

LAND-PLAT-19-11800416

SUBDIVISION PLAT ESTABLISHING LIBERTE VENTURA, UNIT 7

BEING A TOTAL OF 36.40 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEAR COUNTY, TEXAS, BEING A PORTION OF A 52.631 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200163401, A PORTION OF A 57.845 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20180252847, AND BEING A PORTION OF A 36.215 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200215873 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=100'
100 50 0 100

MIR
• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297 / SURVEYING NO.10131500

12770 CIMARRON PATH, SUITE 100

SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051

FAX: (210) 698-5085

DATE OF PREPARATION: JANUARY 25, 2022

STATE OF TEXAS
COUNTY OF BEAR

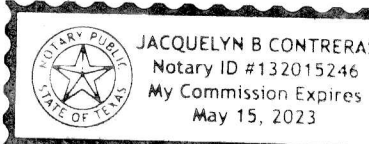
THE OWNER OF LAND SHOWN ON THIS PLAT, IN-PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER:
BLAKE E. HARRINGTON
STARLIGHT HOMES TEXAS, LLC
17319 SAN PEDRO AVE., #140
SAN ANTONIO, TEXAS 78232
(210) 563-6988

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake E. Harrington 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 SHOWN. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 20 DAY OF February, A.D. 20 22
Jacquelyn B. Carreras
NOTARY PUBLIC, BEAR COUNTY, TEXAS



THIS PLAT OF, LIBERTE VENTURA, UNIT 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 20 DAY OF February, A.D. 20 22

BY: _____ CHAIRMAN

BY: _____ SECRETARY

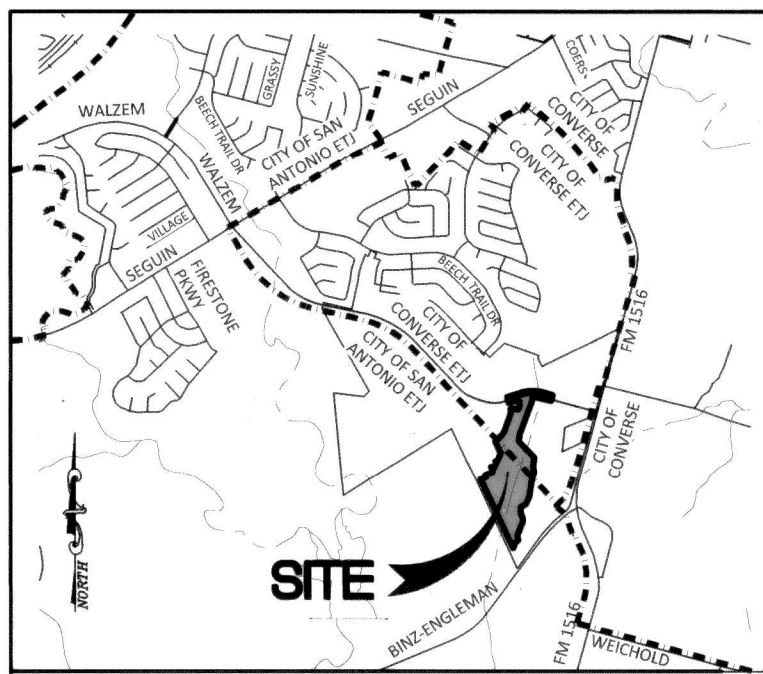
CERTIFICATE OF APPROVAL

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 20 DAY OF February, A.D. 20 22

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

LEGEND

- 702--- EXISTING CONTOUR
- 702--- PROPOSED CONTOUR
- E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEAR COUNTY TEXAS
- R.O.W. RIGHT OF WAY
- CB COUNTY BLOCK
- ESM'T EASEMENT
- DOC. DOCUMENT
- NO. NUMBER
- VOL. VOLUME
- PG. PAGE
- PGS. PAGES
- CL CENTERLINE
- Ac. ACRES
- R. RADIUS
- L.F. LINEAR FEET

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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 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 DEDICATION NOTE:

THE OWNER DEDICATES THE 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 THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

SARA CONNECTION FEE NOTE:

SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

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
STEPHANIE L. JAMES, R.P.E.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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

