

2. LAND-PLAT-22-11800606: Request by Steven Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, generally located southwest of the intersection of Interstate Highway 10 and FM 1516. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

PLAT NO. 22-11800606

SUBDIVISION PLAT ESTABLISHING HORIZON POINTE

BEING A TOTAL OF 24.428 ACRES (1,064,069.60 SQUARE FEET) OF LAND, LOCATED PARTIALLY IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 17990, BEAR COUNTY, TEXAS, AND SITUATED IN THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK NUMBER 5090, BEAR COUNTY, TEXAS, BEING ALL OF CERTAIN 10.058 ACRE TRACT AS CONVEYED TO SAN ANTONIO, LD, LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 20220303708, AND ALL OF THAT CERTAIN 14.384 ACRE TRACT AS CONVEYED TO SAN ANTONIO, LD, LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 20200143665, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

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

TBPLS: ENGINEERING & SURVEYING: F-10131500
12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: October 2, 2024

STATE OF ARKANSAS
COUNTY OF WASHINGTON

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, BECAUSE OF THE PUBLIC CHARACTER OF THE LAND, HAS INDICATED THAT THE LAND IS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL RIGHTS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LD, LLC
4058 N COLLEGE AVE. SUITE 300, BOX 9
FAYETTEVILLE, AR 72703
(479) 455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
STEPHEN LIEUX

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 4 DAY OF October, A.D. 2024

Mindy Espinola
NOTARY PUBLIC IN AND FOR THE STATE OF ARKANSAS
COMMISSION EXPIRES 09/01/2026

THIS PLAT OF ENCLAVE AT HORIZON POINTE 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

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 480203C4305, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

EASEMENTS FOR FLOODPLAINS 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 DRAIN PANEL 480203C4305 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 FUTURE 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.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED THE DRAINAGE OF WATER 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, SHALL BE APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TO 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.

OPEN SPACE NOTE:

LOT 801-902, BLOCK 29, N.C.B. 17990; LOTS 901-903, BLOCK 30, C.B. 5090; LOT 801, BLOCK 31, N.C.B. 17990; LOTS 901-903, BLOCK 31, N.C.B. 17990; LOT 902, BLOCK 31, N.C.B. 17990; C.B. 5090; LOT 901, BLOCK 32, N.C.B. 17990; LOT 902, BLOCK 32, N.C.B. 17990; LOT 901, BLOCK 33, C.B. 5090; AND LOT 901, BLOCK 33, C.B. 5090 ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND AS DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS.

RESIDENTIAL FINISHED FLOOR NOTE:

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

RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJUTANT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 801-902, BLOCK 29, N.C.B. 17990; LOTS 901-903, BLOCK 30, C.B. 5090; LOT 901, BLOCK 31, N.C.B. 17990; LOTS 901-903, BLOCK 31, C.B. 5090; LOT 902, BLOCK 31, N.C.B. 17990; LOT 902, BLOCK 31, N.C.B. 17990; LOT 902, BLOCK 31, N.C.B. 17990; LOT 901, BLOCK 32, N.C.B. 17990; LOT 902, BLOCK 32, N.C.B. 17990; LOT 901, BLOCK 33, C.B. 5090; AND LOT 901, BLOCK 33, C.B. 5090 ARE DESIGNATED AS COMMON AREA. THE MAINTENANCE OF COMMON AREAS 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.

A TOTAL OF 124 RESIDENTIAL LOTS ESTABLISHED.



FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 ESTABLISHED BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STREET PRESSURE WHILE THE OWNER AUTHORITY HAS 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.

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.

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.

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 (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

STREETSCAPE NOTE:

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

SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE:

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS WASTEWATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND/OR REPLACING SANITARY SEWER PIPELINES AND COLLECTION FACILITIES 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 AREAS AND THE RIGHT TO REMOVE FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS ANY OBSTRUCTIONS, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH OBSTRUCTIONS.

SARA DEDICATION NOTE:

THE DEVELOPER DEDICATES 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 OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO 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.

*COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 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. THIS NOTE APPLIES TO THE FOLLOWING LOTS: LOT 12, BLOCK 30, N.C.B. 17990; LOT 13, BLOCK 30, N.C.B. 17990; LOTS 10 AND 12, BLOCK 31, N.C.B. 17990; LOTS 13-30, BLOCK 31, C.B. 5090.

