

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	NO	NUMBER
BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS
BLVD	BOULEVARD		(OFFICIAL PUBLIC RECORDS
DOC	DOCUMENT		OF REAL PROPERTY) OF
DPR	DEED AND PLAT RECORDS	PG	PAGE(S)
	OF BEXAR COUNTY, TEXAS		
DR	DEED RECORDS OF	ROW	RIGHT-OF-WAY
	BEXAR COUNTY, TEXAS	VOL	VOLUME
NCB	NEW CITY BLOCK		

(SURVEYOR) (TYPE I, II OR III)

○	SET 1/2" IRON ROD (PD)	○	EASEMENT POINT OF INTERSECTION
○	SET 1/2" IRON ROD (PD)-ROW		
○	FOUND 1/2" IRON ROD (PD)		
	UNLESS OTHERWISE NOTED)		

==1140==	EXISTING CONTOURS
==1140==	PROPOSED CONTOURS
==1140==	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR)
==1140==	1% ANNUAL (100-YEAR) CHANCE ATLAS 14 ULTIMATE DEVELOPMENT FLOODPLAIN
==1140==	CENTERLINE

- | | | | |
|----|---|----|--|
| 1 | 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | 17 | 5' WATER EASEMENT (LOT 1-2, AND 23-24, BLOCK 13, LOT 5, BLOCK 7, NCB 10780) |
| 3 | 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | 18 | 75' ELECTRIC EASEMENT |
| 4 | 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | 19 | 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT ("OFF-LOT" - PERMEABLE) (0.013 AC) |
| 13 | 16' PUBLIC DRAINAGE EASEMENT (PERMEABLE) | 20 | 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT ("OFF-LOT" - PERMEABLE) (0.028 AC) |
| 14 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, SEWER, DRAINAGE, MAINTENANCE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY ("OFF-LOT" - PERMEABLE) (0.735 AC) | 1 | 100' DRAINAGE EASEMENT (VOL 4567, PG 108, DR) |
| 15 | 60'X89.6' GAS, ELECTRIC, TELEPHONE, CABLE TV, SEWER, DRAINAGE, MAINTENANCE, ACCESS AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY ("OFF-LOT" - PERMEABLE) (0.123 AC) | 2 | 16' SANITARY SEWER EASEMENT (VOL 1719, PG 575, OPR) |
| 16 | 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (LOT 1-2, AND 23-24, BLOCK 13, LOT 5, BLOCK 7, NCB 10780) | 1 | LOT 901, BLOCK 13 NCB 10780 (OPEN SPACE) (PERMEABLE) (0.157 AC) |
| | | 2 | UNPLATTED 89.251 ACRES KB HOME LONE STAR, INC. (DOC NO 20210354816, OPR) |
| | | 3 | 1% (100-YEAR) ANNUAL CHANCE ULTIMATE ATLAS 14 FLOOD PLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. ON 6/10/22 (POST ATLAS 14) |

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 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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 BUILDING, STRUCTURE, 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.

SAWS IMPACT FEE:

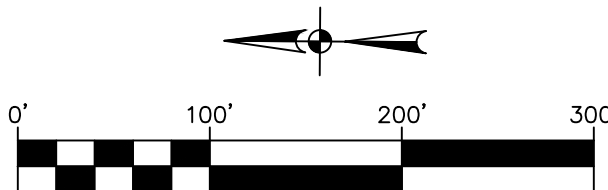
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

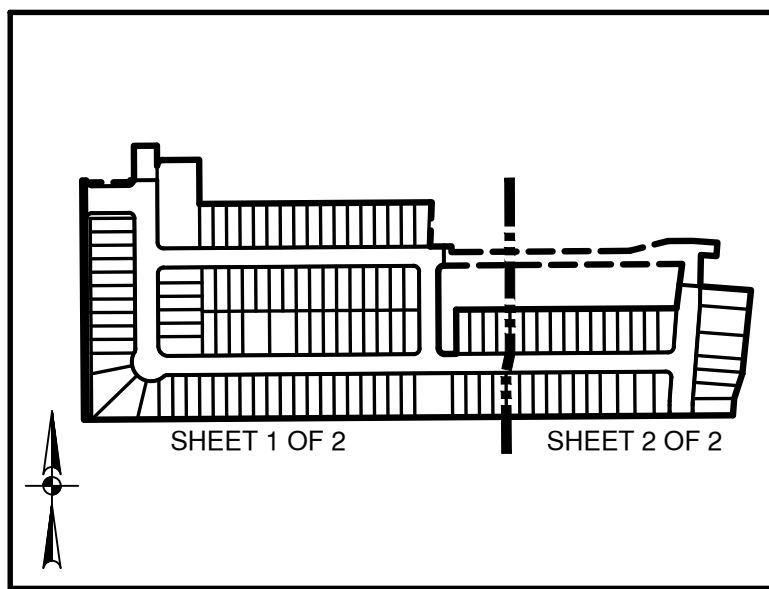
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR
LINE AND CURVE TABLES