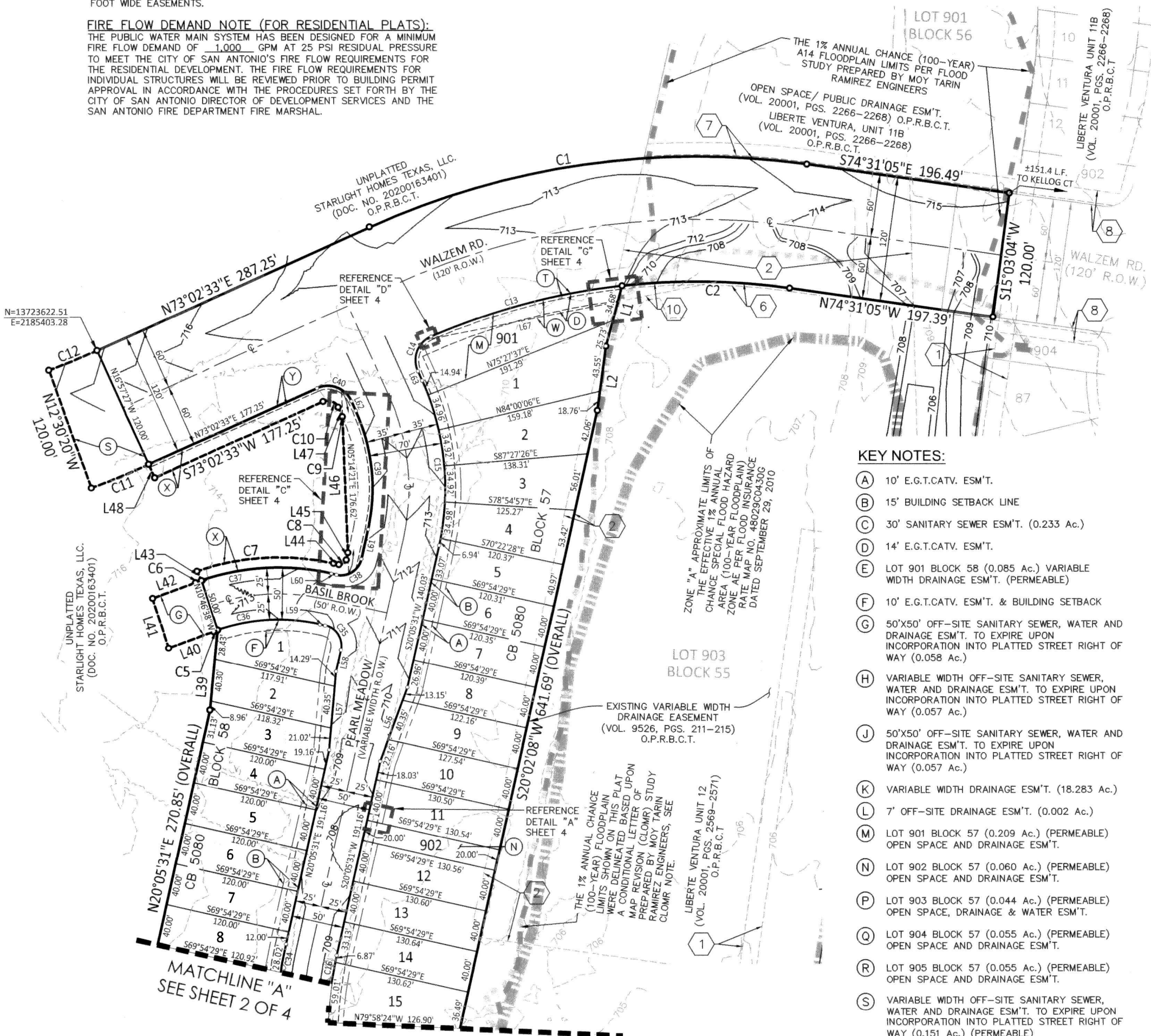
Raymond Tarin
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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", 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, 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, 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 1,000 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.



SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE:

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

SARA DEDICATION NOTE:

THE DEVELOPER DEDICATED THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

SARA DEDICATION NOTE:

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF SAN ANTONIO RIVER AUTHORITY 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.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

SETBACK NOTE:

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

INDEX MAP

SHEET 1 OF 4
SHEET 2 OF 4
SHEET 3 OF 4

KEY NOTES:

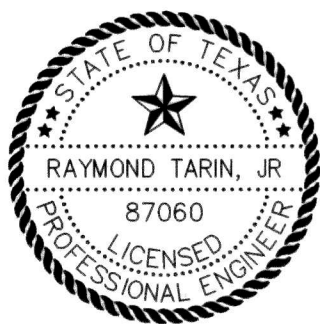
- (A) 10' E.G.T.CATV. ESM'T.
- (B) 15' BUILDING SETBACK LINE
- (C) 30' SANITARY SEWER ESM'T. (0.233 Ac.)
- (D) 14' E.G.T.CATV. ESM'T.
- (E) LOT 901 BLOCK 58 (0.085 Ac.) VARIABLE WIDTH DRAINAGE ESM'T. (PERMEABLE)
- (F) 10' E.G.T.CATV. ESM'T. & BUILDING SETBACK
- (G) 50'X50' OFF-SITE SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (0.058 Ac.)
- (H) VARIABLE WIDTH OFF-SITE SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (0.057 Ac.)
- (J) 50'X50' OFF-SITE SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (0.057 Ac.)
- (K) VARIABLE WIDTH DRAINAGE ESM'T. (18.283 Ac.)
- (L) 7' OFF-SITE DRAINAGE ESM'T. (0.002 Ac.)
- (M) LOT 901 BLOCK 57 (0.209 Ac.) (PERMEABLE) OPEN SPACE AND DRAINAGE ESM'T.
- (N) LOT 902 BLOCK 57 (0.060 Ac.) (PERMEABLE) OPEN SPACE AND DRAINAGE ESM'T.
- (P) LOT 903 BLOCK 57 (0.044 Ac.) (PERMEABLE) OPEN SPACE, DRAINAGE & WATER ESM'T.
- (Q) LOT 904 BLOCK 57 (0.055 Ac.) (PERMEABLE) OPEN SPACE AND DRAINAGE ESM'T.
- (R) LOT 905 BLOCK 57 (0.055 Ac.) (PERMEABLE) OPEN SPACE AND DRAINAGE ESM'T.
- (S) VARIABLE WIDTH OFF-SITE SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (0.151 Ac.) (PERMEABLE)
- (T) 1' VEHICULAR NON-ACCESS ESM'T.
- (U) 7' E.G.T.CATV. & DRAIN ACCESS ESM'T. (PERMEABLE)
- (V) 12' E.G.T.CATV. & DRAIN ACCESS ESM'T. (PERMEABLE)
- (W) VARIABLE WIDTH CLEAR VISION ESM'T. (0.055 Ac.)
- (X) VARIABLE WIDTH OFF-SITE E.G.T.CATV. ESM'T. (0.175 Ac.)
- (Y) 1' OFF-SITE VEHICULAR NON-ACCESS ESM'T. (0.009 Ac.)
- (Z) VARIABLE WIDTH OFF-SITE CLEAR VISION ESM'T. (0.077 Ac.)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLE

KEY NOTES:

- (1) 16' SANITARY SEWER ESM'T. (VOL. 9514, PGS. 161-169) O.P.R.B.C.T.
- (2) VARIABLE WIDTH DRAINAGE ESM'T. (VOL. 9526, PGS. 211-215) O.P.R.B.C.T.
- (3) 16' OFF-SITE SANITARY SEWER ESM'T. (VOL. 20001, PGS. 2569-2571) O.P.R.B.C.T.
- (4) VARIABLE WIDTH PERMANENT WATER ESM'T. (VOL. 17561, PG. 888) O.P.R.B.C.T.
- (5) 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 20001, PGS. 2569-2571) O.P.R.B.C.T.
- (6) 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 20001, PGS. 2569-2571) O.P.R.B.C.T.
- (7) 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 20001, PGS. 2266-2268) O.P.R.B.C.T.
- (8) EXISTING 14' E.G.T.CATV. ESM'T. (VOL. 20001, PGS. 2266-2268) O.P.R.B.C.T.
- (9) VARIABLE WIDTH PUBLIC DRAINAGE ESM'T. (VOL. 20002, PG. 676) O.P.R.B.C.T.
- (10) VARIABLE WIDTH CLEAR VISION ESM'T. (DOC. NO. 20220014708)



LAND-PLAT-19-11800416

SUBDIVISION PLAT ESTABLISHING LIBERTE VENTURA, UNIT 7

BEING A TOTAL OF 36.40 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 52.631 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200163401, A PORTION OF A 57.845 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20180252847, AND BEING A PORTION OF A 36.215 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200215873 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

MTR

Moy Tarin Ramirez Engineers, LLC

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• Engineers
• Surveyors
• Planners

DATE OF PREPARATION: JANUARY 25, 2022

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:
BLAKE E. HARRINGTON
STARLIGHT HOMES TEXAS, LLC
17319 SAN PEDRO AVE., #140
SAN ANTONIO, TEXAS 78232
(210) 563-6988

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake E. Harrington 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 2nd DAY OF February, A.D. 20 22.

