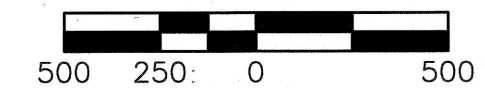


SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 1

BEING A 40.184 ACRE TRACT OF LAND, BEING A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220056278; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO OBICHI IV, LTD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220026559; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO 10 JORANAMO INVESTMENTS, LLC BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20220026565; AND A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337; AND BEING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2022028190, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=500'



MTR
Moy Tarin Ramirez Engineers, LLC
Engineers
Surveyors
Planners

TBPELS: ENGINEERING F-5207/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: AUGUST 22, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHEN LIEUX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 24 DAY OF August A.D. 20 23

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027 NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS
Commission No. 12710309

THIS PLAT OF ROOSEVELT LANDING UNIT 1 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

BY: CHAIRMAN

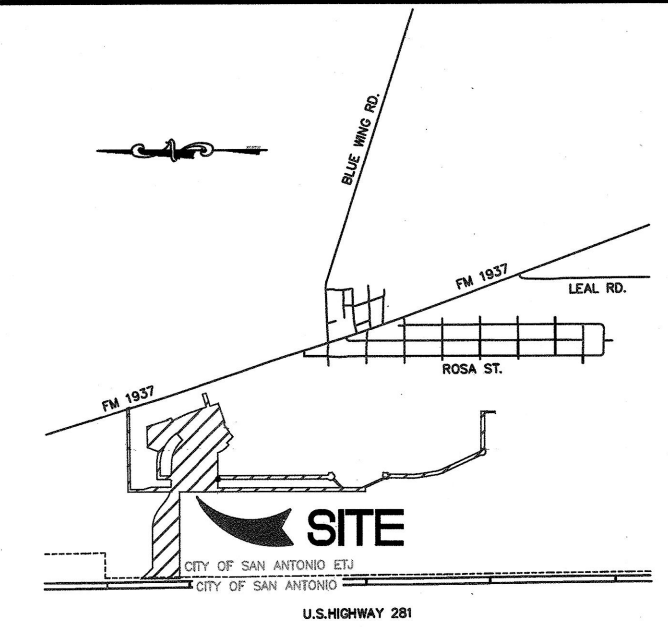
BY: SECRETARY

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE

LEGEND	
608	EXISTING CONTOUR
608	PROPOSED CONTOUR
AC	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
R	RADIUS
CL	CENTERLINE
IP	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOLUME
PG(S)	PAGE(S)
REP	REPETITIVE BEARING AND/OR DISTANCE
DOC.	DOCUMENT
C.B.	COUNTY BLOCK
ETJ	EXTRA-TERRITORIAL JURISDICTION
B.S.L.	BUILDING SETBACK LINE
NO.	NUMBER
FIR	FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

KEYNOTES	
(A)	10' E.G.T.CATV EASEMENT
(B)	14' E.G.T.CATV EASEMENT
(C)	1' VEHICULAR NON-ACCESS EASEMENT
(D)	12' SANITARY SEWER EASEMENT
(E)	12' WATERLINE EASEMENT
(F)	VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT)
(G)	12' E.G.T.CATV EASEMENT
(H)	17' E.G.T.CATV EASEMENT
(J)	LOT 901, BLOCK 84, VARIABLE WIDTH CLEAR VISION EASEMENT (0.136 AC.) (PERMEABLE)
(K)	20' E.G.T.CATV EASEMENT
(L)	20' R.O.W. DEDICATION (0.015 AC.)
(M)	OFF-LOT 25' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.128 AC.)
(N)	OFF-LOT 70' (PERMEABLE) DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.817 AC.)
(P)	OPEN SPACE LOT 904, BLOCK 80 (PERMEABLE) VARIABLE E.G.T.CATV EASEMENT (0.283 AC.)
(Q)	16' WATER EASEMENT
(R)	20' B.S.L.
(S)	OFF-LOT 20' DRAINAGE EASEMENT (0.017 AC.)
(T)	50' DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.037 AC.) (OFF-LOT)
(U)	10' B.S.L. & E.G.T.CATV EASEMENT
(V)	5' E.G.T.CATV EASEMENT
(W)	LOT 902, BLOCK 80 VARIABLE WIDTH CLEAR VISION, VEHICULAR NON-ACCESS & E.G.T.CATV EASEMENT (0.015 AC.)
(X)	15' B.S.L.
(Y)	OFF-LOT 25' SANITARY SEWER EASEMENT (0.539 AC.)
(Z)	OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT (0.129 AC.)

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: MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

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 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.

TXDOT NOTES:

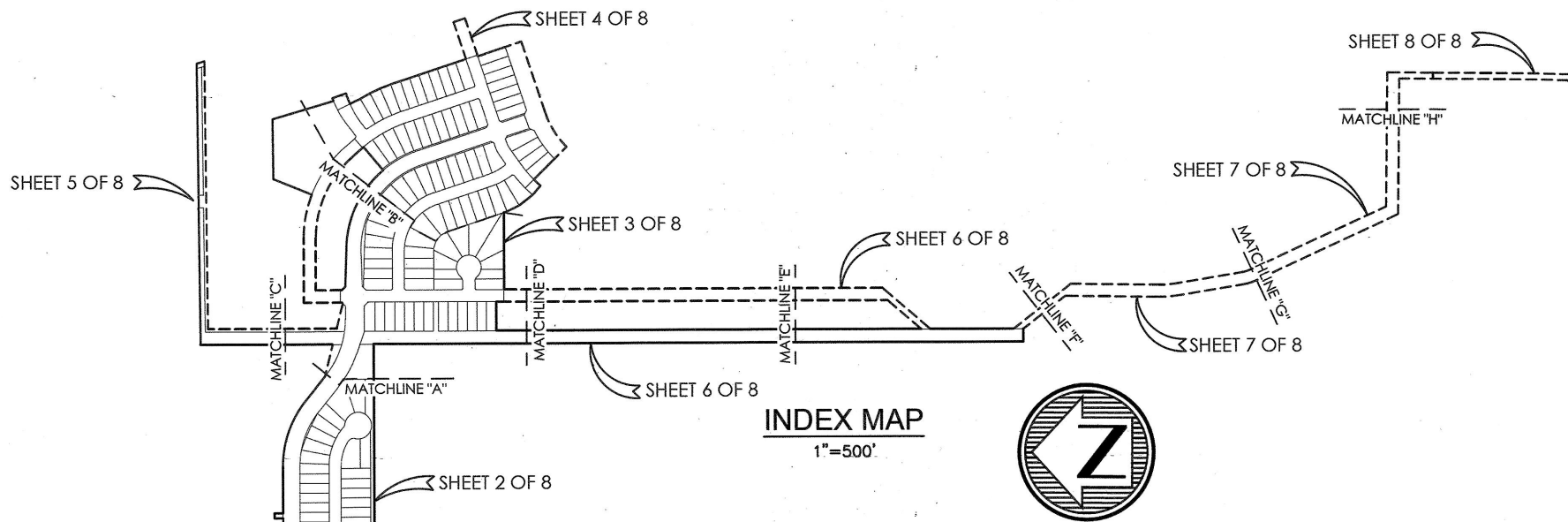
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS POINTS MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) ACCESS POINT(S) ALONG US HWY 281 AND A MAXIMUM TOTAL OF ZERO (0) ACCESS POINT(S) ALONG FM 1937 BASED ON THE OVERALL PLATTED FRONTAGE LENGTH OF 525.00' AND 33.26', RESPECTIVELY.

4. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR THE WATER QUALITY AND/OR DETENTION PONDS TREATING IMPROVED OVERFLOW RELATER TO THE DEVELOPMENT, WILL NOT ENCRORACH BY STRUCTURE OR GRADING INTO STATE RIGHT-OF-WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN THE STATE RIGHT-OF-WAY WILL NOT BE ALLOWED.

5. ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



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 INDICATED 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.

DULY AUTHORIZED AGENT FOR OFF-LOT 20' DRAINAGE EASEMENT AND OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT SITUATED WITHIN 18.18 ACRE TRACT:
JOSE L. GUERRA JR., MANAGER
10 JORANAMO INVESTMENTS, LLC
16607 BLANCO RD, #1505
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 DAY OF A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0590G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS 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 TQ OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE:

LOTS 901-904, BLK 80; LOT 901, BLK 81; LOT 901, BLK 82; LOT 901, BLK 84; LOT 901, BLK 85; LOT 901, BLK 86; LOT 901, BLK 87; LOT 901, BLK 88; LOT 901, BLK 89; LOT 901, BLK 90; LOT 901, BLK 91; LOT 901, BLK 92; LOT 901, BLK 93; LOT 901, BLK 94; LOT 901, BLK 95; LOT 901, BLK 96; LOT 901, BLK 97; LOT 901, BLK 98; LOT 901, BLK 99; LOT 901, BLK 100; LOT 901, BLK 101; LOT 901, BLK 102; LOT 901, BLK 103; LOT 901, BLK 104; LOT 901, BLK 105; LOT 901, BLK 106; LOT 901, BLK 107; LOT 901, BLK 108; LOT 901, BLK 109; LOT 901, BLK 110; LOT 901, BLK 111; LOT 901, BLK 112; LOT 901, BLK 113; LOT 901, BLK 114; LOT 901, BLK 115; LOT 901, BLK 116; LOT 901, BLK 117; LOT 901, BLK 118; LOT 901, BLK 119; LOT 901, BLK 120; LOT 901, BLK 121; LOT 901, BLK 122; LOT 901, BLK 123; LOT 901, BLK 124; LOT 901, BLK 125; LOT 901, BLK 126; LOT 901, BLK 127; LOT 901, BLK 128; LOT 901, BLK 129; LOT 901, BLK 130; LOT 901, BLK 131; LOT 901, BLK 132; LOT 901, BLK 133; LOT 901, BLK 134; LOT 901, BLK 135; LOT 901, BLK 136; LOT 901, BLK 137; 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LOT 901, BLK 418; LOT 901, BLK 419; LOT 901, BLK 420; LOT 901, BLK 421; LOT 901, BLK 422; LOT 901, BLK 423; LOT 901, BLK 424; LOT 901, BLK 425; LOT 901, BLK 426; LOT 901, BLK 427; LOT 901, BLK 428; LOT 901, BLK 429; LOT 901, BLK 430; LOT 901, BLK 431; LOT 901, BLK 432; LOT 901, BLK 433; LOT 901, BLK 434; LOT 901, BLK 435; LOT 901, BLK 436; LOT 901, BLK 437; LOT 901, BLK 438; LOT 901, BLK 439; LOT 901, BLK 440; LOT 901, BLK 441; LOT 901, BLK 442; LOT 901, BLK 443; LOT 901, BLK 444; LOT 901, BLK 445; LOT 901, BLK 446; LOT 901, BLK 447; LOT 901, BLK 448; LOT 901, BLK 449; LOT 901, BLK 450; LOT 901, BLK 451; LOT 901, BLK 452; LOT 901, BLK 453; LOT 901, BLK 454; LOT 901, BLK 455; LOT 901, BLK 456; LOT 901, BLK 457; LOT 901, BLK 458; LOT 901, BLK 459; LOT 901, BLK 460; LOT 901, BLK 461; LOT 901, BLK 462; LOT 901, BLK 463; LOT 901, BLK 464; LOT 901, BLK 465; LOT 901, BLK 466; LOT 901, BLK 467; LOT 901, BLK 468; LOT 901, BLK 469; LOT 901, BLK 470; LOT 901, BLK 471; LOT 901, BLK 472; LOT 901, BLK 473; LOT 901, BLK 474; LOT 901, BLK 475; LOT 901, BLK 476; LOT 901, BLK 477; LOT 901, BLK 478; LOT 901, BLK 479; LOT 901, BLK 480; LOT 901, BLK 481; LOT 901, BLK 482; LOT 901, BLK

SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 1

BEING A 40.184 ACRE TRACT OF LAND, BEING A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220056276; BEING A PORTION OF A 18.24 ACRE TRACT AS CONVEYED TO OBICH IV, LTD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220026559; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO 10 JORANAMO INVESTMENTS, LLC BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20220026555; AND A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337; AND BEING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2022028190, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



MTR
Moy Tarin Ramirez Engineers, LLC
Engineers
Surveyors
Planners

TEPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: AUGUST 22, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
STEPHEN LIEUX
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 24 DAY OF August, A.D. 2023

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF ROOSEVELT LANDING UNIT 1 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____

BY: _____ CHAIRMAN

CERTIFICATE OF APPROVAL
BY: _____ SECRETARY

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____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
 - (B) 14' E.G.T.CATV EASEMENT
 - (C) 1' VEHICULAR NON-ACCESS EASEMENT
 - (D) 12' SANITARY SEWER EASEMENT
 - (E) 12' WATERLINE EASEMENT
 - (F) VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT)
 - (G) 12' E.G.T.CATV EASEMENT
 - (H) 17' E.G.T.CATV EASEMENT
 - (J) LOT 901, BLOCK 84, VARIABLE WIDTH CLEAR VISION EASEMENT (0.136 AC.) (PERMEABLE)
 - (K) 10' E.G.T.CATV EASEMENT
 - (L) 20' R.O.W. DEDICATION (0.015 AC.)
 - (M) OFF-LOT 25' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.128 AC.)
 - (N) OFF-LOT 70' (PERMEABLE) DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.817 AC.)
 - (P) OPEN SPACE LOT 904, BLOCK 80 (PERMEABLE) VARIABLE E.G.T.CATV EASEMENT (0.283 AC.)
 - (Q) 16' WATER EASEMENT
 - (R) 20' B.S.L.
 - (S) OFF-LOT 20' DRAINAGE EASEMENT (0.017 AC.)
 - (T) 50' DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.037 AC.) (OFF-LOT)
 - (U) 10' B.S.L. & E.G.T.CATV EASEMENT
 - (V) 5' E.G.T.CATV EASEMENT
 - (W) LOT 902, BLOCK 80 VARIABLE WIDTH CLEAR VISION, VEHICULAR NON-ACCESS & E.G.T.CATV EASEMENT (0.015 AC.)
 - (X) 15' B.S.L.
 - (Y) OFF-LOT 25' SANITARY SEWER EASEMENT (0.539 AC.)
 - (Z) OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT (0.129 AC.)

CPS/SAWS/COSA/UTILITY NOTE:

- 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 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.
- 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) 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.

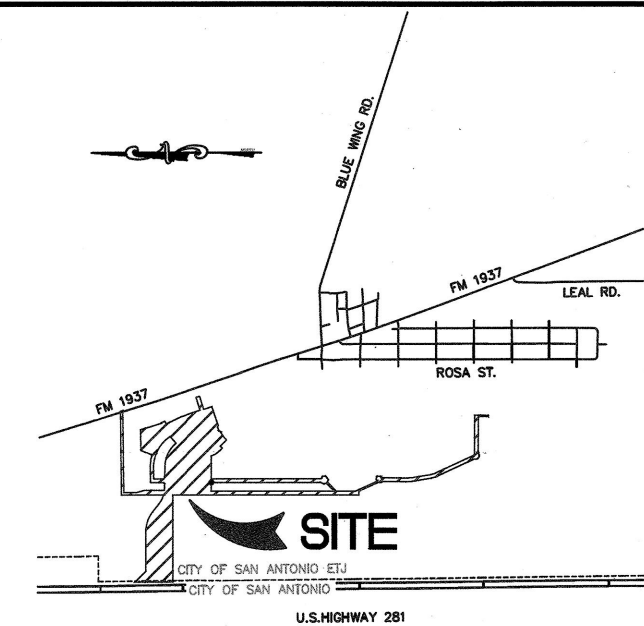
FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES 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.

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 METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE
ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

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.

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 WATER SYSTEM.



LOCATION MAP NOT TO SCALE

- LEGEND**
- 609 EXISTING CONTOUR
 - 608 PROPOSED CONTOUR
 - AC. ACRES
 - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - R.O.W. RIGHT OF WAY
 - R RADIUS
 - C CENTERLINE
 - IRON PIN SET
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - VOL. VOLUME
 - PG(S). PAGE(S)
 - DOC. DOCUMENT
 - C.B. COUNTY BLOCK
 - ETJ EXTRA-TERRITORIAL JURISDICTION CITY OF SAN ANTONIO LIMITS
 - B.S.L. BUILDING SETBACK LINE
 - NO. NUMBER
 - FIR FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

DETAIL C NOT TO SCALE



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 INDICATED 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.

OWNER/DEVELOPER AND DULY AUTHORIZED AGENT FOR OFF-LOT 25' SANITARY SEWER EASEMENT SITUATED WITHIN 35 ACRE TRACT:
JOSE L GUERRA JR, MANAGER
OBICH IV, LTD
16607 BLANCO RD, #707
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 ____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

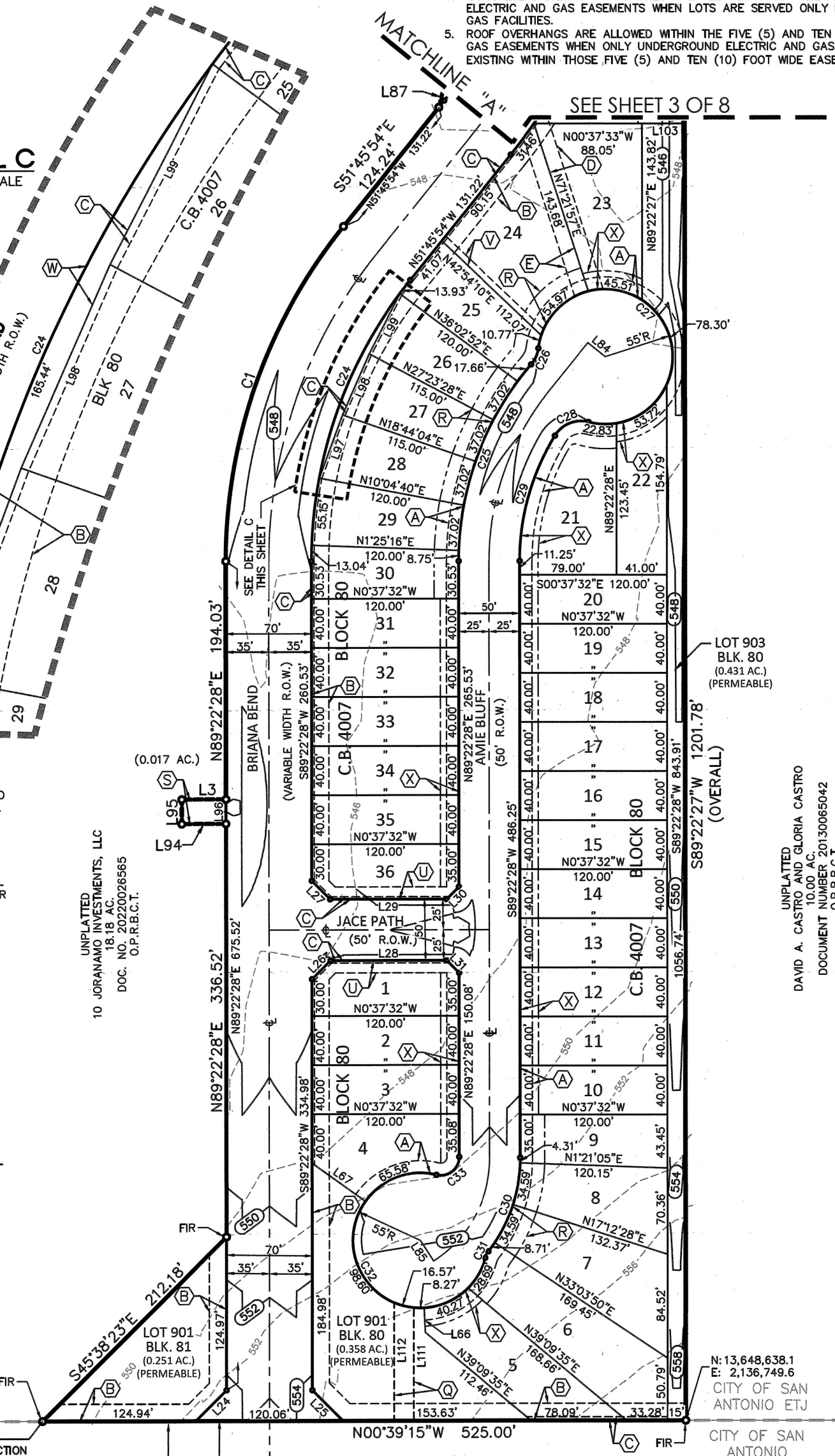
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