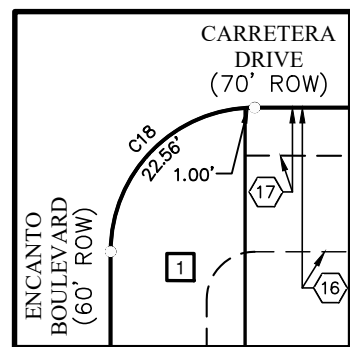


SCALE: 1" = 100'



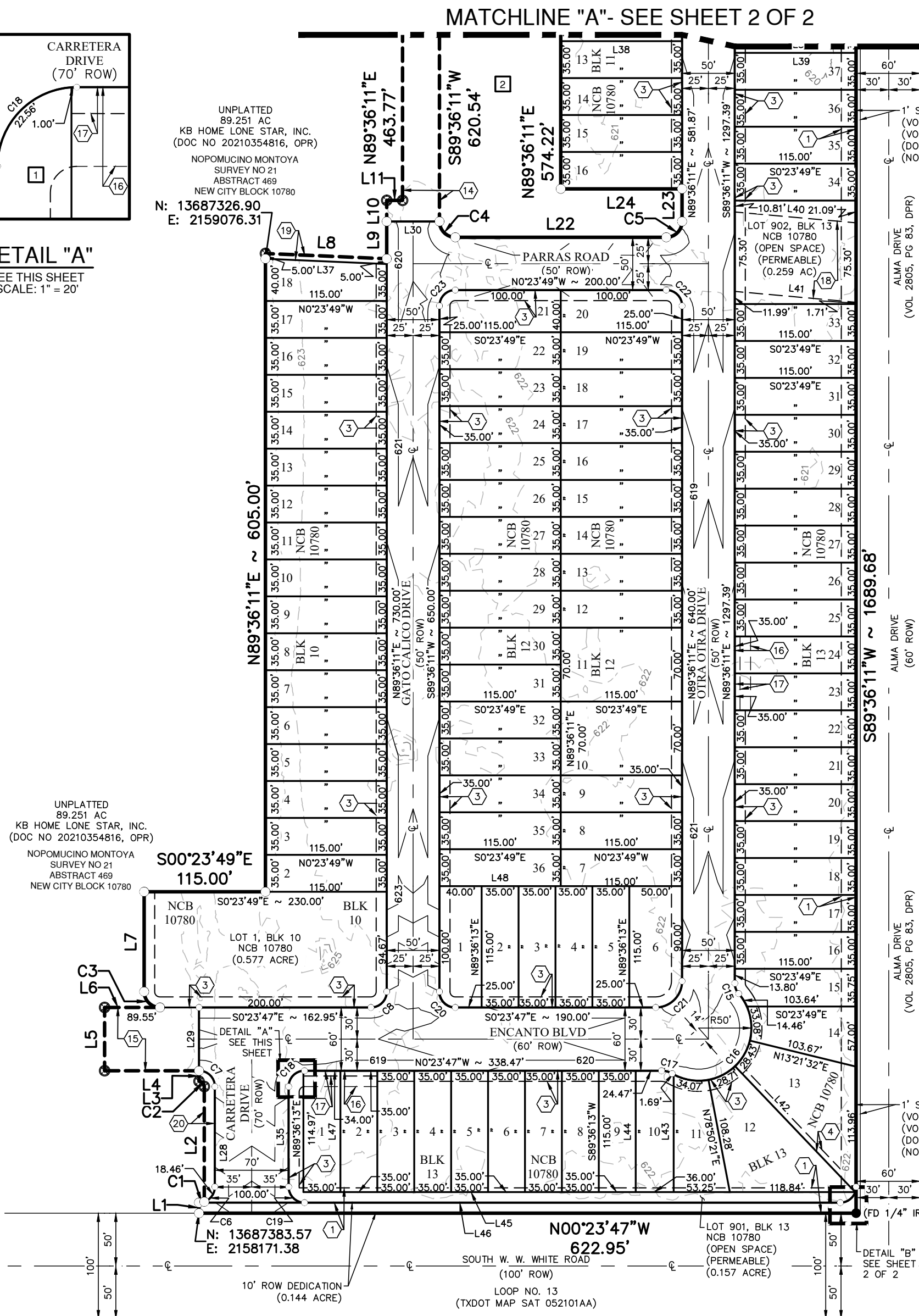
INDEX MAP

SCALE: 1" = 500'



DETAIL "A"

SEE THIS SHEET
SCALE: 1" = 20'



1' STRIP RESERVATION
(VOL 2805, PG 83, DPR)
(VOL 5395, PG 403, DR)
(DOC NO 20200117934, OPR)
(NOT-TO-SCALE)

ALMA DRIVE
(VOL 2805, PG 83, DPR)

ALMA DRIVE
(VOL 2805, PG 83, DPR)

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(VOL 2805, PG 83, DPR)

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(VOL 2805, PG 83, DPR)

ALMA DRIVE
(VOL 2805, PG 83, DPR)

PLAT NO. 22-11800038

SUBDIVISION PLAT
ESTABLISHING
SPANISH TRAILS-UNIT 1 WEST

BEING A TOTAL OF 18.452 ACRE TRACT OF LAND, INCLUDING A 0.144 ACRE RIGHT-OF-WAY DEDICATION, AND 0.886 OF AN ACRE OF OFFSITE EASEMENTS, ESTABLISHING LOTS 1-7, BLOCK 7, LOTS 1-48 AND 901-902, BLOCK 13, LOTS 1-16, BLOCK 11, LOTS 1-36, BLOCK 12, AND LOTS 1-18, BLOCK 10, OUT OF AN 89.251 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210354816 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE NOPOMUCINO MONTOYA SURVEY NUMBER 21, ABSTRACT 469, IN NEW CITY BLOCK 10780, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: October 19, 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 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: K.B. HOME LONE STAR INC
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229
BY: JASON TOWNSLEY
(210) 349-1111

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY 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 SPANISH TRAILS-UNIT 1 WEST, 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

SHEET 1 OF 2

PLAT NO. 22-11800038

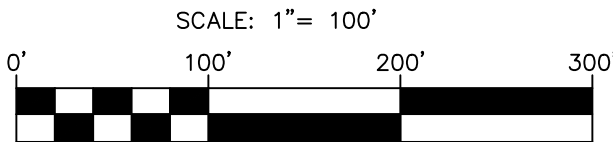
SUBDIVISION PLAT
ESTABLISHING
SPANISH TRAILS-UNIT 1 WEST

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SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: K.B. HOME LONE STAR INC
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800974) 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).

THIS PLAT OF SPANISH TRAILS-UNIT 1 WEST, 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

RESIDENTIAL FINISHED FLOOR

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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901-902, BLOCK 13, NCB 10780, 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.

RESIDENTIAL FIRE FLOW:

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.

OPEN SPACE:

LOT 901-902, BLOCK 13, NCB 10780, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 TOTAL OF 1 ACCESS POINT(S) ALONG STATE LOOP 13 (SOUTH W. W. WHITE ROAD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 622.95 LINEAR FEET.
- 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.

SAWS DEDICATION:

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.

CLEAR VISION:

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.

EASEMENTS FOR FLOODPLAINS:

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 48029C0420G, 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.

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 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.

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 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 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 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.

