

PLAT NO. -23-11800195
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
WOODSTONE HEIGHTS
P.U.D.

(A TOWNHOUSE SUBDIVISION)

BEING A REPLAT OF 4.164 ACRE TRACT BEING ALL OF LOT B, BLOCK 2, N.C.B. 16094 OF THE MISSION POINT CHURCH SUBDIVISION, RECORDED IN VOLUME 9660, PAGE 135, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 1-42, LOT 901 AND LOT 999, BLOCK 3, N.C.B. 16094, SAN ANTONIO, BEXAR COUNTY, TEXAS.

CDS muery
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
 (210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DATE OF PREPARATION: September 20, 2023
 CDS MUERY JOB 123054.00

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
 MIKE MEGHANI, MEMBER
 FOUR BROTHERS CAPITAL, LLC
 85 NE LOOP 410, SUITE 203
 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE MEGHANI 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 21st DAY OF September, A.D. 2023

Lynne H. Gardner
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

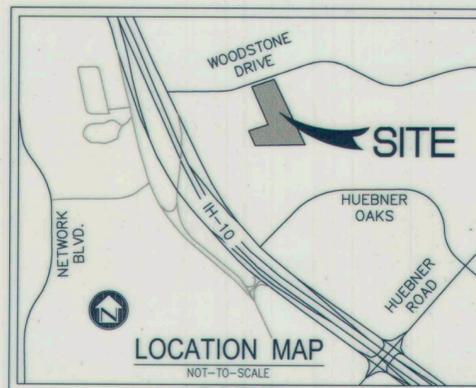
LYNNE H. GARDNER
 Notary Public, State of Texas
 Comm. Expires 08-24-2027
 Notary ID 6003086

THIS PLAT OF WOODSTONE HEIGHTS P.U.D. 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 _____

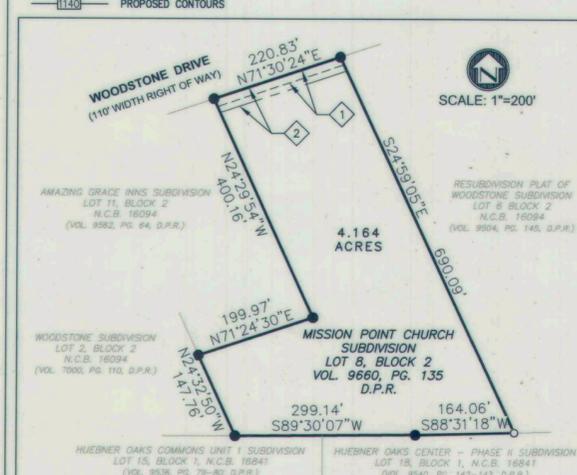
BY: _____ CHAIRMAN

BY: _____ SECRETARY



LEGEND

AC ACRE(S)	VAR WD VARIABLE WIDTH
BLK BLOCK	ESMT EASEMENT
NCB NEW CITY BLOCK	VOL VOLUME
OPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG PAGE(S)
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW RIGHT-OF-WAY
ε CENTER LINE	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETTYE GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION ESMT	○ SET 1/2" IRON ROD
--- 1140 --- EXISTING CONTOURS	⊠ COMMON TOWNHOUSE LOT LINE
--- 1140 --- PROPOSED CONTOURS	



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

4.164 ACRE TRACT BEING ALL OF LOT B, BLOCK 2, N.C.B. 16094 OF THE MISSION POINT CHURCH SUBDIVISION, RECORDED IN VOLUME 9660, PAGE 135, BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE MISSION POINT CHURCH SUBDIVISION, LOT B, BLOCK 2, N.C.B. 16094, VOL. 9660, PG. 135, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: FOUR BROTHERS CAPITAL, LLC
 MIKE MEGHANI, MEMBER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 21st DAY OF September, 2023

Lynne H. Gardner
 NOTARY PUBLIC

LYNNE H. GARDNER
 Notary Public, State of Texas
 Comm. Expires 08-24-2027
 Notary ID 6003086

- SURVEY NOTES:**
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.
 2. COORDINATES SHOWN HEREON ARE GRID.
 3. DISTANCES SHOWN HEREON ARE SURFACE.
 4. 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MMES RPLS 6490" SET AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS.

