

LOCATION MAP
NOT TO SCALE

CPS/SAWS/COSA/UTILITY NOTE:
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 INDICATED ON THIS PLAT AS "ELECTRIC EASEMENT," "WASTEWATER EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND DIRECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAWS INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHTS-OF-WAY AREAS, TOGETHER WITH THE RIGHT TO HURDLE, CROSS OR CROSS OVER CHAIRMAN'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAWS INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO HURDLE, CROSS OR CROSS OVER ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, INCLUDING 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 SAWS EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE SHARED TO THE FURTHER OF PROPOSED DESIGN RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AFFECT RELEASE OF 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.

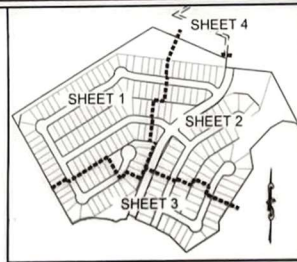
USE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE FLOW DEMAND OF 1,000.0 GPD AT 75 PSI PERMANENT PRESSURE TO MEET THE CITY OF SAN ANTONIO FIVE FLOW DEMANDS FOR RESIDENTIAL DEVELOPMENT. THE FIVE FLOW DEMANDS FOR RESIDENTIAL DEVELOPMENT SHALL BE REVIEWED PRIOR TO HOLDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF SEWERAGE 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 PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE:
THE TRACT IS BELOW THE GROUND ELEVATION OF 845 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 50 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR APPLICANT SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TEST 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 FDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE NOT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



