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

Mun him

V PURI, PRESIDENT 1604 LOOKOUT MGP, LLC

MANAGING GENERAL PARTNER OF 1604 LOOKOUT, LP 6002 CAMP BULLIS BOAD SAN ANTONIO, TEXAS 78257 (210) 698-3004

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI 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 27 DAY OF TUNE , A.D. 20 23.

JONI L. WARREN Notary Public, State of Texas Comm. Expires 02-24-2025 Notary ID 126815981

THIS PLAT OF CREEKSIDE AT LOOKOUT COMMERCIAL II 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

INDEX MAP SCALE: 1"= 400" LOT 1 BLOCK 35 CB 5041 LOOKOUT APARTMENTS (VOL 20001, PG 1406, DPR) S30°19'43"E ~ 331.37' N: 13760095.44 E: 2178309.79 N30'27'51"W ~ 85.12' N30'13'09"W ~ 102.23' STATE OF TEXAS OWNER/DEVELOPER: STATE OF TEXAS COUNTY OF BEXAR

SHEET 1 OF 3

SHEET 2 OF 3

PAGE(S) 1319-1321, COUNTY PLAT AND DEED RECORDS.

BEXAR

COUNTY

CITY OF SAN

ANTONIO

1

STATE OF TEXAS

OWNER/DEVELOPER

2

1604 LOOKOUT MGP, LLC MANAGING GENERAL PARTNER OF 1604 LOOKOUT, LP 6002 CAMP BULLIS ROAD SAN ANTONIO, TEXAS 78257

STATE OF TEXAS COUNTY OF BEXAR SWORN AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF JUNE A.D. 2033

Donis Waven
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 2/24/2025

JONI L. WARREN

Notary Public, State of Texas Comm. Expires 02-24-2025 Notary ID 126815981

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

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

The state of the s

REGISTERED PROFESSIONAL LAND SURVEYOR

LICENSED PROFESSIONAL ENGINEER

VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9685, PG 23-24, DPR)

PAGE(S)

ROW RIGHT-OF-WAY

FOUND 1/2" IRON ROD (UNLESS

SET 1/2" IRON ROD (PD)-ROW

MINIMUM FINISHED FLOOR ELEVATION

SET 1/2" IRON ROD (PD)

VOL VÖLÜME

LEGEND

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

1% ANNUAL CHANCE (100-YR) ATLAS 14 ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS

DOC DOCUMENT NUMBER

DEED AND PLAT RECORDS

FFE FINISHED FLOOR ELEVATION

OPR OFFICIAL PUBLIC RECORDS

- 1140 - EXISTING CONTOURS

--- CENTERLINE

VARIABLE WIDTH WATER

VARIABLE WIDTH PUBLIC

AND CABLE TV EASEMENT

LOT 5, BLOCK 25, NCB 16588 CREEKSIDE AT LOOKOUT

LOT 2, BLOCK 25, NCB 16588

(VOL 9685, PG 23-24, DPR)

CREEKSIDE AT LOOKOUT

(VOL 3068, PG 449-453, OPR)

VARIABLE WIDTH DRAINAGE

EASEMENT

LOOKOUT 1604 MF

(VOL 20001, PG 1319-1321, DPR)

15' ACCESS & MAINTENANCE

DRAINAGE EASEMENT

OF BEXAR COUNTY, TEXAS

(OFFICIAL PUBLIC RECORDS

CITY OF SAN ANTONIO LIMITS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

16' SANITARY SEWER EASEMENT 14' GAS, ELECTRIC, TELEPHONE, 4 (VOL 20002, PG 1475-1476, DPR) RECIPROCAL EASEMENT, COVENANT AND USE AGREEMENT (VOL 17522, PG 909-941, OPR)

(VOL 18527, PG 2118-2124, OPR) 16' WATER EASEMENT (VOL 20002, PG 1475-1476, DPR) 50' PERMANENT WATER LINE EASEMENT

(VOL 15530, PG 1348-1356, OPR)

DRAINAGE EASEMENT LOT 903, BLOCK 25, NCB 16588 (VOL 4148, PG 872-882, OPR) 25' PUBLIC DRAINAGE EASEMENT (VOL 9710, PG 109, DPR)