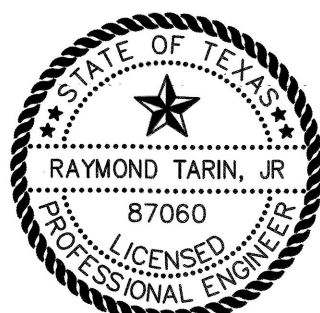


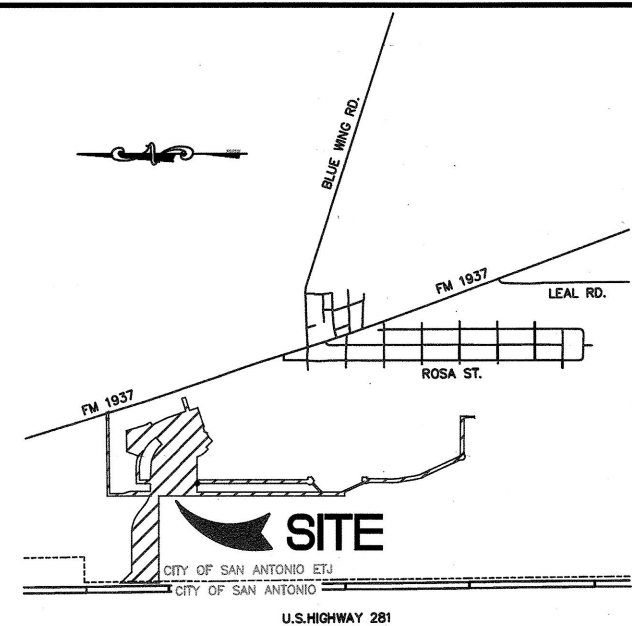
UNPLATTED
DAVID A. CASTRO AND GLORIA CASTRO
10.00 AC.
DOCUMENT NUMBER 20-30065042
O.P.R.B.C.T.

N:13,648,638.1
E: 2,136,749.6
CITY OF SAN ANTONIO ETJ

NOTE:
SEE SHEET 8 OF 8 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT





LOCATION MAP NOT TO SCALE

- LEGEND**
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 - 608 PROPOSED CONTOUR
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 - IRON PIN SET
 - O.P.R.B.C.T. OFF-LOT 25' SANITARY SEWER EASEMENT
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 - PG(S). PAGE(S)
 - REP. REPETITIVE BEARING AND/OR DISTANCE
 - DOC. DOCUMENT
 - C.B. COUNTY BLOCK
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 - CITY OF SAN ANTONIO LIMITS
 - B.S.L. BUILDING SETBACK LINE
 - NO. NUMBER
 - FIR FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

- KEYNOTES**
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 - B 14' E.G.T.CATV EASEMENT
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 - D 12' SANITARY SEWER EASEMENT
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 - F VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT)
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STATE OF TEXAS
COUNTY OF BEXAR

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Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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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 INDICATED 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.

OWNER/DEVELOPER AND DULY AUTHORIZED AGENT FOR OFF-LOT 25' SANITARY SEWER EASEMENT SITUATED WITHIN 35 AC. TRACT:
JOSE L. GUERRA JR., MANAGER
OBCHI IV, LTD
16607 BLANCO RD., #707
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 _____ DAY OF _____, A.D. 20____

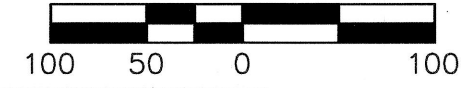
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 22-11800115

SUBDIVISION PLAT ESTABLISHING ROOSEVELT LANDING UNIT 1

BEING A 40.184 ACRE TRACT OF LAND, BEING A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220056276; BEING A PORTION OF A 189.24 ACRE TRACT AS CONVEYED TO OBCHI IV, LTD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220026559; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO 10 JORANAMO INVESTMENTS, LLC BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20220026565; AND A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337; AND BEING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2022028190, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: AUGUST 21, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 24 DAY OF August, A.D. 2023

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

Tasha Willis
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF ROOSEVELT LANDING UNIT 1 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____

