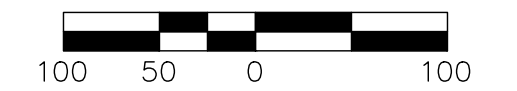


PLAT NO. 21-11800296

SUBDIVISION PLAT ESTABLISHING LIBERTE VENTURA, UNIT 9

BEING A TOTAL OF 11.207 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 36.215 ACRE TRACT OF LAND AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220215873, AND A PORTION OF A 52.631 ACRE TRACT OF LAND AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200163401, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



MTR
 • Engineers
 • Surveyors
 • Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENG F-5297 SVV F-10131500
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051 FAX: (210) 698-5058

DATE OF PREPARATION: AUGUST 30, 2022

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BLAKE E. HARRINGTON
 STARLIGHT HOMES OF TEXAS, LLC
 17319 SAN PEDRO AVE., # 140
 SAN ANTONIO, TEXAS 78232
 (210) 563-6988

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 _____, A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ LIBERTE VENTURA, UNIT 9 _____ 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

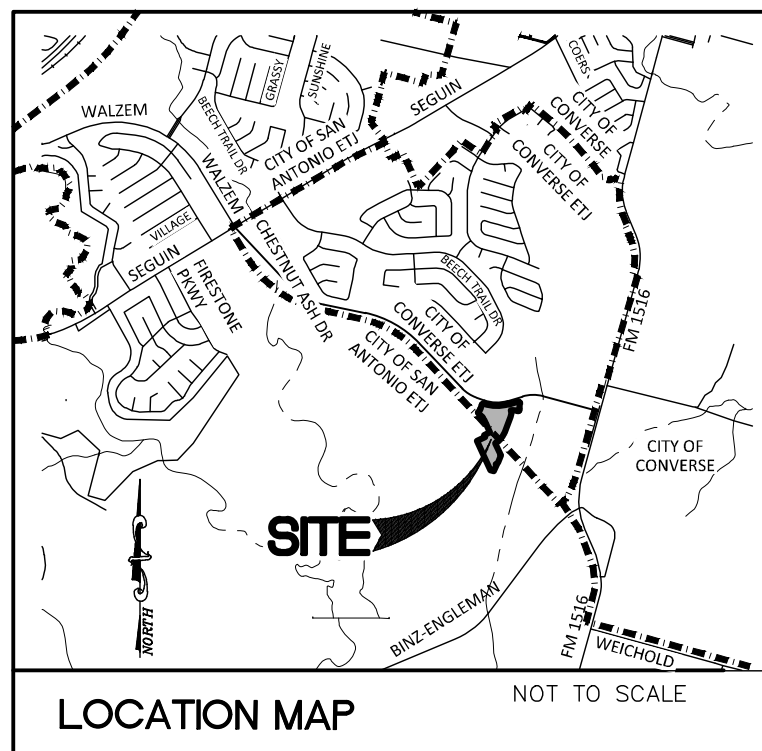
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



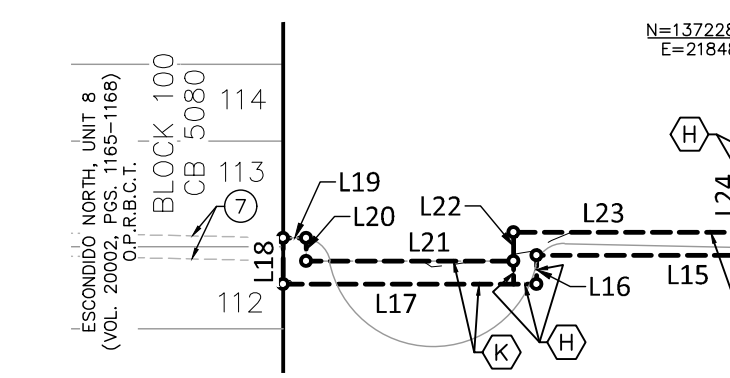
LOCATION MAP NOT TO SCALE

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 BEXAR COUNTY TEXAS
- R.O.W. RIGHT OF WAY
- CB COUNTY BLOCK
- ESM'T. EASEMENT
- DOC. DOCUMENT
- NO. NUMBER
- VOL. VOLUME
- PG. PAGE
- PGS. PAGES
- ⊕ CENTERLINE
- AC. ACRES
- R RADIUS
- LF. LINEAR FEET
- * REPETITIVE DISTANCE AND BEARING

NOTE:
 SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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:

STEPHANIE L. JAMES
 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.