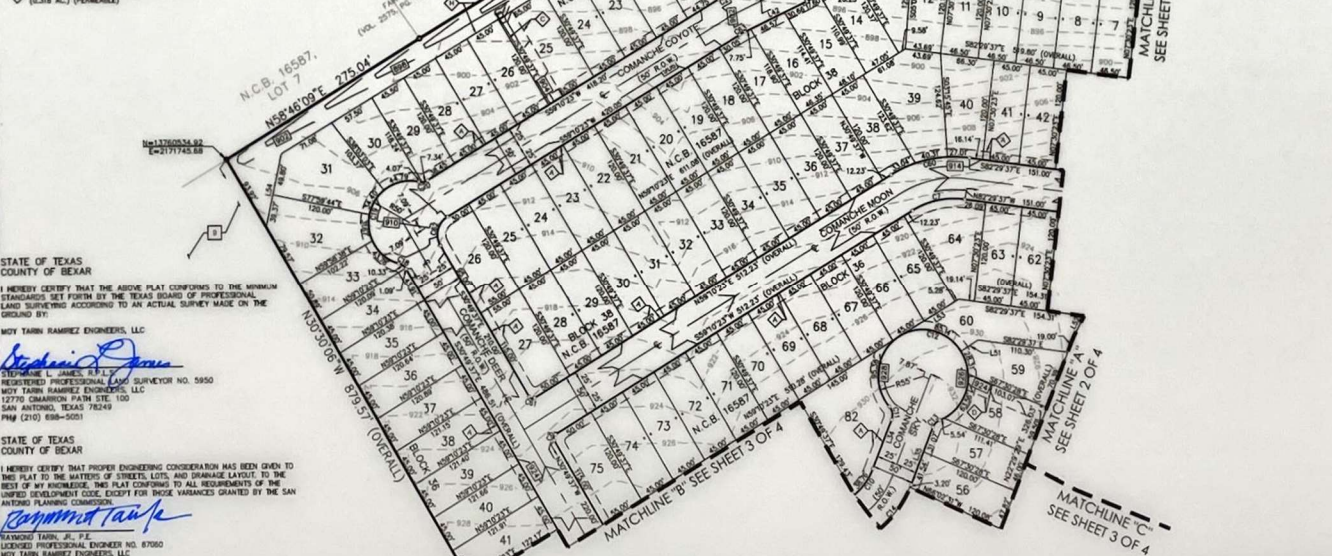
INDEX MAP
NOT TO SCALE

- KEYNOTES:**
- 1. 12' SANITARY SEWER & ACCESS EASEMENT (VOL. 2000, PGS. 2510-2513, O.P.R.B.C.T.)
 - 2. 12' PUBLIC DRAINAGE EASEMENT (VOL. 2000, PAGES 2510-2513, O.P.R.B.C.T.)
 - 3. VARIABLE WITHIN SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 2000, PAGES 2510-2513, O.P.R.B.C.T.)
 - 4. 10' E.G.T.C.A. EASEMENT (VOL. 2000, PAGES 2510-2513, O.P.R.B.C.T.)
 - 5. 10' E.G.T.C.A. EASEMENT (VOL. 2000, PAGES 650-651, O.P.R.B.C.T.)
 - 6. VARIABLE WITHIN DRAINAGE EASEMENT (0.005 AC.) (VOL. 2000, PGS. 2510-2513, O.P.R.B.C.T.)
 - 7. 10' PRIVATE SEWER EASEMENT (VOL. 2000, PGS. 2510-2513, O.P.R.B.C.T.)
 - 8. 10' E.G.T.C.A. EASEMENT
 - 9. 5' SIDEWALK AND WATER EASEMENT
 - 10. 20' PUBLIC DRAINAGE EASEMENT (PERMEABLE)
 - 11. 10' PUBLIC DRAINAGE EASEMENT (PERMEABLE)
 - 12. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE AND VARIABLE WITHIN PUBLIC DRAINAGE EASEMENT (PERMEABLE) (2.333 AC.)
 - 13. 1' V.I.A.E.
 - 14. 20' OFF-LOT E.G.T.C.A. EASEMENT (0.765 AC.)
 - 15. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE AND VARIABLE WITHIN PUBLIC DRAINAGE EASEMENT (2.132 AC.) (PERMEABLE)
 - 16. LOT 50, BLK 5, N.C.B. 16587, OPEN SPACE (1.183 AC.)
 - 17. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE AND VARIABLE WITHIN PUBLIC DRAINAGE EASEMENT (0.18 AC.) (PERMEABLE)
 - 18. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE AND VARIABLE WITHIN PUBLIC DRAINAGE EASEMENT (0.035 AC.) (PERMEABLE)
 - 19. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE (0.318 AC.) (PERMEABLE)
 - 20. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE (0.857 AC.) (PERMEABLE)
 - 21. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE (0.058 AC.) (PERMEABLE)
 - 22. 20' E.G.T.C.A. EASEMENT
 - 23. VARIABLE WITHIN SANITARY SEWER EASEMENT (0.154 AC.)
 - 24. 12' SANITARY SEWER EASEMENT
 - 25. LOT 50, BLK 4, N.C.B. 16587, OPEN SPACE, NON-PERMEABLE (0.024 AC.) (VOL. 2000, PAGES 650-651, O.P.R.B.C.T.)
 - 26. LOT 50, BLK 27, N.C.B. 16587, OPEN SPACE, NON-PERMEABLE (0.122 AC.) (VOL. 2000, PAGES 650-651, O.P.R.B.C.T.)
 - 27. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE, NON-PERMEABLE (0.021 AC.) (VOL. 2000, PAGES 650-651, O.P.R.B.C.T.)
 - 28. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE, NON-PERMEABLE (0.021 AC.) (VOL. 2000, PAGES 650-651, O.P.R.B.C.T.)
 - 29. LOT 50, BLK 30, N.C.B. 16587, OPEN SPACE, NON-PERMEABLE (0.110 AC.) (VOL. 2000, PAGES 650-651, O.P.R.B.C.T.)
 - 30. LOT 50, BLK 5, N.C.B. 16587, OPEN SPACE AND VARIABLE WITHIN PUBLIC DRAINAGE EASEMENT (1.140 AC.) (PERMEABLE) (VOL. 2000, PAGES 2510-2513, O.P.R.B.C.T.)
 - 31. UNPLATTED, CORRIDOR & LORINE ROBERTSON 18.96 AC. N.C.B. 16587 (VOL. 1997, PG. 2912, O.P.R.B.C.T.)
 - 32. LOT 50, BLK 5, N.C.B. 16587, OPEN SPACE (0.275 AC.) (PERMEABLE)
 - 33. 1 FT WIDE STRIP FOR RETAINING WALL (VOL. 2000, PGS. 650-651, O.P.R.B.C.T.)