BY: _____ CHAIRMAN

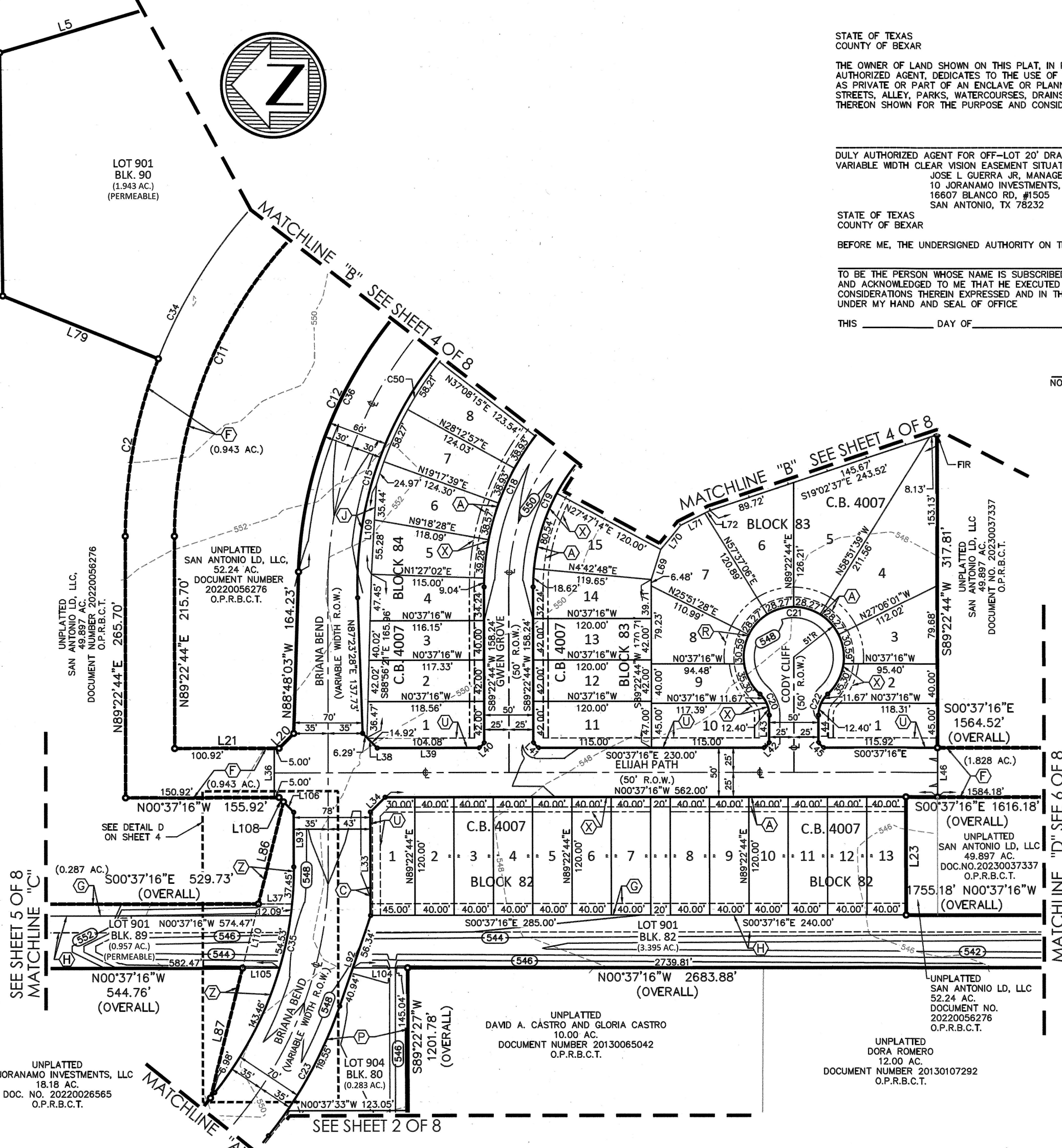
BY: _____ SECRETARY

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____

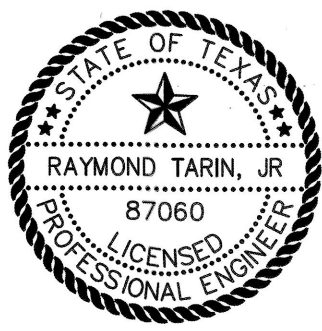
COUNTY JUDGE, BEXAR COUNTY, TEXAS

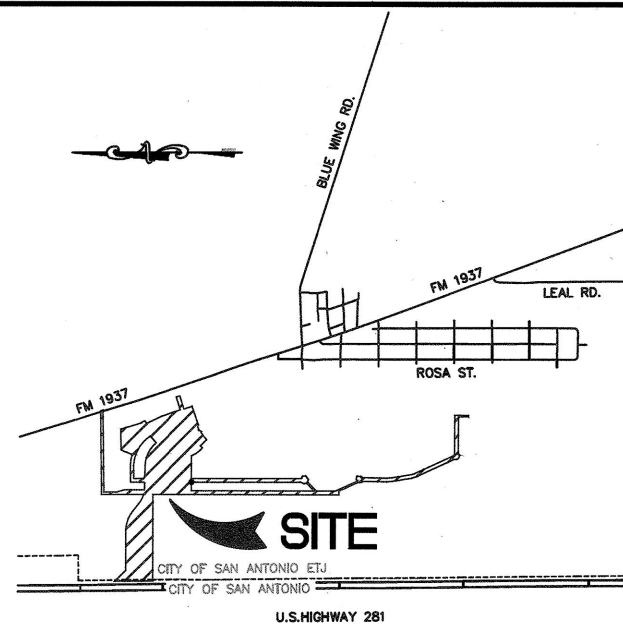
COUNTY CLERK, BEXAR COUNTY, TEXAS



NOTE:
SEE SHEET 8 OF 8 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT





LOCATION MAP

NOT TO SCALE

LEGEND

- 609 EXISTING CONTOUR
- 608 PROPOSED CONTOUR
- AC ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R RADIUS
- C CENTERLINE
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL VOLUME
- PG(S) PAGE(S)
- DOC. DOCUMENT
- C.B. COUNTY BLOCK
- ETJ EXTRA-TERRITORIAL JURISDICTION CITY OF SAN ANTONIO LIMITS
- B.S.L. BUILDING SETBACK LINE
- NO. NUMBER
- FIR FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) 14' E.G.T.CATV EASEMENT
- (C) 1' VEHICULAR NON-ACCESS EASEMENT
- (D) 12' SANITARY SEWER EASEMENT
- (E) 12' WATERLINE EASEMENT
- (F) VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT)
- (G) 12' E.G.T.CATV EASEMENT
- (H) 17' E.G.T.CATV EASEMENT
- (I) LOT 901, BLOCK 84, VARIABLE WIDTH CLEAR VISION EASEMENT (0.136 AC.) (PERMEABLE)
- (J) 20' E.G.T.CATV EASEMENT
- (K) 20' R.O.W. DEDICATION (0.015 AC.)
- (L) OFF-LOT 25' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.128 AC.)
- (M) OFF-LOT 70' (PERMEABLE) DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.817 AC.)
- (N) OPEN SPACE LOT 904, BLOCK 80 (PERMEABLE) VARIABLE E.G.T.CATV EASEMENT (0.283 AC.)
- (O) 16' WATER EASEMENT
- (P) 20' B.S.L.
- (Q) OFF-LOT 20' DRAINAGE EASEMENT (0.017 AC.)
- (R) 50' DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.037 AC.) (OFF-LOT)
- (U) 10' B.S.L. & E.G.T.CATV EASEMENT
- (V) 5' E.G.T.CATV EASEMENT
- (W) LOT 902, BLOCK 80 VARIABLE WIDTH CLEAR VISION, VEHICULAR NON-ACCESS & E.G.T.CATV EASEMENT (0.015 AC.)
- (X) 15' B.S.L.
- (Y) OFF-LOT 25' SANITARY SEWER EASEMENT (0.539 AC.)
- (Z) OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT (0.129 AC.)

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: MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

- 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 DEDICATING 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.
- 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) 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.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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.

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 METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE

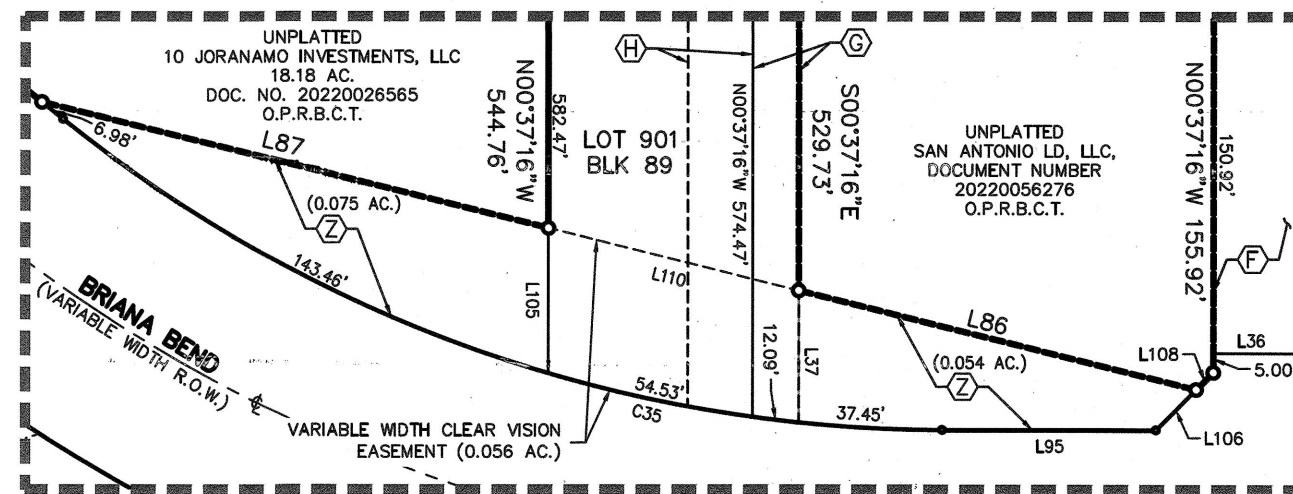
ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

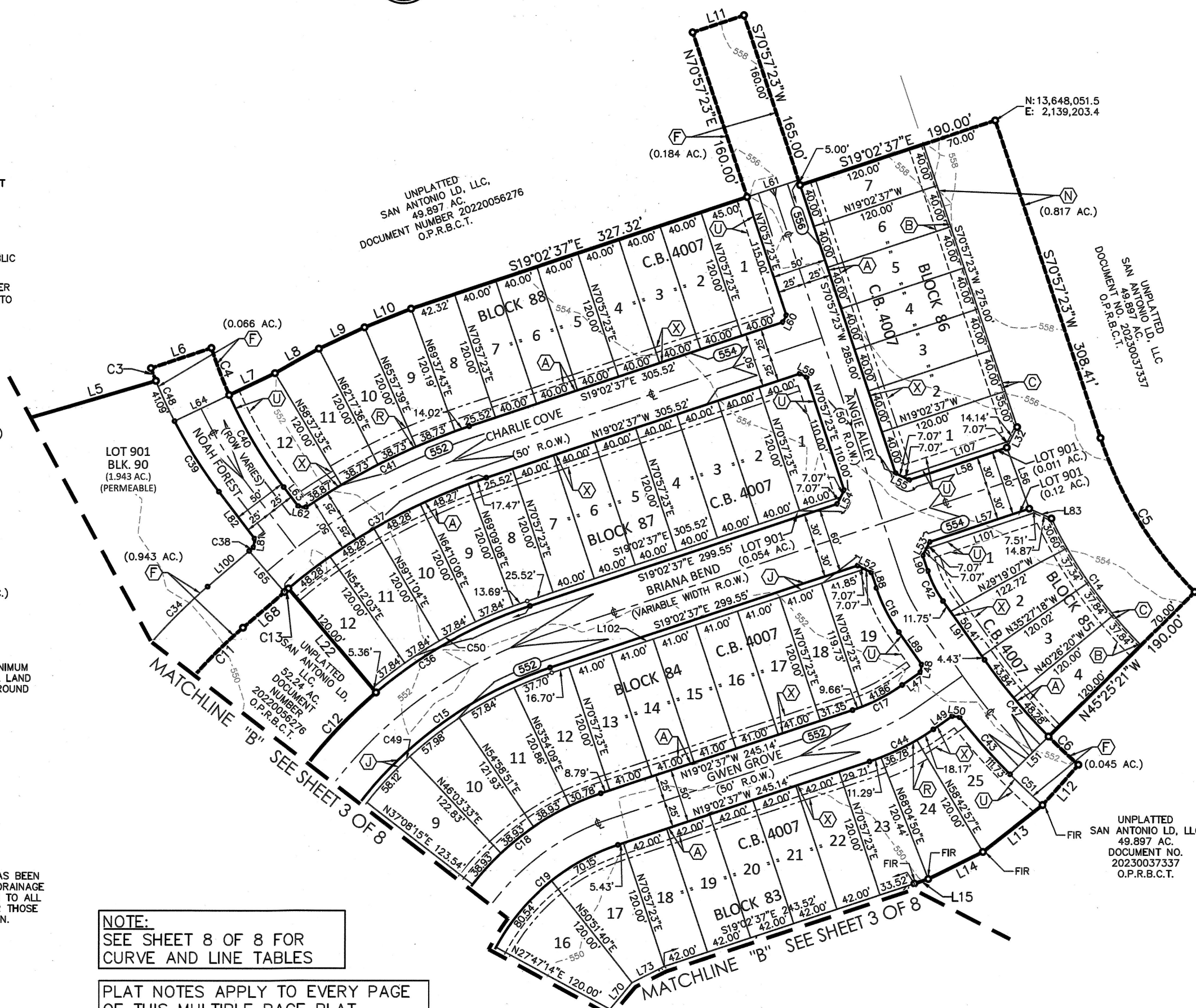
WASTEWATER EDU NOTE:

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 WATER SYSTEM.



DETAIL D

NOT TO SCALE



NOTE:
SEE SHEET 8 OF 8 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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 INDICATED 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.

OWNER/DEVELOPER AND DULY AUTHORIZED AGENT FOR OFF-LOT 25' SANITARY SEWER EASEMENT SITUATED WITHIN 35 ACRE TRACT:
JOSE L. GUERRA JR., MANAGER
OBICHI IV, LTD.
16607 BLANCO RD., #707
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, 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 INDICATED 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.

DULY AUTHORIZED AGENT FOR OFF-LOT 20' DRAINAGE EASEMENT AND OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT SITUATED WITHIN 18.18 ACRE TRACT:
JOSE L. GUERRA JR., MANAGER
10 JORANAMO INVESTMENTS, LLC
16607 BLANCO RD., #1505
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

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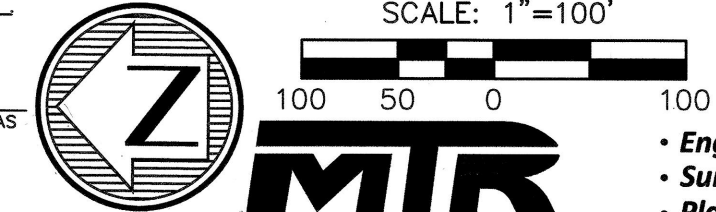
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 22-11800115

SUBDIVISION PLAT ESTABLISHING ROOSEVELT LANDING UNIT 1

BEING A 40.184 ACRE TRACT OF LAND, BEING A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220056276; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO OBICHI IV, LTD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220028559; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO 10 JORANAMO INVESTMENTS, LLC BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20220028565; AND A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337; AND BEING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2022028190, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



Engineers
Surveyors
Planners

MBELS: ENGINEERING F-5297/SURVEYING: F-10131500

12770 CIMARRON PATH, SUITE 100

TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249

FAX: (210) 698-5085

DATE OF PREPARATION: AUGUST 22, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC.
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 24 DAY OF August A.D. 2023

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

THIS PLAT OF ROOSEVELT LANDING UNIT 1 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____

