



NOT TO SCALE

LEGEND


- | | |
|--------------|--|
| | = PROPERTY LINE |
| ---580--- | = EXISTING CONTOUR |
| | = PROPOSED EASEMENT |
| | = EXISTING EASEMENT |
| | = FEMA 100YR FLOODPLAIN |
| ----- | = 100YR ULTIMATE DEVELOPMENT FLOODPLAIN |
| ▼ | CALCULATED POINT |
| ● | 1/2" IRON ROD WITH CAP SET |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| VOL | VOLUME |
| PG | PAGE |
| NCB | NEW CITY BLOCK |
| AC | ACRE |
| BLK | BLOCK |
| NTS | NOT TO SCALE |
| R.G.W. | RIGHT-OF-WAY |
| □ | CENTER LINE |
| E.G.T.C. | ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS |
| D.P.R.B.C.T. | DEED AND PLAT RECORDS BEAR COUNTY TEXAS |

PLAT NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH AFFECT THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE RIGHT OF ACCESS 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF ALL PRIVATE STRIES, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREA, INCLUDING LOT BLOCK 4, NO. 18650, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE GRANTOR OR THE GRANTOR'S PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR CO. LAND.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE UTILITY CHANNEL (100'-YEAR) FLOOD ZONE AS ESTABLISHED BY THE TEXAS DIVISION OF HIGHWAY DEPARTMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 480209Q360A, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25'-YEAR) ULTIMATE PLUS FLOOD PROTECTION OF THE UTILITY CHANNEL (100'-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO ADMINISTRATOR. BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS COULD BE PLACED ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN THE REGULATORY FLOOD ELEVATION (FE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO AT LEAST ONE FOOT ABOVE THE BE OF THE REGULATORY FLOODPLAIN.

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:



DAVID K. BURDEAUX, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5149 - STATE OF TEXAS

T. BAKER SMITH LLC
TBPLS FIRM REGISTRATION #10110201
12825 TRINITY DRIVE
STAFFORD, TEXAS 77047
(281) 240-0113

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.

PETER RUSSELL YEAGER, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 113399- STATE OF TEXAS

CPS/SAWS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND UTILITY 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 CONSTRUCTION, MAINTENANCE, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE RIGHT-OF-WAY DESCRIBED ABOVE, OR OTHER SAWS EASEMENTS ALSO LOCATED ON SAID ADJACENT LANDS FOR UTILITY INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND 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 OVER ANY CPS ENERGY OR SAWS MATERIAL LOSS RESULTING FROM MODIFICATIONS REQUIRED BY THE CITY OF SAN ANTONIO FOR UTILITY INFRASTRUCTURE AND SERVICE FACILITIES, 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, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO EASEMENTS ARE DESCRIBED HEREON.

WASTEWATER EDU NOTE:

1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

BEARING BASIS:

1. BASIS OF BEARING BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE (4204).
2. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE (4204).
3. CONTOURS SHOWN AT ONE FOOT INTERVALS.

