

LEGEND & ABBREVIATIONS

SET 5/8" IRON ROD W/ CAP STAMPED "SUMMIT GEOMATICS INC"

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SUBJECT PROPERTY LINE

ADJOINING PROPERTY LINE _____ CENTER LINE — — — EASEMENT LINE

— - 790 - —

CLEAR VISION NOTE:

DRAINAGE EASEMENT NOTE:

EXISTING CONTOUR D.P.R.B.C. DEED AND PLAT RECORDS OF BEXAR COUNTY O.P.B.R.P.B.C. OFFICIAL PUBLIC RECORDS OF THE REAL

PROPERTY OF BEXAR COUNTY OPEN SPACE PERMEABLE PRIVATE DRAINAGE EASEMENT P.D.E. CITY PUBLIC SERVICE BOARD C.P.S.B.

E.G.T.TV.E. ELECTRIC, GAS, TELEPHONE, TELEVISION EASEMENT PRIVATE DRAINAGE EASEMENT P.D.E

V. VOLUME PROPERTY LINE P. PAGE CENTERLINE DOC. DOCUMENT N.T.S. NOT TO SCALE RIGHT-OF-WAY No. NUMBER R.O.W. AC. ACRE NEW CITY BLOCK N.C.B.

. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY

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

1. 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 EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN

ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE

LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS

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 FIRE DEPARTMENT

A 5/8" REBAR AND YELLOW PLASTIC CAP

BEARING ORIENTATION IS BASED ON THE TEXAS

COORDINATE SYSTEM, SOUTH CENTRAL ZONE

4204, NORTH AMERICAN DATUM OF 1983 (NAD

83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET.

DISTANCES SHOWN ARE SURFACE VALUES. SCALE

FIELD SURVEY COMPLETED MAY 18, 2021.

OWNERSHIP INFORMATION SHOWN ON ADJOINING PROPERTIES WERE OBTAINED FROM THE BEXAR

COORDINATES SHOWN HEREON ARE IN GRID.

COUNTY APPRAISAL DISTRICT.

"SUMMIT GEOMATICS" UNLESS NOTED

WITHIN SAID DRAINAGE EASEMENTS

RESIDENTIAL FIRE FLOW NOTE:

SURVEYOR NOTES:

OTHERWISE.

LOCATION MAP - SCALE: N.T.S.

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.

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

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 PEASONS DESCRIBED ABOVE ORS ENERGY AND SAWS SHALL ALSO HAVE THE BIGHT

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 A AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER

GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR

PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED ANY CFS 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

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

SAWS WASTEWATER EDU NOTE:

RESPECTIVE UTILITY.

CPS/SAWS/COSA UTILITY NOTES:

1. 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 IMPACT FEE PAYMENT NOTE:

1. 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 THE WATER METER SET AND/OR TO THE WASTEWATER SERVICE CONNECTION.

SAWS DEDICATION NOTE:

1. 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.

FEMA FLOODPLAIN VERIFICATION NOTE:

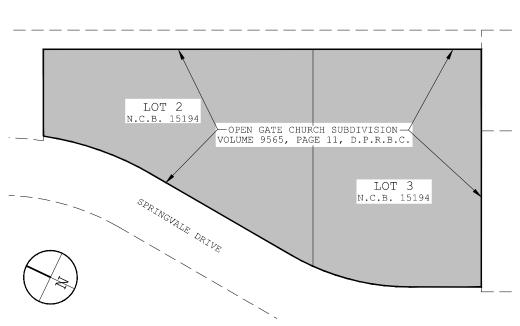
1. NO PORTION OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0370G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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 FINISHED FLOOR NOTE:

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



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 2 AND 3 OF THE OPEN GATE

Y: 13,690,846.44 LACKLAND AFB X: 2,084,287.01 S25°_35' 06"E 456.24 - 20' P.D. 9565, P. D.P.R.B.C. LOT 1 LOT 3 50' COASTAL STATES GAS PIPELINE EASEMENT V. 3371, P. 107, D.R.B.C. & REFERENCE IN V. 9565, P. 11, D.P.R.B.C. (RELEASE PER DOC. No. LOT 2 BLOCK 001 BLOCK OOL BLOCK OOL N.C.B. 15194 N.C.B. 15194 N.C.B. 15194 0.150 AC. 0.154 AC. 0.184 AC. 20190013785 O.P.R.B.C. LOT 5 LOT 4 LOT 6 LOT 7 LOT 8 LOT 9 BLOCK 001 BLOCK 001 BLOCK 001 BLOCK 001 BLOCK 001 BLOCK 001 N.C.B. 15194 \$ 0.218 AC. N.C.B. 15194 N.C.251 AC. N.C.B. 15194 4 0.282 AC. N.C.B. 15194 L. 0.300 AC. N. C.B. 15194 0.307 AC. N.C.B. 15194 0.307 AC. SPRINGVALE DAVE LINE L1 D=N25°30'58"W L=74.98'property corners are monumented with CURVE CV1 TELEPHONE, CATV — EASEMENT R = 315.399565, P. 11 D.P.R.B.C. L=118.84' T = 60.13'50.00 C=118.14' C.M. 5/8" CURVE CV2 Y: 13,690,319.72 FRANCISCO RIVAS $\triangle = 30^{\circ}00'00'$ X: 2,084,242.64 Survey No.1, Abstract No.14 R=245.39' L=128.49' T=65.75'C=127.02'GAGE STATE OF TEXAS ALLEYDRIVE 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 SAN ANTONIO PLANNING COMMISSION. COUNTY OF BEXAR





STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

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: SUMMIT GEOMATICS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

LICENSED PROFESSIONAL ENGINEER

OWNER'S DULY AUTHORIZED AGENT: ___ SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF ____

MY COMMISSION EXPIRES: ___

COVENANTS OR RESTRICTIONS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "OPEN GATE CHURCH SUBDIVISION", PLAT NUMBER 040560 WHICH IS RECORDED IN VOLUME 9565, PAGE 11, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ___/__/

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY

OWNER:ORTMEN PROPERTIES, LLC., ATTN.: LETICIA ORTEGA - [P]:210.488.2111 - 1410 GUADALUPE ST., SUITE #109, SAN ANTONIO, TEXAS

REPLAT AND SUBDIVISION PLAT ESTABLISHING

PLAT NO. 22-11800501

SPRINGVALE SUBDIVISION

SCALE: 1" = 50'

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SUMMIT GEOMATICS, INC.

4603 N Stahl Park Suite 103 San Antonio, Texas 78217

Tel: 210-971-4870 • summit-geo TBPELS Firm No. 10194657

DATE OF PREPARATION:

SEPTEMBER 16, 2022

ENGINEER:

URBANE ENGINEER, LLC.
TBPELS REGISTRATION NO. F-18361

11503 JONES MALTSBERGER RD., #1148

SAN ANTONIO, TEXAS 78216

[T]:210.687.4180,

SURVEYOR:

SUMMIT GEOMATICS, INC.

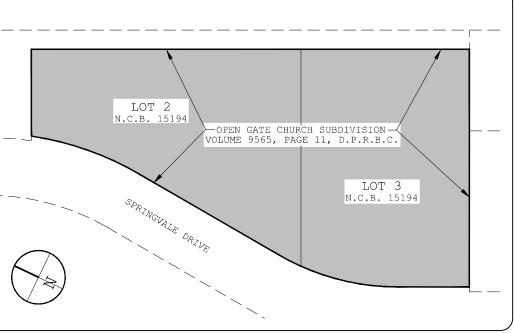
TBPELS REGISTRATION NO. F-10194657

4603 N. STAHL PARK, #103

SAN ANTONIO, TEXAS 78217

[T]:210.971.4870

BEING A TOTAL OF 2.153 ACRES OF LAND, ESTABLISHING LOTS 1 THRU 9 OF THE SPRINGVALE SUBDIVISION, A RESUBDIVISION OF LAND IN NEW CITY BLOCK (N.C.B.) 15194, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 2 AND 3 N.C.B. 15194, OF THE OPEN GATE CHURCH SUBDIVISION, AS RECORDED IN VOLUME 9565, PAGE 11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO ALL OF A 0.2095 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ORTMEN PROPERTIES L.L.C., RECORDED IN DOCUMENT NUMBER 20220171992 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



WITH WRITTEN NOTIFICATION - SCALE: 1"=100'

CHURCH SUBDIVISION, AS RECORDED IN VOLUME 9565, PAGE 11, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

SUMMII

THE OWNER OF LAND SHOWN ON THIS REPLAT, 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: ORTMEN PROPERTIES, LLC.
ATTN: VICTOR DE SANTIAGO - [P]: 210.400.6133
1410 GUADALUPE ST., SUITE #109 SAN ANTONIO, TEXAS 78207

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 ____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SPRINGVALE SUBDIVISION 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 WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

_____ A.D., 20____.

DATED THIS	 DAY	OF	 A.D., 20
BY:			CHAIRMAN
ы:			_ CHAIRMAN
BY:			SECRETARY