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____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

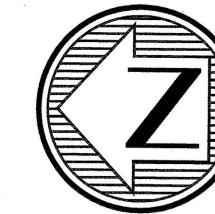
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NUMBER 22-11800115

SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 1

BEING A 40.184 ACRE TRACT OF LAND, BEING A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4008, BEAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220056276; BEING A PORTION OF A 169.24 ACRE TRACT AS CONVEYED TO OBICHI IV, LTD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220026559; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO 10 JORANAMO INVESTMENTS, LLC BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20220026565; AND A PORTION OF A 4.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337; AND BEING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2022028190, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=100'



100 50 0 100
MTR
• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: AUGUST 22, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
STEPHEN LIEUX
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 24 DAY OF August, A.D. 20 23

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2026
Commission No. 12710309

THIS PLAT OF ROOSEVELT LANDING UNIT 1 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

BY: CHAIRMAN

BY: SECRETARY

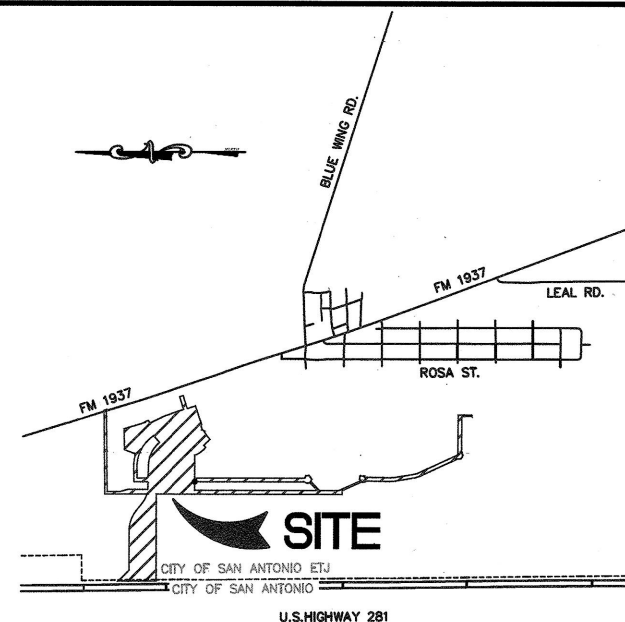
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

- LEGEND**
- 609 EXISTING CONTOUR
 - 608 PROPOSED CONTOUR
 - AC. ACRES
 - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - R.O.W. RIGHT OF WAY
 - R. RADIUS
 - C. CENTERLINE
 - IRON PIN SET
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEAR COUNTY TEXAS
 - VOL. VOLUME
 - PG(S). PAGE(S)
 - DOC. DOCUMENT
 - C.B. COUNTY BLOCK
 - ETJ EXTRA-TERRITORIAL JURISDICTION
 - B.S.L. CITY OF SAN ANTONIO LIMITS
 - NO. BUILDING SETBACK LINE
 - FIR NUMBER
 - FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) 14' E.G.T.CATV EASEMENT
- (C) 1' VEHICULAR NON-ACCESS EASEMENT
- (D) 12' SANITARY SEWER EASEMENT
- (E) 12' WATERLINE EASEMENT
- (F) VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT)
- (G) 12' E.G.T.CATV EASEMENT
- (H) 17' E.G.T.CATV EASEMENT
- (J) LOT 901, BLOCK 84, VARIABLE WIDTH CLEAR VISION EASEMENT (0.136 AC.) (PERMEABLE)
- (K) 20' E.G.T.CATV EASEMENT
- (L) 20' R.O.W. DEDICATION (0.015 AC.)
- (M) OFF-LOT 25' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.128 AC.)
- (N) OFF-LOT 70' (PERMEABLE) DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.817 AC.)
- (P) OPEN SPACE LOT 904, BLOCK 80 (PERMEABLE)
- (Q) VARIABLE E.G.T.CATV EASEMENT (0.283 AC.)
- (R) 16' WATER EASEMENT
- (S) 20' B.S.L.
- (T) OFF-LOT 20' DRAINAGE EASEMENT (0.017 AC.)
- (U) 50' DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.037 AC.) (OFF-LOT)
- (V) 10' B.S.L. & E.G.T.CATV EASEMENT
- (W) 5' E.G.T.CATV EASEMENT
- (X) LOT 902, BLOCK 80
- (Y) VARIABLE WIDTH CLEAR VISION, VEHICULAR NON-ACCESS & E.G.T.CATV EASEMENT (0.015 AC.)
- (Z) 15' B.S.L.
- (Y) OFF-LOT 25' SANITARY SEWER EASEMENT (0.539 AC.)
- (Z) OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT (0.129 AC.)

STATE OF TEXAS
COUNTY OF BEAR

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: MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

CPS/SAWS/COSA/UTILITY NOTE:

- 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 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.
- 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) 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.

STATE OF TEXAS
COUNTY OF BEAR

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 INDICATED 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.

OWNER/DEVELOPER AND DULY AUTHORIZED AGENT FOR OFF-LOT 25' SANITARY SEWER EASEMENT SITUATED WITHIN 35 ACRE TRACT:
JOSE L GUERRA JR, MANAGER
OBICHI IV, LTD
16607 BLANCO RD, #707
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 DAY OF A.D. 20

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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 INDICATED 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.

DULY AUTHORIZED AGENT FOR OFF-LOT 20' DRAINAGE EASEMENT AND OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT SITUATED WITHIN 18.18 ACRE TRACT:
JOSE L GUERRA JR, MANAGER
10 JORANAMO INVESTMENTS, LLC
16607 BLANCO RD, #1505
SAN ANTONIO, TX 78232

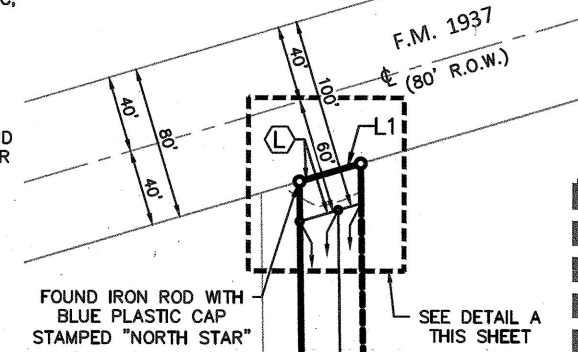
STATE OF TEXAS
COUNTY OF BEAR

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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 DAY OF A.D. 20

NOTARY PUBLIC, BEAR COUNTY, TEXAS



FOUND IRON ROD WITH BLUE PLASTIC CAP STAMPED "NORTH STAR"

UNPLATTED MARIA M. BENAVIDES DOCUMENT NUMBER 20110147761, VOLUME 15098, PAGES 405-406, O.P.R.B.C.T.

LOT 901 BLK. 91 (0.241 AC.)

UNPLATTED CASSIN LANE (PRIVATE) VOLUME 4123, PAGES 81-87, O.P.R.B.C.T.

UNPLATTED MARIA M. BENAVIDES DOCUMENT NUMBER 20110147761, VOLUME 15098, PAGES 405-406, O.P.R.B.C.T.

LOT 901 BLK 91

UNPLATTED SAN ANTONIO LD, LLC DOCUMENT NUMBER 20220056276, O.P.R.B.C.T.

LOT 901 BLK 91

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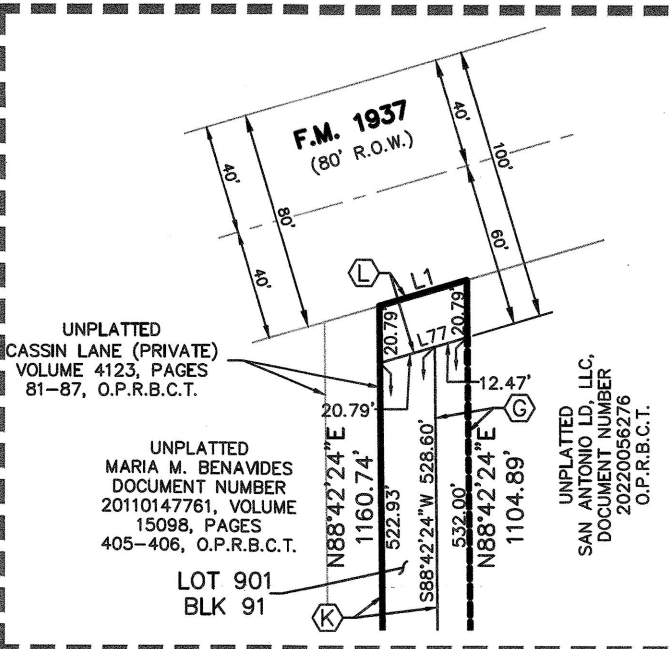
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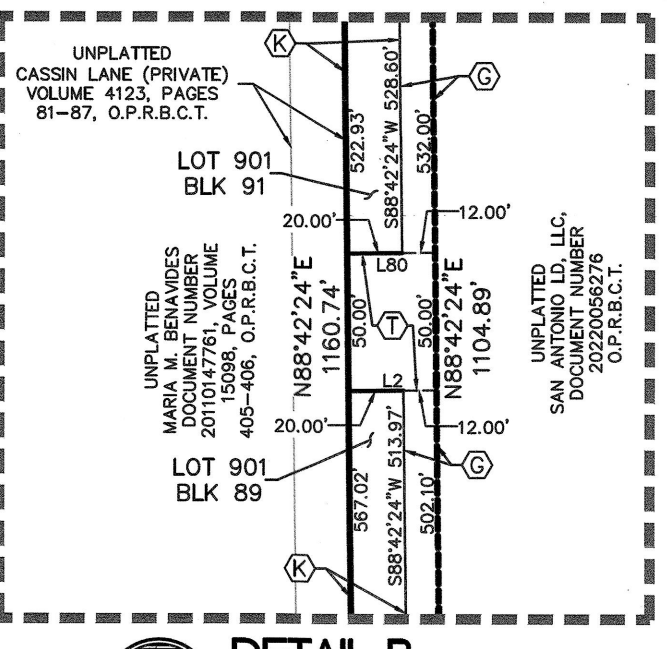
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LOT 901 BLK 91



FOUND IRON ROD WITH BLUE PLASTIC CAP STAMPED "NORTH STAR"

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LOT 901 BLK 91

UNPLATTED MARIA M. BENAVIDES DOCUMENT NUMBER 20110147761, VOLUME 15098, PAGES 405-406, O.P.R.B.C.T.