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

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 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, 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP21-38801634) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

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 GRANITOR'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 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 STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO THE 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.

STREETSCAPE NOTE:

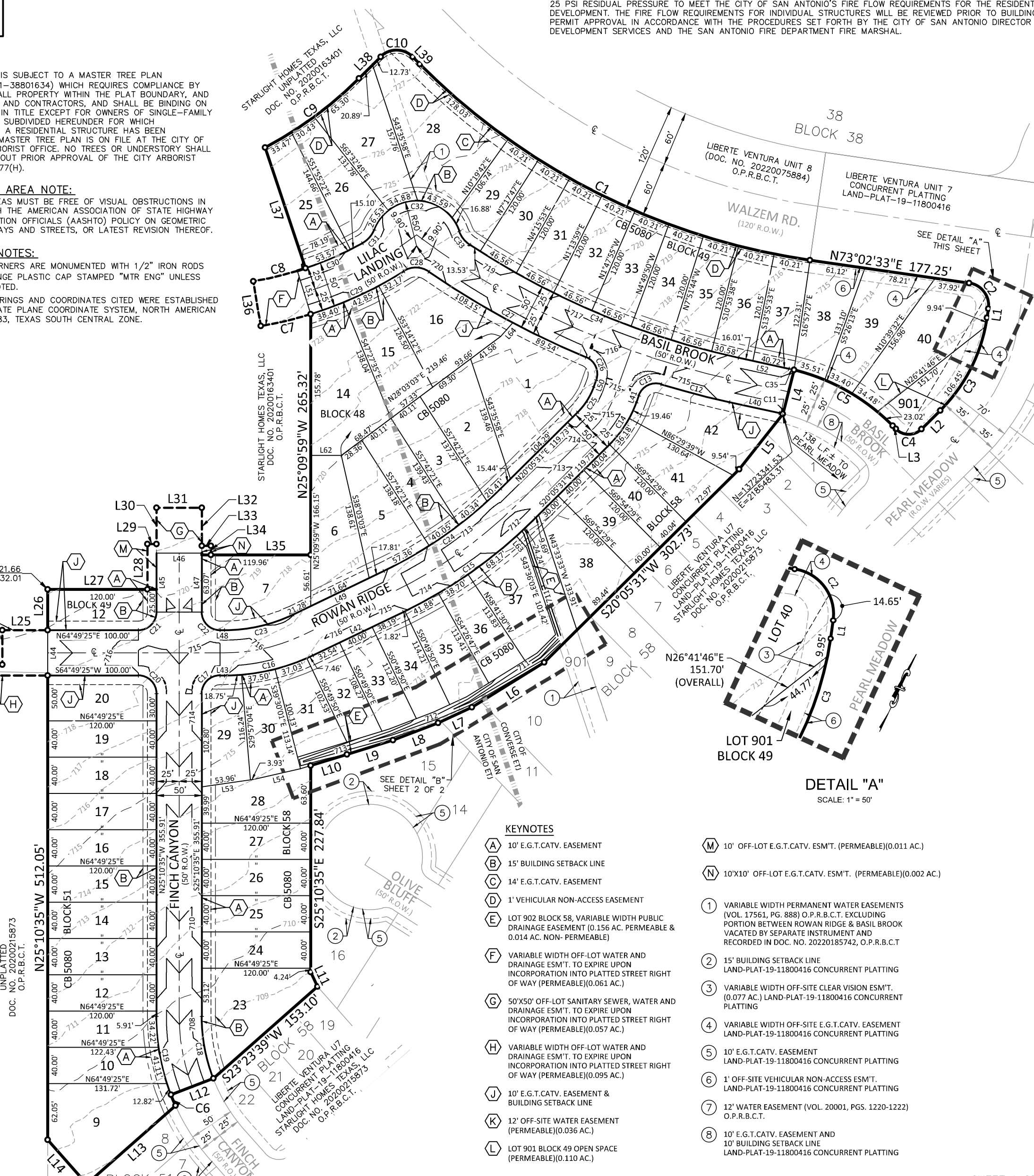
OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.