JACQUELYN B. CONTRERAS
Notary ID #132015246
My Commission Expires
May 15, 2023

THIS PLAT OF, LIBERTE VENTURA, UNIT 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 _____, 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

CPS/SAWS/COSA/UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, 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, 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.

PLAT NOTES APPLY TO
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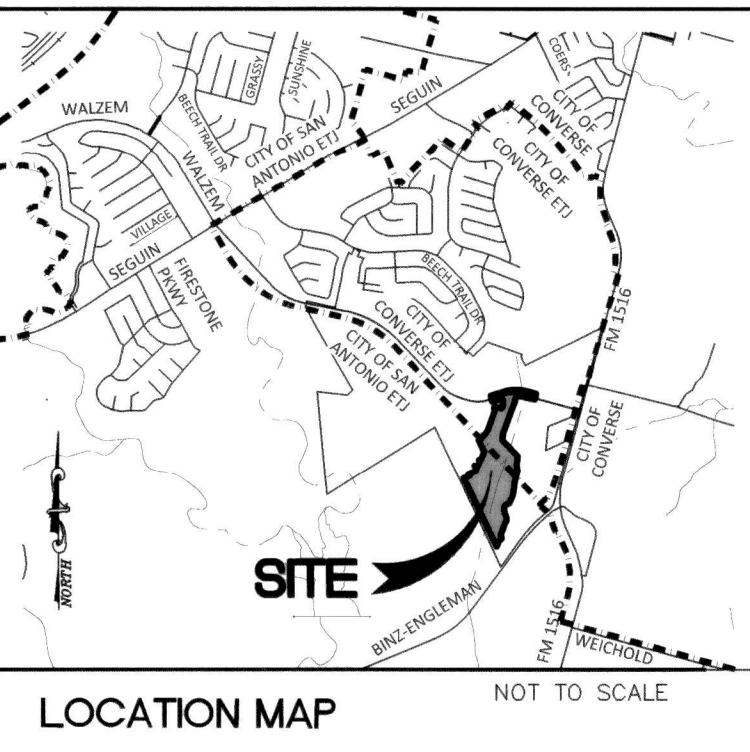
NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLE

KEY NOTES:

- A 10' E.G.T.CATV. ESM'T.
- B 15' BUILDING SETBACK LINE
- C 30' SANITARY SEWER ESM'T. (0.233 Ac.)
- D 14' E.G.T.CATV. ESM'T.
- E LOT 901 BLOCK 58 (0.085 Ac.) VARIABLE WIDTH DRAINAGE ESM'T. (PERMEABLE)
- F 10' E.G.T.CATV. ESM'T. & BUILDING SETBACK
- G 50'X50' OFF-SITE SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (0.058 Ac.)
- H VARIABLE WIDTH OFF-SITE SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (0.057 Ac.)
- J 50'X50' OFF-SITE SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (0.057 Ac.)
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- L 7' OFF-SITE DRAINAGE ESM'T. (0.002 Ac.)
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- N LOT 902 BLOCK 57 (0.060 Ac.) (PERMEABLE) OPEN SPACE AND DRAINAGE ESM'T.
- P LOT 903 BLOCK 57 (0.044 Ac.) (PERMEABLE) OPEN SPACE, DRAINAGE & WATER ESM'T.
- Q LOT 904 BLOCK 57 (0.055 Ac.) (PERMEABLE) OPEN SPACE AND DRAINAGE ESM'T.
- R LOT 905 BLOCK 57 (0.055 Ac.) (PERMEABLE) OPEN SPACE AND DRAINAGE ESM'T.
- S VARIABLE WIDTH OFF-SITE SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (0.151 Ac.) (PERMEABLE)
- T 1' VEHICULAR NON-ACCESS ESM'T.
- U 7' E.G.T.CATV. & DRAIN ACCESS ESM'T. (PERMEABLE)
- V 12' E.G.T.CATV. & DRAIN ACCESS ESM'T. (PERMEABLE)
- W VARIABLE WIDTH CLEAR VISION ESM'T. (0.055 Ac.)
- X VARIABLE WIDTH OFF-SITE E.G.T.CATV. ESM'T. (0.175 Ac.)
- Y 1' OFF-SITE VEHICULAR NON-ACCESS ESM'T. (0.009 Ac.)
- Z VARIABLE WIDTH OFF-SITE CLEAR VISION ESM'T. (0.077 Ac.)

