

SUBDIVISION PLAT OF BLUE RIDGE RANCH UNIT 1B

BEING A SUBDIVISION PLAT OF 7.564 ACRES OUT OF A 131.969 ACRE TRACT OF LAND, MORE OR LESS, RECORDED IN DOC# 20200020600 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE NEPOMACINO MONTOYA SURVEY NUMBER 21, ABSTRACT 469, IN NEW CITY BLOCK 35132, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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.

MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON 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.

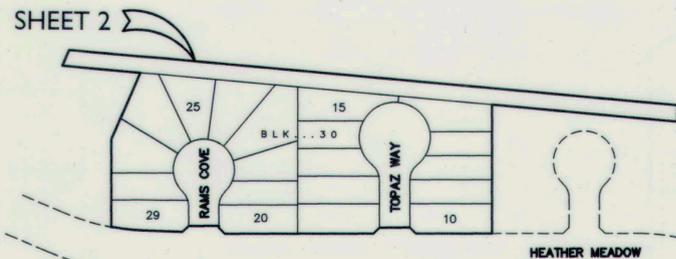
CPS/SAWS/CPSA UTILITY (RESIDENTIAL): 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR 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.

EASEMENT KEYNOTES table with 16 numbered entries describing various easements and setbacks.

LEGEND table defining symbols for ACRES, BLOCK, SETBACK LINE, CABLE TELEVISION, COUNTY BLOCK, NEW COUNTY BLOCK, DEDICATION, DOCUMENT NUMBER, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, EASEMENT, EXTRATERRITORIAL JURISDICTION, VOLUME, PAGE(S), EXISTING CONTOURS, and FINISHED CONTOURS.

LINE TABLE with two columns of line data including line number, length, and direction.

CURVE TABLE with columns for curve number, length, radius, delta, chord, and chord bearing.



Notary Public seal for BERTHA A. PENAL, Notary Public, State of Texas, Commission Expires 09-23-2023, Notary ID 4872908.

OWNER/DEVELOPER: SPRINGS SA LLC, 8209 SUTHERLAND LN, PLANO, TX 75025. DATE OF PREPARATION: September 7, 2021. STATE OF TEXAS, COUNTY OF BEXAR.

SURVEYOR'S NOTES: 1. COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EPOCH: 2010 TEXAS SOUTH CENTRAL ZONE 4204. 2. SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT. SURFACE=GRID X 1.00017. 3. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CDSMUERY TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" IRON RODS WITH A YELLOW CAP STAMPED CDSMUERY UPON COMPLETION OF CONSTRUCTION.

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.

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: DARRYL L. ZERCHER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

INDEX MAP NOT-TO-SCALE



41 RESIDENTIAL LOTS SEE SHEET 1 OF 3 FOR LINE & CURVE TABLE

SUBDIVISION PLAT OF BLUE RIDGE RANCH UNIT 1B

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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 7, 2021 CDS MUERY JOB 120182.00

OWNER / DEVELOPER: SPRINGS SA LLC 8209 SUTHERLAND LN PLANO, TX 75025 BY: RAMANATHA R YELLATURU MANAGING PARTNER

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: SPRINGS SA LLC 8209 SUTHERLAND LN PLANO TX 75025 BY: RAMANATHA R YELLATURU MANAGING PARTNER

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAMANATHA R YELLATURU 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 17th DAY OF September, A.D. 2021

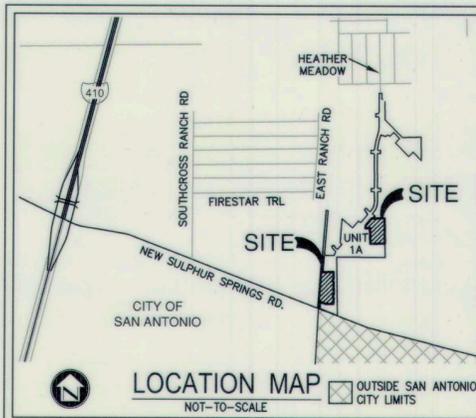
Bertha A. Pena Notary Public, State of Texas Comm. Expires 09-23-2023 Notary ID 4872908

THIS PLAT OF BLUE RIDGE RANCH UNIT 1B, 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