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 DRECTING 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 SAID 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 EFFICIENT OF WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES AND BUILDINGS. 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, 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.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (THE APP-APP23-3880907) 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 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).

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. 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 COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG H-10 BASED ON OVERALL PLATTED FRONTAGE OF 1195.57'.

3. 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.

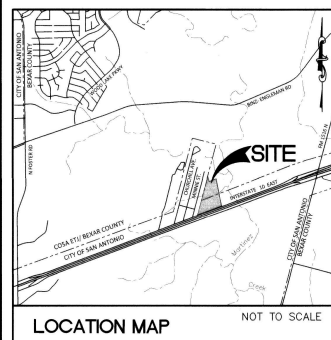
SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENCL" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT SWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AS THE SAN ANTONIO RIVER AUTHORITY.

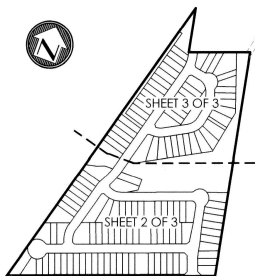


LOCATION MAP

NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- E.G.T.CATV: ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- O.P.R.B.C.T: OFFICIAL PUBLIC RECORDS BEAR COUNTY, TEXAS
- * REPEATED BEARING & DISTANCE
- E.T.J: EXTRATERRITORIAL JURISDICTION
- R.O.W: RIGHT OF WAY
- C.B: COUNTY BLOCK
- N.O: NUMBER
- V.O: VOLUME
- P.O: PAGE
- C: CENTERLINE
- A.C: ACRES
- R: RADIUS
- L.F: LINEAR FEET
- N.C.B: NEW CITY BLOCK
- 1% ANNUAL CHANCE LOCAL FLOOD BOUNDARY
- ZONE "A" APPROXIMATE LIMITS
- 1% ANNUAL CHANCE ULTIMATE (444) FLOOD BOUNDARY
- ATLAS 14



INDEX MAP

NOT TO SCALE

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.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CHAMBERLAIN PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH (210) 698-5051

STATE OF TEXAS

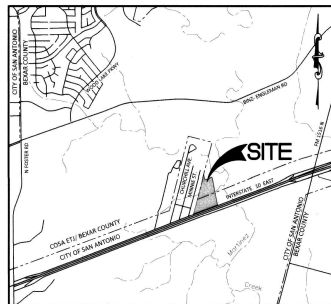
COUNTY OF BEAR

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

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.51'	S24°45'14"W	L23	68.81'	S11°25'05"W
L2	28.53'	S65°14'46"E	L24	68.81'	S11°25'05"W
L3	69.70'	N20°14'46"W	L25	50.00'	S18°54'44"E
L4	69.70'	N20°14'46"W	L26	51.34'	N80°16'43"W
L5	22.37'	S65°13'40"E	L27	13.02'	S39°40'36"E
L6	13.40'	S29°24'57"W	L28	13.40'	S57°38'23"W
L7	65.43'	N10°57'31"W	L29	58.68'	S18°54'44"E
L8	3.99'	S10°57'31"W	L30	60.52'	S80°16'43"W
L9	100.12'	S08°05'47"E	L31	64.74'	N58°44'17"E
L10	100.12'	S13°49'16"E	L32	20.00'	S74°28'32"E
L11	84.14'	S69°47'26"W	L33	34.18'	S90°00'00"E
L12	14.14'	S24°47'26"W	L34	47.67'	N68°46'32"E
L13	56.30'	N28°23'12"E	L35	14.14'	S65°12'34"E
L14	13.33'	S63°45'54"W	L36	12.36'	S20°12'34"E
L15	13.33'	N19°49'14"W	L37	12.36'	S20°12'34"E
L16	32.43'	N28°23'12"E	L38	79.39'	N69°47'26"E
L17	15.13'	N68°01'40"W			
L18	15.13'	N68°01'40"W			
L19	8.04'	S52°02'15"W			
L20	17.84'	N37°57'45"W			
L21	3.49'	N88°31'02"E			
L22	28.81'	N88°31'02"E			