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 3 OF 4 FOR LINE TABLES;
SEE SHEET 4 OF 4 FOR CURVE TABLES



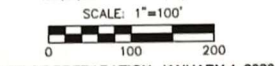
PLAT NO. 21-11800046

**SUBDIVISION PLAT
ESTABLISHING
COMANCHE RIDGE, UNIT 4**

BEING A 44.081 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, OUT OF THE JOSE FELIPE SANTIAGO VALVERDE SURVEY NUMBER 277, ABSTRACT NUMBER 782, BEAR COUNTY, TEXAS, AND BEING A PORTION OF THAT 136.01 ACRE TRACT AS CONVEYED TO OHARO INVESTMENTS, L.L.C. BY SPECIAL WARRANTY DEED AS CORRECTED IN VOLUME 1835A, PAGE 1267, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC
7875 CAMARON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 688-5051 FAX: (210) 688-5055



DATE OF PREPARATION: JANUARY 4, 2023

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A RELY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FRED OHARIEL
OHARO INVESTMENTS, L.L.C.
8725 BRUIS WEST ROAD
SAN ANTONIO, TEXAS 78201
(210) 558-1888

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, FRED OHARIEL, WHO SHOWED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, SIGNED UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF January, A.D. 2023

Notary Public, BEAR COUNTY, TEXAS

THIS PLAT OF COMANCHE RIDGE, UNIT 4, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTED AND/OR VARIANCES HAVE BEEN GRANTED, DATED THIS _____ DAY OF _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

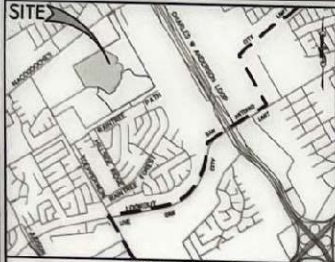
Moy Tarin Ramirez
Moy Tarin Ramirez, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CAMARON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH: (210) 688-5051



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 CAMARON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 688-5051



LOCATION MAP
NOT TO SCALE

THE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS)

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE FLOW DEMAND OF 1.000 GPM AT 20 PSI FOR RESIDENTIAL DEVELOPMENT TO MEET THE CITY OF SAN ANTONIO'S FIVE FLOW DEMAND REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIVE FLOW DEMANDS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL. IN ACCORDANCE WITH THE BY-LAWS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT THE MINIMUM...

SAN'S IMPACT FEE

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

SAN'S HIGH PRESSURE

THE TRACT IS BELOW THE GROUND ELEVATION OF 840 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.

SAN'S 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 FEE NOTE

THE NUMBER OF WASTEWATER EQUIVALENT UNITS (EQU) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 3 OF 4 FOR LINE TABLES,
SEE SHEET 4 OF 4 FOR CURVE TABLES

CP'S/SAN'S/COSA/UTILITY NOTE

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS) ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR UTILITY TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SIDEWALK EASEMENT," "SEWERAGE EASEMENT," "UTILITY EASEMENT," "SANS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, PATROLLING, AND EXERCISING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE USES DESCRIBED ABOVE. CPS ENERGY AND SAN ANTONIO WATER SYSTEM SHALL MAKE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES EXCESS OVER SHANTY OR RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER SAID INFRASTRUCTURE OR OTHER EXISTING WORK EASEMENT TO ANY INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PLANTS THEREON OR OTHER OBSTRUCTIONS WHICH EASEMENT TO ANY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES OR STRUCTURES, CONCRETE SLABS, ADJACENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAN'S MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAN'S INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE DESIGN OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TO EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.

4. CONCRETE ERECTION APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LETS ARE SET BY UNDERGROUND 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.

LEGEND

- AC ADVECT
- B.A. BLOCK
- CENTRELINE
- E.L.T.C.A. ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- EMT NEW CITY BLOCK
- WPT OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- N.C.S. N.C.S. 15.0 A.C.T.
- N.C.S. N.C.S.
- N.O.B. N.O.B.
- N.A.E. N.A.E.
- VOL. VOL.
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING LOT DATA
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING EXISTING FEET TO ANNUAL CHANGE (100-W) FLOORPLAN
- CITY CITY LIMITS BOUNDARY
- REVERTING BEARING AND/OR DISTANCE

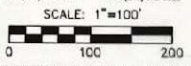


INDEX MAP
NOT TO SCALE

PLAT NO. 21-11800046

**SUBDIVISION PLAT
ESTABLISHING
COMANCHE RIDGE, UNIT 4**

BEING A 44.081 ACRES TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, OUT OF THE JOSE FELIX SANTIAGO VALVERDE SURVEY PLANNED 277, ABSTRACT NUMBER 782, BEAR COUNTY, TEXAS, AND BEING A PORTION OF THAT 136.01 ACRES TRACT AS CONVEYED TO CHARD INVESTMENTS, L.L.C. BY SPECIAL WARRANTY DEED AS CORRECTED IN VOLUME 18355, PAGE 1267, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



