

SUBDIVISION PLAT ESTABLISHING

BLUE RIDGE RANCH UNIT 1C

BEING 10.681 ACRES OUT OF A 131.969 ACRE TRACT OF LAND, RECORDED IN DOC# 2020020600 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE NEPOMACINO MONTOYA SURVEY SECTION 21, ABSTRACT 469, IN NEW CITY BLOCK 35132, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: December 22, 2021
CDS MUERY JOB 120183.00

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

Andrew Rodriguez
DULY AUTHORIZED AGENT ANDREW RODRIGUEZ

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW RODRIGUEZ, 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 22nd DAY OF December, A.D. 2021

Bertha A. Pena
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

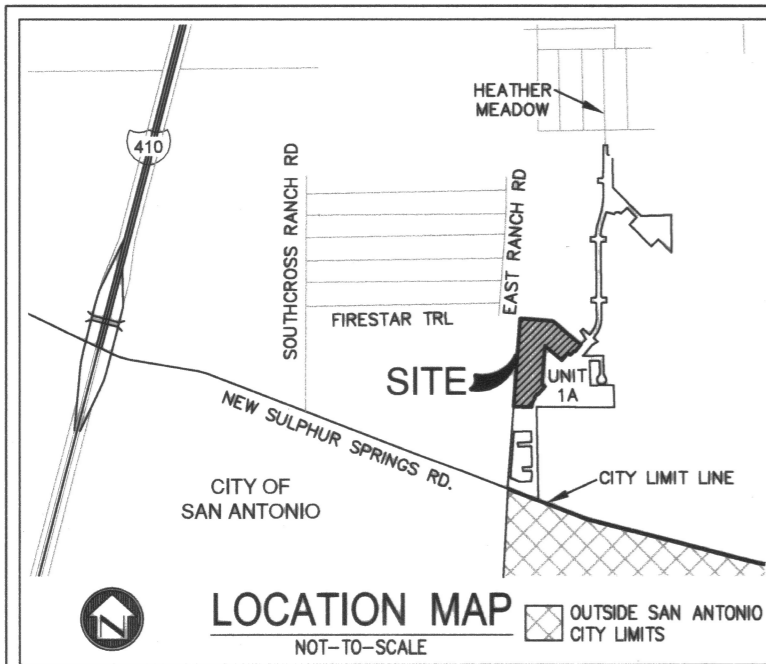


THIS PLAT OF BLUE RIDGE RANCH UNIT 1C, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



EASEMENT KEYNOTES	
1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4 VARIABLE WIDTH ELECTRIC AND GAS LINE RIGHT-OF-WAY AGREEMENT DOC. 2018007839
2 20' BUILDING SETBACK LINE	5 40' DRAINAGE EASEMENT VOL. 20002, PG. 984-989, DPR
3 10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	6 27' DRAINAGE EASEMENT VOL. 20002, PG. 984-989, DPR
4 1.0' VEHICULAR NON-ACCESS EASEMENT	7 15' NO BUILD EASEMENT BLUE RIDGE RANCH 8 PLAT ID #20-11800414 (CONCURRENT PLAT)
5 15' NO BUILD EASEMENT	8 12' VEHICULAR NON-ACCESS EASEMENT BLUE RIDGE RANCH 8 PLAT ID #20-11800414 (CONCURRENT PLAT)
6 10' ELECTRIC & TELEPHONE EASEMENT VOL. 9512, PG. 61, DPR	9 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 984-989, DPR
7 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT VOL. 9512, PG. 61, DPR	10 20' BUILDING SETBACK LINE VOL. 20002, PG. 984-989, DPR
8 10' NO BUILD EASEMENT	11 30' DRAINAGE EASEMENT VOL. 20002, PG. 984-989, DPR
9 30' DRAINAGE EASEMENT VOL. 20002, PG. 984-989, DPR	

LINE TABLE				
LINE #	LENGTH	DIRECTION		
L1	21.21'	S85°46'38"W		
L2	60.00'	S40°46'38"W		
L3	38.43'	N49°13'22"W		
L4	45.00'	S49°13'22"E		
L5	14.14'	S85°46'38"W		
L6	50.00'	S40°46'38"W		
L7	2.50'	S49°13'22"E		
L8	13.18'	S07°59'10"E		
L9	14.14'	S40°42'08"E		
L10	14.14'	N49°17'54"E		
L11	38.43'	N49°13'22"W		
L12	34.11'	N42°41'13"W		
L13	45.39'	N49°13'22"W		
L14	45.39'	N49°13'22"W		

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	111.35'	280.00'	022°47'04"	110.61' S21°51'29"W
C2	78.58'	125.00'	036°28'44"	78.25' N87°27'44"W
C3	63.26'	800.00'	004°31'51"	63.25' N51°29'17"W
C4	63.26'	800.00'	004°31'51"	63.25' N51°29'17"W
C5	63.26'	800.00'	004°31'51"	63.25' S48°57'28"E
C6	63.26'	800.00'	004°31'51"	63.25' N46°57'28"W
C7	47.75'	75.00'	036°28'44"	46.95' N87°27'44"W
C8	70.06'	75.00'	053°31'16"	67.54' S22°27'44"E
C9	116.78'	125.00'	053°31'16"	112.57' S22°27'44"E

SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING 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 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.

RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO REMOVE THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT.

DRAINAGE EASEMENT ENCROACHMENTS:
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 BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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.

DETECTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR PART OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 903, BLOCK 2, N.C.B. 18440, BLUE RIDGE RANCH SUBDIVISION UNIT 1A (PLAT ID # 20-11800489).

DETECTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 30, LOT 903, BLOCK 2, N.C.B. 18440, 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.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020C0808H, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

CPB/SAWS/CPBA 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 GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

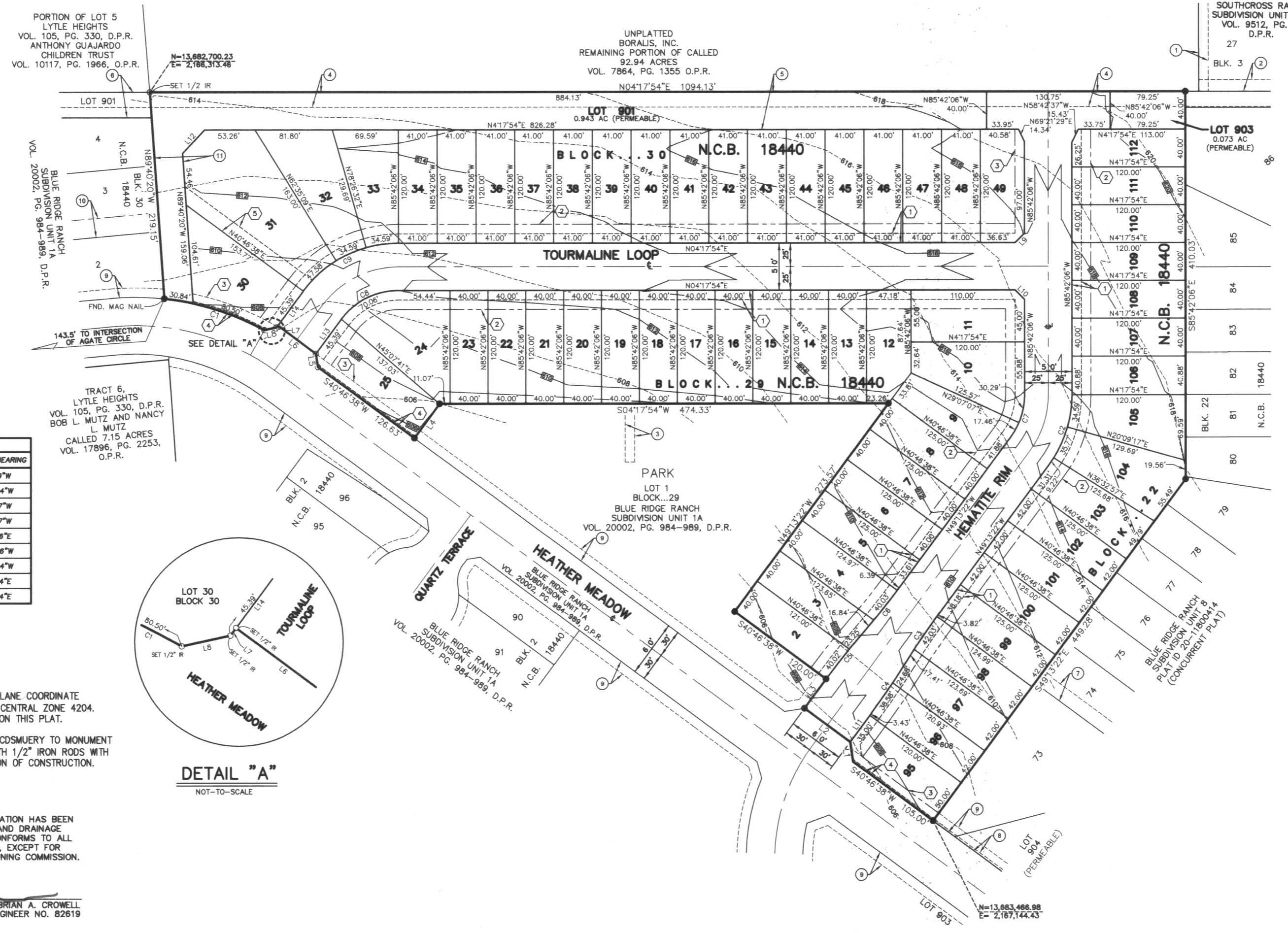
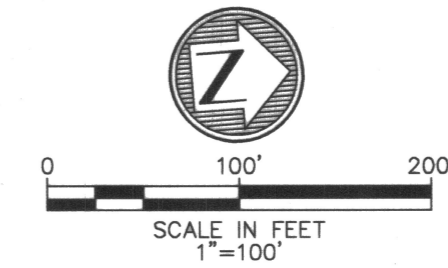
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801179) 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).

LEGEND

AC	ACRE(S)	ROW	RIGHT-OF-WAY
BLK	BLOCK	VAR WID	VARIABLE WIDTH
BSL	BUILDING SETBACK LINE	NVAE	NON VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
CATV	CABLE TELEVISION	€	STREET CENTERLINE
CB	COUNTY BLOCK	OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
NCB	NEW COUNTY BLOCK		
DED	DOCUMENT NUMBER		
DOC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		
DPR	DRAINAGE EASEMENT		
ESMT	EASEMENT		
ETJ	EXTRATERRITORIAL JURISDICTION		
VOL	VOLUME		
PG	PAGE(S)		
FND 1/2" IR	FOUND 1/2" IRON ROD NO CAP		
---	EXISTING CONTOURS		
---	FINISHED CONTOURS		



SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EPOCH: 2010 TEXAS SOUTH CENTRAL ZONE 4204.
- SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT. SURFACE=GRID X 1.00017
- 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.

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
DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

CDS Muery F-1733



Date: Dec 22, 2021, 8:29am User ID: pablo.deluna
File: F:\2020\120183.00 Blue Ridge Ranch U1C - Non Tax\Civil\3D\Dwg\Engineer\Subdivision\Plat\120183-Subdivision_Plat2.dwg

62 RESIDENTIAL LOTS