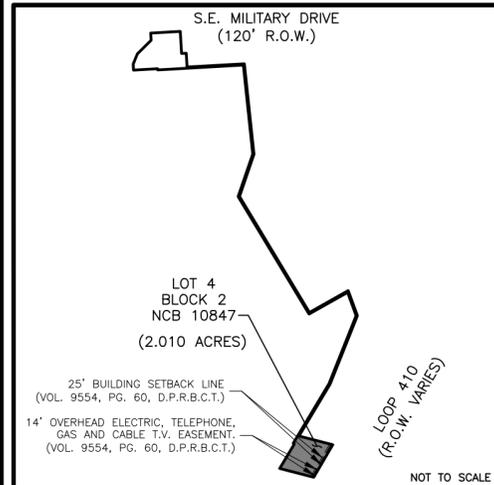


LOCATION MAP

NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED IS A PORTION OF LOT 4, BLOCK 2, NEW CITY BLOCK 10847, A 25' BUILDING SETBACK LINE, AND 14' E.G.T.C. OF THE FORESIGHT PROSHOP SUBDIVISION #010205, RECORDED IN VOLUME 9554, PAGES 57-60, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FORESIGHT PROSHOP SUBDIVISION #010205 WHICH IS RECORDED IN VOLUME 9554, PAGES 57-60, BEXAR COUNTY DEED AND PLAT RECORDS.

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 I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY ANY INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER / OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

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.

WGI, INC. PETER RUSSELL YEAGER, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 113399 - STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

WGI COLEEN M. JOHNSON, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4871 - STATE OF TEXAS

CPS/SAWS/COSA UTILITY NOTES:

- 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 THE 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," "GAS EASEMENT," "OVERHANG EASEMENT," "UTILITY 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 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 BUILDS, 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 EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED 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.

GENERAL NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOTS 901-904, BLOCK 11, NCB 10847, LOTS 901-902, BLOCK 12, NCB 10847, LOT 901, BLOCK 13, NCB 105847, 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- RESIDENTIAL STRUCTURE ELEVATIONS SHALL BE NO LESS THAN ONE FOOT ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN. THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
- NO STRUCTURES, 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 FC OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT 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.

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.

IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT 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 643 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.

FLOODPLAIN NOTE:

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 48029C0585H, DATED 9/29/01, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 1% 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.

SURVEYOR'S NOTES:

- ALL LOT, STREETS AND OUTER BOUNDARY CORNERS WILL BE MONUMENTED WITH 5/8" IRON RODS WITH A PLASTIC CAP STAMPED "WGI 10194509" UNLESS OTHERWISE NOTED PRIOR TO RECORDATION OF THIS PLAT.
- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, FOR THE SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
- ALL DISTANCES LABELED ALONG LOT LINES ON THE CUL-DE-SACS ARE ARC DISTANCES.
- EXISTING CONTOURS SHOWN HEREON ARE FROM GIS INFORMATION AND DO NOT REFLECT A TOPOGRAPHIC SURVEY.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800162) 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).

TxDOT NOTE:

- 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 MITIGATION.
- 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 1 ACCESS POINT ALONG E IH-410 LOOP S, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 321.98 LF.
- 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.

OPEN SPACE NOTE:
ALL 900 LOT AREAS ARE DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE AND LANDSCAPE EASEMENT.

MULTIPLE PAGE NOTE:
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

CLOMRs PENDING FEMA APPROVAL 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 WGI AND APPROVED BY FEMA ON (CASE NO. _____). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISION AND/OR AMENDMENTS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	8.34'	5.00'	95°35'13"	S42°52'48"E	7.41'
C2	7.37'	5.00'	84°24'47"	N47°07'12"E	6.72'
C3	16.68'	10.00'	95°35'13"	N42°52'48"W	14.81'
C4	7.37'	5.00'	84°24'47"	S47°07'12"W	6.72'
C5	5.24'	5.00'	60°00'00"	N60°40'24"W	5.00'
C6	287.98'	55.00'	300°00'00"	S00°40'24"E	55.00'
C7	5.22'	5.00'	58°35'31"	N59°19'36"E	5.00'
C8	16.68'	10.00'	95°35'13"	S42°52'48"E	14.81'
C9	7.37'	5.00'	84°24'47"	N47°07'12"E	6.72'
C10	16.69'	10.00'	95°37'15"	N42°53'48"W	14.82'
C11	7.36'	5.00'	84°22'45"	S47°06'12"W	6.72'
C12	5.24'	5.00'	60°00'00"	N60°42'25"W	5.00'
C13	287.98'	55.00'	300°00'00"	S00°42'25"E	55.00'
C14	5.24'	5.00'	60°00'00"	N59°17'35"E	5.00'
C15	16.69'	10.00'	95°37'15"	S42°53'48"E	14.82'
C16	7.36'	5.00'	84°22'45"	N47°06'12"E	6.72'