KEY NOTES:

- 1 16' SANITARY SEWER ESM'T. (VOL. 9514, PGS. 161-169) O.P.R.B.C.T.
- 2 VARIABLE WIDTH DRAINAGE ESM'T. (VOL. 9526, PGS. 211-215) O.P.R.B.C.T.
- 3 16' OFF-SITE SANITARY SEWER ESM'T. (VOL. 20001, PGS. 2569-2571) O.P.R.B.C.T.
- 4 VARIABLE WIDTH PERMANENT WATER ESM'T. (VOL. 17561, PG. 888) O.P.R.B.C.T.
- 5 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 20001, PGS. 2569-2571) O.P.R.B.C.T.
- 6 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 20001, PGS. 2569-2571) O.P.R.B.C.T.
- 7 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 20001, PGS. 2266-2268) O.P.R.B.C.T.
- 8 EXISTING 14' E.G.T.CATV. ESM'T. (VOL. 20001, PGS. 2266-2268) O.P.R.B.C.T.
- 9 VARIABLE WIDTH PUBLIC DRAINAGE ESM'T. (VOL. 20002, PG. 676) O.P.R.B.C.T.
- 10 VARIABLE WIDTH CLEAR VISION ESM'T. (DOC. NO. 20220014708) O.P.R.B.C.T.



LEGEND

---702---	EXISTING CONTOUR
---702---	PROPOSED CONTOUR
E.G.T.CATV.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
R.O.W.	RIGHT OF WAY
CB	COUNTY BLOCK
ESM'T	EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
PGS.	PAGES
CL	CENTERLINE
Ac.	ACRES
R	RADIUS
L.F.	LINEAR FEET

SAWS HIGH PRESSURE
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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 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 DEDICATION NOTE:
THE OWNER DEDICATES THE 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 THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

SARA CONNECTION FEE NOTE:
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

STREETSCAPE NOTE:
OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

STATE OF TEXAS
COUNTY OF BEXAR

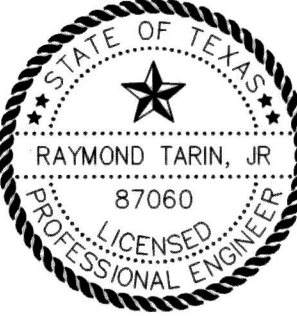
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC
Stephanie L. James
STEPHANIE L. JAMES, R.P.E.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

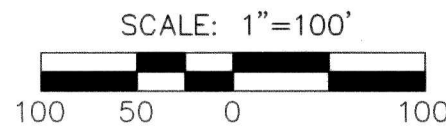
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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



SUBDIVISION PLAT
ESTABLISHING
LIBERTE VENTURA, UNIT 7

BEING A TOTAL OF 36.40 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEAR COUNTY, TEXAS, BEING A PORTION OF A 52.631 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200163401, A PORTION OF A 57.845 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20180252841 AND BEING A PORTION OF A 36.215 ACRE TRACT AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200215873 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



MTR • Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297 / SURVEYING NO.10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: JANUARY 25, 2022

STATE OF TEXAS
COUNTY OF BEAR

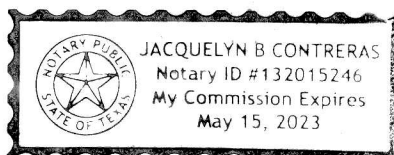
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER:
BLAKE E. HARRINGTON
STARLIGHT HOMES TEXAS, LLC
17319 SAN PEDRO AVE., #140
SAN ANTONIO, TEXAS 78232
(210) 563-6988

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake E. Harrington, 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 2nd DAY OF February, A.D. 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, BEAR COUNTY, TEXAS



THIS PLAT OF, LIBERTE VENTURA, UNIT 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 A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