KEYNOTES

- (A) 10' E.G.T.CATV. EASEMENT
- (B) 15' BUILDING SETBACK LINE
- (C) 14' E.G.T.CATV. EASEMENT
- (D) 1' VEHICULAR NON-ACCESS EASEMENT
- (E) LOT 902 BLOCK 58, VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.156 AC. PERMEABLE & 0.014 AC. NON-PERMEABLE)
- (F) VARIABLE WIDTH OFF-LOT WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (PERMEABLE)(0.061 AC.)
- (G) 50'X50' OFF-LOT SANITARY SEWER, WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (PERMEABLE)(0.057 AC.)
- (H) VARIABLE WIDTH OFF-LOT WATER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY (PERMEABLE)(0.095 AC.)
- (J) 10' E.G.T.CATV. EASEMENT & BUILDING SETBACK LINE
- (K) 12' OFF-SITE WATER EASEMENT (PERMEABLE)(0.036 AC.)
- (L) LOT 901 BLOCK 49 OPEN SPACE (PERMEABLE)(0.110 AC.)
- (M) 10' OFF-LOT E.G.T.CATV. ESM'T. (PERMEABLE)(0.011 AC.)
- (N) 10'X10' OFF-LOT E.G.T.CATV. ESM'T. (PERMEABLE)(0.002 AC.)
- (1) VARIABLE WIDTH PERMANENT WATER EASEMENTS (VOL. 17561, PG. 888) O.P.R.B.C.T. EXCLUDING PORTION BETWEEN ROWAN RIDGE & BASIL BROOK VACATED BY SEPARATE INSTRUMENT AND RECORDED IN DOC. NO. 20220185742, O.P.R.B.C.T
- (2) 15' BUILDING SETBACK LINE LAND-PLAT-19-11800416 CONCURRENT PLATTING
- (3) VARIABLE WIDTH OFF-SITE CLEAR VISION ESM'T. (0.077 AC.) LAND-PLAT-19-11800416 CONCURRENT PLATTING
- (4) VARIABLE WIDTH OFF-SITE E.G.T.CATV. EASEMENT LAND-PLAT-19-11800416 CONCURRENT PLATTING
- (5) 10' E.G.T.CATV. EASEMENT LAND-PLAT-19-11800416 CONCURRENT PLATTING
- (6) 1' OFF-SITE VEHICULAR NON-ACCESS ESM'T. LAND-PLAT-19-11800416 CONCURRENT PLATTING
- (7) 12' WATER EASEMENT (VOL. 20001, PGS. 1220-1222) O.P.R.B.C.T.
- (8) 10' E.G.T.CATV. EASEMENT AND BUILDING SETBACK LINE LAND-PLAT-19-11800416 CONCURRENT PLATTING

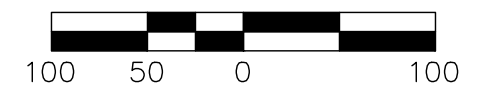
DETAIL "A"
 SCALE: 1" = 50'

PLAT NO. 21-11800296

SUBDIVISION PLAT ESTABLISHING LIBERTE VENTURA, UNIT 9

BEING A TOTAL OF 11.207 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 36.215 ACRE TRACT OF LAND AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200215873, AND A PORTION OF A 52.631 ACRE TRACT OF LAND AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200163401, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



Moy Tarin Ramirez Engineers, LLC

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

DATE OF PREPARATION: AUGUST 30, 2022

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BLAKE E. HARRINGTON
STARLIGHT HOMES OF TEXAS, LLC
17319 SAN PEDRO AVE., # 140
SAN ANTONIO, TEXAS 78232
(210) 563-6988

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 _____, A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ LIBERTE VENTURA, UNIT 9 _____ 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

