

SUBDIVISION PLAT  
ESTABLISHING  
GALM ROAD HS -  
JUNIPER BREEZE

BEING 3.352 ACRES OF LAND SITUATED IN THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND BEING OUT OF A 107.00 ACRE TRACT OF LAND AS CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 18933, PAGE 197, AND BEING OUT OF A 22.571 ACRE TRACT AS CONVEYED TO 2020 STILLH2O, LTD., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200230822, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



**MTR** • Engineers  
• Surveyors  
• Planners  
**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

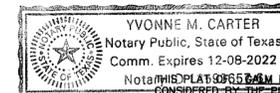
STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS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

DR. OWNER/DEVELOPER: BRIAN T. WOODS, SUPERINTENDENT  
NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
5900 EVERS ROAD  
SAN ANTONIO, TEXAS 78238  
(210) 397-1200

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWING 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 6<sup>th</sup> DAY OF January, A.D. 2022



YVONNE M. CARTER  
Notary Public, State of Texas  
Comm. Expires 12-09-2022

NOTARIAL CERTIFICATE: THIS PLAT FOR GALM ROAD HS - JUNIPER BREEZE 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

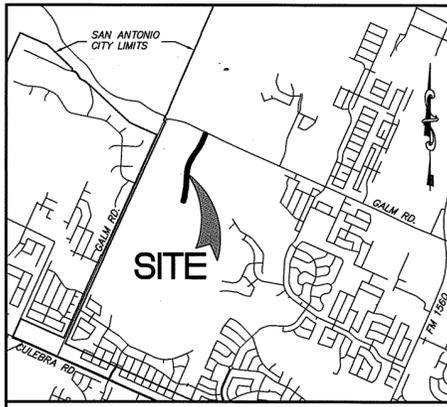
CERTIFICATE OF APPROVAL

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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

LEGEND

- 702--- EXISTING CONTOUR
- 702--- PROPOSED CONTOUR
- ADJACENT PROPERTY
- EASEMENT
- OFF-LOT EASEMENT
- CENTERLINE
- 1% ANNUAL CHANCE EFFECTIVE FLOODPLAIN PER PANEL #48029C00215G
- 1% ANNUAL CHANCE ULTIMATE FLOODPLAIN PER CLOMR CASE #21-06-2671R
- EGTCTV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- CB COUNTY BLOCK
- OPR OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- B.S.L. BUILDING SETBACK LINE
- ① EXISTING EASEMENT
- ① EXISTING LOT DATA

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	60.02'	S65°18'53"E
L2	60.00'	N76°46'03"W
L3	55.50'	S65°20'57"E
L4	4.00'	S24°40'17"W
L5	139.96'	S23°13'18"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	187.47'	1090.00'	009°51'16"	187.24'	N08°18'20"E
C2	197.79'	1150.00'	009°51'16"	197.55'	S08°18'20"W
C3	608.05'	1110.00'	031°23'10"	600.47'	N19°05'22"E
C4	575.18'	1050.00'	031°23'10"	568.01'	S19°05'22"W
C5	159.91'	790.00'	011°35'51"	159.63'	N28°55'31"E
C7	167.07'	830.00'	011°35'59"	166.79'	S28°59'17"W
C8	23.94'	15.01'	091°23'59"	21.48'	S68°56'10"W

**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**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

**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.

**MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

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

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.L.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.

*Rolando Ramirez*  
ROLANDO RAMIREZ, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87870  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

**CPS/SAWS/COSA UTILITY NOTE:**  
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 ENDOACHMENT 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.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800420) 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

KEYNOTES

- ① 10' EGTCTV & B.S.L. EASEMENT (20001, PGS. 722-728) OPR
- ② 1' VEHICULAR NON-ACCESS EASEMENT (20001, PGS. 722-728) OPR
- ③ 1' VEHICULAR NON-ACCESS EASEMENT (20001, PGS. 1503-1506) OPR
- ④ 1' VEHICULAR NON-ACCESS EASEMENT (20001, PGS. 1964-1966) OPR
- ⑤ 12' OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 20200179741)
- ⑥ VARIABLE WIDTH NON-EXCLUSIVE DRAINAGE EASEMENT (DOCUMENT NO. 20200156281) OPR
- ⑦ VARIABLE WIDTH NON-EXCLUSIVE ACCESS EASEMENT (DOCUMENT NO. 20200156280) OPR
- ⑧ 16' OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 20200179741)
- ⑨ 10' EGTCTV & B.S.L. EASEMENT (20001, PGS. 1503-1506) OPR
- ⑩ UNPLATTED REMAINING PORTION OF 212.63 AC. TRACT J26 PROPERTIES, LTD. (VOL. 18478, PG. 1037) OPR
- ⑪ PRESCOTT OAKS, UNIT 3 (20001, PGS. 1964-1966) OPR
- ⑫ PRESCOTT OAKS, UNIT 2 (VOL. 20001, PGS. 1503-1506) OPR
- ⑬ PRESCOTT OAKS, UNIT 1 (VOL. 20001, PG. 722-728) OPR
- ⑭ UNPLATTED CT DEVELOPMENT, INC. 22.571 ACRES (DOCUMENT NO. 20210293205) OPR
- ⑮ UNPLATTED CT DEVELOPMENT, INC. 19.366 ACRES (DOCUMENT NO. 20210293205) OPR

**NOTES:**  
1) 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, LLC AND APPROVED BY FEMA ON DECEMBER 8, 2021 (CASE NO. 21-06-2671R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.  
2) 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 48029C0215G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. FOUND 1/2" IRON ROD AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.  
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.  
4) 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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.  
5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

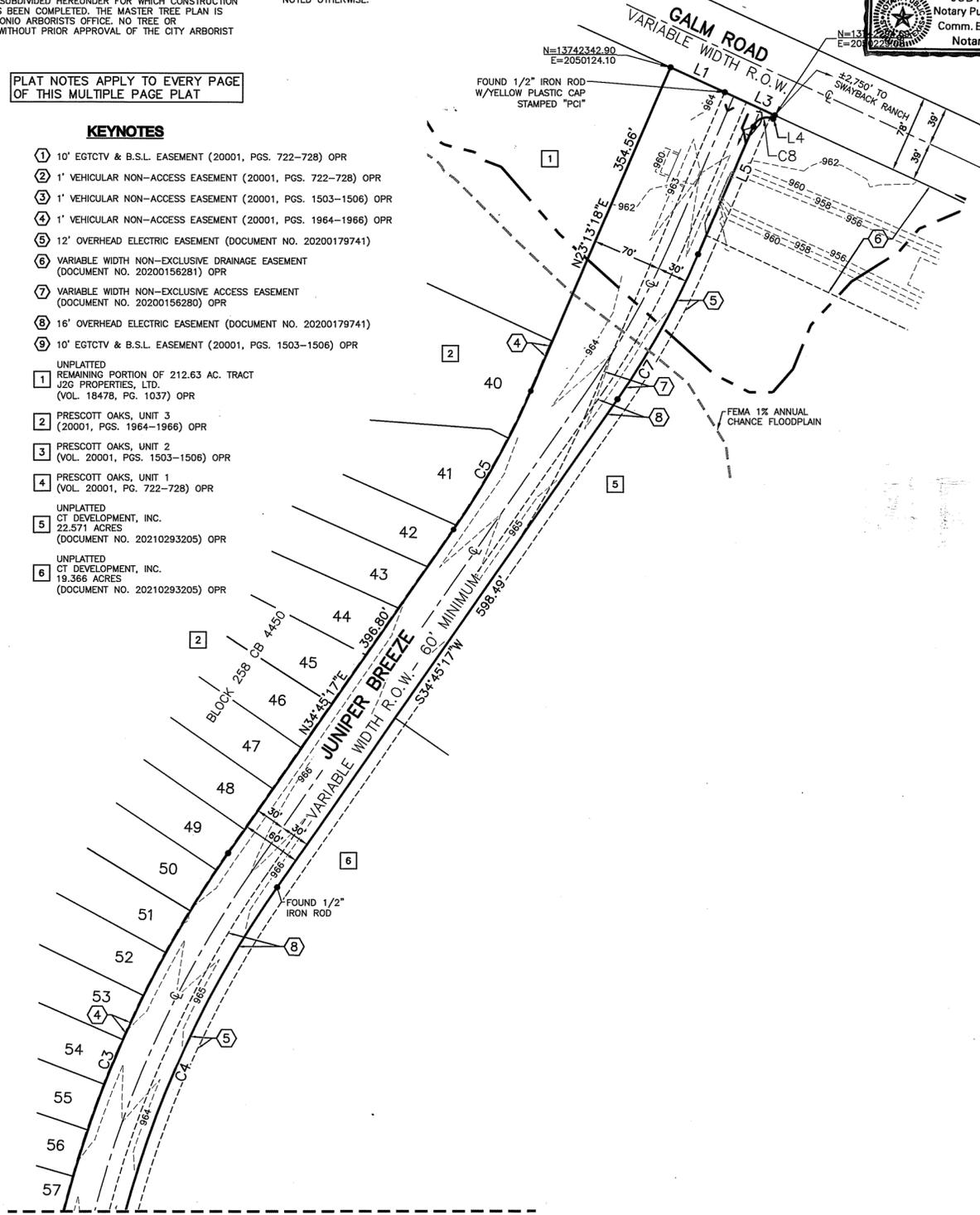
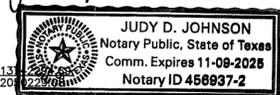
STATE OF TEXAS  
COUNTY OF HARRIS  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
OWNER/DEVELOPER: GARY R. TESCH, PRESIDENT  
CT DEVELOPMENT, INC.  
HOUSTON, TEXAS 77063  
(713) 917-9728

STATE OF TEXAS  
COUNTY OF HARRIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

*Gary R. Tesch*  
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 14 DAY OF December, A.D. 2021

*Judy D. Johnson*  
NOTARY PUBLIC, HARRIS COUNTY, TEXAS



MATCHLINE "A" SEE SHEET 2 OF 2



SUBDIVISION PLAT ESTABLISHING GALM ROAD HS - JUNIPER BREEZE

BEING 3.352 ACRES OF LAND SITUATED IN THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND BEING OUT OF A 107.00 ACRE TRACT OF LAND AS CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 18933, PAGE 197, AND BEING OUT OF A 22.571 ACRE TRACT AS CONVEYED TO 2020 STILLH2O, LTD. BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200230822, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



MIR Moy Tarin Ramirez Engineers, LLC - Engineers - Surveyors - Planners

BPELS: ENGINEERING F-6297/SURVEYING: F-10131500 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

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.

DR. OWNER/DEVELOPER: BRIAN T. WOODS, SUPERINTENDENT NORTHSIDE INDEPENDENT SCHOOL DISTRICT 5900 EVERS ROAD SAN ANTONIO, TEXAS 78238 (210) 397-1200

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWING 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 6th DAY OF January, A.D. 2022. Notary Public, State of Texas. Comm. Expires 12-09-2022. Notary ID 12593657-6. Yvonne M. Carter, Notary Public, BEXAR COUNTY, TEXAS

THIS PLAT OF GALM ROAD HS - JUNIPER BREEZE 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

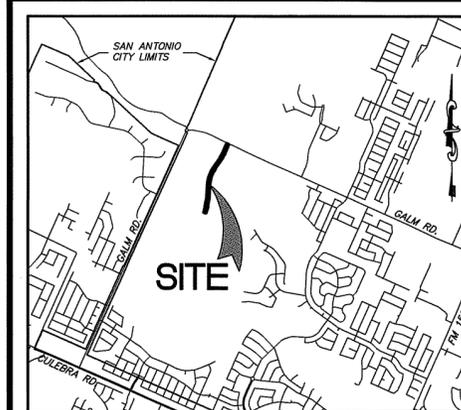
DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY

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.

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE

LEGEND table with symbols for existing/prop. contours, easements, centerlines, floodplains, and utility lines.

CPS/SAWS/COSA/UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS...

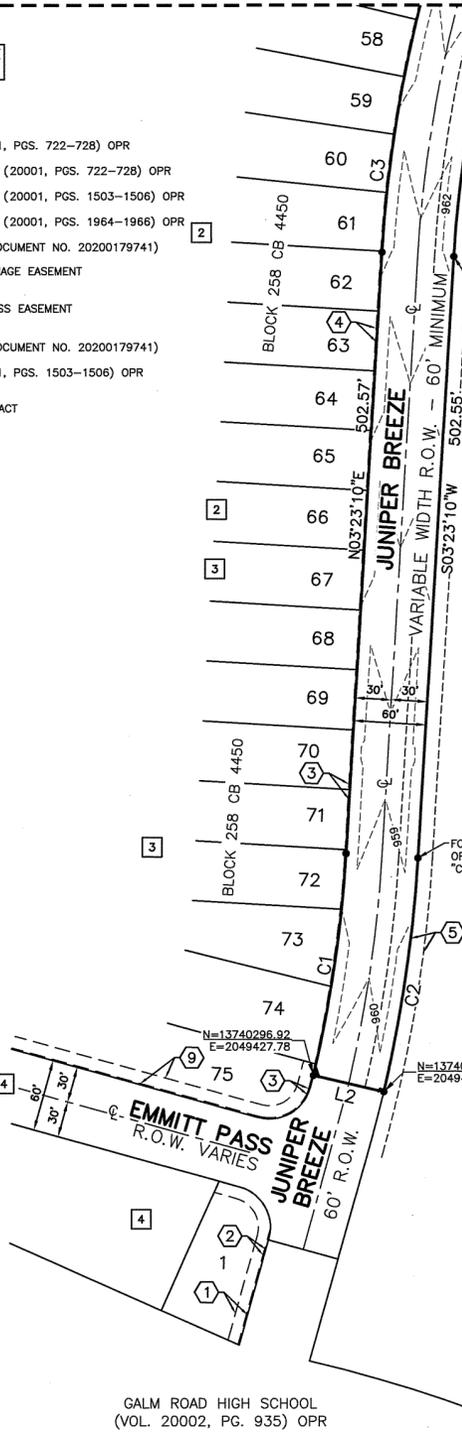
TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800420) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY...

LINE TABLE with columns for LINE #, LENGTH, and DIRECTION. Includes lines L1 through L5.

CURVE TABLE with columns for CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, and CHORD BEARING. Includes curves C1 through C8.

NOTES: 1) THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT... 2) THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES... 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM... 4) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE... 5) UNPLATTED REMAINING PORTION OF 212.63 AC. TRACT... 6) UNPLATTED CT DEVELOPMENT, INC. 19.368 ACRES...

KEYNOTES 1) 10' EGTCTV & B.S.L. EASEMENT (20001, PGS. 722-728) OPR 2) 1' VEHICULAR NON-ACCESS EASEMENT (20001, PGS. 722-728) OPR 3) 1' VEHICULAR NON-ACCESS EASEMENT (20001, PGS. 1503-1506) OPR 4) 1' VEHICULAR NON-ACCESS EASEMENT (20001, PGS. 1964-1966) OPR 5) 12' OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 20200179741) 6) VARIABLE WIDTH NON-EXCLUSIVE DRAINAGE EASEMENT (DOCUMENT NO. 20200156281) OPR 7) VARIABLE WIDTH NON-EXCLUSIVE ACCESS EASEMENT (DOCUMENT NO. 20200156280) OPR 8) 16' OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 20200179741) 9) 10' EGTCTV & B.S.L. EASEMENT (20001, PGS. 1503-1506) OPR



STATE OF TEXAS COUNTY OF HARRIS 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: GARY R. TESCH, PRESIDENT CT DEVELOPMENT, INC. HOUSTON, TEXAS 77063 (713) 917-9728. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED. Gary R. Tesch. THIS DAY OF December, A.D. 2021. JUDY D. JOHNSON, Notary Public, State of Texas, Comm. Expires 11-09-2025, Notary ID 456937-2.

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.

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

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, R.P.L.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. Rolando Ramirez, P.E. LICENSED PROFESSIONAL ENGINEER NO. 87870 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051



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