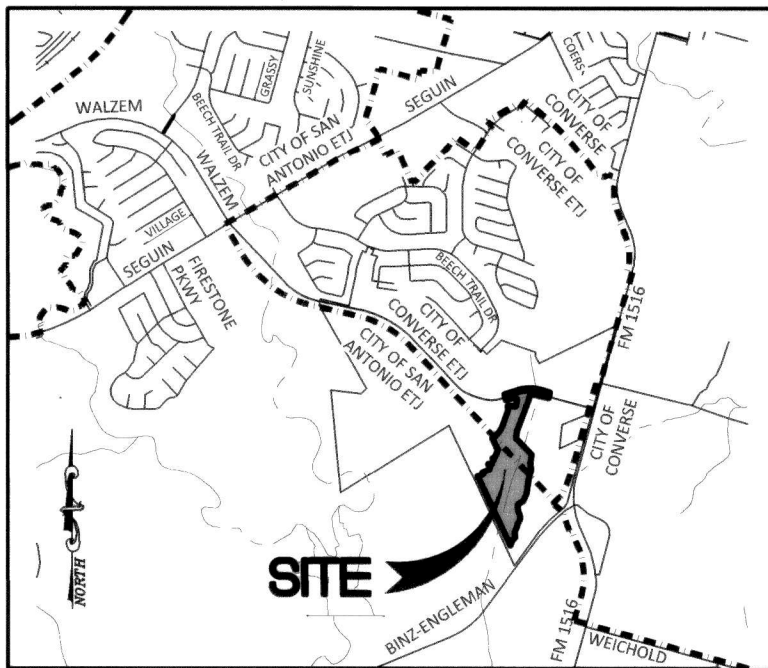
CERTIFICATE OF APPROVAL

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

- 702--- EXISTING CONTOUR
- 702--- PROPOSED CONTOUR
- E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEAR COUNTY TEXAS
- R.O.W. RIGHT OF WAY
- CB COUNTY BLOCK
- ESM'T EASEMENT
- DOC. DOCUMENT
- NO. NUMBER
- VOL. VOLUME
- PG. PAGE
- PGS. PAGES
- CL CENTERLINE
- Ac. ACRES
- R. RADIUS
- L.F. LINEAR FEET

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801634) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

CLOMR NOTE:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY MOY TARIN RAMIREZ ENGINEERS AND APPROVED BY FEMA ON MARCH 4, 2021 (CASE NO. 21-06-0670R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CLEAR VISION AREA 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.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

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
STEPHANIE L. JAMES, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
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12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEAR

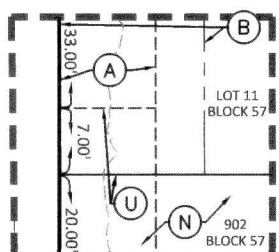
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

Raymond Tarin
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
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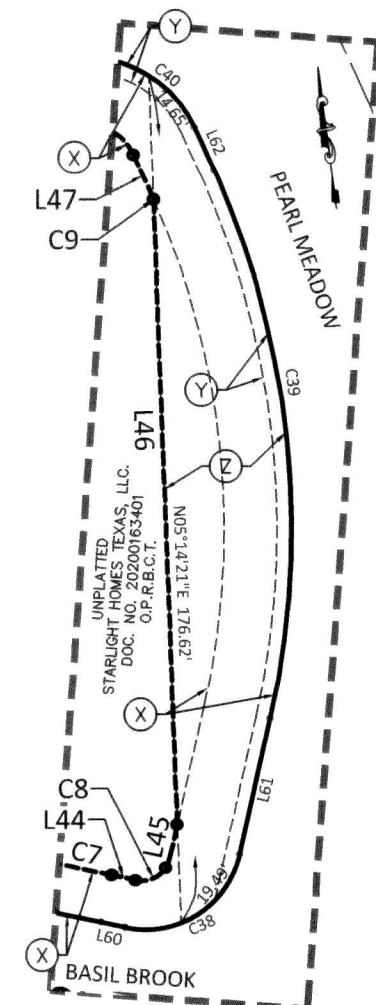
CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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", 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, 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.