LOT 901 BLK 91

PLAT NUMBER 22-11800115

SUBDIVISION PLAT
ESTABLISHING
ROOSEVELT LANDING
UNIT 1

BEING A 40.184 ACRE TRACT OF LAND, BEING A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220056276; BEING A PORTION OF A 169.24 ACRE TRACT AS CONVEYED TO OBICHI IV, LTD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220026559; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO 10 JORANAMO INVESTMENTS, LLC BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20220026565; AND A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337; AND BEING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2022028190, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

MIR
• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: AUGUST 22, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9080

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHEN LIEUX 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 24 DAY OF August, A.D. 20 23

TASHA WILLIS

Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

Tasha Willis
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF ROOSEVELT LANDING UNIT 1 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

BY: CHAIRMAN

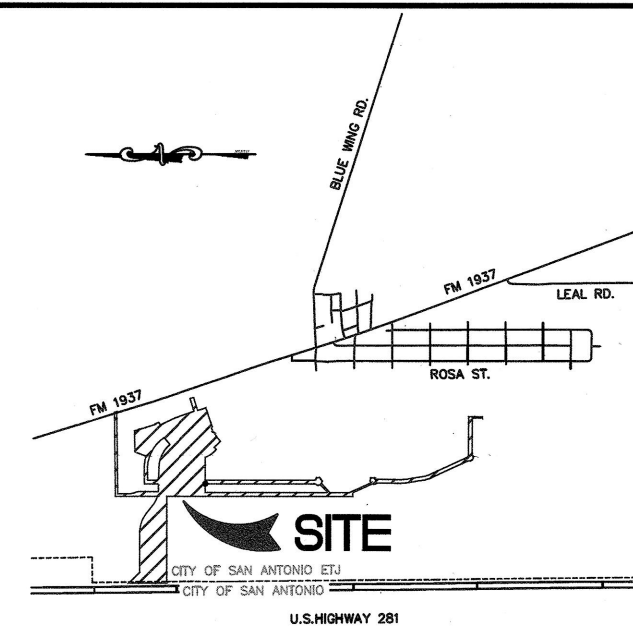
CERTIFICATE OF APPROVAL BY: SECRETARY

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

LEGEND
--- 609 --- EXISTING CONTOUR
--- 608 --- PROPOSED CONTOUR
AC. ACRES
E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W. RIGHT OF WAY
R. RADIUS
C. CENTERLINE
O. IRON PIN SET
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL. VOLUME
PG(S). PAGE(S)
" REPETITIVE BEARING AND/OR DISTANCE
DOC. DOCUMENT
C.B. COUNTY BLOCK
ETJ EXTRA-TERRITORIAL JURISDICTION
--- CITY OF SAN ANTONIO LIMITS
B.S.L. BUILDING SETBACK LINE
NO. NUMBER
FIR FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

CPS/SAWS/COSA/UTILITY NOTE:

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 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.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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.

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 METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE

ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

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.

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 WATER SYSTEM.

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 INDICATED 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.

OWNER/DEVELOPER AND DULY AUTHORIZED AGENT FOR OFF-LOT 25' SANITARY SEWER EASEMENT SITUATED WITHIN 35 ACRE TRACT:

JOSE L GUERRA JR, MANAGER
OBICHI IV, LTD
16607 BLANCO RD, #707
SAN ANTONIO, TX 78232

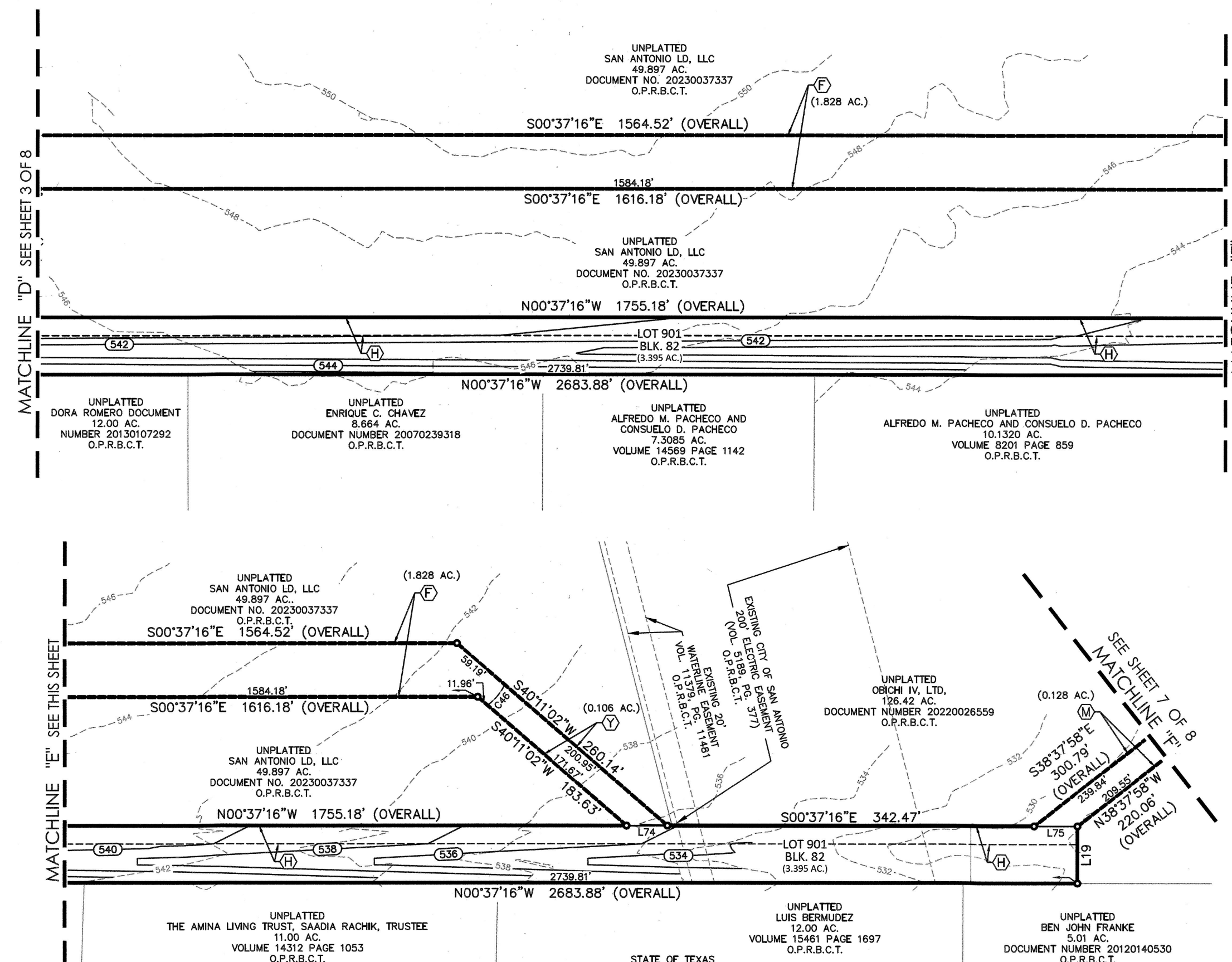
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 DAY OF A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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: MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

NOTE:
SEE SHEET 1 OF 8
FOR KEYNOTE LEGEND

NOTE:
SEE SHEET 8 OF 8 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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 INDICATED 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.

DULY AUTHORIZED AGENT FOR OFF-LOT 20' DRAINAGE EASEMENT AND OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT SITUATED WITHIN 18.18 ACRE TRACT:

JOSE L GUERRA JR, MANAGER
10 JORANAMO INVESTMENTS, LLC
16607 BLANCO RD, #1505
SAN ANTONIO, TX 78232

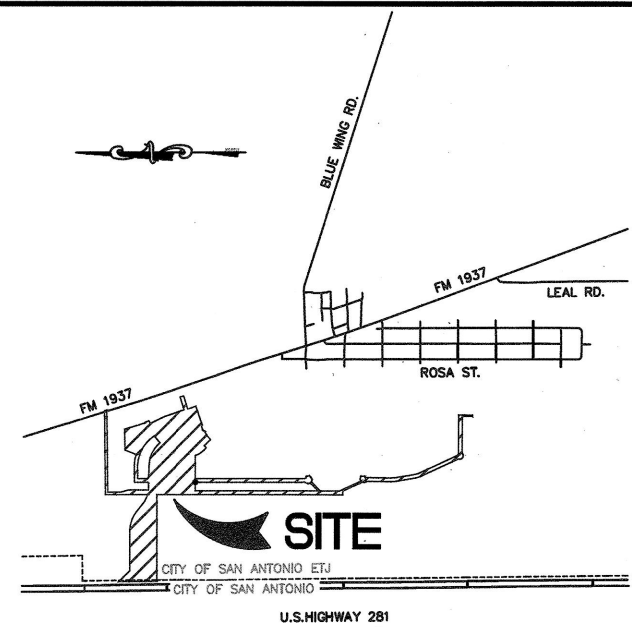
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 DAY OF A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

LEGEND	
609	EXISTING CONTOUR
608	PROPOSED CONTOUR
AC	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
R	RADIUS
C	CENTERLINE
IP	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL	VOLUME
PG(S)	PAGE(S)
DOC	REPTITIVE BEARING AND/OR DISTANCE DOCUMENT
C.B.	COUNTY BLOCK
ETJ	EXTRA-TERRITORIAL JURISDICTION CITY OF SAN ANTONIO LIMITS
B.S.L.	BUILDING SETBACK LINE
NO.	NUMBER
FR	FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

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 INDICATED 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.