DATE OF PREPARATION: JANUARY 4, 2023

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, CERTAIN AREAS INDICATED AS PRIVATE OR PART OF AN ENGINE OR PLANNER UNIT DEVELOPMENT, PRIVATE, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THROUGH WHICH FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **FRED CHARD**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE
JANUARY 4, 2023
ARMANDA ALAMAR ORTIZ
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF **COMANCHE RIDGE UNIT 4** HAS BEEN SUBMITTED TO THE COMMISSIONER BY THE PLANNING COMMISSIONER OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSIONER IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED. DATED THIS **04** DAY OF **JANUARY**, A.D. 20**23**.

BY: _____ CHAIRMAN
BY: _____ SECRETARY



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 THE ACTUAL SURVEY MADE ON THE GROUND BY
MOY TARIN RAMIREZ ENGINEERS, L.L.C.
STEPHANIE L. JAMES, P.L.S.
LICENSED PROFESSIONAL LAND SURVEYOR NO. 9930
MOY TARIN RAMIREZ ENGINEERS, L.L.C.
12720 CHAMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH: (210) 688-5081

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF CONCRETE LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE LATEST DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSIONER.
RAYMOND TARN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, L.L.C.
12720 CHAMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 688-5081

COMANCHE RIDGE, UNIT 4



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 4 OF 4 FOR CURVE TABLES

- LEGEND**
- AC. ACRES
 - BLK. BLOCK
 - CE. CENTERLINE
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
 - ESWT. MINIMUM FINISHED FLOOR
 - MF. NEW CITY BLOCK
 - N.C.B. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 - P.F.S. PARCELS
 - R. RIGHT OF WAY
 - V.R.A.E. VEHICULAR NON-ACCESS EASEMENT
 - VOL. VOLUME
- EXISTING EASEMENT
 PROPOSED EASEMENT
 EXISTING LOT DATA
 EXISTING CONTOURS
 PROPOSED CONTOURS
 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-yr) FLOODING
 COSA CITY LIMITS BOUNDARY
 REPETITIVE BEARING AND/OR DISTANCE

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

SAWS HIGH PRESSURE
 THE TRACT IS BELOW THE GROUND ELEVATION OF 840 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL TAP 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 DEDICATION NOTE
 THE OWNER DECLARES 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 FDU NOTE
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FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS)
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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
 LICENSED PROFESSIONAL LAND SURVEYOR NO. 5950
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CHAMARRON PARK STE. 100
 SAN ANTONIO, TEXAS 78248
 PH# (210) 688-5051

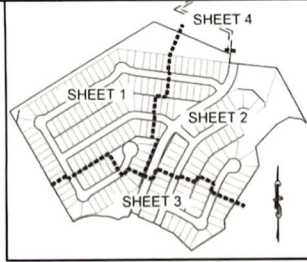
STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN THE MATTERS OF STREETS, LOTS, AND GRADUATE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE WARRANTIES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Raymond Tarin, Jr.
 RAYMOND TARIN, JR.
 LICENSED PROFESSIONAL ENGINEER NO. 87050
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CHAMARRON PARK, STE. 100
 SAN ANTONIO, TEXAS 78248
 PHONE (210) 688-5051

CPS/SAWS/COSA UTILITY NOTE
 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 DESIGNATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SERVICE EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMEDIATING, INSPECTING, PATROLLING, AND ELECTRIC UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE PURPOSES 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 BUSINESS AND OCCUPY OTHER GRANTEE'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 WHEN ENJOINED 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 RESPECTIVE UTILITY.

- ANY CPS ENERGY OR SAWS INSTANTANEOUS LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OF SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR OTHER OBSTRUCTIONS WHEN ENJOINED OR MAY BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER OBSTRUCTIONS.
- 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 HEREIN.
- 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.