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 THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Brian A. Crowell 05/21/23
 BRIAN A. CROWELL
 LICENSED PROFESSIONAL ENGINEER NO. 82619

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAUL L. MYERS

Paul L. Myers 9/21/23
 PAUL L. MYERS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

SAWS WASTEWATER EDU:
 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.

TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APR-APP-APP23-38801099) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BOUND ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(H).

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

FLOODPLAIN VERIFICATION NOTE:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0240G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TOWNHOUSE:
 ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

LEGAL INSTRUMENT:
 A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

PRIVATE STREET DESIGNATION:
 LOT 999, BLOCK 3, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS & SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DETENTION POND NOTE:
 STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNER'S ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 NOTE:
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER 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:
 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 DEDICATION:
 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.

OPEN SPACE:
 LOT 901, BLOCK 3, NCB 16094, IS DESIGNATED AS OPEN SPACE AND DEVELOPER.

SETBACK NOTE:
 THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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.

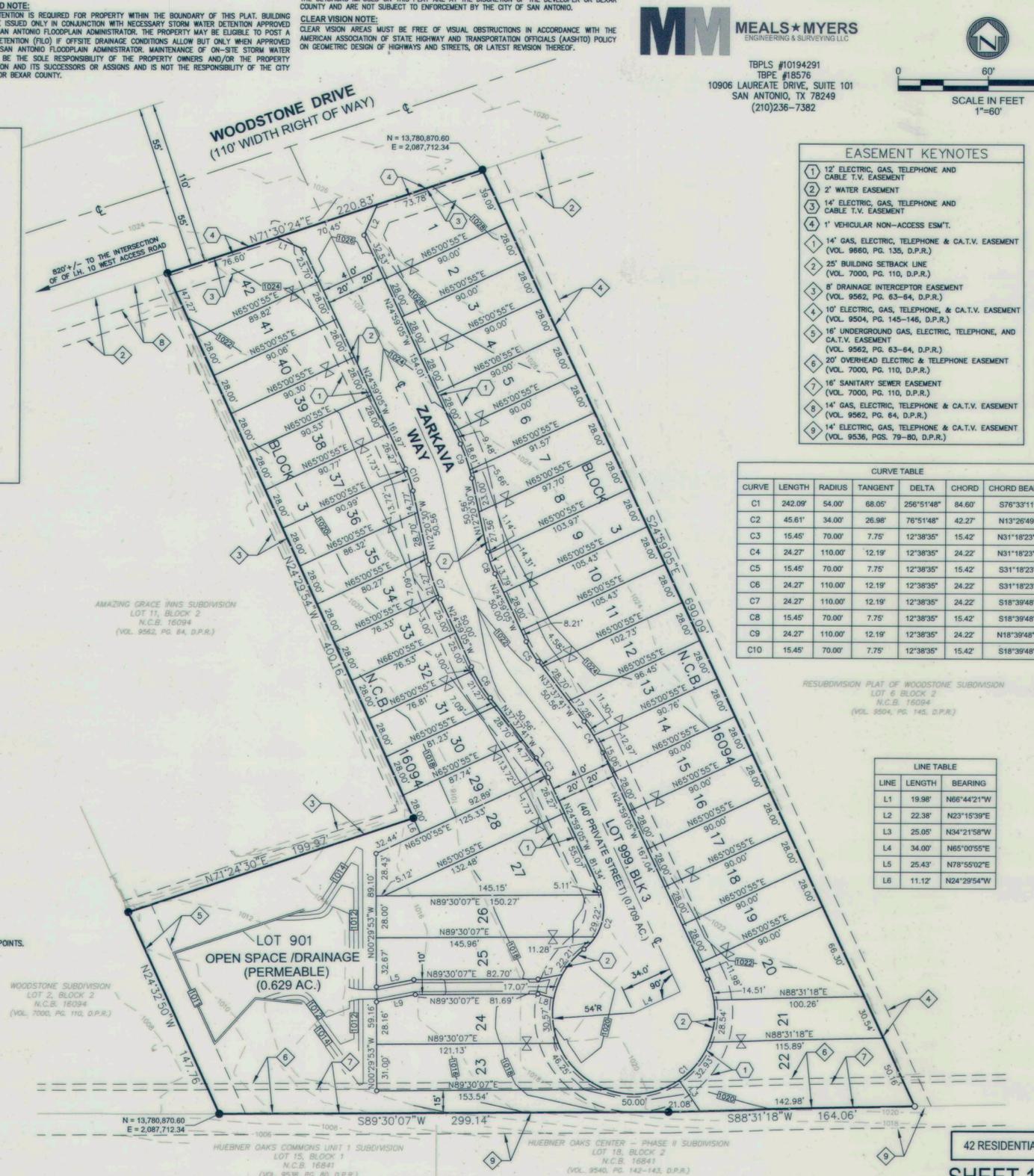
CPS/SAWS/CPSA UTILITY (RESIDENTIAL):

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," "ANCHO 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.

MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, (INCLUDING LOTS 901 & 999, BLOCK 3, NCB 16094) DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

MM MEALS*MYERS
 ENGINEERING & SURVEYING LLC

TBPE #10194291
 TBPE #18576
 10906 LAUREATE DRIVE, SUITE 101
 SAN ANTONIO, TX 78249
 (210)236-7382



EASEMENT KEYNOTES

1	12' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT
2	2' WATER EASEMENT
3	14' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT
4	1' VEHICULAR NON-ACCESS ESM'T.
5	14' GAS, ELECTRIC, TELEPHONE & CAT.V. EASEMENT (VOL. 9660, PG. 135, D.P.R.)
6	25' BUILDING SETBACK LINE (VOL. 7000, PG. 110, D.P.R.)
7	8' DRAINAGE INTERCEPTOR EASEMENT (VOL. 9562, PG. 63-64, D.P.R.)
8	10' ELECTRIC, GAS, TELEPHONE, & CAT.V. EASEMENT (VOL. 9504, PG. 145-146, D.P.R.)
9	18' UNDERGROUND GAS, ELECTRIC, TELEPHONE, AND CAT.V. EASEMENT (VOL. 9562, PG. 63-64, D.P.R.)
10	20' OVERHEAD ELECTRIC & TELEPHONE EASEMENT (VOL. 7000, PG. 110, D.P.R.)
11	16' SANITARY SEWER EASEMENT (VOL. 7000, PG. 110, D.P.R.)
12	14' GAS, ELECTRIC, TELEPHONE & CAT.V. EASEMENT (VOL. 9562, PG. 64, D.P.R.)
13	14' ELECTRIC, GAS, TELEPHONE & CAT.V. EASEMENT (VOL. 9536, PGS. 79-80, D.P.R.)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	242.09'	54.00'	68.05'	256°51'48"	84.60'	S76°33'11"E
C2	45.61'	34.00'	26.98'	78°51'48"	42.27'	N13°26'49"E
C3	15.45'	70.00'	7.75'	12°38'35"	15.42'	S31°18'23"W
C4	24.27'	110.00'	12.19'	12°38'35"	24.22'	S31°18'23"W
C5	15.45'	70.00'	7.75'	12°38'35"	15.42'	S31°18'23"E
C6	24.27'	110.00'	12.19'	12°38'35"	24.22'	S31°18'23"E
C7	24.27'	110.00'	12.19'	12°38'35"	24.22'	S18°39'48"E
C8	15.45'	70.00'	7.75'	12°38'35"	15.42'	S18°39'48"E
C9	24.27'	110.00'	12.19'	12°38'35"	24.22'	S18°39'48"W
C10	15.45'	70.00'	7.75'	12°38'35"	15.42'	S18°39'48"E

LINE TABLE

LINE	LENGTH	BEARING
L1	19.98'	N66°44'21"W
L2	22.38'	N23°15'38"E
L3	25.05'	N34°21'58"W
L4	34.00'	N65°00'55"E
L5	25.43'	N78°55'02"E
L6	11.12'	N24°29'54"W