RESIDENTIAL FINISHED FLOOR ELEVATION

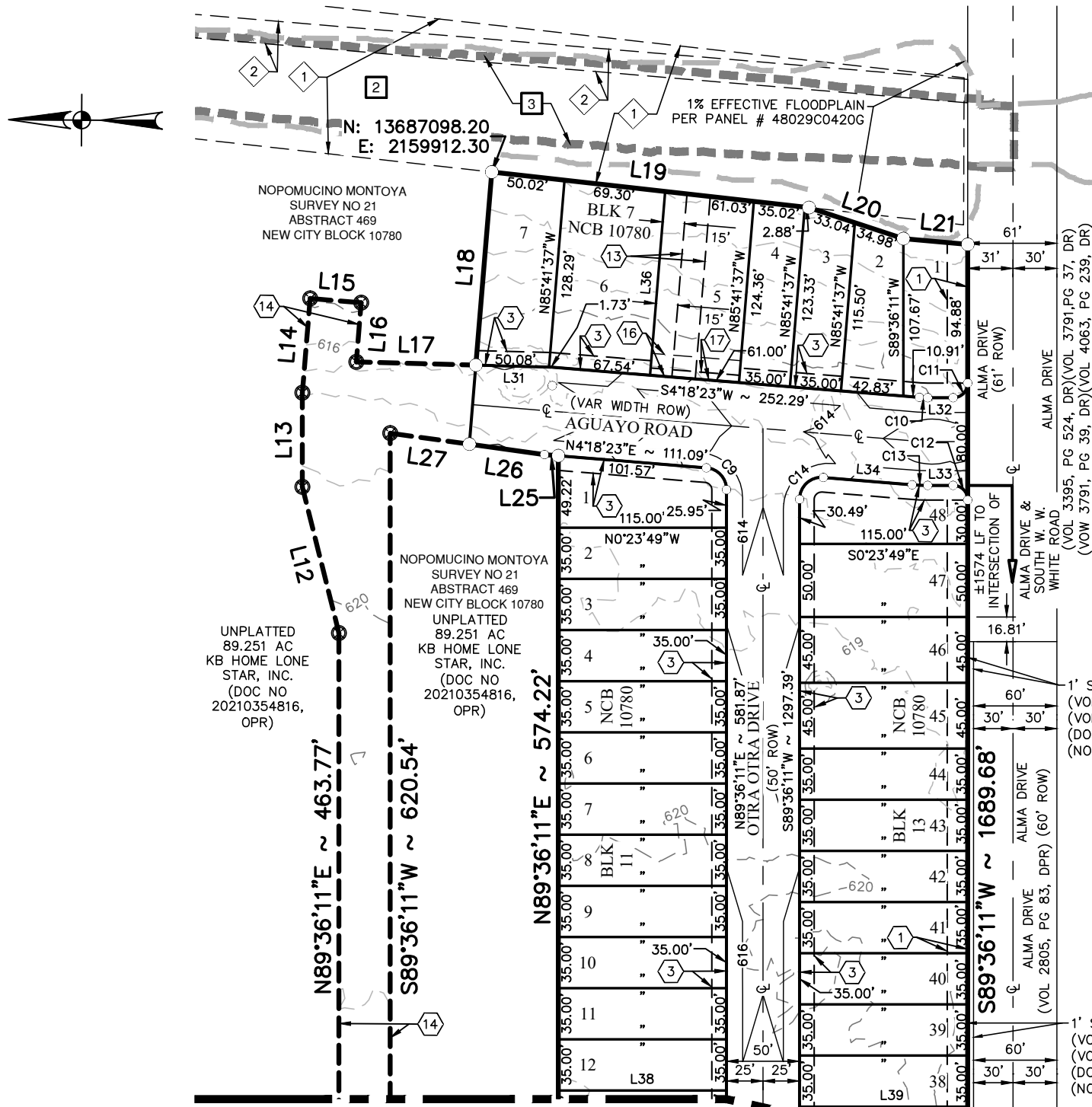
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN).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

CPS/SAWS/COSA UTILITY:

- 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 BUILDING, STRUCTURE, 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.