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	170.00'	91°17'15"	13.81'	27.56'	27.53'	S15°36'09"E
C2	230.00'	41°49'47"	9.70'	19.39'	19.38'	S17°49'53"E
C3	15.00'	56°51'28"	8.12'	14.89'	14.28'	S41°21'42"W
C4	15.00'	53°24'22"	7.55'	13.98'	13.48'	S83°30'23"E
C5	150.00'	35°46'02"	48.40'	93.64'	92.13'	S02°19'35"E
C6	100.00'	35°46'02"	32.27'	62.43'	61.42'	S02°19'35"E
C7	150.00'	12°49'44"	16.86'	33.59'	33.52'	S21°58'20"W
C8	150.00'	12°49'44"	16.86'	33.59'	33.52'	N21°58'20"E
C9	200.00'	12°49'44"	22.48'	44.78'	44.69'	N21°58'20"E
C10	125.00'	42°10'54"	48.21'	92.03'	89.86'	S89°07'07"E
C11	75.00'	42°10'54"	28.93'	55.22'	53.98'	S89°07'07"E
C12	18.00'	41°00'27"	6.73'	12.88'	12.61'	N49°17'12"E
C13	25.00'	99°15'03"	29.40'	43.31'	38.09'	N60°35'03"W
C14	51.00'	181°55'07"	46.16'±	161.35'	101.99'	N60°35'03"W
C15	18.00'	41°00'27"	6.73'	12.88'	12.61'	S09°32'42"W
C16	51.00'	143°22'44"	154.11'	127.62'	96.84'	N49°35'43"W
C17	18.00'	41°00'27"	6.73'	12.88'	12.61'	N79°13'06"E
C18	225.00'	18°35'36"	36.83'	73.02'	72.70'	N08°22'17"W
C19	55.00'	290°15'50"	38.32'	278.63'	62.89'	S21°56'01"E
C20	75.00'	270°15'07"	18.03'	35.39'	35.06'	N75°00'04"E
C21	125.00'	270°15'07"	30.09'	58.98'	58.43'	N75°00'0



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
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 - 1% ANNUAL CHANCE ULTIMATE (A14) FLOOD BOUNDARY
 - (A14) ATLAS 14

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 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 HIGH PRESSURE:
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.

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 (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AS THE SAN ANTONIO RIVER AUTHORITY.

SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS WASTEWATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES 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 AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

SARA DEDICATION NOTE:
THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE UPON 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.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO 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.

NOTE:
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

- 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 ENHANCE 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 NO. 22-11800606

SUBDIVISION PLAT ESTABLISHING HORIZON POINT

BEING A TOTAL OF 24.428 ACRES (1,064,069.60 SQUARE FEET) OF LAND, LOCATED PARTIALLY IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 17990, BEAR COUNTY, TEXAS, AND SITUATED IN THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK NUMBER 5090, BEAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.058 ACRE TRACT AS CONVEYED TO SAN ANTONIO, L.L.C. BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2022037058, AND ALL OF THAT CERTAIN 14.384 ACRE TRACT AS CONVEYED TO SAN ANTONIO, L.L.C. BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2020014365, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS



SCALE: 1"=100'

100 50 0 100

MTR

Moy Tarin Ramirez Engineers, LLC

ENGINEERING F-5297/SURVEYING F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5055

DATE OF PREPARATION: October 2, 2024

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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: STEPHEN LUEUX
SAN ANTONIO, L.L.C.
4008 N. COLLEGE AVE. SUITE 300, BOX 9
FAIRFAXVILLE, AR 72730
(479) 455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHEN LUEUX

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 October, A.D. 2024

Mindy Espinola
NOTARY PUBLIC, COUNTY OF ARKANSAS

THIS PLAT OF _____ ENCLAVE AT HORIZON POINT, 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 THAT 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

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:

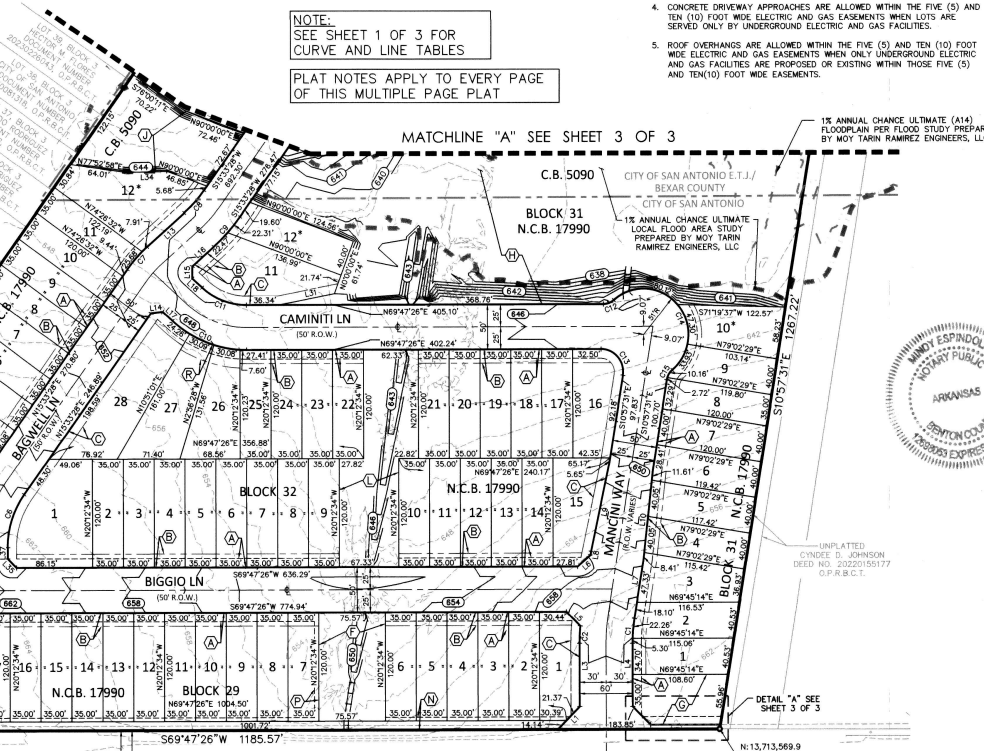
MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
STEPHANIE L. JAMES, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (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 STREET AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

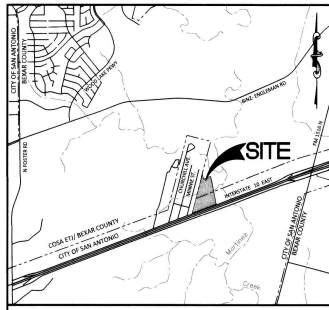
Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051



INTERSTATE 10 EAST
VARIABLE WIDTH RIGHT OF WAY
(320' WIDE ALONG PLATTED FRONTAGE)
PER TxDOT RIGHT OF WAY FINAL MAP SAT055105A1

KEYNOTES

- (A) 10' E.G.T.CATV. EASEMENT
- (B) 15' BUILDING SETBACK LINE
- (C) 10' BUILDING SETBACK LINE & E.G.T.CATV. EASEMENT
- (D) LOT 904, BLOCK 31 (0.079 AC.) (PERMEABLE)
- (E) LOT 901, BLOCK 29 (0.230 AC.) (PERMEABLE)
- (F) LOT 902, BLOCK 29 (0.208 AC.) (PERMEABLE & NON-PERMEABLE)
- (G) LOT 901, BLOCK 31 (0.127 AC.) (PERMEABLE)
- (H) LOT 902, BLOCK 31 (0.339 AC.) (PERMEABLE & NON-PERMEABLE)
- (I) LOT 903, BLOCK 31 (0.047 AC.) (PERMEABLE)
- (J) LOT 901, BLOCK 30 (0.288 AC.) (PERMEABLE)
- (K) LOT 902, BLOCK 30 (0.307 AC.) (PERMEABLE & NON-PERMEABLE)
- (L) LOT 901, BLOCK 32 (0.357 AC.) (PERMEABLE & NON-PERMEABLE)
- (M) LOT 901, BLOCK 33 (0.228 AC.) (PERMEABLE)
- (N) 14' E.G.T.CATV. EASEMENT
- (O) 10' PRIVATE DRAINAGE EASEMENT
- (P) 5' E.G.T.CATV. EASEMENT
- (Q) LOT 903, BLOCK 30 (0.296 AC.) (PERMEABLE)
- (R) 20' BUILDING SETBACK LINE
- (S) 10' WIDE WATER EASEMENT
- (1) 10' DOMESTIC WATERLINE EASEMENT (VOL. 1967, PG. 970) O.P.R.B.C.T.
- (2) REMAINDER OF 10' UTILITY EASEMENT (VOL. 3625, PG. 928) O.P.R.B.C.T.
- (3) 30' WIDE SANITARY SEWER EASEMENT DOCUMENT NO. 2023022219 O.P.R.B.C.T.