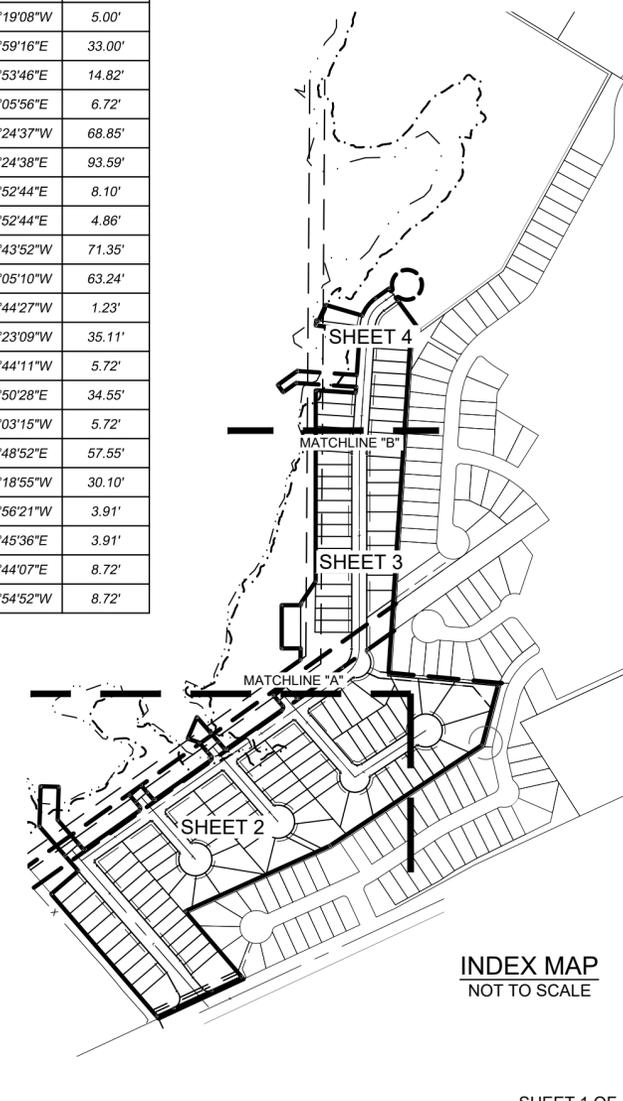
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C17	16.69'	10.00'	95°37'46"	N42°54'04"W	14.82'
C18	7.36'	5.00'	84°22'51"	S47°06'14"W	6.72'
C19	4.97'	5.00'	56°56'39"	N62°14'01"W	4.77'
C20	171.48'	50.00'	196°30'06"	N47°59'16"E	98.96'
C21	5.11'	5.00'	58°27'34"	S21°00'38"E	4.89'
C22	5.24'	5.00'	60°00'00"	S36°40'52"W	5.00'
C23	287.98'	55.00'	300°00'00"	N83°19'08"W	55.00'
C24	5.24'	5.00'	60°00'00"	N23°19'08"W	5.00'
C25	36.05'	25.00'	82°36'48"	N47°59'16"E	33.00'
C26	16.69'	10.00'	95°37'09"	S42°53'46"E	14.82'
C27	7.36'	5.00'	84°22'14"	N47°05'56"E	6.72'
C28	71.53'	75.00'	54°38'52"	N22°24'37"W	68.85'
C29	121.08'	50.00'	138°44'50"	S22°24'38"E	93.59'
C30	8.10'	125.00'	03°42'41"	S47°52'44"E	8.10'
C31	4.86'	75.00'	03°42'41"	S47°52'44"E	4.86'
C32	72.35'	125.00'	33°09'52"	N12°43'52"W	71.35'
C33	65.29'	75.00'	49°52'28"	N21°05'10"W	63.24'
C34	1.23'	125.00'	00°33'52"	N45°44'27"W	1.23'
C35	35.22'	125.00'	16°08'44"	N37°23'09"W	35.11'
C36	6.09'	5.00'	69°47'26"	N30°44'11"W	5.72'
C37	278.89'	50.00'	319°34'51"	S85°50'28"E	34.55'
C38	6.09'	5.00'	69°47'26"	S39°03'15"W	5.72'
C39	67.56'	35.00'	110°35'41"	S39°48'52"E	57.55'
C40	32.30'	25.00'	74°01'21"	S52°18'55"W	30.10'
C41	4.02'	5.00'	46°02'53"	S23°56'21"W	3.91'
C42	4.02'	5.00'	46°02'53"	S68°45'36"E	3.91'
C43	8.72'	125.00'	03°59'54"	S47°44'07"E	8.72'
C44	8.72'	125.00'	03°59'54"	S02°54'52"W	8.72'

