, INC. 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037 TEL: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-2214 / #10041000

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

CONTINENTAL HOMES OF TEXAS, L.P.

A TEXAS LIMITED PARTNERSHIP CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER LESLIE OSTRANDER, ASSISTANT SECRETARY 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247 PHONE: (210) 496-2668

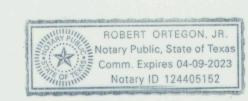
DULY AUTHORIZED AGENT

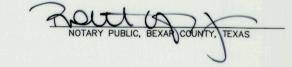
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 & SEAL OF OFFICE

THIS ___ DAY OF OCTOBER A.D., 2027

DAY OF _





THIS PLAT <u>SOLANA RIDGE LO SUBDIVISION</u> OF 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,

SECRETARY

LOCATION NOT TO SCALE

16. 1/2" IRON ROD FOUND W/ CEC CAP. 17. 1/2" IRON ROD SET W/ CEC CAP -

SYSTEM - SOUTH CENTRAL ZONE.

19. FINISHED FLOOR ELEVATION (PER ATLAS 14) -

18. BLOCK NUMBER

LEGEND BUILDING SETBACK LINE -GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -G.E.T.TV.E. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. - O.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.-NEW COUNTY BLOCK -N.C.B. VOLUME VOL PAGE 8. ACRES 9. EASEMENT ESM'T O. RIGHT OF WAY R.O.W. 1. STREET CENTERLINE 12. EXISTING CONTOUR 13. PROPOSED FINISHED CONTOUR 14. EFFECTIVE FLOODPLAIN 15. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN

20. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. BEARING REFERENCE SOURCE IS THE WEST LINE OF SOLANA RIDGE UNIT 17 & 18 BETWEEN THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF LOT 8 AND SHOWN AS NO'06'18'W HERE ON AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE

CPS/SAWS/COSA UTILITY GENERAL NOTES:

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS— CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "TRANSFORMER EASEMENT" "WATER EASEMENT" "SANITARY SEWER EASEMENT" AND "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 FEFFICIENCY OF WATER SEWER GAS AND OR FLECTRIC INFRASTRUCTURE AND SERVICE. 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

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

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 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 PAYMENT 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

SAWS WASTEWATER EDU NOTE:

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

SAWS DEDICATION NOTE:

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.

SURVEY NOTES:

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP" P.I.D. #4371 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR

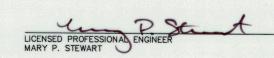
2.) MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.

3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83)

4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON OCTOBER, 2020.

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



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 & LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

FFE: 647.55

1% AC ULTIMATE FLOODPLAIN

PER FLOOD STUDY PREPARED BY MAESTAS ENGINEERING.

1% AC EFFECTIVE FLOODPLAIN

(EFFECTIVE SEPT. 29, 2010)

50' R.O.W. EASEMENT

LO-VACA CATHERIN VO. (VOL. 6059, PG 337, OPR)

REFERENCE LINE AND CURVE PLAT NOTES APPLY TO EVERY PAGE TABLE DATA ON SHEET 1 OF 1 OF THIS MULTIPLE PAGE PLAT

NCB 15248

UNPLATTED

MCMILLION TEDDY NILE

LOT 901 BLK 33

PUBLIC OPEN SPACE,

& DRAINAGE ESM'T

20' MAINTAINENCE SOLANA RIDGE UNIT 7A & ACCESS ESM'T VOL. 9614, PGS. 22-23. D.R.P.

5' G.E.T.TV.E.

N89°53'42"E 120.00' 8

5' G.E.T.TV.E.

10' B.S.L. & G.E.T.TV.E.

LOT 901 BLK 14 OPEN SPACE & DRAINAGE ESM'T

(VOL. 9614, PGS. 22-23, D.P.R.)

10' G.E.T.TV.E. LOT 901 BLK 33

PUBLIC OPEN SPACE, & DRAINAGE ESM'T

(PERMEABLE)(5.918 AC)

/20.92

N89°53'42"E 120.00'

N89°53'42"E 120.00 10' G.E.T.TV.E.

10' B.S.L. & G.E.T.TV.E.

N89°53'42"E 290,00' PERSEUS BROOK

8' G.E.T.TV.E.

N=13,674,684.14

E= 2,082,226.99

=-664=-- JHY

PUBLIC VARIABLE WIDTH

PERMEABLE (0.226 AC) N89°53'42"E 323.33' LOT 901 BLK 33

DRAINAGE EASEMENT

/ 5' G.E.T.TV.E.

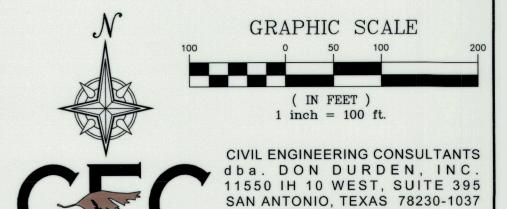
- 10' G.E.T.TV.E.

GRIFFIN TIMOTHY JAMES

MARY P. STEWART OF TEAMS GARY B. NEILL 3964

SOLANA RIDGE LO SUBDIVISION

BEING A TOTAL OF 30.502 ACRES OF LAND COMPRISED OF A 0.027 OF ONE ACRE REPLAT OF BLOCK 33, LOT 901, AND A 0.158 OF ONE ACRE REPLAT OF BLOCK 37, LOT 901, BOTH A PUBLIC OPEN DRAINAGE EASEMENT, A PORTION OF A 10' G.E.T.TV. EASEMENT OUT OF THE SOLANA RIDGE SUBDIVISION UNIT 17 & 18 BOTH PLAT RECORDED IN VOLUME 20001 PAGES. 2461—2463, D.P.R., AND A PLAT OF 30.317 ACRES OF LAND OUT OF A 40.00 ACRE TRACT RECORDED IN VOLUME 11074, PAGE 2399 OF THE OFFICIAL PUBLIC RECORDS IN THE LUCAS MUNOZ SURVEY NO. 86 ABSTRACT NO. 488 OF BEXAR COUNTY, TEXAS; ESTABLISHING NCB 15248 BLK 33 LOTS 35—89, 901, BLK 37 LOTS 12—41, BLK 38 LOTS 7—28, BLK 39 LOTS 1—41, IN SAN ANTONIO, TEXAS.