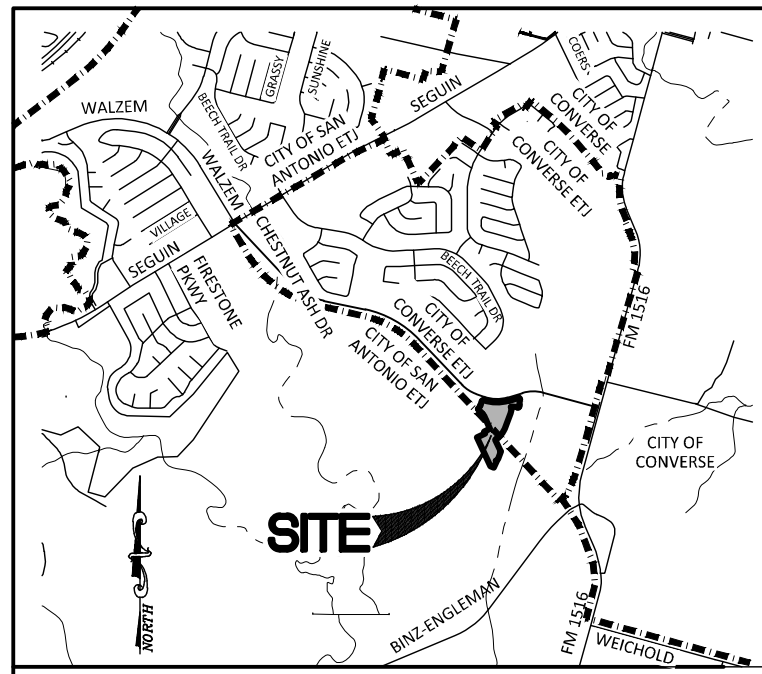
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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 BEXAR COUNTY TEXAS
- R.O.W. RIGHT OF WAY
- CB COUNTY BLOCK
- ESM'T. EASEMENT
- DOC. DOCUMENT
- NO. NUMBER
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- PGS. PAGES
- ☉ CENTERLINE
- AC. ACRES
- R RADIUS
- LF. LINEAR FEET
- REPETITIVE DISTANCE AND BEARING

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 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.
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- 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.

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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.

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 DEDICATION NOTE:

THE OWNER DEDICATES THE 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 THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

SARA CONNECTION FEE NOTE:

SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

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 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 STRUCTURES.

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.

STREETSCAPE NOTE:

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

SETBACK NOTE:

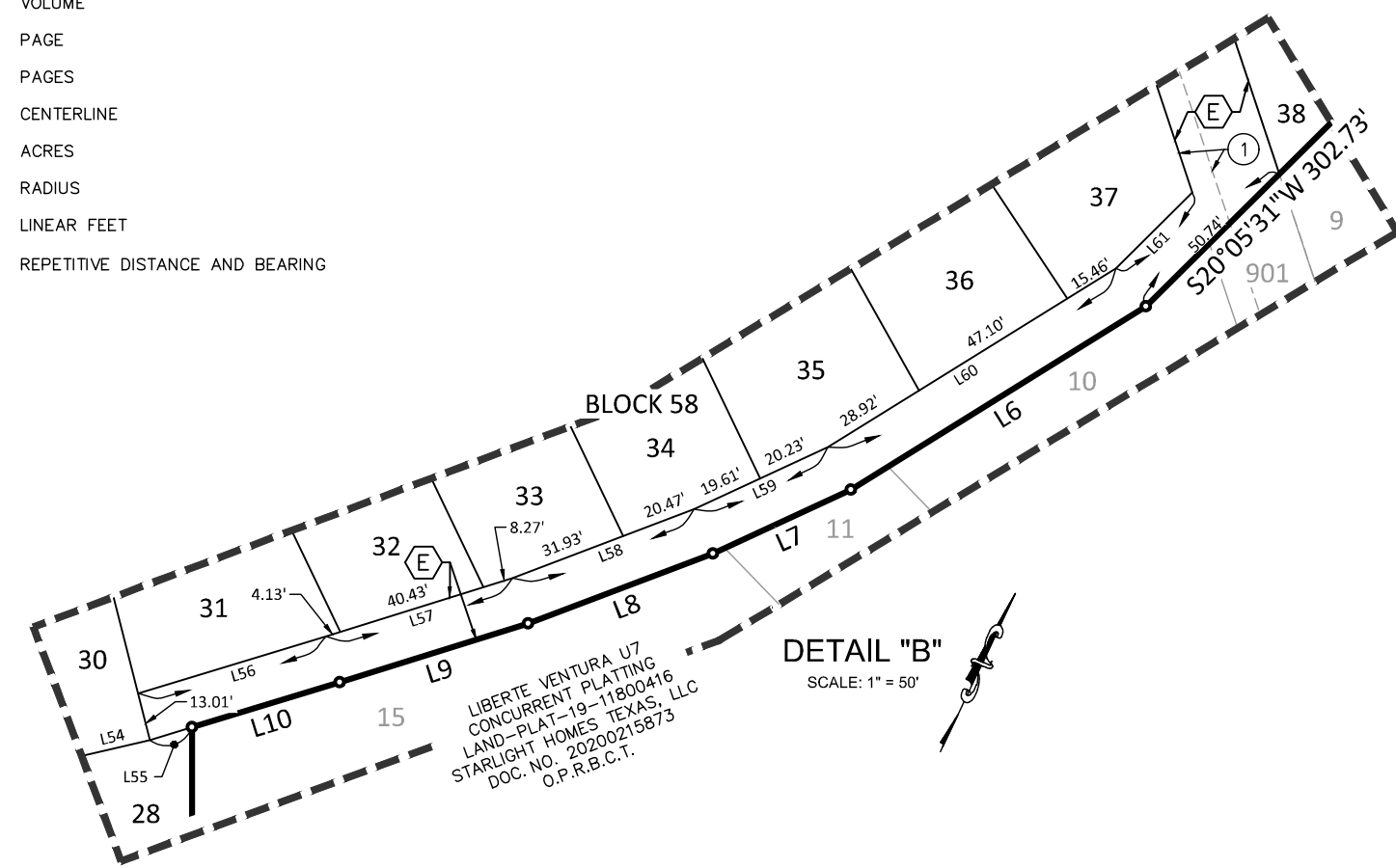
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.

GENERAL NOTES:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0430C, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- 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 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.
- LOT 901 BLOCK 49 & LOT 902 BLOCK 58 ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- 59 RESIDENTIAL LOTS ESTABLISHED.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE INCLUDING LOT 901 BLOCK 49 & LOT 902 BLOCK 58, 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.



DETAIL "B" SCALE: 1" = 50'

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.03'	S16°57'27"E
L2	29.19'	S20°05'31"W
L3	5.03'	N69°54'29"W
L4	50.00'	S10°46'38"E
L5	77.69'	S13°04'13"W
L6	93.73'	S33°00'11"W
L7	41.09'	S39°55'26"W
L8	53.26'	S44°04'38"W
L9	53.26'	S47°30'09"W
L10	41.72'	S47°52'51"W
L11	17.48'	S50°26'31"E
L12	50.00'	S43°46'49"W
L13	130.80'	S23°23'39"W
L14	64.95'	N66°36'21"W
L15	158.00'	S64°49'25"W
L16	15.04'	S25°10'35"E
L17	132.00'	S64°49'25"W
L18	23.93'	N25°10'12"W
L19	12.00'	N64°49'25"E
L20	11.93'	S25°10'35"E
L21	108.00'	N64°49'25"E
L22	15.04'	N25°10'35"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	120.00'	N64°49'25"E
L24	38.00'	N25°10'35"W
L25	50.00'	N64°49'25"E
L26	45.00'	N25°10'35"W
L27	110.00'	N64°49'25"E
L28	50.00'	N25°10'35"W
L29	10.00'	N64°49'25"E
L30	40.00'	N25°10'35"W
L31	50.00'	N64°49'25"E
L32	41.93'	S25°10'35"E
L33	10.00'	N64°49'25"E
L34	10.00'	S25°10'35"E
L35	109.96'	N64°49'25"E
L36	50.00'	N34°38'39"W
L37	140.36'	N43°44'15"W
L38	33.62'	N19°58'39"E
L39	11.03'	S70°01'21"E
L40	56.73'	S77°07'01"W
L41	7.96'	S05°24'45"E
L42	110.73'	S39°10'10"W
L43	5.00'	S64°49'25"W
L44	50.00'	N25°10'35"W

