

FREEPORT VILLAS

BEING A TOTAL OF 10.358 ACRES; ESTABLISHING LOTS 1 THROUGH 4 AND LOTS 901 THROUGH 904, BLOCK 4, N.C.B. 15613, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

BEING 10.358 ACRES OUT OF THAT SAME PROPERTY CALLED 14.69 ACRES CONVEYED BY GENERAL WARRANTY DEED TO GROUP AURA IMAGINARIE, LLC AND RECORDED IN DOC. #20160194118, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT CALLED 2.258 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO UNION PACIFIC RAILROAD COMPANY AND RECORDED IN DOC. #20200189740, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

PREPARED BY:

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TBPE, FIRM REGISTRATION #F-2257
TBPLS, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL (210) 599-4123
FAX (210) 599-4191

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HARBOR VIEW VILLAS, LLC
701 MONTANA STREET
SAN ANTONIO, TX 78203
(210) 625-2738

OWNER'S DULY AUTHORIZED AGENT

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

THIS PLAT OF FREEPORT VILLAS 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

SURVEYOR'S NOTES:

THE BEARINGS SHOWN ARE BASED ON STATE PLANE TEXAS SOUTH CENTRAL ZONE NAD 83 (2011 ADJUSTMENT).

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 COORDINATES (NAD83, 2011 ADJUSTMENT) WITH A COMBINED PROJECT GROUND SCALE FACTOR OF 1.00016454 USING A SITE GROUND BASE POINT COORDINATE OF: N=13,667,752.90, E=2,092,231.39. VERTICAL DATUM IS NAVD88.

1/2" STEEL REBAR W/ CAP MARKED (DYE ENT SA TX) SET AT ALL NEW LOT CORNERS UNLESS NOTED OTHERWISE.

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

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

SAWS WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 642 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

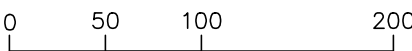
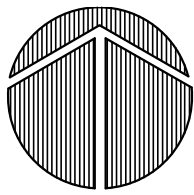
RESIDENTIAL FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL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

FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555E, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF 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.

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

MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

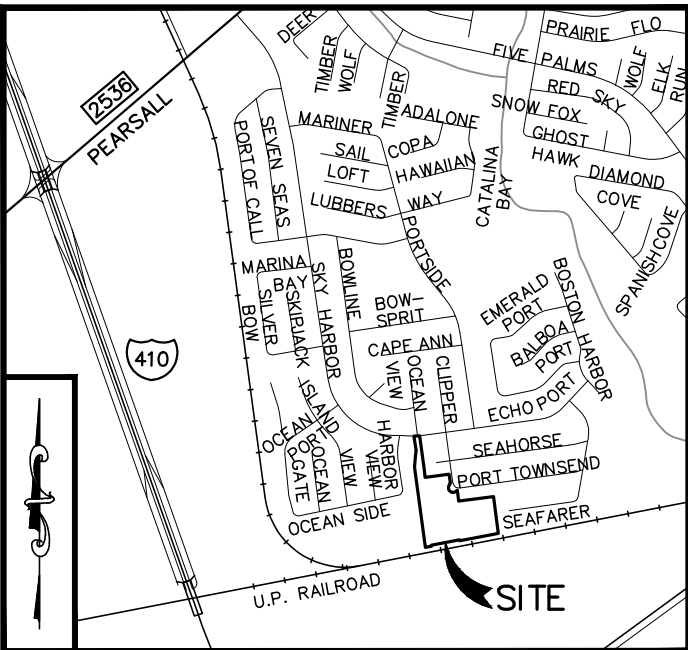


SCALE: 1"= 100'

2' CONTOUR INTERVAL

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CD BEARING	CD DIST.
C1	00°31'14"	830.00'	3.77'	7.54'	N82°48'47"E	7.54'
C2	46°34'03"	30.00'	12.91'	24.38'	S15°50'12"W	23.72'
C3	180°52'39"	50.00'	157.85'	S51°22'40"E	100.00'	
C4	115°07'06"	127.73'	200.96'	256.64'	S28°35'08"E	215.60'

LINE DATA		
NO.	BEARING	LENGTH
L1	S07°26'50"E	105.60'
L2	S61°05'58"W	144.29'
L3	S10°33'01"E	69.23'



LOCATION MAP
NOT TO SCALE

ADJOINER INFORMATION

LOT NO.	BLOCK NO.	RECORDING O.P.R.	OWNER(S)
1	48	18460/482	JESSICA MENDIOLA
7	48	14879/1648	JESUS & ELIZABETH M. ORTIZ
8	48	12507/2287	EDGAR BUGARIN
9	48	DOC. #20210077859	BTH RESIDENTIAL, LLC
10	48	13763/1636	MAXIMIANO & MARIA SALINAS
11	48	5101/1816	JOSE L. & REBECCA R. ORTIZ
1	53	DOC. #20190214313	MARYROSE ELIZONDO
3	53	15563/281	RAYMOND LACOMBE, II
4	53	13559/1883	JESUS & PAULA MARTINEZ
5	53	DOC. #20060137513	SAGRARIO PILAR
6	53	17452/1879	JUAN & LEYVA MARITZA ZARATE
7	53	17460/358	RAMON P. CONTRERAS
8	53	15965/2141	GUADALUPE & MANUELA GUERRERO
9	53	4137/1860	HAROLD & KARN HARRIS
1	59	15954/1805	SYLVIA & MARIA OLGA RAMIREZ
2	59	11723/44	RAYMUNDO LUNA, JR.
3	59	10596/905	ANGELA M. TRYON
4	59	2965/960	AMELIA PALOMO
5	59	2934/1393	GEORGE A. & YOLANDA D. TIJERINA
6	59	5237/618	JOSE D. & MARIA C. HERNANDEZ
28	60	DOC. #20190243516	CANDE GARCIA
29	60	DOC. #20190222771	CHELSEA SHANKS
30	60	DOC. #20210212639	NALDA F. FLORES

LEGEND

- CALCULATED POINT (NO MONUMENT SET)
- FND. 1/2" STEEL REBAR (UNLESS NOTED OTHERWISE)
- D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- 18334/1678 VOLUME/PAGE
- C.M. CONTROLLING MONUMENT
- N.C.B. NEW CITY BLOCK
- G.E.T.E. GAS, ELECTRIC, & TELEPHONE EASEMENT
- G.E.T.I.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- B.S.L. BUILDING SETBACK LINE
- E.E. ELECTRICAL EASEMENT
- O.E.E. OVERHEAD ELECTRICAL EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- AC. ACRES
- R.O.W. RIGHT-OF-WAY
- CL CENTERLINE
- 6.36- EXISTING CONTOUR

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: DYE ENTERPRISES.

REGISTERED PROFESSIONAL LAND SURVEYOR #5315

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 84635

