

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ANAQUA SPRINGS UNIT 8, P.U.D., WHICH IS RECORDED IN VOLUME 20002, PAGES 868 - 870, COUNTY PLAT AND DEED RECORDS. 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.

ALEX MENA  
910 MOONSHOTS, LLC  
803 MISTLETOE AVENUE  
SAN ANTONIO, TEXAS 78212 - PHONE (210) 709-9370

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF August A.D. 20 23

Rebecca Sondergaard  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 06-22-2025

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: MATKINHOVER ENGINEERING & SURVEYING.

Kyle L. Pressler  
REGISTERED PROFESSIONAL LAND SURVEYOR #6528  
MATKINHOVER ENGINEERING & SURVEYING

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.

Cody Lee Morris  
LICENSED PROFESSIONAL ENGINEER #131472  
MATKINHOVER ENGINEERING & SURVEYING

SAWS IMPACT FEE NOTE:  
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

SAWS ACCESS NOTE:  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) ON THIS PLAT.

SAWS HIGH PRESSURE NOTE:  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1451 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OF BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PRIVATE STREET DESIGNATION NOTE:  
LOT 999, BLOCK 11, C.B. 4671, IS A PRIVATE STREET AND IS DESIGNED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER AND RECYCLED WATER MAINS.

THREE NOTE:  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #1036578) 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).

MAINTENANCE NOTE:  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOT 999, BLOCK 11, C.B. 4671, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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 ANTONIO OR BEXAR COUNTY.

SURVEY NOTES:  
1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.  
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, 4204.  
3. TOPOGRAPHICAL LIDAR INFORMATION PROVIDED BY THE SAN ANTONIO RIVER AUTHORITY AND THE TEXAS NATURAL RESOURCE INFORMATION SYSTEM.

C.P.S./SAWS/COSA UTILITY NOTES:  
1. THE CITY OF SAN ANTONIO IS 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 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.

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 HEREON.

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 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.

NET ACREAGE NOTE:  
THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.

LEGEND

FOUND 1/2" IRON ROD WITH A RED "MATKINHOVER ENG. & SURVEY" PLASTIC CAP

EXISTING 2' CONTOUR

EXISTING 10' CONTOUR

SET 1/2" IRON ROD WITH A RED "MATKINHOVER ENG. & SURVEY" PLASTIC CAP

25' FLOODPLAIN BUFFER

1% AC FLOODPLAIN PER FEMA PANEL 48029C009F, DATED SEPTEMBER 29, 2010

1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY MATKINHOVER, DATED JUNE 2023

P.R. PLAT RECORDS, BEXAR COUNTY, TEXAS

O.P.R.B.C. OFFICIAL PUBLIC RECORDS RECORDS, BEXAR COUNTY, TEXAS

E.G.T.V. ELECTRIC, GAS, TELEPHONE AND TELEVISION EASEMENT

M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION

CENTER LINE

NEW CITY BLOCK

COUNTY BLOCK

VOLUME

PAGES

ACRE

RIGHT-OF-WAY

BUILDING SETBACK LINE

EASEMENT

TYPICAL

NORTHING

EASTING

COSA CITY OF SAN ANTONIO

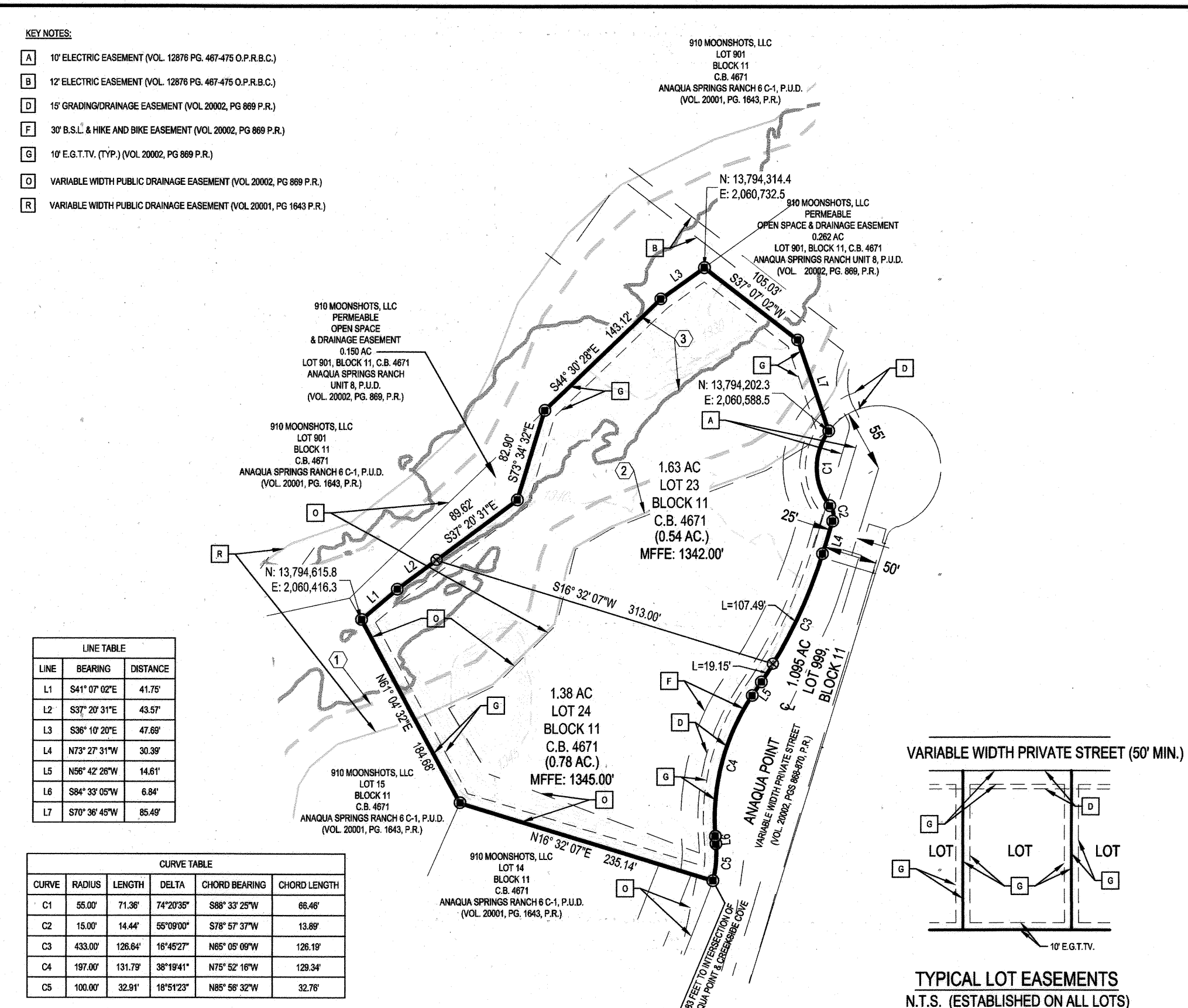
N.T.S. NOT TO SCALE

E.T.J. EXTRATERRITORIAL JURISDICTION

P.U.D. PLANNED UNIT DEVELOPMENT

V.W.P.D.E. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (X.XX AC.)

NET ACREAGE - SEE NOTE



LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S41° 07' 02"E	41.75'		
L2	S37° 20' 31"E	43.57'		
L3	S36° 10' 20"E	47.68'		
L4	N73° 27' 31"W	30.39'		
L5	N56° 42' 28"W	14.61'		
L6	S84° 33' 05"W	6.84'		
L7	S70° 36' 45"W	85.49'		

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	55.00'	71.36'	74°20'38"	S88° 33' 25"W
C2	15.00'	14.44'	59°09'00"	S78° 57' 37"W
C3	433.00'	126.64'	16°45'27"	N65° 05' 09"W
C4	197.00'	131.79'	38°19'41"	N75° 52' 16"W
C5	100.00'	32.91'	18°51'23"	N85° 58' 32"W

PLAT NO: 22-11800759

REPLAT ESTABLISHING  
ANAQUA SPRINGS RANCH UNIT 8A (P.U.D.)

A 3.016 ACRE TRACT OF LAND, LOCATED IN THE J.C. SMITH SUREY NO. 355, ABSTRACT 697, COUNTY BLOCK 4671, AND ESTABLISHING LOTS 23 AND 24, BLOCK 11, AND BEING ALL OF LOT 18, BLOCK 11, COUNTY BLOCK 4671 OF THE REPLAT AND SUBDIVISION ESTABLISHING ANAQUA SPRINGS RANCH UNIT 8 (P.U.D.) OF RECORD IN VOLUME 20002, PAGES 868-870 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATKINHOVER  
ENGINEERING & SURVEYING

SCALE: 1"=100'

DATE OF PREPARATION: 8/4/2023

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.

ALEX MENA  
910 MOONSHOTS, LLC  
803 MISTLETOE AVENUE  
SAN ANTONIO, TEXAS 78212 - PHONE (210) 709-9370

REBECCA SONDERGAARD  
Notary Public, State of Texas  
Comm. Expires 06-22-2025  
Notary ID 133169989

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alex Mena, 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 21 DAY OF August A.D. 20 23

Rebecca Sondergaard  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS REPLAT OF ANAQUA SPRINGS UNIT 8A (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 AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

CHAIRMAN

BY: \_\_\_\_\_

SECRETARY

CERTIFICATE OF APPROVAL:

THIS PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY  
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,  
BEXAR COUNTY, TEXAS