DULY AUTHORIZED AGENT FOR OFF-LOT 20' DRAINAGE EASEMENT AND OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT SITUATED WITHIN 18.18 ACRE TRACT:
JOSE L. GUERRA JR., MANAGER
10 JORANAMO INVESTMENTS, LLC
16607 BLANCO RD., #1505
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 _____ DAY OF _____, A.D. 20____

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) 14' E.G.T.CATV EASEMENT
- (C) 1' VEHICULAR NON-ACCESS EASEMENT
- (D) 12' SANITARY SEWER EASEMENT
- (E) 12' WATERLINE EASEMENT
- (F) VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT)
- (G) 12' E.G.T.CATV EASEMENT
- (H) 17' E.G.T.CATV EASEMENT
- (J) LOT 901, BLOCK 84, VARIABLE WIDTH CLEAR VISION EASEMENT (0.136 AC.) (PERMEABLE)
- (K) 20' E.G.T.CATV EASEMENT
- (L) 20' R.O.W. DEDICATION (0.015 AC.)
- (M) OFF-LOT 25' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.128 AC.)
- (N) OFF-LOT 70' (PERMEABLE) DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.) (0.817 AC.)
- (P) OPEN SPACE LOT 904, BLOCK 80 (PERMEABLE) VARIABLE E.G.T.CATV EASEMENT (0.283 AC.)
- (Q) 16' WATER EASEMENT
- (R) 20' B.S.L.
- (S) OFF-LOT 20' DRAINAGE EASEMENT (0.017 AC.)
- (T) 50' DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.037 AC.) (OFF-LOT)
- (U) 10' B.S.L. & E.G.T.CATV EASEMENT
- (V) 5' E.G.T.CATV EASEMENT
- (W) LOT 902, BLOCK 80 VARIABLE WIDTH CLEAR VISION, VEHICULAR NON-ACCESS & E.G.T.CATV EASEMENT (0.015 AC.)
- (X) 15' B.S.L.
- (Y) OFF-LOT 25' SANITARY SEWER EASEMENT (0.539 AC.)
- (Z) OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT (0.129 AC.)

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: MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

- 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 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.
- 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) 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.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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.

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 METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE

ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

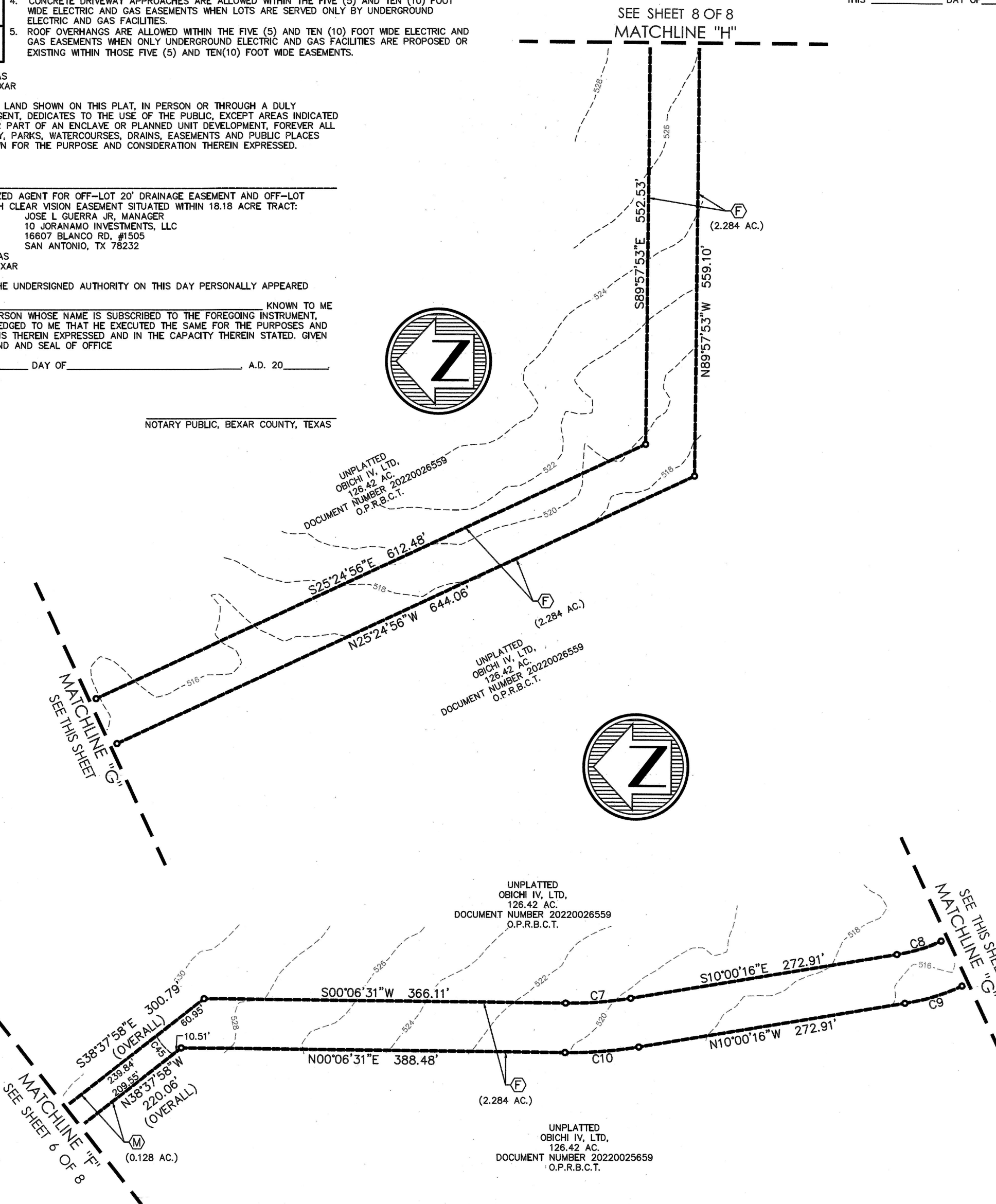
SAWS DEDICATION NOTE:

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.

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 WATER SYSTEM.

SEE SHEET 8 OF 8
MATCHLINE "H"



NOTE:
SEE SHEET 8 OF 8 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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 INDICATED 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.

OWNER/DEVELOPER AND DULY AUTHORIZED AGENT FOR OFF-LOT 25' SANITARY SEWER EASEMENT SITUATED WITHIN 35 ACRE TRACT:
JOSE L. GUERRA JR., MANAGER
OBICHI IV, LTD
16607 BLANCO RD., #707
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 22-11800115

SUBDIVISION PLAT ESTABLISHING ROOSEVELT LANDING UNIT 1

BEING A 40.184 ACRE TRACT OF LAND, BEING A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220056276; BEING A PORTION OF A 169.24 ACRE TRACT AS CONVEYED TO OBICHI IV, LTD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220026559; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO 10 JORANAMO INVESTMENTS, LLC BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20220026565; AND A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337; AND BEING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2022028190, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

MTR

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051 FAX: (210) 698-5085

SAN ANTONIO, TEXAS 78249

DATE OF PREPARATION: AUGUST 22, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 24 DAY OF August, A.D. 2023

TASHA WILLIS

Benton County

NOTARY PUBLIC - ARKANSAS

My Commission Expires October 18, 2027

Commission No. 12710309

THIS PLAT OF _____ ROOSEVELT LANDING UNIT 1 _____ 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____

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____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

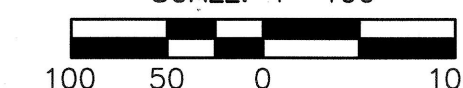


PLAT NUMBER 22-11800115

SUBDIVISION PLAT ESTABLISHING ROOSEVELT LANDING UNIT 1

BEING A 40.184 ACRE TRACT OF LAND, BEING A PORTION OF A 52.24 ACRE TRACT, SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220056276; BEING A PORTION OF A 169.24 ACRE TRACT AS CONVEYED TO OBICHI IV, LTD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2022026559; BEING A PORTION OF A 18.18 ACRE TRACT AS CONVEYED TO 10 JORANAMO INVESTMENTS, LLC BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20220026565; AND A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337; AND BEING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2022028190, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=100'



MTR
• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500

12770 CIMARRON PATH, SUITE 100

TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: AUGUST 22, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
STEPHEN LIEUX
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

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2025
Commission No. 12710309

THIS PLAT OF ROOSEVELT LANDING UNIT 1 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 _____

BY: _____ CHAIRMAN

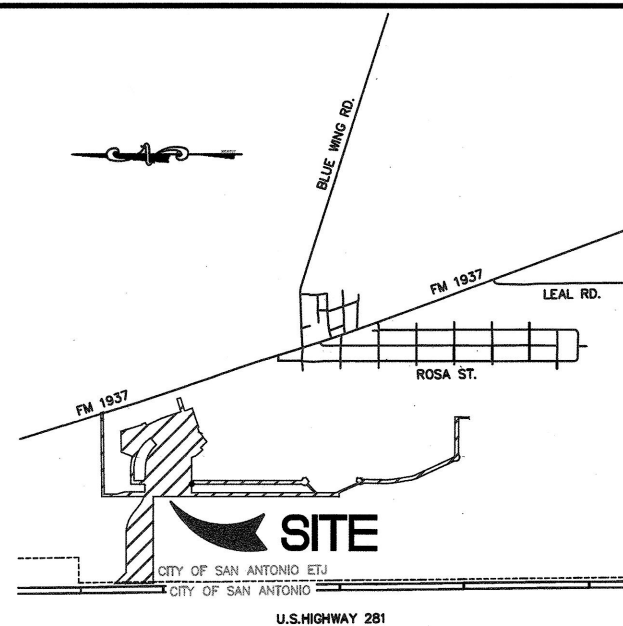
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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 ____

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

LINE	LENGTH	BEARING
L1	33.26'	S17°06'14"E
L2	32.00'	S01°17'36"E
L3	36.00'	S00°37'32"E
L4	246.91'	S88°42'24"W
L5	262.32'	S17°06'14"E
L6	58.94'	S19°05'16"E
L7	46.71'	S26°15'15"E
L8	46.40'	N29°32'25"W
L9	46.40'	S25°52'22"E
L10	46.41'	S22°26'44"E
L11	50.00'	S19°02'37"E
L12	50.00'	N49°19'28"W
L13	70.03'	N38°48'47"W
L14	56.36'	N27°02'33"W
L15	13.52'	N19°02'37"W
L16	47.18'	S44°49'20"W
L17	35.25'	N89°59'59"W
L18	61.72'	N44°49'20"E
L19	53.28'	S89°22'44"W
L20	21.21'	N45°37'16"W
L21	105.92'	N00°37'16"W
L22	125.36'	S49°13'01"W
L23	120.00'	N89°22'44"E
L24	35.43'	S45°36'41"E
L25	35.35'	S44°21'36"W
L26	21.21'	N45°37'32"W
L27	21.21'	S44°22'28"W
L28	95.00'	N00°37'32"W
L29	95.00'	S00°37'32"E
L30	14.14'	S45°37'32"E
L31	14.14'	N44°22'28"E
L32	21.21'	S64°02'37"E
L33	105.00'	S89°22'44"W
L34	21.21'	N45°37'16"W
L35	20.00'	N00°37'28"W
L36	50.00'	N89°22'44"E
L37	34.32'	N00°37'16"W
L38	21.21'	N44°22'44"E