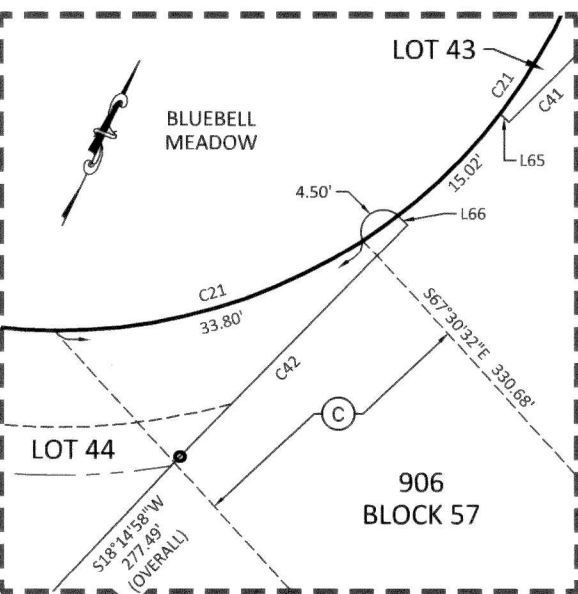
PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT



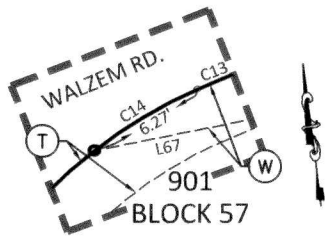
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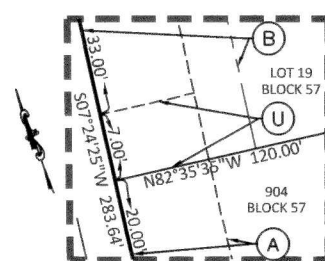
DETAIL "C"
N.T.S.



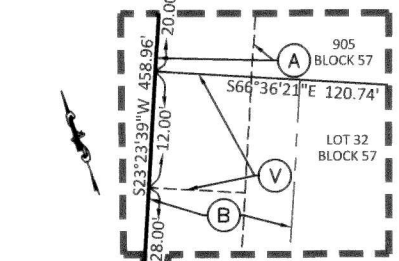
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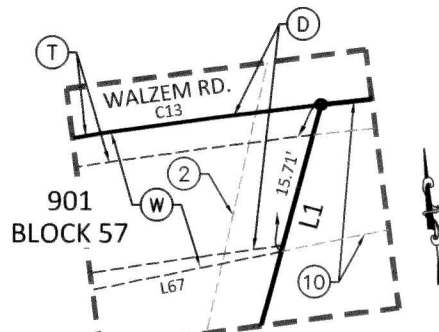
DETAIL "D"
N.T.S.



DETAIL "E"
SCALE: 1" = 20'



DETAIL "F"
SCALE: 1" = 20'



DETAIL "G"
SCALE: 1" = 20'

NOTES:

- PORTIONS OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0430G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- 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 DIRM PANEL 48029C0430G, 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 BEAR COUNTY.
- 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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.
- LOTS 901-906 BLOCK 57 AND LOT 901 BLOCK 58 ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- 85 RESIDENTIAL LOTS ESTABLISHED.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 1-44 AND 901-905 BLOCK 52 CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-906 BLOCK 57, 901 BLOCK 58 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 BEAR COUNTY.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	60.41'	S22°42'52"W	L37	7.00'	N46°24'02"E
L2	62.31'	S14°49'00"W	L38	8.27'	S43°35'53"E
L5	NOT USED		L39	77.69'	N13°04'13"E
L6	NOT USED		L40	46.01'	S77°07'01"W
L7	33.94'	S08°47'22"W	L41	50.03'	N10°46'38"W
L8	62.59'	S00°15'52"E	L42	44.17'	N77°07'01"E
L9	52.28'	S08°46'00"E	L43	10.05'	N16°57'27"W
L10	37.56'	S31°01'47"E	L44	5.03'	S69°54'29"E
L11	54.61'	S18°42'50"E	L45	7.18'	N20°05'31"E
L12	72.96'	S07°40'50"W	L46	130.20'	N05°14'21"E
L13	67.55'	S25°55'15"W	L47	10.03'	N16°57'27"W
L14	68.13'	S15°37'03"W	L48	14.00'	S16°57'27"E
L15	97.28'	S25°13'33"W	L49	100.00'	N25°10'35"W
L16	54.57'	S11°26'35"W	L50	53.28'	S64°49'25"W
L17	69.46'	S13°16'46"E	L51	53.28'	S64°49'25"W
L18	88.89'	S46°28'42"W	L52	33.81'	N66°36'21"W
L19	86.71'	S13°08'49"W	L53	33.81'	S66°36'21"E
L20	21.91'	S54°29'39"W	L54	100.25'	N82°35'35"W
L21	81.83'	N25°10'35"W	L55	88.45'	S82°35'35"E
L22	50.00'	N64°49'25"E	L56	75.66'	S27°41'12"W
L23	50.00'	S25°10'35"E	L57	75.66'	N12°29'50"E
L24	95.00'	N64°49'25"E	L58	20.83'	N20°05'31"E
L25	30.73'	N29°16'21"E	L59	5.09'	N69°54'29"W
L26	93.30'	N25°10'35"W	L60	5.03'	S69°54'29"E
L27	64.95'	S66°36'21"E	L61	29.19'	N20°05'31"E
L28	50.00'	N57°06'21"E	L62	10.03'	N16°57'27"W
L29	17.48'	N50°26'31"W	L63	9.95'	S16°57'27"E
L30	41.72'	N47°52'51"E	L64	7.26'	S64°49'25"W
L31	53.26'	N47°30'09"E	L67	188.49'	S86°07'23"W
L32	53.26'	N44°04'38"E			
L33	41.09'	N39°55'26"E			
L34	93.73'	N33°00'11"E			
L35	24.07'	N20°05'31"E			
L36	11.73'	N43°36'03"W			

