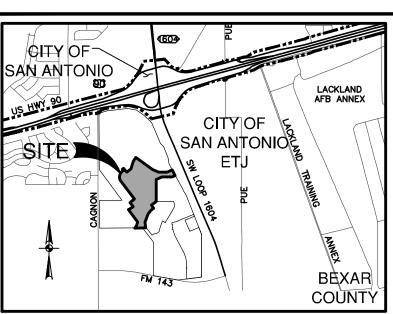
REGISTERED PROFESSIONAL LAND SURVEYOR

APPLEWOOD,

REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP

# LEGEND

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

VEHICULAR NON-ACCESS

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

BOUNDARY POINT OF

(UNLESS NOTED

INTERSECTION

MONUMENTATION

VARIABLE WIDTH GRADING

VARIABLE WIDTH GRADING

80' PERMANENT WATER LINE

(VOL 15439, PG 1230, OPR)

VARIABLE WIDTH SANITARY

VARIABLE WIDTH DRAINAGE

(PERMEABLE) (0.020 ACRE)

AND CABLE TV EASEMENT

10' BUILDING SETBACK

SEWER EASEMENT (OFF-LOT)

(VOL 20002, PG 1836-1838, DPR)

(VOL 20002, PG 1836-1838, DPR)

10' GAS, ELECTRIC, TELEPHONE

(VOL 20002, PG 1836-1838, DPR)

(VOL 20002, PG 1836-1838, DPR)

(VOL 20002, PG 1836-1838, DPR)

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE

ELECTRIC EASEMENT

(VOL 5785, PG 290, DR)

(0.295 TOTAL ACRES)

EASEMENT (OFF-LOT)

EASEMENT (OFF-LOT) (0.538 AC)

EASEMENT (OFF-LOT) (0.231 AC)

OTHERWISE)

0

**2**3

(TYPE I, ⊠ FOUND TxDOT

EASEMENT

EASEMENT (NOT-TO-SCALE)

SET 1/2" IRON ROD (PD)-ROW

PAGE(S)

RIGHT-OF-WAY

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DOC DOCUMENT NUMBER DPR DEED AND PLAT RECORDS VOL VOLUME OF BEXAR COUNTY, TEXAS ROW DR DEED OF RECORDS OF VAR WID VARIABLE WIDTH BEXAR COUNTY, TEXAS ESMT EASEMENT VNAE NCB NEW CITY BLOCK

(SURVEYOR)

-1140 — EXISTING CONTOURS —Ç- —— CENTERLINE

> 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 10' BUILDING SETBACK

60' x 60' TURN-AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC. TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (OFF-LOT) (PERMEABLE) (TOTAL 0.166 ACRE) 1 16' DRAINAGE EASEMENT

(OFF-LOT) ( 0.011 AC) 37' DRAINAGE EASEMENT (OFF-LOT) (0.059 AC)

(11)

VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (OFF-LOT) (PERMEABLE) (0.318 ACRE)

(16) 22' DRAINAGE & SEWER EASEMENT VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (1.08 AC) 5

5'X50' WATER EASEMENT (0.006 AC) **(**18**)** VARIABLE WIDTH SANITARY SEWER EASEMENT (0.004 AC) 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 15' BUILDING SETBACK

SURVEYOR'S NOTES:

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED, MONUMENTS AND LOT MARKERS WILL BE SET WITH  $\frac{1}{2}$ " IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK DIMENSIONS SHOWN ARE SUBFACE

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

STATE OF TEXAS COUNTY OF BEXAR

THEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

LICENSED PROFESSIONAL ENGINEER

STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: <u>PAPE-DAWSON ENGINEERS, INC</u>.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY URPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMEN

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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," "OVERHAN 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 BUILDING, STRUCTURE, 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.

OPEN SPACE:

LOT 906 BLOCK 7, LOT 901 BLOCK 14, LOT 901, BLOCK 16, CB 5194 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER. ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

OFFICIAL PUBLIC RECORDS RESIDENTIAL FINISHED FLOOR

(OFFICIAL PUBLIC RECORDS RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)

INCHES ABOVE FINAL ADJACENT GRADE. SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE DEVELOPER 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

CLIBVE TABLE

CURVE TABLE						
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1		125.00'	19 <b>°</b> 51'10"	N62°57'31"E	43.10'	43.31'
C2		15.00'	90°00'00"	S81*58'04"E	21.21'	23.56'
C3		15.00'	90*00'00"	N8*01'56"E	21.21'	23.56
C4		15.00'	40*52'57"	N57*24'32"W	10.48'	10.70'
C5		51.00'	171 <b>°</b> 45'54"	N8°01'56"E	101.74	152.89
C6		15.00'	40 <b>*</b> 52'57"	N73*28'25"E	10.48'	10.70'
C7		75.00'	30*09'27"	N37*57'13 <b>"</b> E	39.02'	39.48
C8		15.00'	42*31'46"	N1*36'36"E	10.88	11.13'
C9 5		51.00'	188 <b>*</b> 52'13"	N74°46′50″E	101.69'	168.12'
C10		15.00'	42 <b>'</b> 31'46"	S32*02'56"E	10.88	11.13'
C11 1:		15.00'	39*22'34"	S73'00'06"E	10.11'	10.31'
C12		51.00'	154*56'26"	S15*13'10"E	99.57	137.92
C13		15.00'	39*22'34"	S42*33'46"W	10.11'	10.31'
C14		125.00'	30°09'27"	S37*57'13"W	65.04'	65.79
C15		15.00'	40 <b>°</b> 52'57"	S32*35'28"W	10.48	10.70'
C16		51.00'	171 <b>°</b> 45'54"	N81*58'04"W	101.74	152.89'
C17		15.00'	40 <b>°</b> 52 <b>'</b> 57"	N16*31'35"W	10.48	10.70'
C18		15.00'	90°00'00"	N81°58'04"W	21.21	23.56'
C19		15.00'	90*00'00"	S8*01'56"W	21.21'	23.56
C20		15.00'	90*00'00"	N81*58'04"W	21.21'	23.56
C21		15.00'	90*00'00"	S8*01'56"W	21.21	23.56
C22		125.00'	51*47'55"	S11°04'06"E	109.20'	113.01
C23		15.00'	43*46'21"	S7*03'19"E	11.18'	11.46'
C24		59.00'	290 <b>°</b> 42'25"	N63°35'17"W	67.08'	299.35'
C25		15.00'	8317'08"	N40°07'21"E	19.93'	21.80'
C26		75.00'	35 <b>*</b> 26'51"	N19°14'38"W	45.66'	46.40'
C27		15.00'	90*00'00"	N81°58'04"W	21.21'	23.56'
C28		15.00'	90*00'00"	N8*01'56"E	21.21'	23.56'
C29		125.00'	90*00'00"	N8*01'56"E	176.78'	196.35'
C30		15.00'	90°00'00"	N8°01'56"E	21.21'	23.56'
C31		15.00'	90*00'00"	S81*58'04"E	21.21'	23.56'
C32		75.00'	30*09'27"	N37°57'13"E	39.02'	39.48'
C33		15.00'	76 <b>°</b> 11'18"	N15°13'10"W	18.51'	19.95'
C34		25.00'	103°48'42"	S74°46'50"W	39.35'	45.30'
C35		125.00'	30*09'27"	S37*57'13"W	65.04'	65.79'
C36		25.00'	90*00'00"	S8*01'56"W	35.36'	39.27
C37		15.00'	90*00'00"	S8*01'56"W	21.21'	23.56'
C38		25.00'	90*00'00"	S81*58'04"E	35.36'	39.27
C39		75.00'	30°09'27"	N37 <b>°</b> 57'13"E	39.02'	39.48
C40		25.00'	76 <b>°</b> 11'18"	N15"13'10"W	30.85'	33.24'
C41		15.00'	103°48'42"	S74°46'50"W	23.61'	27.18'
C42		125.00'	30*09'27"	S37°57'13"W	65.04'	65.79'
C43		15.00'	90*00'00"	N81°58'04"W	21.21'	23.56'
C44		75.00'	90'00'00"	S8*01'56"W	106.07	117.81'
C45		15.00'	90*00'00"	S81*58'04"E	21.21'	23.56'
C46		15.00'	90 <b>°</b> 00'00"	N8*01'56"E	21.21	23.56'

# SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF LOT 906, BLOCK 7, LOT 901, BLOCK 14, AND LOT 901, BLOCK 16, CB 5194 PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER (2.047 ACRES) ARE DESIGNATED AS TREE SAVE AREAS AS IDENTIFIED ON THE METER SET AND/OR WASTEWATER SERVICE CONNECTION.

### SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "REGIONAL MIXED THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN USE". ALLOWABLE LAND USES SHALL BE DEFINED IN THE UNIFIED DEVELOPMENT

ANTONIO WATER SYSTEM

SAWS HIGH <u>PRESSURE NOTE:</u> A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 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

COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL OPEN SPACE, PARKS, TREE SAVE AREAS, INCLUDING TXDOT NOTES LOTS 906, BLOCK 7, CB 5194, LOT 901, BLOCK 14, CB 5194, LOT 901, BLOCK 16, CB 5194 DRAINAGE FASEMENTS AND FASEMENTS 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2539118) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

## RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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

### DRAINAGE EASEMENT NOTE:

LINE TABLE

INE # BEARING LENGT

S36°58'04"E

S36\*58'04"E

S36°58'04"E

S53'01'56"W

N53\*01'56"E

N51\*32'11"

N81°34'52"E

S5318'49"E

N35\*34'46"E

S54\*25'14"E

N68'36'04"E

S2819'42"E

S70'14'24"W

S36\*58'04"I

\$5.3°01'56"W

N53°01'56"E

S0\*00'00"E

CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.

SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_

L13 S23°04'39"W

L3 N53\*01'56"E

L6 S36\*58'04"E

60.00

23.28

28.70

16.00

80.73

50.55

92.03

70.58

76.55

2.00

38.06

52.00

195.90

226.96

126.61

141.47

116.16

40.00

11.30

11

L4

L7

L8

L9

L10

L11

L12

L14

L15

L16

L17

L18

L19

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

COUNTY OF BEXAR

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE TCI DETENTION & MAINTENANCE: DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L39

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

11 LYNN BATTS LANES, SUITE 100

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND

LOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT

SAN ANTONIO, TEXAS 78218

(210) 828-6131

TERRACREST APPLEWOOD LP (EASEMENT 15, 23 & 24)

LINE TABLE

\_INE # | BEARING | LENGTH

N33°21'15"E

N53\*01'56"E

N36\*58'04"W

N53°01'56"E

N15\*39'50"W

N2\*52'53"E

N21°25'35"E

N40\*50'04"E

N37\*06'39"W

N52°53'51"E

N36\*58'04"W

N53\*01'56"E

N53\*01'56"E

N53\*01'56"E

N36\*58'04"W

S53°01'56"W

S36\*58'04"F

N36\*58'04"W

N16'04'47"E | 142.59

N36\*58'04"W 120.00'

95.55

60.00

60.00

93.77

78.95

78.95

70.75

69.05

22.84

60.00

90.00

1.87

60.00

90.00

95.63

95.63'

# TREE SAVE

MASTER TREE PLAN (AP #2539118).

# ETJMPA-2:

CODE FOR ANY PROPERTY ZONED MF-33. MF-40. MF-50, MF-65, O-1.5, O2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, AND AE-4

### COUNTY FINISHED FLOOR ELEVATION

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 122-134, BLOCK 7, CB 5194, CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION, CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

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

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF O ACCESS POINT(S) ALONG E LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 226.96 LINEAR FT OF HIGHWAY FRONTAGE.

3. 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.

### EASEMENTS FOR FLOODPLAINS;

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0530F AND 48029C0365F, DATED SEPTEMBER 29, 2010 OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS. OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LINE TABLE

INE # | BEARING | LENGTH

S53\*01'56"W

N53°01'56"E

N36\*58'04"W

N53\*01'56"E

S53°01'56"W

N53\*01'56"E

S53°01'56"W

N53\*01'56"E

S53°01'56"W

N45\*18'58"W

N33°21'15"E

S45°18'58"E

N90°00'00"W

N53°01'56"E

N36\*58'04"W

N54**°**25'14"W

S5410'10"E

S53°18'49"E

S34°12'04"E

S54\*57'32"E

L42

L43

L44

L45

L46

L47

L49

L50

L52

L53

L55

L56

L57

L58

L60

106.80

30.00

105.00

60.00

30.00

90.00'

4.97

93.10'

93.10

13.07

16.32

16.38

11.33'

54.45

5.00'

38.89

168.95

106.53

93.59

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

# PLAT NO. 21-11800531

SUBDIVISION PLAT

# OF APPLEWOOD, UNITS 6 & 7

LOT 906, BLOCK 7, LOTS 1-24 AND LOT 901, BLOCK 14, LOTS 15-48, BLOCK 15, LOTS 30-87 AND LOT 901. BLOCK 16, LOTS 1-21, BLOCK 18, AND LOTS 1-17 BLOCK 19, BEING OUT OF A 166,291 ACRE TRACT RECORDED IN DOCUMENT NUMBER #20190178753 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. OUT OF THE WILLIAM T. NEIL SURVEY NO 62 ABSTRACT 544 COUNTY BLOCK 5197, NOW IN COUNTY BLOCK 5194, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 29, 2023

### STATE OF TEXAS COUNTY OF BEXAR

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

### OWNER/DEVELOPER: EMILIANO GUERRERO

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 16500 SAN PEDRO AVE, SUITE 400 SAN ANTONIO, TEXAS 78232 (512) 433-5231

### STATE OF TEXAS COUNTY OF BEXAR

CERTIFICATE OF APPROVAL

DATED THIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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. <u>20</u>

## NOTARY PUBLIC, BEXAR COUNTY, TEXAS

A.D. 20

\_, A.D. 20 \_\_

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

DAY OF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

# COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>APPLEWOOD</u>, <u>UNITS</u> 6 & 7 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 \_\_\_

BY:	
	CHAIRMAN
BY:	
	SECRETAR'

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SHEET 4 OF 4