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N00°39'48"W	118.35'	L27	S34°52'16"E	205.12'
L2	S89°19'36"W	66.59'	L28	S04°09'32"W	4.16'
L3	S00°40'29"E	60.00'	L29	S06°39'02"W	607.29'
L4	N89°19'36"E	21.35'	L30	S15°48'17"W	529.18'
L5	S89°19'36"W	49.83'	L31	N46°01'23"W	19.88'
L6	N00°42'57"W	50.00'	L32	N46°01'23"W	40.00'
L7	N89°19'36"E	61.24'	L33	S44°01'30"W	198.68'
L8	S89°17'34"W	59.81'	L34	S04°22'51"W	79.59'
L9	N00°42'45"W	50.00'	L35	S85°37'09"E	30.00'
L10	N89°17'34"E	71.23'	L36	N04°22'51"E	53.11'
L11	S89°17'03"W	44.84'	L37	N44°01'30"E	199.96'
L12	N00°42'57"W	50.00'	L38	N49°44'04"W	144.35'
L13	S89°17'09"W	39.92'	L39	S40°09'36"W	62.93'
L14	N04°38'35"E	96.18'	L40	S49°50'24"E	144.35'
L15	N31°20'29"W	10.30'	L41	N40°09'36"E	62.66'
L16	N15°47'33"W	83.69'	L42	N49°44'04"W	38.14'
L17	N46°01'23"W	147.60'	L43	N89°18'26"E	106.57'
L18	S47°19'21"W	147.35'	L44	S48°03'29"E	110.41'
L19	N48°00'32"W	4.85'	L45	N41°56'31"E	60.00'
L20	N42°40'39"W	11.83'	L46	N48°03'29"W	133.81'
L21	N47°19'21"E	7.56'	L47	S89°18'34"W	129.98'
L22	N25°12'33"W	57.84'	L48	S86°06'47"E	50.00'
L23	N56°29'47"E	126.77'	L49	S86°06'47"E	119.70'
L24	S03°51'04"W	35.51'	L50	S78°20'27"E	70.23'
L25	S46°01'23"E	1,137.35'	L51	S86°35'53"E	70.36'
L26	N04°09'32"E	4.29'	L52	N89°19'36"E	434.96'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L53	S89°19'36"W	137.15'
L54	N89°19'36"E	125.77'
L55	S89°17'35"W	194.52'
L56	N89°17'35"E	183.10'
L57	S89°17'40"W	227.44'
L58	N89°17'40"E	218.19'
L59	S06°40'52"W	184.86'
L60	N06°40'52"E	187.02'
L61	S59°17'03"W	39.99'
L62	N26°36'13"W	77.81'
L63	N89°17'15"E	68.61'

LEGEND

- = PLATTED BOUNDARY
- = LOT LINE
- = CENTERLINE
- = (IRF) FND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = (IRSC) SET 5/8" IRON ROD W/ A PLASTIC CAP STAMPED "WGI 10194509" UNLESS OTHERWISE NOTED
- = TxDOT MONUMENT FOUND
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV EASEMENT
- OPRBC = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- DRPBC = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- DRBCT = DEED RECORDS OF BEXAR COUNTY TEXAS
- 635 --- = EXISTING CONTOUR
- 635 --- = PROPOSED CONTOUR
- = EASEMENT
- = 100-YR EFFECTIVE FLOODPLAIN
- = 100-YR ULTIMATE FLOODPLAIN
- AC = ACRE
- SF = SQUARE FEET
- N.C.B. = NEW CITY BLOCK
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- COSA = CITY OF SAN ANTONIO
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- B.S.L. = BUILDING SET BACK LINE
- 1 = 10' E.G.T.C. EASEMENT
- 2 = 5' E.G.T.C. EASEMENT
- 3 = 14' E.G.T.C. EASEMENT
- 4 = 10' WATER EASEMENT
- 5 = 10' TxDOT ROW DEDICATION (0.072 AC.)