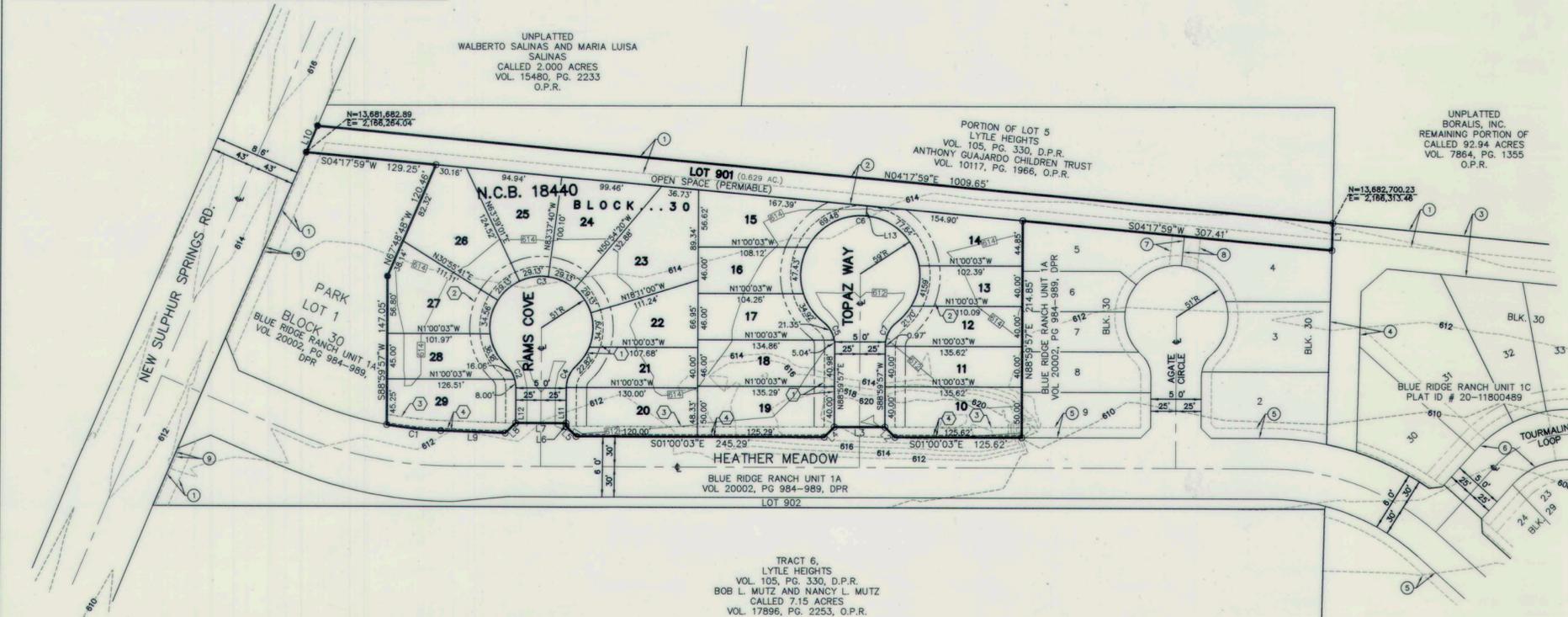
BY: \_\_\_\_\_ SECRETARY



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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," "ANCHOR 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 GRANITOR'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.

EASEMENT KEYNOTES table with 16 numbered entries describing various easements like 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 20' BUILDING SETBACK LINE, etc.



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Brian A. Crowell LICENSED PROFESSIONAL ENGINEER NO. 82619

Darryl L. Zercher REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 FOR NOTES AND LEGEND

41 RESIDENTIAL LOTS SEE SHEET 1 OF 3 FOR LINE & CURVE TABLE



SUBDIVISION PLAT  
OF  
BLUE RIDGE RANCH  
UNIT 1B

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DATE OF PREPARATION: September 7, 2021  
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OWNER / DEVELOPER:  
SPRINGS SA LLC  
8209 SUTHERLAND LN  
PLANO, TX 75025  
BY: RAMANATHA R YELLATURU  
MANAGING PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: *Ramanatha R Yellaturu*  
SPRINGS SA LLC  
8209 SUTHERLAND LN  
PLANO, TX, 75025  
BY: RAMANATHA R YELLATURU  
MANAGING PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

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*Bertha A. Pena*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



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**SAWS WASTEWATER EDD:**  
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.