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.

A TEXAS LIMITED PARTNERSHIP CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247 PHONE: (210) 496-2668

DULY AUTHORIZED AGENT:

192 LF TO INTERSECTION OF

AUTARES GLADE &

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 & SEAL OF OFFICE THIS _ DAY OF october A.D., 2022

ROBERT ORTEGON, JR. Notary Public, State of Texas Comm. Expires 04-09-2023 Notary ID 124405152

TEL: (210) 641-9999

FAX: (210) 641-6440

REGISTRATION #F-2214 / #10041000

THIS PLAT <u>SOLANA RIDGE LO SUBDIVISION</u> OF 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_ CHAIRMAN

SECRETARY

EXISTING SEWER EASEMENT DETAIL

40 **BLK 33**

1"=60"

REFERENCE LINE AND CURVE | PLAT NOTES APPLY TO EVERY PAGE TABLE DATA ON SHEET 1 OF 1 OF THIS MULTIPLE PAGE PLAT

N=13,674,686.03

E= 2,083,246.00

N89°53'42"E 125.10'

10' B.S.L. & G.E.T.TV.E.

12

S89°53'42"W 120.00'

+ 10' G.E.T.TV.E.

Ś89°53'42"W 110.50

39 BLK 37

S89°53'42"W 120.00

2

SOLANA RIDGE UNIT 8R

BLK 38

165 LF TO INTERSECTION OF

CAPELLA CIRCLE

5

THIS SHEET BELOW

2463. D.R.P. 32

33

N=13,673,734.34

E= 2,083237.87

12

10' G.E.T.TV.E.

10' G.E.T.TV.E. 15' B.S.L.

OT 901 BLK 33

OWNER: CITY OF SAN ANTONIO CARMONA HILLS SUBDIVISION U-2

3.756 AC

VOL. 9646, PG. 20. D.R.I 10' G.E.T.TV.E. (1) 4

SOLANA RIDGE UNIT 17 & 18

(D %)

CAPELLA

CIRCLE

1

15' BSL-

1

SITE LOCATION MAP NOT TO SCALE LEGEND

BUILDING SETBACK LINE -GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.— O.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. NEW COUNTY BLOCK -- N.C.B VOLUME VOL. B. ACRES - AC 9. EASEMENT FSM'T 10. RIGHT OF WAY 1. STREET CENTERLINE 12. EXISTING CONTOUR 13. PROPOSED FINISHED CONTOUR-14. EFFECTIVE FLOODPLAIN 15. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN-16. 1/2" IRON ROD FOUND W/ CEC CAP-17. 1/2" IRON ROD SET W/ CEC CAP -

PLAT REFERENCE

2

3

4

SOI ANA RIDGE UNIT 17 &18 SOLANA RIDGE UNIT 8R

(VOL. 9646, PAGE 20 D.P.R.)

SOLANA RIDGE UNIT 7A

(VOL. 9614, PAGES 22-23 D.P.R.)

PERMANENT EASEMENT - SEWER

DOCUMENT NUMBER - 20180110018

ō

SH

TCHLINE

__11.72'

38 40

B.S.L. & G.E.T.TV.E.

N89°53'42"E 290.00'

N89°53'42"E 120.00' 10' G.E.T.TV.E.

LOT 901 BLK 14 OPEN SPACE & DRAINAGE ESM'T SOLANA RIDGE UNIT 7A VOL. 9614, PGS. 22-23. D.R.P.

3 & ACCESS ESM'T

678

NCB

15248

PERSEUS BROOK

BLK 37

3 MAINTAINENCE &

18' G.E.T.TV.E.

CAPELLA CIRCLE

22 !

670

LOT 901 BLK 33

PUBLIC OPEN SPACE,

& DRAINAGE ESM'T (PERMEABLE)(5.918 AC)

NCB 15248

1% AC EFFECTIVE FLOODPLAIN

PER PANEL 48029C0535F (EFFECTIVE SEPT, 29, 2010)

NCB

26

N89°53'42"E 491.98'

BLUE MOON COVE

(VOL. 6059, PG 337, OPR)

19. FINISHED FLOOR ELEVATION (PER ATLAS 14) -F.F.E. 20. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

BEARING REFERENCE SOURCE IS THE WEST LINE OF SOLANA RIDGE UNIT 17 & 18 BETWEEN THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF LOT 8 AND SHOWN AS NO'06'18'W HERE ON AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

18. BLOCK NUMBER

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER STSTEMS (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," "8 "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT,"
AND "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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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 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 PAYMENT 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.

SAWS WASTEWATER EDU NOTE:

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 SAWS DEDICATION NOTE:

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.

SURVEY NOTES:

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP" P.I.D. #4371 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR

2.) MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.

3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83)

4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON OCTOBER, 2020.

STATE OF TEXAS COUNTY OF BEXAR

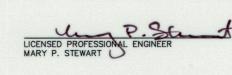
OF TEXT

MARY P. STEWART 108905

CENSE TO

OF TEXT

GARY B. NEILL 3964 ... 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 & LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:



15' B.S

10' G.E.T.TV.E.

10' G.E.T.TV.E 15' B.S.L.

PERSEUS BROOK