INDEX MAP

NOT TO SCALE

PLAT NO. 21-11800033

REPLAT AND SUBDIVISION PLAT ESTABLISHING

SALADO CREEK PHASE 1

BEING A TOTAL OF 23.70 ACRES OF LAND, INCLUSIVE OF A 5.481 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, KNOWN AS LOTS 1-93, LOTS 901-904, BLOCK 11 AND LOTS 1-21, LOTS 901-902, BLOCK 12 AND LOTS 1-10, LOT 901, BLOCK 13 NEW CITY BLOCK 10847, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN DOCUMENT NO. 20200068761 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PHONE NO. SAN ANTONIO, TX : 210.860.9224 SURVEY FIRM NO. 10194509
AUSTIN, TX : 512.699.5550

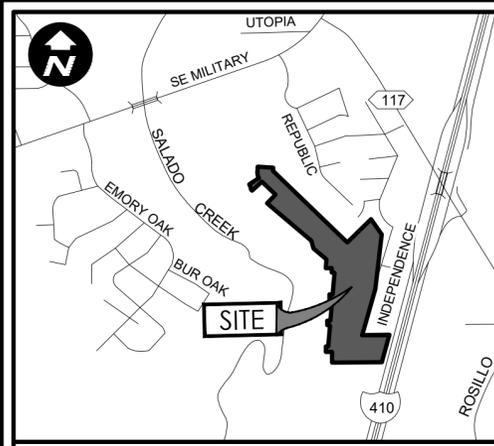
ENGINEERING FIRM NO. 15085
SURVEY FIRM NO. 10194509

WGI
Wginc.com

5710 W. HAUSMAN RD SUITE 115 SAN ANTONIO, TEXAS 78249
2021 EAST 5TH STREET SUITE 200 AUSTIN, TX 78702

LEGEND

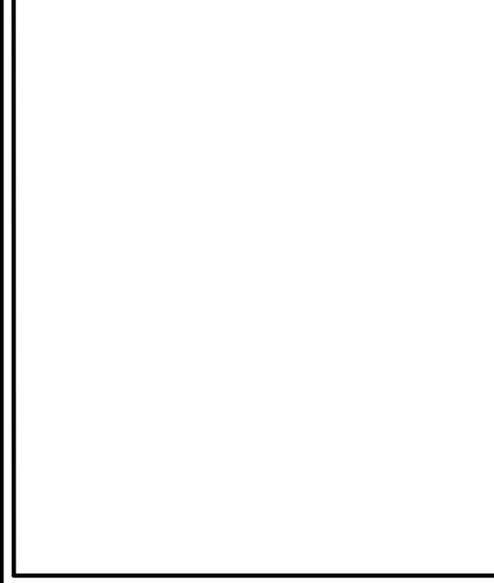
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NOT TO SCALE

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	= 100-YR ULTIMATE FLOODPLAIN
	1 = 1' E.G.T.C. EASEMENT
	2 = 5' E.G.T.C. EASEMENT
	3 = 14' E.G.T.C. EASEMENT
	4 = 10' WATER EASEMENT
	5 = 10' TXDOT ROW DEDICATION (0.072 AC.)
	AC = ACRE
	SF = SQUARE FEET
	N.C.B. = NEW CITY BLOCK
	R.O.W. = RIGHT-OF-WAY
	VOL. = VOLUME
	PG. = PAGE
	COSA = CITY OF SAN ANTONIO
	P.D.E. = PUBLIC DRAINAGE EASEMENT
	B.S.L. = BUILDING SET BACK LINE



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.

WGI, INC.
PETER RUSSELL YEAGER, P.E.

LICENSED PROFESSIONAL ENGINEER
NO. 113399 - STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

WGI
COLEEN M. JOHNSON, R.P.L.S.

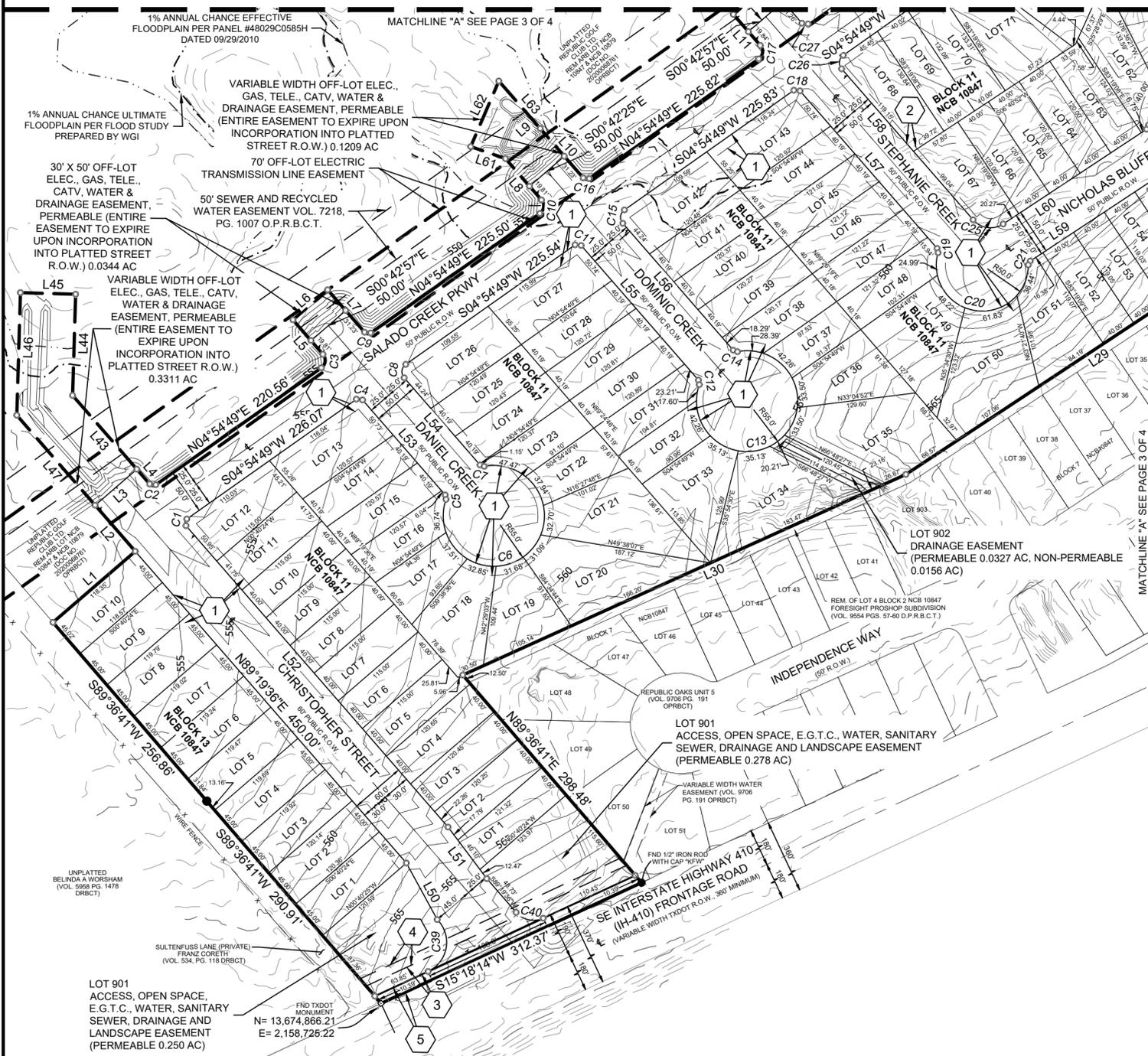
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4871 - STATE OF TEXAS

CPS/SAWS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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," "GAS EASEMENT," "OVERHANG EASEMENT," "UTILITY 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 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.
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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.

IMPACT FEE PAYMENT NOTE:
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LOT 901
ACCESS, OPEN SPACE,
E.G.T.C., WATER, SANITARY
SEWER, DRAINAGE AND
LANDSCAPE EASEMENT
(PERMEABLE 0.250 AC)

N= 13,674,866.21
E= 2,158,726.22

PLAT NO. 21-11800033

**REPLAT AND SUBDIVISION PLAT
ESTABLISHING**

SALADO CREEK PHASE 1

BEING A TOTAL OF 23.70 ACRES OF LAND, INCLUSIVE OF A 5.481 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, KNOWN AS LOTS 1-93, LOTS 901-904, BLOCK 11 AND LOTS 1-21, LOTS 901-902, BLOCK 12 AND LOTS 1-10, LOT 901, BLOCK 13 NEW CITY BLOCK 10847, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN DOCUMENT NO. 20200068761 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PHONE NO. SAN ANTONIO, TX: 210.860.9224 SURVEY FIRM NO. 10194509
AUSTIN, TX: 512.669.6550

WGI
WGIinc.com

5710 W. HAUSSMAN RD SUITE 115 SAN ANTONIO, TEXAS 78249
2021 EAST 5TH STREET SUITE 200 AUSTIN, TX 78702

SCALE: 1"=100'

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.

BY: **OWNER/DEVELOPER**
THE REPUBLIC GOLF CLUB, LTD. BY: FORESIGHT GOLF, LLC.
ITS GENERAL PARTNER DANIEL A. PEDROTTI, JR., ITS: PRESIDENT
(830) 329-7528
512 E. BLANCO RD., STE. 100
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL A. PEDROTTI, JR., 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 _____, 2021

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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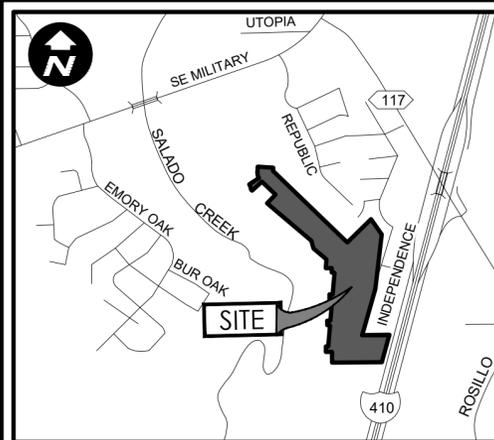
ON THIS _____ DAY OF _____ A.D. 2021

CHAIRMAN _____

SECRETARY _____

SEE SHEET 1 OF 4 FOR LINE
AND CURVE TABLES
SHEET 2 OF 4





LOCATION MAP

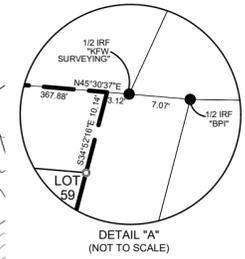
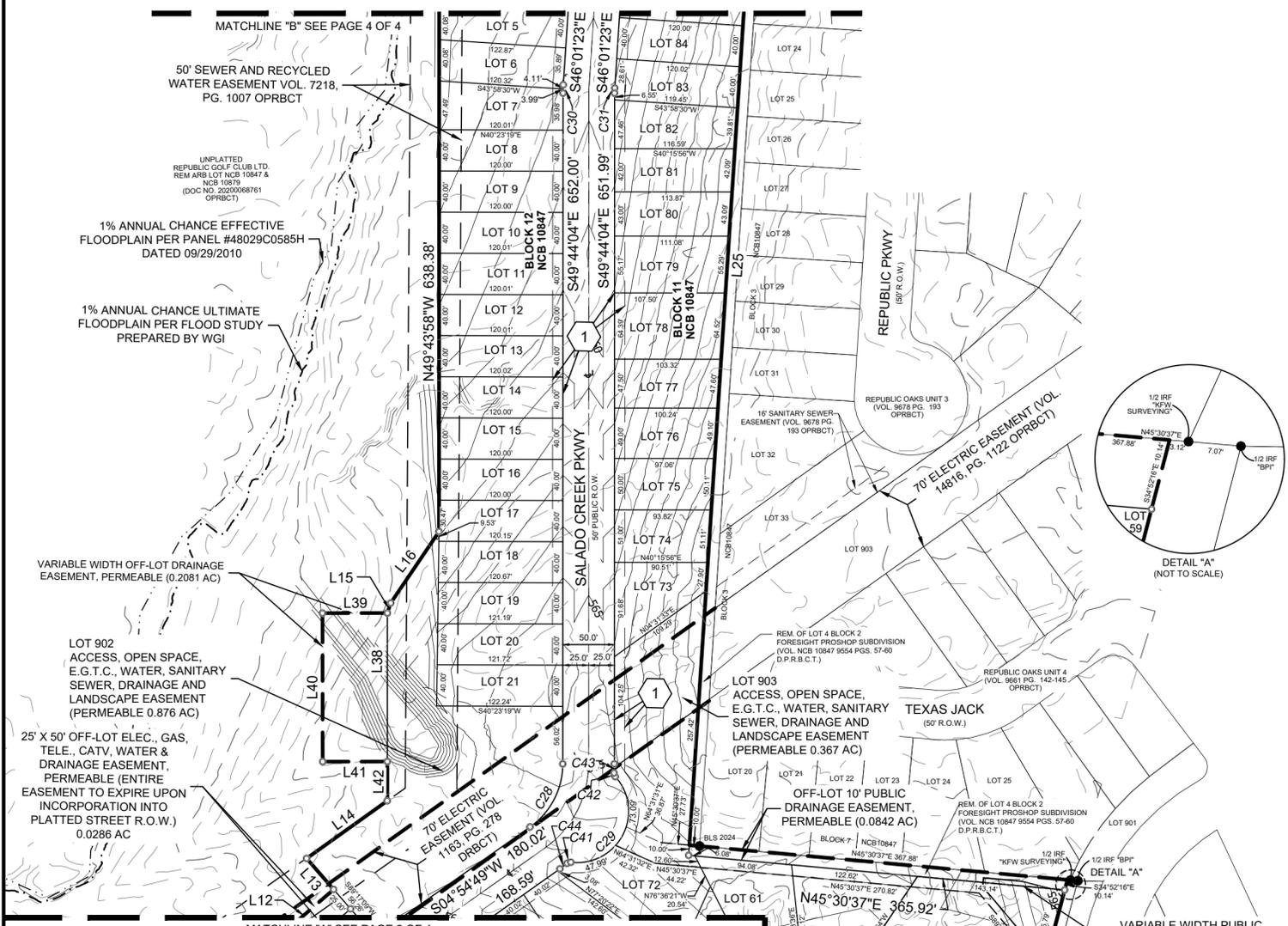
NOT TO SCALE

LEGEND

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- = LOT LINE
- = CENTERLINE
- = (IRF) FND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = (IRSC) SET 5/8" IRON ROD W/ A PLASTIC CAP STAMPED "WGI 10194509" UNLESS OTHERWISE NOTED
- = TXDOT MONUMENT FOUND
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV EASEMENT
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- DPRBCT = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- DRBCT = DEED RECORDS OF BEXAR COUNTY TEXAS
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STATE OF TEXAS
COUNTY OF BEXAR

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WGI, INC.
PETER RUSSELL YEAGER, P.E.

LICENSED PROFESSIONAL ENGINEER
NO. 113399 - STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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COLEEN M. JOHNSON, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4871 - STATE OF TEXAS

PLAT NO. 21-11800033

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

SALADO CREEK PHASE 1

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PHONE NO. SAN ANTONIO, TX : 210.860.9224 ENGINEERING FIRM NO. 15085
AUSTIN, TX : 512.699.6560 SURVEY FIRM NO. 10194509

WGL
WGinc.com

5710 W. HAUSMAN RD SUITE 115 SAN ANTONIO, TEXAS 78249
2021 EAST 5TH STREET SUITE 200 AUSTIN, TX 78702

SCALE: 1"=100'

100 50 0 100

STATE OF TEXAS
COUNTY OF BEXAR

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BY: **OWNER/DEVELOPER**
THE REPUBLIC GOLF CLUB, LTD BY: FORESIGHT GOLF, L.L.C.
ITS GENERAL PARTNER DANIEL A. PEDROTTI, JR., ITS PRESIDENT
(830) 329-7528
512 E. BLANCO RD., STE. 100
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF BEXAR

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THIS _____ DAY OF _____, 2021

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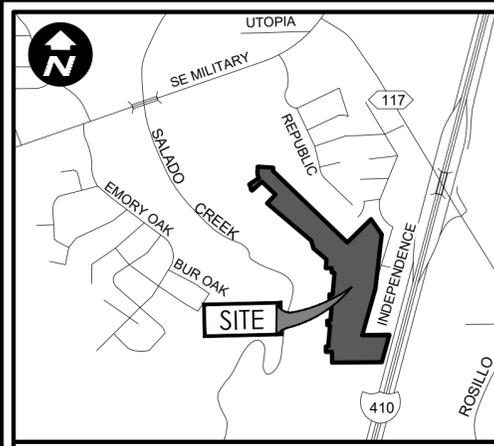
ON THIS _____ DAY OF _____ A.D. 2021

CHAIRMAN _____

SECRETARY _____



SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES
SHEET 3 OF 4



LOCATION MAP
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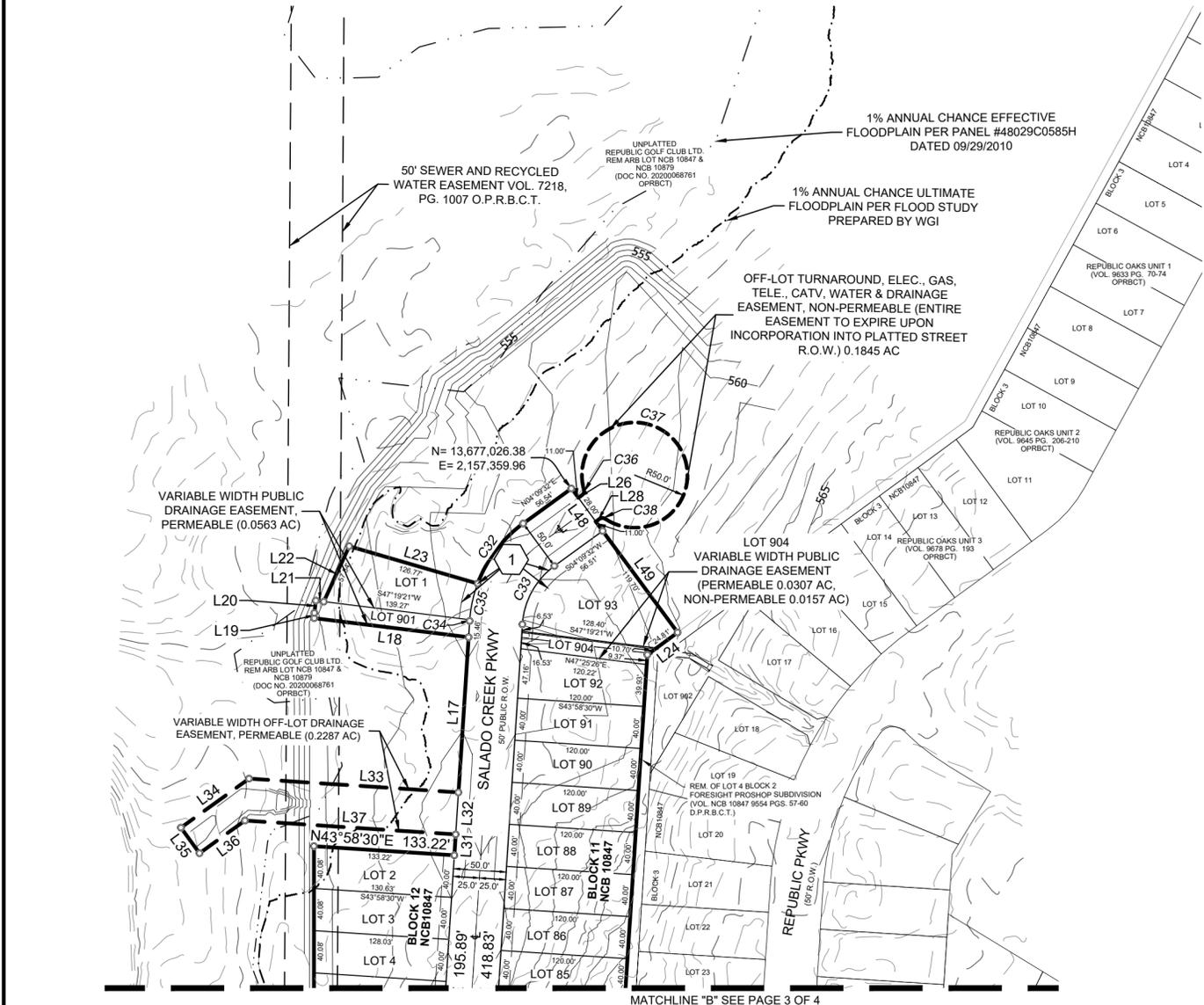
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MATCHLINE "B" SEE PAGE 3 OF 4

PLAT NO. 21-11800033

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

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ON THIS _____ DAY OF _____ A.D. 2021

CHAIRMAN _____

SECRETARY _____



STATE OF TEXAS
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