(VOL 20002, PG 1475-1476, DPR) CONSERVATION EASEMENT 2 (10) 15 SANITARY SEWER EASEMENT (1) (VOL 17492, PG 2022, OPR) DRAINAGE EASEMENT

VARIABLE WIDTH PUBLIC (VOL 20002, PG 1475-1476, DPR) (VOL 20001, PG 1319-1321, DPR) (12)

10' SANITARY SEWER EASEMENT

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

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 3 OF 3 FOR

ADDITIONAL PLAT NOTES AND

**CURVE & LINE TABLES** 

BLOCK 25

NCB 16588

LOOKOUT 1604 MF

(VOL 9685, PG 23-24, DPR)

VARIABLE WIDTH SANITARY

25' SANITARY SEWER EASEMENT

SANITARY SEWER, ELECTRIC, GAS,

SEWER EASEMENT

EASEMENT

(DOC 20230048748, OPR)

(VOL 3068, PG 444, OPR)

VARIABLE WIDTH DRAINAGE,

TELEPHONE AND CABLE TV

14' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM

(SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY-FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON

SELMA

CITY OF LIVE OAK

SITE

LOCATION MAP

NOT-TO-SCALE

AREA BEING REPLATTED THROUGH PUBLIC HEARING

5.546 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT OF THE CREEKSIDE AT LOOKOUT PLAT RECORDED IN

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CREEKSIDE AT

(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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS

LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT

UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED

RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL

ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL

LOOKOUT, PLAT NUMBER 19-11800038, WHICH IS RECORDED IN VOLUME 20001

VOLUME 20001, PAGES 1319-1321, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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. OPS 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, OF

OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE SPIFICIENCY 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 ENGROACHMENT 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

(VOL 3629, PG 1036-1039, OPR)

SHEET 1 OF 3

THOMAS MATTHEW CARTER 79272 CENSED. ONAL ENGIN

TOM H. MILO 6819

79272

CENSED.

TOM H. MILO

6819

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS,

TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER

LINE TABLE

N27'50'30"W

N33'28'29"W

N60.00,00,E

N44'57'27"W

N10'37'51"E

S79'22'09"E

S55'30'27"W

S34'29'33"E

S55'30'27"W

N34'29'33"W

S55'30'27"W

N79'22'09"W

S10'37'51"W

N79'22'09"W L16 S59'40'17"W

S2'20'45"W

S73'43'56"E

S21:51'55"E

S1'58'15"E

S2310'19"W

N51'55'15"W

N23'10'19"E

N1'58'15"W

N21'51'55"W

N73'43'56"W

N3'18'05"W

L31 N11'34'30"W 18.02'

L24 S51'55'15"E

L28 N18'47'26"W

N10'37'51"E

49.47

19.29

13.00

19.29'

7.50

4.50

57.62

19.23

21.01

16.49'

21.48'

33.99

33.76

13.65

9.80'

25.15

29.25

INE # BEARING

L3

L7

L8

L9

L10

L11

L12

L13

L14

L15

L17

L18

L20

LŻ1

L22

L23

L25

L26

L27

, L29

L30

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

ARBORIST OFFICE PER 35-477(H).

ANTONIO OR BEXAR COUNTY.

COMMON AREA MAINTENANCE

COMMERCIAL

BEING A TOTAL OF 13.394 ACRES, ESTABLISHING LOTS 8 & 9, BLOCK 25, IN NEW CITY BLOCK 16588, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 51.260 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20140202619, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

SCALE: 1"= 50 LENGT 57.98 45.08 PAPE-DAWSON 36.15 ENGINEERS 9.99

> SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880 DATE OF PREPARATION: June 26, 2023

-	CURVE TABLE					
	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
	C1 .	481.50	2'40'58"	N29'10'59"W	22.54	22.55
	C2	/481.50°	0.49,09,	N28'15'04"W	6.88'	6.88'

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 PURPOSI AND CONSIDERATION THEREIN EXPRESSED.

sul m OWNER/DEVELOPER: RAJERY PURI, PRESIDENT

1604 LOOKOUT MGP, LLC

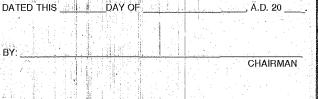
MANAGING GENERAL PARTNER OF 1604 LOOKOUT, LP 6002 CAMP BULLIS ROAD SAN ANTONIO, TEXAS 78257 (210) 698-3004

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED. RAJEEV PURI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO 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 27 DAY OF JUNE, A.D. 20 23.

JONI L. WARREN Notary Public, State of Texas Notary Public, 502-24-2025 Comm. Expires 02-24-2025 Notary ID 126815981

COMMERCIAL II HAS BEEN SUBMITTED T TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REQULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.



SECRETARY

SHEET 3 OF 3

PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

N30'31'28"W ~ 396.95

PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON FEBRUARY SHALL BE PROVIDED AT MINIMUM SPACING OF ONE (1) ACCESS EASEMENT AT 11, 2021 (CASE NO. 20-06-1270P). FLOODPLAIN INFORMATION IS SUBJECT TO APPROXIMATELY ONE THOUSAND (1,000)-FOOT INTERVALS. THE ACCESS EASEMENTS FOR FLOODPLAINS; THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DEIRM PANEL 48029C280F, 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

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM

ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83

(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

NON-RESIDENTIAL FINISHED FLOOR ELEVATION

FINISHED FLOOR ELEVATIONS FOR NON-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. STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT.

'N30'32'45"W ~ 85.49'

N: 13758845.98 E: 2177919.81

FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

REGISTERED PROFESSIONAL LAND SURVEYOR

LICENSED PROFESSIONAL ENGINEER

THEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN

BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE

UNIFIED DEVELOPMENT CODE-EXCEPT FOR THOSE VARIANCES GRANTED BY THE

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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

A STATE OF THE PARTY OF THE PAR

SURVEYOR'S NOTES:

"PAPE-DAWSON" UNLESS NOTED OTHERWISE

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

LOMRS WITH FEMA APPROVAL

SAWS IMPACT FEE

SAWS HIGH PRESSURE

TO CONSTRUCTION.

OR LATEST REVISION THEREOF

N34'29'39"W ~ 114.22'

S37'57'23"W\_\

ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 FEET WHERE

OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE

CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK
CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR
MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

CIBOLO CREEK MUNICIPAL AUTHORITY NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS,

OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE

MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR

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.

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

FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR

SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED

OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN 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

MATCHLINE 'B' - SEE SHEET 2 OF 3

LOT 8

BLOCK 25

NCB 16588

(2.287 ACRES FFE=810,00

BLOCK 25

NCB 16588

11.107 ACRES

FFE=798.00

S35'21'39"E

EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

`N30'31'29"W ∼ 67.27'`\

AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

GROUND ELEVATION ALTERATIONS.

CITY OF

SELMA

CITY OF

LOCATION MAP

NOT-TO-SCALE

BLOCK 25

NCB 16588

LOOKOUT 1604 MF

(VOL 9685, PG 23-24, DPR)

LIVE OAK

BEXAR

CITY OF SAN

ANTONIO

COUNTY

HOMAS MATTHEW CARTER

79272

TOM H. MILO

6819

ONAL ENGINE

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

SAN ANTONIO PLANHING COMMIS

WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY EASEMENT WITH AN ALLEY OR ROADWAY, PARALLEL TO OR NEAR THE EASEMENT

MAINTENANCE ACCESS EASEMENT:

AN UNORSTRUCTED ACCESS FASEMENT CONNECTING THE CHANNEL DRAINAGE

EASEMENT SHALL BE A MINIMUM OF FIFTEEN (15) FEET IN WIDTH AND SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT WOULD LIMIT MAINTENANCE VEHICLE

ACCESS. RESTRICTED AND/OR GATE OBSTRUCTIONS WITHIN THE ACCESS

EASEMENT SHALL BE ALLOWED WITH THE APPROVAL OF THE DIRECTOR OF PUBLIC