LINE TABLE		
LINE	LENGTH	BEARING
L45	65.00'	N25°10'35"W
L46	50.00'	N64°49'25"E
L47	65.00'	S25°10'35"E
L48	5.00'	N64°49'25"E
L49	110.73'	N39°10'10"E
L50	7.96'	N05°24'45"W
L51	50.00'	N42°17'01"W
L52	56.73'	N77°07'01"E
L53	57.89'	N56°34'47"E
L54	52.72'	N51°49'13"E
L55	11.86'	N47°52'51"E
L56	52.94'	S47°52'51"W
L57	52.83'	S47°30'09"W
L58	52.40'	S44°04'38"W
L59	39.84'	S39°55'26"W
L60	91.48'	S33°00'11"W
L61	29.02'	S20°05'31"W
L62	33.67'	N64°50'01"E
L63	16.66'	N67°07'47"W
L64	20.00'	N16°10'48"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	760.00'	36°56'06"	253.81'	489.92'	481.49'	S88°29'24"E
C2	25.00'	90°00'00"	25.00'	39.27'	35.36'	S61°57'27"E
C3	180.00'	37°02'58"	60.31'	116.39'	114.38'	S01°34'02"W
C4	20.00'	90°00'00"	20.00'	31.42'	28.28'	S65°05'31"W
C5	230.00'	31°29'23"	64.84'	126.41'	124.82'	N85°39'10"W
C6	240.00'	3°07'56"	6.56'	13.12'	13.12'	S47°47'09"E
C7	425.00'	7°38'22"	28.38'	56.67'	56.62'	S51°32'10"W
C8	446.24'	7°38'22"	29.79'	59.50'	59.45'	N50°48'33"E
C9	435.00'	17°01'03"	65.06'	129.20'	128.73'	N28°29'11"E
C10	25.00'	89°59'59"	25.00'	39.27'	35.36'	N64°58'39"E
C11	180.00'	1°19'15"	2.07'	4.15'	4.15'	S77°46'38"W
C12	930.00'	4°45'20"	38.62'	77.19'	77.17'	S79°29'41"W
C13	20.00'	87°17'06"	19.07'	30.47'	27.61'	S38°13'48"W
C14	125.00'	25°30'16"	28.29'	55.64'	55.18'	S07°20'23"W
C15	525.00'	19°04'39"	88.22'	174.81'	174.00'	S29°37'51"W
C16	225.00'	25°39'15"	51.23'	100.74'	99.90'	S51°59'48"W
C17	20.00'	90°00'00"	20.00'	31.42'	28.28'	S19°49'25"W
C18	190.00'	21°02'36"	35.29'	69.78'	69.39'	S35°41'53"E
C19	240.00'	21°02'36"	44.58'	88.15'	87.65'	N35°41'53"W
C20	20.00'	90°00'00"	20.00'	31.42'	28.28'	N70°10'35"W
C21	20.00'	90°00'00"	20.00'	31.42'	28.28'	N19°49'25"E
C22	20.00'	90°00'00"	20.00'	31.42'	28.28'	S70°10'35"E
C23	175.00'	25°39'15"	39.85'	78.36'	77.70'	N51°59'48"E
C24	475.00'	19°04'39"	79.82'	158.16'	157.43'	N29°37'51"E
C25	75.00'	25°30'16"	16.97'	33.39'	33.11'	N07°20'23"E
C26	20.00'	87°17'06"	19.07'	30.47'	27.61'	N49°03'18"W
C27	930.00'	12°10'46"	99.22'	197.69'	197.32'	N86°36'28"W
C28	25.00'	67°03'21"	16.56'	29.26'	27.62'	S65°57'14"W
C29	425.00'	15°17'26"	57.05'	113.42'	113.08'	S40°04'17"W
C30	375.00'	11°56'46"	39.24'	78.19'	78.04'	N41°44'37"E
C31	29.00'	39°42'03"	10.47'	20.09'	19.69'	N15°55'12"E
C32	50.00'	139°39'31"	138.11'	121.88'	93.87'	N65°53'56"E
C33	29.00'	37°33'03"	9.86'	19.01'	18.67'	S63°02'50"E
C34	880.00'	21°03'38"	163.58'	323.47'	321.65'	N87°38'50"E
C35	230.00'	12°9'08"	2.98'	5.96'	5.96'	N77°51'35"E

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LIBERTE VENTURA, UNIT 9