INDEX MAP NOT TO SCALE



ARMANDINA ALAMAR #0112
 Notary ID #1185943
 My Commission Expires
 June 28, 2026

PLAT NO. 21-11800046

SUBDIVISION PLAT
 ESTABLISHING
 COMANCHE RIDGE, UNIT 4

BEING A 44.061 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, OUT OF THE JOSE FELIPE SANTIAGO VALVERDE SURVEY NUMBER 277, ABSTRACT NUMBER 782, BEAR COUNTY, TEXAS, AND BEING A PORTION OF THAT 136.01 ACRE TRACT AS CONVEYED TO GHARD INVESTMENTS, L.L.C. BY SPECIAL WARRANTY DEED AS CORRECTED IN VOLUME 16355, PAGE 1267, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

MTR
 Moy Tarin Ramirez Engineers, LLC

TEPELS ENGINEERING P. 5297 & SURVEYING NO. 10131000
 12770 CHAMARRON PARK, SUITE 100
 SAN ANTONIO, TEXAS 78248
 TEL. (210) 688-5051 FAX. (210) 688-5085

SCALE: 1" = 100'
 0 100 200

DATE OF PREPARATION: JANUARY 4, 2023

STATE OF TEXAS
 COUNTY OF BEAR

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

OWNER/DEVELOPER: FRED GHARD,
 GHARD INVESTMENTS, L.L.C.
 6120 86-10 MEYER ROAD
 SAN ANTONIO, TEXAS 78248
 (210) 559-1888

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRED GHARD, 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 OTHER THAN BY HAND AND SEAL OF OFFICE.

THIS 4th DAY OF January, A.D. 2023
Armandina Alamar
 Notary Public, BEAR COUNTY, TEXAS

THIS PLAT OF COMANCHE RIDGE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES (IF ANY) HAVE BEEN GRANTED, DATED THIS 01 DAY OF JANUARY, 2023.

BY _____ CHAIRMAN
 BY _____ SECRETARY

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	43.20	N01°59'48"W	L33	24.02	N06°14'43"E	L45	48.01	N23°41'57"E
L2	88.48	N81°01'34"W	L34	5.83	N54°27'14"W	L46	45.82	N33°18'28"E
L3	101.48	N80°53'52"W	L35	43.88	N47°32'28"W	L47	41.86	N47°06'17"E
L4	20.00	N82°45'17"E	L36	70.38	N67°28'31"E	L48	50.01	N08°41'08"E
L5	64.80	S06°14'47"W	L37	43.77	N67°31'47"W	L49	72.38	S59°41'53"W
L6	88.44	N68°32'46"E	L38	64.64	S37°29'32"W	L50	25.13	N73°53'47"W
L7	209.41	S44°38'35"W	L39	43.80	S07°31'47"E	L51	20.00	N07°31'58"E
L8	101.19	S48°17'50"E	L40	101.72	N22°29'32"E	L52	20.56	S28°32'44"W
L9	114.52	S45°02'00"E	L41	43.88	S47°32'28"E	L53	85.28	N59°12'23"E
L10	34.78	S07°50'17"E	L42	18.53	S54°27'14"E	L54	89.17	N12°00'16"E
L11	134.78	S10°01'28"E	L43	22.14	S54°27'14"E	L55	76.70	N22°29'32"E
L12	85.58	S07°21'00"E	L44	61.50	S22°28'32"W	L56	3.38	N59°27'28"E
L13	178.48	N44°16'08"W	L45	72.61	N22°29'32"E	L57	3.40	N69°30'02"E
L14	104.14	N64°15'50"E	L46	84.88	S84°42'37"W	L58	12.44	N47°30'16"W
L15	6.54	S22°29'32"W	L47	41.04	S44°38'45"W	L59	97.11	N30°18'07"W
L16	170.01	N67°31'47"W	L48	48.18	N75°23'15"W	L60	92.88	S30°18'07"E
L17	8.57	N22°28'13"E	L49	12.44	N47°30'16"W	L61	135.50	N59°41'53"E
L18	60.00	N67°31'47"W	L40	24.02	S06°14'43"W	L62	243.20	N59°41'53"E
L19	38.43	S22°29'32"W	L41	32.66	N47°27'14"W	L63	104.47	N59°41'53"E
L20	51.38	N64°30'34"W	L42	84.88	S84°42'37"W	L64	87.38	S11°37'45"W
L21	142.56	N06°14'43"E	L43	61.12	S44°38'45"W	L65	16.00	S30°18'07"E
L22	20.02	S30°18'07"E	L44	68.25	N75°23'15"W			

SUBDIVISION ESTABLISHING COMANCHE RIDGE, UNIT 4

BEING A 44.081 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEARING A 44.081 ACRE TRACT OF LAND...