LINE	LENGTH	BEARING
L39	104.08'	N00°37'16"W
L40	7.07'	N45°37'16"W
L41	7.07'	S44°22'44"W
L42	7.07'	S45°37'16"E
L43	27.97'	N89°22'44"E
L44	27.97'	S89°22'44"W
L45	7.07'	S44°22'44"W
L46	50.00'	S89°22'44"W
L47	20.60'	N35°54'45"W
L48	7.07'	N80°54'45"W
L49	21.22'	N35°54'45"W
L50	7.07'	N07°40'40"E
L51	50.00'	N45°25'21"W
L52	14.14'	S25°57'23"W
L53	14.14'	N64°02'37"W
L54	14.14'	S64°02'37"E
L55	14.14'	S25°57'23"W
L56	60.03'	S89°03'14"W
L57	96.99'	N19°02'37"W
L58	95.00'	S19°02'37"E
L59	7.07'	N25°57'23"E
L60	7.07'	S64°02'37"E
L61	50.00'	S19°02'37"E
L62	7.07'	S08°31'23"W
L63	22.27'	S52°06'49"W
L64	56.05'	S26°15'15"E
L65	50.00'	N48°43'00"E
L66	20.00'	N86°19'34"E
L67	53.43'	N34°55'12"E
L68	50.52'	S41°17'02"E
L69	32.07'	S73°08'26"E
L70	32.00'	S50°40'33"E
L71	27.28'	S27°27'31"E
L72	6.00'	S27°27'31"E
L73	33.28'	S27°27'31"E
L74	38.26'	N00°37'16"W
L75	40.60'	N00°37'16"W
L76	25.00'	N89°57'53"W

CPS/SAWS/COSA/UTILITY NOTE:

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 DEDICATING 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.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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.

SAWS IMPACT FEE

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

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

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.

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 WATER SYSTEM.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
COUNTY OF BEAR

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 INDICATED 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.

OWNER/DEVELOPER AND DULY AUTHORIZED AGENT FOR OFF-LOT 25' SANITARY SEWER EASEMENT SITUATED WITHIN 35 ACRE TRACT:

JOSE L GUERRA JR, MANAGER
OBICHI IV, LTD
16607 BLANCO RD, #707
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

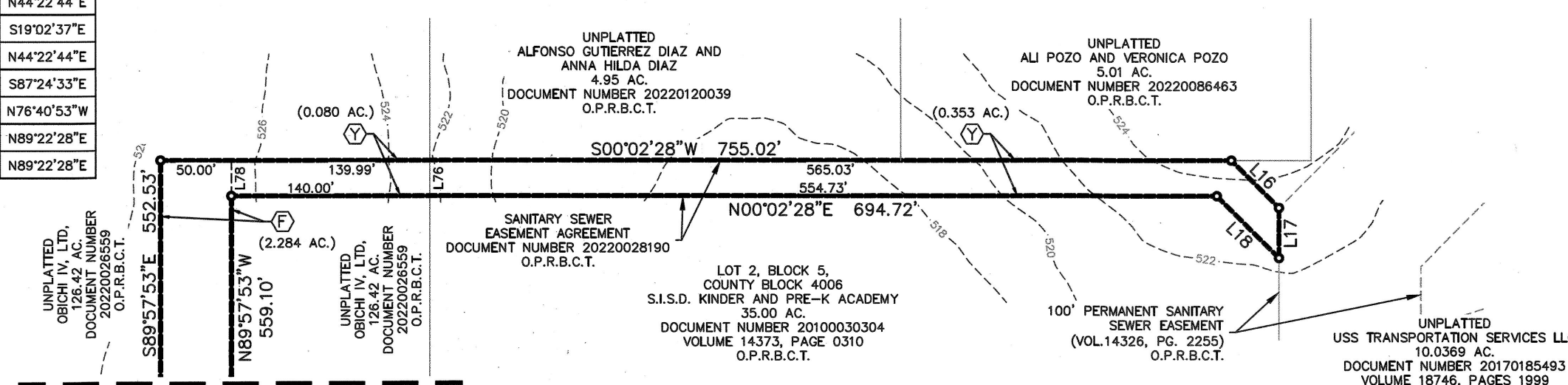
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____ A.D. 20 ____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	435.00'	38°51'39"	153.45'	295.04'	289.42'	S71°11'43"E
C2	495.00'	21°20'23"	93.26'	184.36'	183.30'	S79°57'05"E
C3	450.00'	1°35'23"	6.24'	12.49'	12.48'	N67°56'42"E
C4	425.00'	6°15'02"	23.21'	46.36'	46.34'	S68°34'59"W
C5	365.00'	26°22'45"	85.54'	168.05'	166.57'	S57°46'01"W
C6	555.00'	3°54'07"	18.91'	37.80'	37.79'	S42°37'35"W
C7	375.00'	10°06'48"	33.18'	66.19'	66.11'	S04°56'53"E
C8	175.00'	15°24'40"	23.68'	47.07'	46.93'	S17°42'36"E
C9	225.00'	15°24'40"	30.44'	60.52'	60.34'	N17°42'36"W
C10	425.00'	10°06'48"	37.61'	75.02'	74.92'	N04°56'53"W
C11	445.00'	49°20'15"	204.38'	383.19'	371.46'	S65°57'09"E
C12	430.00'	47°53'53"	190.99'	359.47'	349.09'	N64°51'06"W
C13	555.00'	0°30'03"	2.43'	4.85'	4.84'	N41°02'01"W
C14	435.00'	18°54'59"	72.47'	143.62'	142.96'	N54°02'08"E
C15	370.00'	73°33'55"	276.62'	475.06'	443.10'	N58°49'35"W
C16	155.00'	16°52'07"	23.12'	45.90'	45.73'	S62°31'19"W
C17	175.00'	16°52'08"	25.95'	51.52'	51.34'	N27°28'41"W
C18	250.00'	71°34'39"	180.23'	312.32'	292.40'	N54°49'57"W
C19	200.00'	71°34'39"	144.18'	249.85'	233.92'	N54°49'57"W
C20	29.00'	47°32'45"	12.77'	24.07'	23.38'	S65°36'21"W
C21	51.00'	27°05'30"	46.66'	244.86'	68.85'	S00°37'16"E
C22	29.00'	47°32'45"	12.77'	24.07'	23.38'	N66°50'54"W
C23	435.00'	19°53'25"	76.27'	151.01'	150.25'	N61°42'36"W
C24	365.00'	38°51'39"	128.75'	247.56'	242.84'	N71°11'43"W
C25	245.00'	40°48'19"	91.13'	174.49'	170.82'	S70°13'23"E
C26	25.00'	33°38'04"	7.56'	14.68'	14.47'	S66°38'15"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C27	55.00'	27°12'29"	48.48'	266.10'	72.74'	S55°08'57"W
C28	25.00'	72°49'28"	18.44'	31.78'	29.68'	N22°39'33"W
C29	195.00'	31°33'16"	55.10'	107.39'	106.04'	N74°50'55"W
C30	125.00'	37°40'48"	42.65'	82.20'	80.73'	N71°47'09"W
C31	15.00'	22°33'41"	2.99'	5.91'	5.87'	N64°13'35"W
C32	55.00'	26°44'51"	56.22'	257.98'	78.63'	N58°52'00"E
C33	15.00'	103°51'58"	19.15'	27.19'	23.62'	S38°41'33"E
C34	495.00'	27°59'51"	123.41'	241.88'	239.48'	N55°16'58"W
C35	365.00'	38°51'23"	128.74'	247.53'	242.82'	S71°11'35"E
C36	430.00'	69°45'25"	299.73'	523.52'	491.78'	S53°55'20"E
C37	555.00'	22°14'25"	109.09'	215.43'	214.08'	N30°09'50"W
C38	605.00'	0°30'21"	2.67'	5.34'	5.34'	S41°01'51"E
C39	450.00'	9°48'14"	38.59'	77.00'	76.91'	N57°00'56"E
C40	425.00'	13°20'40"	49.72'	98.98'	98.76'	S58°47'08"W
C41	605.00'	16°00'45"	85.09'	169.08'	168.53'	N27°03'00"W
C42	105.90'	16°52'07"	15.70'	31.18'	31.07'	S62°31'19"W
C43	605.00'	6°40'47"	35.31'	70.53'	70.49'	N47°55'02"E
C44	225.00'	16°52'08"	33.36'	66.24'	66.00'	N27°28'41"W
C45	51.00'	28°26'31"	12.92'	25.32'	25.06'	S47°28'53"W
C46	51.00'	28°22'40"	12.89'	25.26'	25.00'	S50°33'35"E
C47	555.00'	9°30'36"	46.17'	92.12'	92.01'	N49°19'57"E
C48	450.00'	6°49'20"	26.82'	53.58'	53.55'	S65°19'43"W
C49	365.00'	55°25'37"	191.74'	353.09'	339.49'	S46°45'26"E
C50	435.00'	21°44'22"	83.53'	165.05'	164.06'	S29°54'48"E
C51	605.00'	3°54'07"	20.61'	41.20'	41.19'	S42°37'35"W



MATCHLINE "H"
SEE SHEET 7 OF 8

STATE OF TEXAS
COUNTY OF BEAR

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT FOR OFF-LOT 20' DRAINAGE EASEMENT AND OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT SITUATED WITHIN 18.18 ACRE TRACT:

JOSE L GUERRA JR, MANAGER
10 JORANAMO INVESTMENTS, LLC
16607 BLANCO RD, #1505
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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