LOCATION MAP

NOT TO SCALE

LEGEND
 --- 700' EXISTING CONTOUR
 --- 702' PROPOSED CONTOUR
 --- E.G.T.CATV. TELEVISION
 --- ELECTRIC, GAS, TELEPHONE, & CABLE

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEAR COUNTY, TEXAS
 E.T.J. EXTRATERRITORIAL JURISDICTION
 R.O.W. RIGHT OF WAY
 C.B. COUNTY BLOCK
 NO. NUMBER
 VOL. VOLUME
 PG. PAGE
 C. CENTERLINE
 AC. ACRES
 R. RADIUS
 L.F. LINEAR FEET
 N.C.B. NEW CITY BLOCK
 --- 1% ANNUAL CHANCE LOCAL FLOOD BOUNDARY
 --- ZONE "AE" APPROXIMATE LIMITS
 --- 1% ANNUAL CHANCE ULTIMATE (A14) FLOOD BOUNDARY
 (A14) ATLAS 14

KEYNOTES

- (A) 10' E.G.T.CATV. EASEMENT
- (B) 15' BUILDING SETBACK LINE
- (C) 10' BUILDING SETBACK LINE & E.G.T.CATV. EASEMENT
- (D) LOT 904, BLOCK 31 (0.079 AC)(PERMEABLE)
- (E) LOT 901, BLOCK 29 (0.230 AC)(PERMEABLE)
- (F) LOT 902, BLOCK 29 (0.208 AC)(PERMEABLE & NON-PERMEABLE)
- (G) LOT 901, BLOCK 31 (0.127 AC)(PERMEABLE)
- (H) LOT 902, BLOCK 31 (3.399 AC)(PERMEABLE & NON-PERMEABLE)
- (I) LOT 903, BLOCK 31 (0.047 AC)(PERMEABLE)
- (J) LOT 901, BLOCK 30 (0.288 AC)(PERMEABLE)
- (K) LOT 902, BLOCK 30 (0.307 AC)(PERMEABLE & NON-PERMEABLE)
- (L) LOT 901, BLOCK 32 (0.357 AC)(PERMEABLE & NON-PERMEABLE)
- (M) LOT 901, BLOCK 33 (0.226 AC)(PERMEABLE)
- (N) 14' E.G.T.CATV. EASEMENT
- (O) 10' PRIVATE DRAINAGE EASEMENT
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- (R) 20' BUILDING SETBACK LINE
- (S) 10' WIDE WATER EASEMENT
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- (U) REMAINDER OF 10' UTILITY EASEMENT (VOL. 3025, PG. 920) O.P.R.B.C.T.
- (V) 30' WIDE SANITARY SEWER EASEMENT (DOCUMENT NO. 2023022191 O.P.R.B.C.T.)

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 DRECTING UTILITY 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 OF GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
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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 PROVIDED 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 1000 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 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 HIGH PRESSURE:

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.

SAWS DEDICATION NOTE:

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WASTEWATER EDU NOTE:

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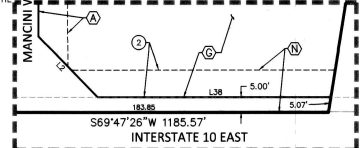
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SARA DEDICATION NOTE:

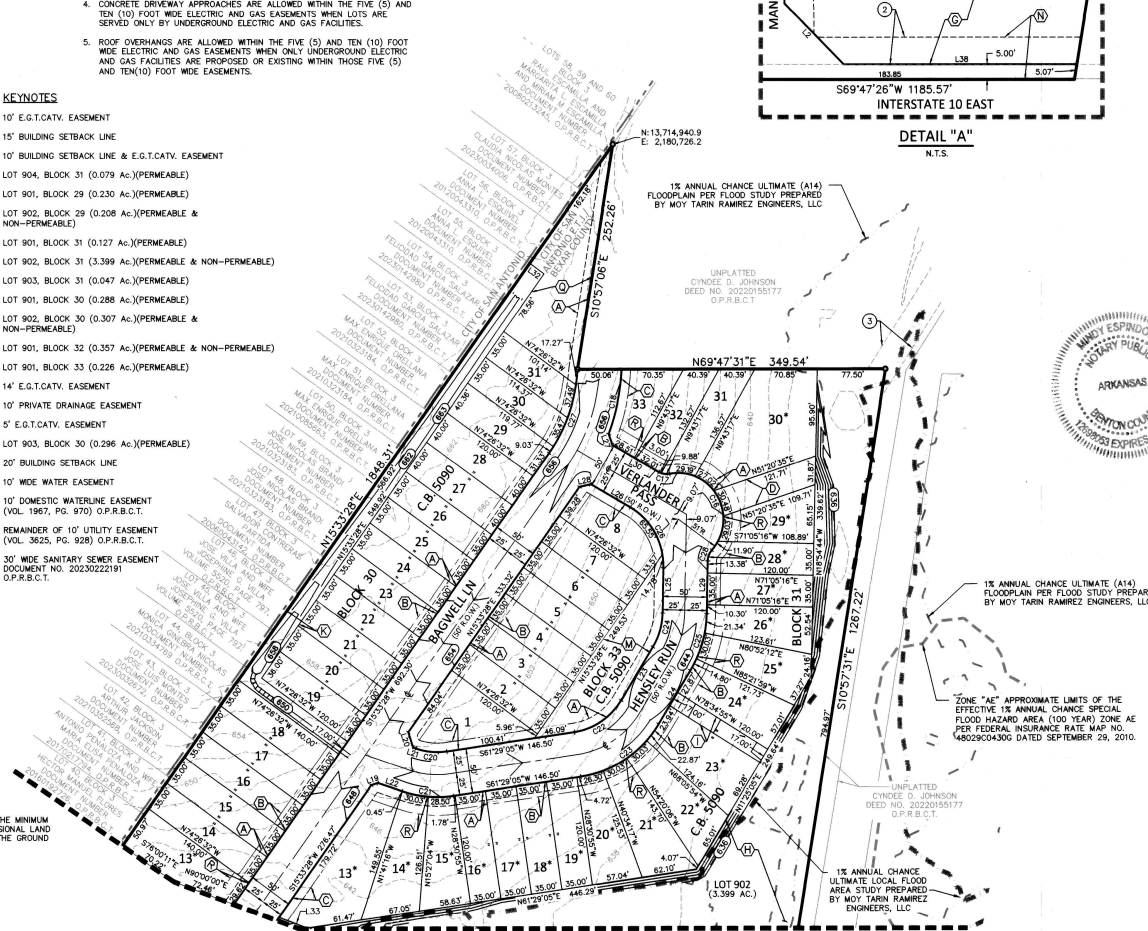
THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE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

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO 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.



DETAIL "A"

N.T.S.



MATCHLINE "A" SEE SHEET 2 OF 3

NOTE:
 SEE SHEET 1 OF 3 FOR
 CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
 OF THIS MULTIPLE PAGE PLAT

PLAT NO. 22-11800606

**SUBDIVISION PLAT
 ESTABLISHING
 HORIZON POINTE**

BEING A TOTAL OF 24.248 ACRES (1,064,069.60 SQUARE FEET) OF LAND, LOCATED PARTIALLY IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 17990, BEAR COUNTY, TEXAS, AND SITUATED IN THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK NUMBER 5090, BEAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.058 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 20220203708, AND ALL OF THAT CERTAIN 14.384 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2020014365, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS



SCALE: 1"=100'
 100 50 0 100

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

TBPELS: ENGINEERING F-5297/SURVEYING F-10131500
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051 FAX: (210) 698-5055

DATE OF PREPARATION: October 2, 2024

STATE OF ARKANSAS
 COUNTY OF WASHINGTON

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

OWNER/DEVELOPER: STEPHEN LIEUX
 SAN ANTONIO LD, LLC
 4008 N. COLLEGE AVE. SUITE 300, BOX 9
 FAYETTEVILLE, AR 72703
 (479) 455-9090

STATE OF ARKANSAS
 COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 STEPHEN LIEUX, 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
 4 DAY OF October, A.D. 2024

Mindy Espindola
 NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF ENCLAVE AT HORIZON POINTE HAS BEEN
 SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
 ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION FOR THE PURPOSES AND
 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN
 UNDER MY HAND AND SEAL OF OFFICE, DATED THIS
 DAY OF A.D. 2024

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. 2024

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



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, P.E.
 LICENSED PROFESSIONAL LAND SURVEYOR NO. 5950
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, SUITE 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, Jr.
 RAYMOND TARIN, JR., P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 87060
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, SUITE 100
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