IMPACT FEE NOTE

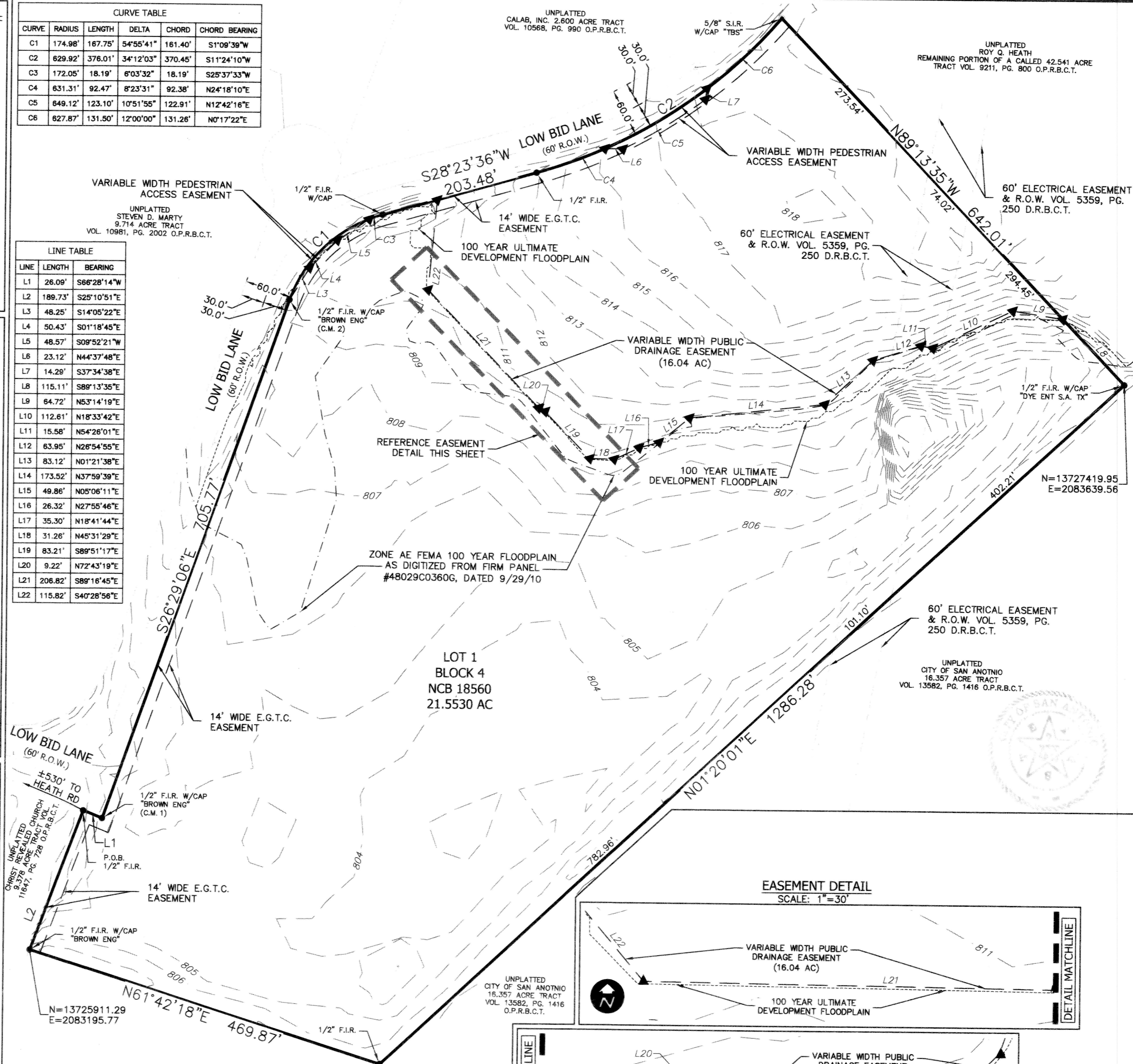
1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

1. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	174.98'	167.75'	54°55'41"	161.40'	S1°09'39"W
C2	629.92'	376.01'	34°12'03"	370.45'	S11°24'10"W
C3	172.05'	18.19'	6°03'32"	18.19'	S25°37'33"W
C4	631.31'	92.47'	8°23'31"	92.38'	N24°18'10"E
C5	849.12'	123.00'	10°51'55"	122.91'	N12°42'16"E
C6	827.87'	131.50'	12°00'00"	131.26'	N0°17'22"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.09'	S66°28'14"W
L2	189.73'	S25°10'51"W
L3	48.25'	S45°05'22"E
L4	50.43'	S01°18'45"E
L5	48.57'	S08°52'21"W
L6	23.12'	N44°37'48"E
L7	14.29'	S34°34'38"E
L8	115.11'	S89°13'35"E
L9	64.72'	N53°14'19"E
L10	112.61'	N18°33'42"E
L11	15.58'	N54°26'01"E
L12	63.95'	N26°54'55"E
L13	83.12'	N01°21'38"E
L14	173.52'	S7°59'39"E
L15	49.86'	N05°06'11"E
L16	26.32'	N27°55'46"E
L17	35.30'	N18°41'44"E
L18	31.26'	N45°31'29"E
L19	83.21'	S89°51'17"E
L20	9.22'	N7°43'19"E
L21	206.82'	S89°16'45"E
L22	115.82'	S40°28'56"E



EASEMENT DETAIL
SCALE: 1"=30'

SCALE: 1"=30'

DETAIL MATCHLINE

P: \Projects\0573 - Herrero Properties\10.001 - Low Bid Lane Sports Park\ACAD\PLAT\156.001 No 160515 Soccer Central Plat.dwg