MTR Moy Tarin Ramirez Engineers, LLC Engineers Surveyors Planners

TRIPLE ENGINEERING P-5207 & SURVEYING INC. 10131300 17776 CHAMBERLAIN PATH, SUITE 100 SAN ANTONIO, TEXAS 78248

SCALE: 1" = 100'

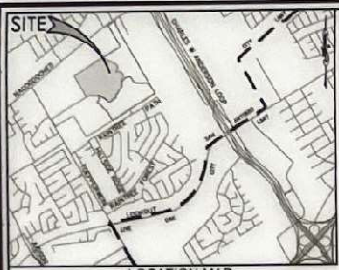
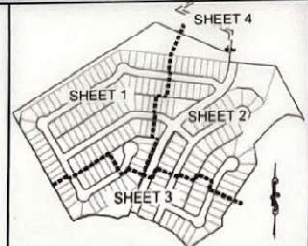
DATE OF PREPARATION: JANUARY 4, 2013

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

OWNER/DEVELOPER: FRED GARZA, DWAY INVESTMENTS, LLC 8738 BR-10 WEST #103 SAN ANTONIO, TEXAS 78201 (210) 588-8888

NOTARY PUBLIC: ARABADONA ALAMARA OYIJE, Notary ID #11878041, My Commission Expires June 18, 2016

THIS PLAT OF COMANCHE RIDGE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...



LOCATION MAP NOT TO SCALE

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS AND COORDINATES OBTAINED FROM THE STATE PLANNING INFORMATION SYSTEM... 2. PROPERTY CORNERS AND COORDINATES OBTAINED FROM THE STATE PLANNING INFORMATION SYSTEM...

SAFES IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT...

SAFES HIGH PRESSURE

THIS TRACT IS BEING DEVELOPED WITH THE HIGH PRESSURE WATER SYSTEM... THE PRESSURE REGULATED IN CONFORMANCE WITH THE PLANNING CODE OF THE CITY OF SAN ANTONIO...

SAFES OCCUPATION CODE

THE OWNER HEREBY CERTIFIES THAT THE PRIMARY USE AND WATER MAIN TO THE SAN ANTONIO WATER SYSTEM...

WASTEWATER FEE NOTE

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

DEED NOTE

THIS SUBDIVISION IS SUBJECT TO A WRITTEN TRUST PLAN (ART 5.07(b)(2)) WHICH REQUIRES COMPLIANCE BY ALL PROPERTY WITHIN THE PLAT BOUNDARY...

BEAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTE

NO CONSTRUCTION AND/OR RAISE MATERIAL SHALL BE PLACED IN CHANNELS THAT WILL BLOCK OR ALTER FLOW PATTERNS OF EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF EXISTING FLOODPLAIN...

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...

Moy Tarin Ramirez Engineers, LLC Stephanie L. James Registered Professional Engineer No. 6880 17776 Chamberlain Path, Ste. 100 San Antonio, Texas 78248

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 EXHIBIT...

Raymond Tarn, Jr. Licensed Professional Engineer No. 87060 17776 Chamberlain Path, Ste. 100 San Antonio, Texas 78248

CPS/SAWS/COSA/UTILITY NOTE

THE CITY OF SAN ANTONIO PLAT #P-11800046 OF ELECTRIC, GAS, WATER, AND WASTEWATER UTILITIES... CITY PUBLIC SERVICE BOARD (CPS) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DESIGNATED EXISTING AND IS SUBJECT TO THE CITY OF SAN ANTONIO...

NOTES:

- 1. A PORTION OF THE FEMA 15 ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXIST ADJACENT TO THIS PLAT... 2. THE DRAINAGE EXHIBIT HERE SHOWN IS THE DRAINAGE EXHIBIT ESTABLISHED BY THE REGIONAL EMERGENCY MANAGEMENT AGENCY (REMA)...

INDEX MAP

NOT TO SCALE

NOTES:

- 1. LOTS 1 BEING IN BLOCK 36, HIGH HEIGHT, LOT 15 BEING IN BLOCK 4, HIGH HEIGHT... 2. THE MAINTENANCE OF ALL PRIVATE TRENCHES, OPEN SPACES, UNDERGROUND PIPES, TRENCH WALLS, AND OTHER STRUCTURES...



CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING

CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING

PLEASE NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 3 OF 4 FOR LINE TABLES

CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING

CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING

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