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	15.00'	19°28'16"	S10°07'55"E	5.07'	5.10'	
C2	5.00'	90°00'00"	N44°36'13"E	7.07'	7.85'	
C3	15.00'	89°59'58"	N44°36'12"E	21.21'	23.56'	
C4	15.00'	90°00'00"	S44°36'11"W	21.21'	23.56'	
C5	15.00'	90°00'00"	S45°23'49"E	21.21'	23.56'	
C6	15.00'	90°00'00"	S45°23'47"E	21.21'	23.56'	
C7	15.00'	90°00'00"	N44°36'13"E	21.21'	23.56'	
C8	15.00'	90°00'02"	S45°23'48"E	21.21'	23.56'	
C9	15.00'	85°17'48"	N46°57'17"E	20.32'	22.33'	
C10	70.00'	4°41'36"	S1°57'35"W	5.73'	5.73'	
C11	10.00'	90°00'36"	S45°23'31"E	14.14'	15.71'	
C12	10.00'	89°59'24"	N44°36'29"E	14.14'	15.71'	
C13	130.00'	4°41'36"	N1°57'35"E	10.65'	10.65'	
C14	15.00'	94°42'12"	N43°02'43"W	22.07'	24.79'	
C15	15.00'	40°43'18"	S69°14'32"W	10.44'	10.66'	
C16	50.00'	160°55'29"	N50°39'22"W	98.62'	140.43'	
C17	20.00'	30°12'09"	N14°42'17"E	10.42'	10.54'	
C18	15.00'	89°59'26"	N45°24'04"W	21.21'	23.56'	
C19	15.00'	90°00'00"	S44°36'13"W	21.21'	23.56'	
C20	15.00'	89°59'58"	S44°36'12"W	21.21'	23.56'	
C21	25.00'	90°00'02"	S45°23'48"E	35.36'	39.27'	
C22	15.00'	90°00'00"	N44°36'11"E	21.21'	23.56'	
C23	15.00'	90°00'00"	N45°23'49"W	21.21'	23.56'	
C24	15.00'	90°00'02"	S45°23'48"E	21.21'	23.56'	

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N89°36'13"E	10.00'	L25	N4°18'23"E	9.52'
L2	N89°36'13"E	109.14'	L26	N7°29'10"E	51.81'
L3	N89°36'13"E	10.00'	L27	N7°29'10"E	54.72'
L4	N0°23'47"W	89.55'	L28	N89°36'13"E	95.00'
L5	N89°36'11"E	60.00'	L29	N89°36'13"E	60.00'
L6	S0°23'47"E	52.50'	L30	S0°23'49"E	50.00'
L7	N89°36'11"E	94.66'	L31	S10°7'36"W	51.81'
L8	S2°05'34"W	115.11'	L32	S0°23'13"E	17.39'
L9	N89°36'11"E	35.33'	L33	N0°23'13"W	17.41'
L10	N89°36'11"E	20.00'	L34	N4°18'23"E	60.93'
L11	S0°23'49"E	15.00'	L35	S89°36'13"W	95.00'
L12	N75°34'01"E	103.08'	L36	S85°41'37"E	126.16'
L13	N89°36'11"E	64.43'	L37	S2°05'34"W	115.11'
L14	S85°40'58"E	64.68'	L38	N0°23'49"W	115.00'
L15	S4°19'02"W	35.00'	L39	S0°23'49"E	115.00'
L16	N85°40'58"W	40.65'	L40	S4°42'47"W	115.46'
L17	S10°7'36"W	81.82'	L41	N4°42'47"E	115.46'
L18	S85°41'37"E	132.54'	L42	N45°56'25"E	164.95'
L19	S5°59'32"W	218.24'	L43	S89°36'13"W	111.46'
L20	S17°51'24"W	68.02'	L44	S89°36'13"W	115.00'
L21	S4°42'23"W	44.18'	L45	N0°23'47"W	523.09'
L22	S0°23'49"E	200.00'	L46	S0°23'47"E	507.95'
L23	N89°36'11"E	30.92'	L47	S89°36'13"W	115.00'
L24	N0°23'49"W	115.00'	L48	N0°23'49"W	115.00'