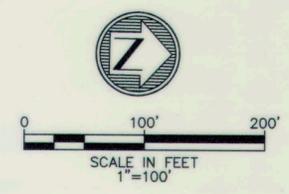
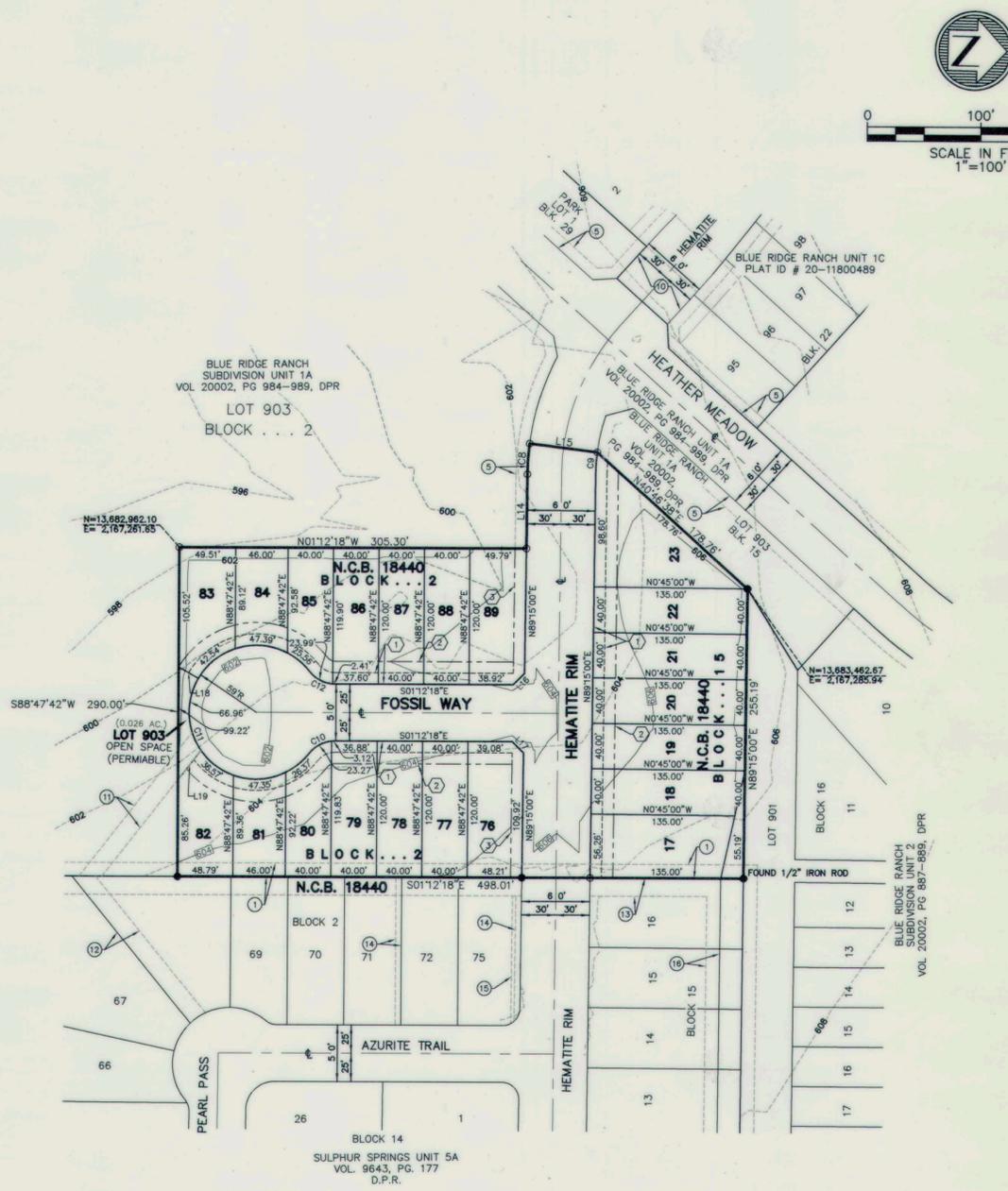
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EASEMENT KEYNOTES	
1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	7. 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 984-989, DPR)
2. 20' BUILDING SETBACK LINE	8. 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 984-989, DPR)
3. 10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9. 1.0' VEHICULAR NON-ACCESS EASEMENT (VOL. 20002, PG. 984-989, DPR)
4. 1.0' VEHICULAR NON-ACCESS EASEMENT	10. 60' G.E.T.V., WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOL. 20002, PG. 984-989, DPR)
1. VARIABLE WIDTH ELECTRIC AND GAS LINE RIGHT-OF-WAY AGREEMENT DOC. 20190097839	11. 16' SANITARY SEWER EASEMENT (VOL. 20002, PG. 984-989, DPR)
2. 27' DRAINAGE EASEMENT (VOL. 20002, PG. 984-989, DPR)	12. 16' SANITARY SEWER EASEMENT (VOL. 9643, PG. 177, DPR)
3. 40' DRAINAGE EASEMENT (VOL. 20002, PG. 984-989, DPR)	13. 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, DPR)
4. 30' DRAINAGE EASEMENT (VOL. 20002, PG. 984-989, DPR)	14. 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, DPR)
5. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	15. 3' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, DPR)
6. 50' G.E.T.V., WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOL. 20002, PG. 984-989, DPR)	16. 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9643, PG. 177, DPR)



**BERTHA A. PENA**  
Notary Public, State of Texas  
Comm. Expires 09-23-2023  
Notary ID 4872908

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*Brian A. Crowell*  
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

*Darryl L. Zercher*  
10 SEPT 2021  
DARRYL L. ZERCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

PLAT NOTES APPLY TO EVERY PAGE  
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SEE SHEET 1 FOR NOTES AND LEGEND

41 RESIDENTIAL LOTS  
SEE SHEET 1 OF 3  
FOR LINE & CURVE TABLE

CDS Muery F-1733