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	760.00'	32°26'22"	221.08'	430.29'	424.57'
C2	640.00'	14°26'08"	81.05'	161.25'	160.82'
C3	240.00'	16°27'28"	34.71'	68.94'	68.70'
C4	190.00'	13°19'32"	22.19'	44.19'	44.09'
C5	180.00'	1°19'15"	2.07'	4.15'	4.15'
C6	230.00'	1°29'08"	2.98'	5.96'	5.96'
C7	240.00'	31°43'19"	68.19'	132.88'	131.19'
C8	6.00'	90°00'00"	6.00'	9.42'	8.49'
C9	166.00'	0°04'45"	0.11'	0.23'	0.23'
C10	11.00'	90°00'00"	11.00'	17.28'	15.56'
C11	760.00'	4°28'34"	29.70'	59.37'	59.36'
C12	640.00'	4°28'51"	25.04'	50.05'	50.04'
C13	640.00'	17°04'20"	96.06'	190.70'	189.99'
C14	25.00'	90°55'54"	25.41'	39.68'	35.64'
C15	250.00'	37°02'58"	83.77'	161.66'	158.86'
C16	375.00'	12°41'06"	41.68'	83.02'	82.85'
C17	425.00'	15°59'14"	59.68'	118.59'	118.20'
C18	240.00'	41°25'46"	90.76'	173.54'	169.78'
C19	20.00'	90°00'00"	20.00'	31.42'	28.28'
C20	18.00'	82°26'21"	15.77'	25.90'	23.72'
C21	58.00'	262°26'21"	66.21'	265.66'	87.25'
C22	20.00'	90°00'00"	20.00'	31.42'	28.28'
C23	190.00'	41°25'46"	71.85'	137.39'	134.41'
C24	20.00'	90°00'00"	20.00'	31.42'	28.28'
C25	240.00'	20°23'10"	43.15'	85.39'	84.94'
C26	190.00'	20°23'10"	34.16'	67.60'	67.25'
C27	20.00'	90°00'00"	20.00'	31.42'	28.28'
C28	375.00'	10°36'32"	34.82'	69.44'	69.34'
C29	20.00'	95°22'41"	21.97'	33.29'	29.58'
C30	15.00'	46°46'11"	6.49'	12.24'	11.91'
C31	58.00'	292°30'17"	38.75'	296.10'	64.44'
C32	15.00'	65°44'06"	9.69'	17.21'	16.28'
C33	20.00'	90°00'00"	20.00'	31.42'	28.28'
C34	425.00'	12°41'06"	47.24'	94.09'	93.90'
C35	20.00'	89°50'15"	19.94'	31.36'	28.24'
C36	180.00'	31°39'15"	51.03'	99.44'	98.18'
C37	230.00'	31°29'23"	64.84'	126.41'	124.82'
C38	20.00'	90°00'00"	20.00'	31.42'	28.28'
C39	180.00'	37°02'58"	60.31'	116.39'	114.38'
C40	25.00'	90°00'00"	25.00'	39.27'	35.36'
C41	4377.66'	4°22'55"	167.49'	334.81'	334.73'
C42	966.46'	2°00'02"	16.87'	33.75'	33.74'