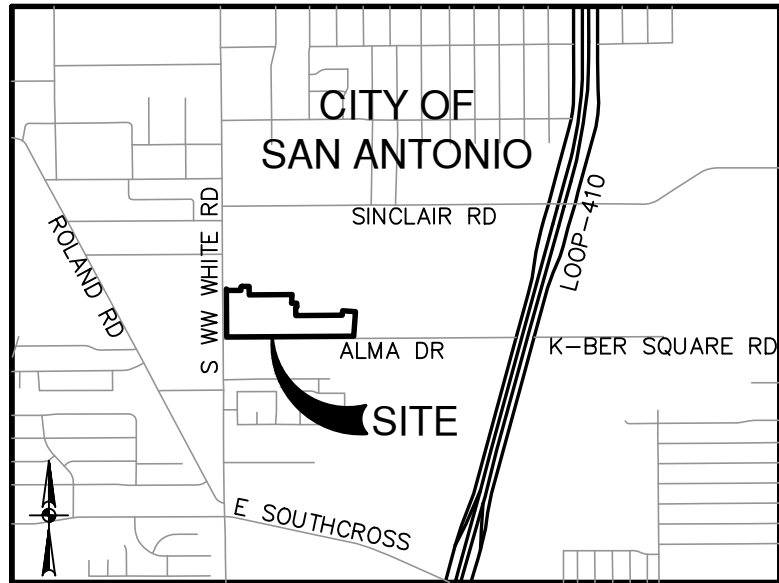


MATCHLINE "A"- SEE SHEET 1 OF 2

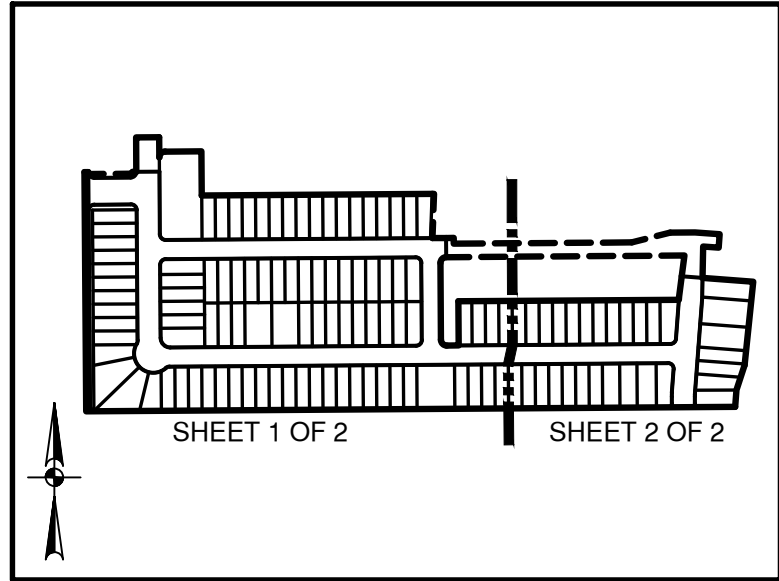
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR
LINE AND CURVE TABLES

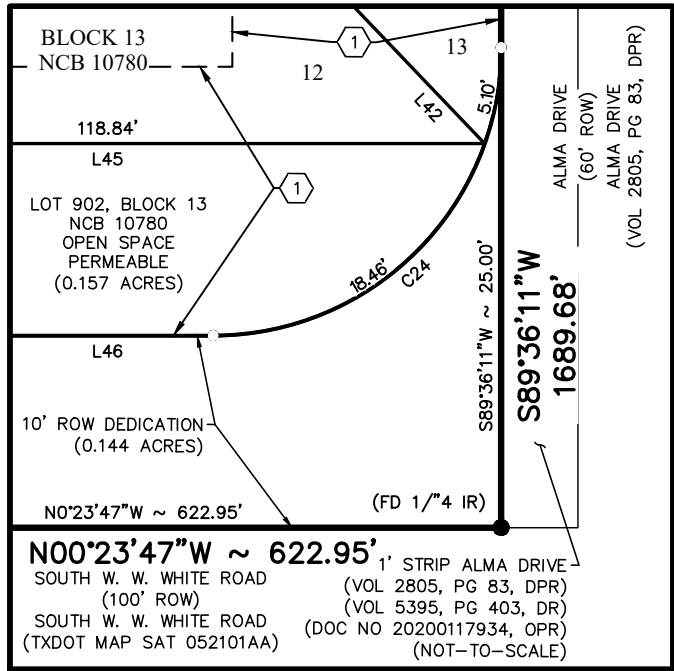
SHEET 2 OF 2



LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 500'



DETAIL "B"
SEE SHEET 1 OF 2
SCALE: 1"= 10'

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. COMBINED SCALE FACTOR: 0.99983
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR