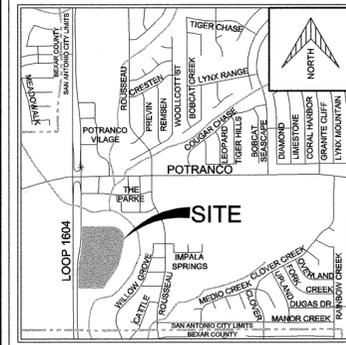
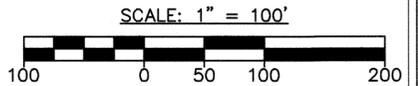


**PLAT NO. 21-11800054**  
**SUBDIVISION PLAT**  
**ESTABLISHING**  
**CARACOL CREEK APARTMENTS**

BEING A TOTAL OF 21.367 ACRES ESTABLISHING LOT 2, BLOCK 2, NEW CITY BLOCK 19603, BEING OUT OF A 26.50 ACRE TRACT, OUT OF THE JAMES V. DIGNOWITZ SURVEY, ABSTRACT 1040, SECTION NUMBER 260, BEXAR COUNTY, TEXAS. RECORDED IN VOLUME 17629, PAGE 1221, OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



**LOCATION MAP**  
NOT TO SCALE

**LEGEND:**

- ELEC. --- ELECTRIC
- TEL. --- TELEPHONE
- CATV --- CABLE TELEVISION
- SAN SWR. --- SANITARY SEWER
- ESMT. --- EASEMENT
- R.O.W. --- RIGHT-OF-WAY
- N.C.B. --- NEW CITY BLOCK
- VOL. --- VOLUME
- PG. --- PAGE
- VAR. WD. --- VARIABLE WIDTH
- OPR --- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- DPR --- DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
- ☐ --- CENTERLINE
- 7" X 30" ELEC. & GAS ESMT. (VOL. 8500, PG. 536 OPR)
- 14" ELEC., GAS, TEL. & CATV ESMT. (VOL. 9543, PGS. 14-16 DPR)
- TEXAS HWY. DEPT. DRAINAGE ESMT. (VOL. 4457, PGS. 307-308 DPR)
- 20" SAN. SWR. ESMT. (VOL. 5977, PGS. 613-669 OPR)
- 28" ELEC., GAS, TEL. & CATV ESMT. (VOL. 9561, PG. 205 OPR)
- 20" ELEC., GAS, TEL. & CATV ESMT. (VOL. 9543, PGS. 14-16 DPR)
- 20" SAN. SWR. ESMT. (VOL. 5977, PGS. 613-669 OPR)
- 25" BUILDING SETBACK LINE (VOL. 9543, PGS. 14-16 DPR)
- APPROXIMATE LOCATION OF THE REMAINING PORTION OF A 5' X 50' ANCHOR ESMT. (VOL. 4935, PG. 135 OPR)
- 14" ELEC., GAS, TEL. & CATV ESMT.
- VAR. WD. PRIVATE DRAINAGE ESMT. (PERMEABLE)
- TREE SAVE AREAS
- 10' X 13' WATER ESMT.
- 16" SAN. SWR. ESMT. (0.105 ACRES)(PERMEABLE OFF-LOT)
- 16" SA. SWR. ESMT.
- 25' X 25' SAN. SWR. TURN-AROUND ESMT.
- 10' WATER ESMT.
- 10' X 14' WATER ESMT.
- 10' WATER ESMT. (0.199 ACRES)(PERMEABLE OFF-LOT)
- VAR. WD. WATER ESMT. (0.134 ACRES)(PERMEABLE OFF-LOT)

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.

*Tom Ellis*  
OWNER: CITY OF SAN ANTONIO  
PARKS DEPARTMENT  
P.O. BOX 839966  
SAN ANTONIO, TEXAS 78283  
(FOR: 16" SANITARY SEWER EASEMENT) (OFF-LOT)  
& (VAR. WD. WATER EASEMENT)(OFF-LOT)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **HOMER GALICIA III** 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 23<sup>RD</sup> DAY OF DECEMBER, 2022.

*Joel Christian Johnson*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

**RYAN EVANS**  
Notary Public, State of Texas  
Comm. Expires 04-06-2024  
Notary ID 125947788

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: MACINA, BOSE, COPELAND & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

*Joel Christian Johnson*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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.

*David L. Allen*  
LICENSED PROFESSIONAL ENGINEER NO. 66073

**CPS/SAWS/COSA UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

**COMMON AREA MAINTENANCE:**

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 OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**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 48029C0365F, 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.

**MACINA • BOSE • COPELAND & ASSOC., INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS

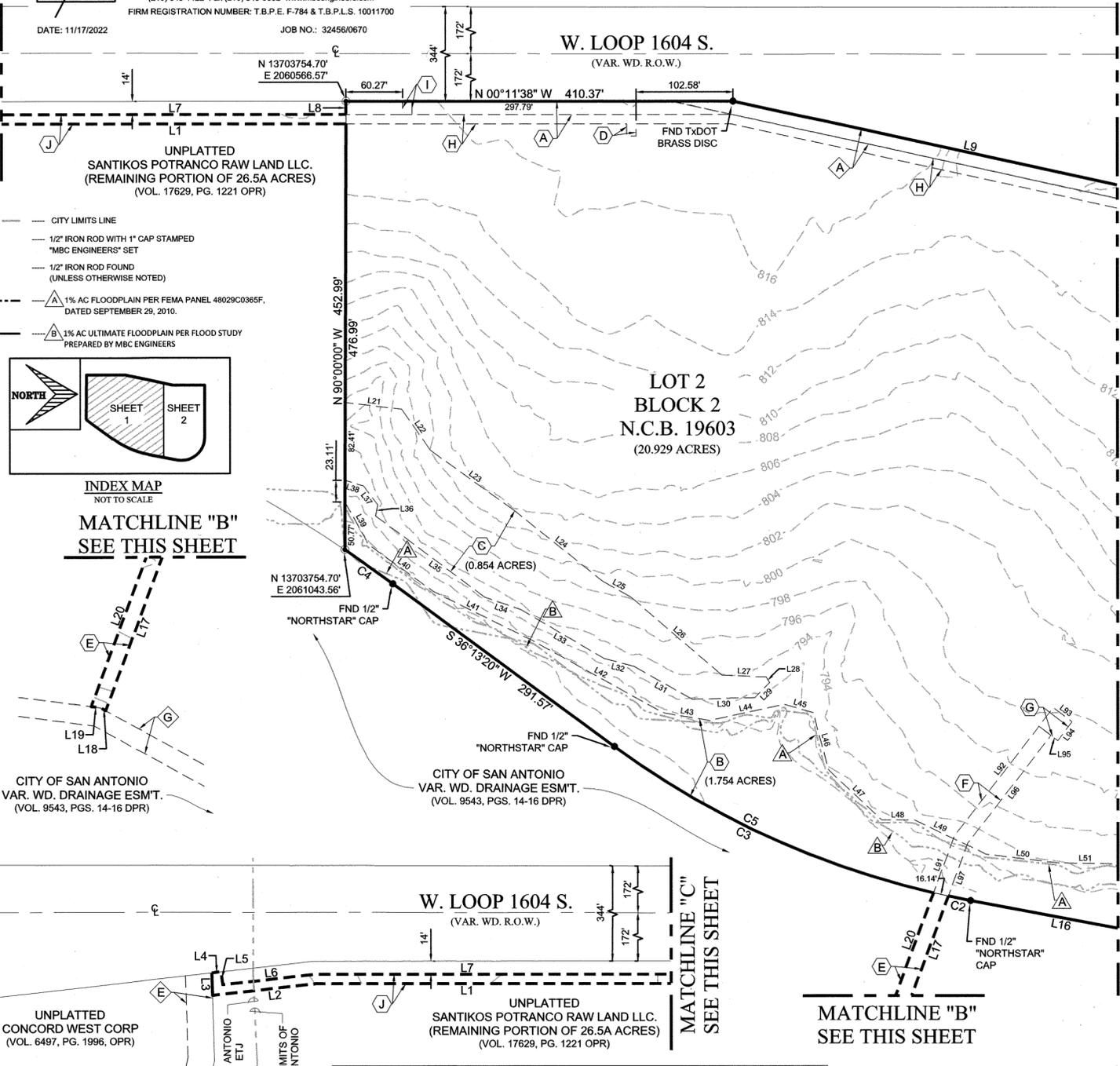
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-794 & T.B.P.L.S. 10011700

DATE: 11/17/2022

JOB NO.: 32456/0670

MATCHLINE "C"  
SEE THIS SHEET

MATCHLINE "B"  
SEE THIS SHEET



MATCHLINE "A" SEE SHEET 2 OF 2

MATCHLINE "C"  
SEE THIS SHEET

MATCHLINE "B"  
SEE THIS SHEET

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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.

SAN ANTONIO HOUSING FACILITY CORPORATION,  
A TEXAS NONPROFIT PUBLIC FACILITY CORPORATION

BY: *Timothy E. Alcott*  
TIMOTHY E. ALCOTT  
ASSISTANT SECRETARY/TREASURER  
818 SOUTH FLORES STREET  
SAN ANTONIO, TEXAS 78204

BY: *Matt Merritt*  
DULY AUTHORIZED AGENT  
MATT MERRITT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MATT MERRITT** 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 9<sup>TH</sup> DAY OF JANUARY, 2022.

*Alexandra Woods*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

**ALEXANDRA WOODS**  
Notary Public, State of Texas  
Comm. Expires 06-05-2024  
Notary ID 132509597

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.

SAN ANTONIO HOUSING FACILITY CORPORATION,  
A TEXAS NONPROFIT PUBLIC FACILITY CORPORATION

OWNER: *Tim Handren*  
TIM HANDREN, CHIEF EXECUTIVE OFFICER  
SANTIKOS POTRANCO RAW LAND LLC  
4630 N. LOOP 1604 W. STE. 501  
SAN ANTONIO, TEXAS 78249  
(FOR: 10" WATER EASEMENT)(OFF-LOT)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **TIM HANDREN** 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 22<sup>ND</sup> DAY OF NOVEMBER, 2022.

*Caron Joy Nevarez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

**CARON JOY NEVAREZ**  
Notary Public, State of Texas  
Comm. Expires 04-13-2026  
Notary ID 133705052

THIS PLAT OF **CARACOL CREEK APARTMENTS** 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., 2022

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



PLAT NO. 21-11800054  
SUBDIVISION PLAT  
ESTABLISHING  
CARACOL CREEK APARTMENTS

BEING A TOTAL OF 21.367 ACRES ESTABLISHING LOT 2, BLOCK 2, NEW CITY BLOCK 19603, BEING OUT OF A 26.50 ACRE TRACT, OUT OF THE JAMES V. DIGONOWITZ SURVEY, ABSTRACT 1040, SECTION NUMBER 260, BEAR COUNTY, TEXAS, RECORDED IN VOLUME 17629, PAGE 1221, OF THE OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



SCALE: 1" = 100'



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, 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.

SAN ANTONIO HOUSING FACILITY CORPORATION,  
A TEXAS NONPROFIT PUBLIC FACILITY CORPORATION

BY:  
TIMOTHY E. ALCOTT  
ASSISTANT SECRETARY/TREASURER  
818 SOUTH FLORES STREET  
SAN ANTONIO, TEXAS 78204

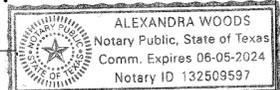
BY:  
DULY AUTHORIZED AGENT  
MATT MERRITT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATT MERRITT, 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 9th DAY OF JANUARY, 2022.

NOTARY PUBLIC  
BEAR COUNTY, TEXAS



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, 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.

SAN ANTONIO HOUSING FACILITY CORPORATION,  
A TEXAS NONPROFIT PUBLIC FACILITY CORPORATION

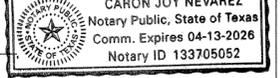
OWNER:  
Tim Handren, Chief Executive Officer  
SANTIKOS POTRANCO RAW LAND LLC  
4630 N. LOOP 1604 W, STE. 301  
SAN ANTONIO, TEXAS 78249  
(FOR: 10' WATER EASEMENT(OFF-LOT))

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIM HANDREN, 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 22nd DAY OF NOVEMBER, 2022.

NOTARY PUBLIC  
BEAR COUNTY, TEXAS



THIS PLAT OF CARACOL CREEK APARTMENTS 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., 2022

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



LOCATION MAP  
NOT TO SCALE

CPS/SAWS/COSA UTILITY NOTES:

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- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

COMMON AREA MAINTENANCE:

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EASEMENTS FOR FLOODPLAINS:

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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 TWO (2) ACCESS POINT(S) ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,263.33'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZD11) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.

RESIDENTIAL FINISHED FLOOR NOTE:

MINIMAL FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 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 NOTE:

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.

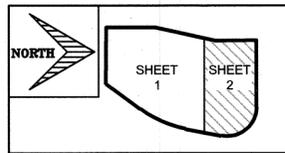
SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE 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.

SAWS WASTEWATER EDU NOTE:

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.

**MACINA • BOSE • COPELAND & ASSOC., INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700  
DATE: 11/17/2022 JOB NO.: 32456/0670



INDEX MAP  
NOT TO SCALE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	430.07'	245.00'	100°34'34"	S 39°54'32" E	376.94'
C2	24.07'	920.00'	1°29'57"	S 11°10'24" W	24.07'
C3	374.66'	920.00'	23°20'00"	S 24°35'41" W	372.08'
C4	62.58'	1550.00'	2°18'47"	S 35°07'48" W	62.57'
C5	414.88'	920.00'	25°50'15"	S 23°20'34" W	411.37'

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, 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.

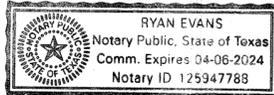
OWNER: CITY OF SAN ANTONIO  
PARKS DEPARTMENT  
P.O. BOX 83966  
SAN ANTONIO, TEXAS 78283  
(FOR: 16' SANITARY SEWER EASEMENT) (OFF-LOT)  
& (VAR. WD. WATER EASEMENT)(OFF-LOT)

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HOMER GARZA III, 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 23rd DAY OF DECEMBER, 2022.

NOTARY PUBLIC  
BEAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEAR

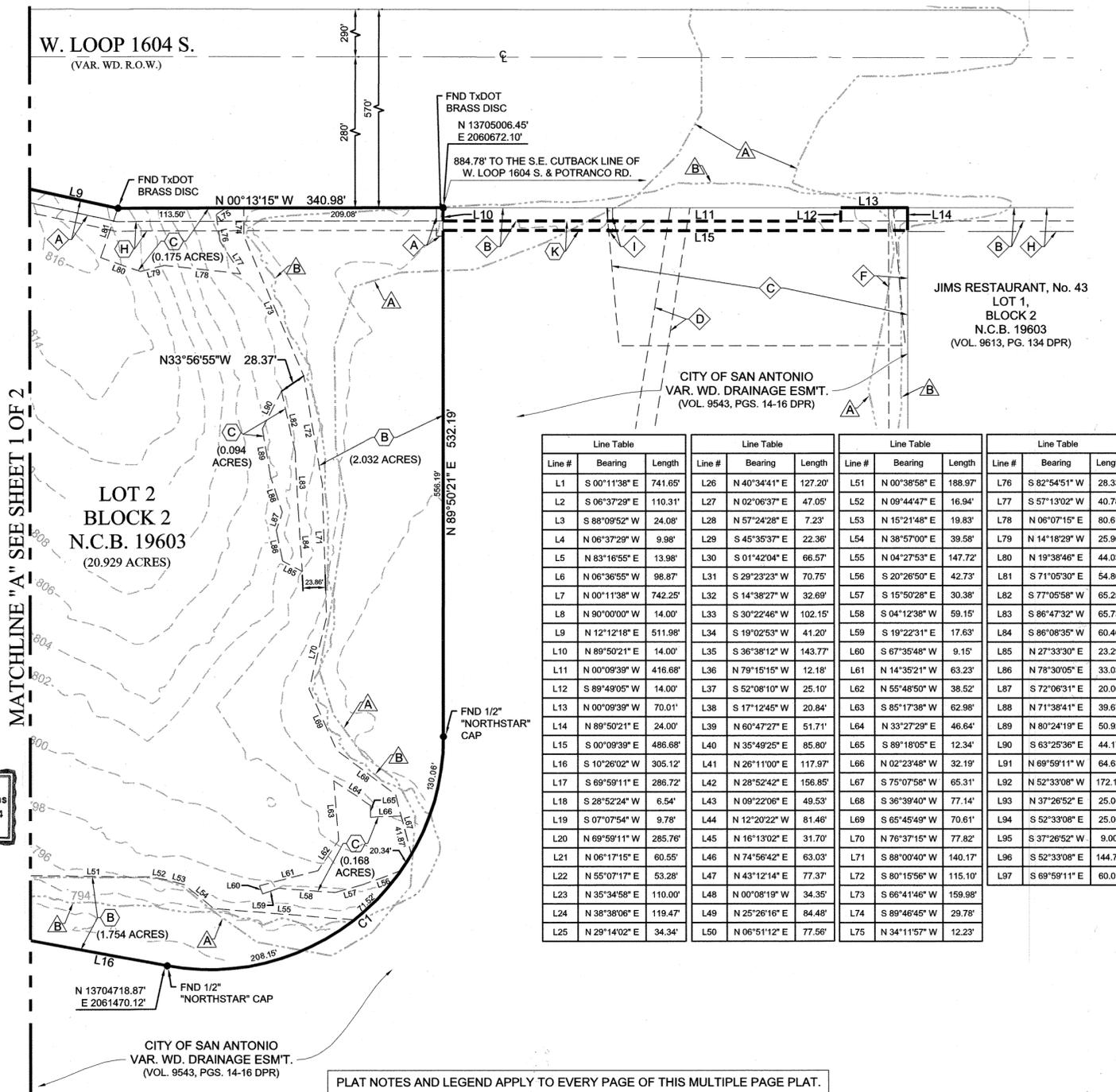
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS  
COUNTY OF BEAR

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.

DAVID L. ALLEN  
LICENSED PROFESSIONAL ENGINEER NO. 66073



Line #	Bearing	Length									
L1	S 00°11'38" E	741.65'	L26	N 40°34'41" E	127.20'	L51	N 00°38'58" E	188.97'	L76	S 82°54'51" W	28.33'
L2	S 06°37'29" E	110.31'	L27	N 02°06'37" E	47.05'	L52	N 09°44'47" E	16.94'	L77	S 57°13'02" W	40.78'
L3	S 88°09'52" W	24.08'	L28	N 57°24'28" E	7.23'	L53	N 15°21'48" E	19.83'	L78	N 06°07'15" E	80.61'
L4	N 06°37'29" W	9.98'	L29	S 45°35'37" E	22.38'	L54	N 38°57'00" E	39.58'	L79	N 14°18'29" W	25.90'
L5	N 83°16'55" E	13.98'	L30	S 01°42'04" E	66.57'	L55	N 04°27'53" E	147.72'	L80	N 19°38'46" E	44.03'
L6	N 06°36'55" W	98.87'	L31	S 29°23'23" W	70.75'	L56	S 20°26'50" E	42.73'	L81	S 71°05'30" E	54.80'
L7	N 00°11'38" W	742.25'	L32	S 14°38'27" W	32.69'	L57	S 15°50'28" E	30.38'	L82	S 77°05'58" W	65.25'
L8	N 90°00'00" W	14.00'	L33	S 30°22'46" W	102.15'	L58	S 04°12'38" W	59.15'	L83	S 86°47'32" W	65.73'
L9	N 12°12'18" E	511.98'	L34	S 19°02'53" W	41.20'	L59	S 02°22'31" E	17.63'	L84	S 86°08'35" W	60.46'
L10	N 89°50'21" E	14.00'	L35	S 36°38'12" W	143.77'	L60	S 67°35'48" W	9.15'	L85	N 27°33'30" E	23.29'
L11	N 00°09'39" W	416.68'	L36	N 79°15'15" W	12.18'	L61	N 14°35'21" W	63.23'	L86	N 78°30'05" E	33.03'
L12	S 89°49'05" W	14.00'	L37	S 52°08'10" W	25.10'	L62	N 55°48'50" W	38.52'	L87	S 72°06'31" E	20.00'
L13	N 00°09'39" W	70.01'	L38	S 17°12'45" W	20.84'	L63	S 85°17'38" W	62.98'	L88	N 71°38'41" E	39.67'
L14	N 89°50'21" E	24.00'	L39	N 60°47'27" E	51.71'	L64	N 33°27'29" E	46.64'	L89	N 80°24'19" E	50.92'
L15	S 00°09'39" E	486.68'	L40	N 35°49'25" E	85.80'	L65	S 89°18'05" E	12.34'	L90	S 63°25'36" E	44.17'
L16	S 10°26'02" W	305.12'	L41	N 26°11'00" E	117.97'	L66	N 02°23'48" W	32.19'	L91	N 69°59'11" W	64.63'
L17	S 69°59'11" E	286.72'	L42	N 28°52'42" E	156.85'	L67	S 75°07'58" W	65.31'	L92	N 52°33'08" W	172.18'
L18	S 28°52'24" W	6.54'	L43	N 09°22'06" E	49.53'	L68	S 36°39'40" W	77.14'	L93	N 37°26'52" E	25.00'
L19	S 07°07'54" W	9.78'	L44	N 12°20'22" W	81.46'	L69	S 65°45'49" W	70.61'	L94	S 52°33'08" E	25.00'
L20	N 69°59'11" W	285.76'	L45	N 16°13'02" E	31.70'	L70	N 76°37'15" W	77.82'	L95	S 37°26'52" W	9.00'
L21	N 06°17'15" E	60.55'	L46	N 74°56'42" E	63.03'	L71	S 88°00'40" W	140.17'	L96	S 52°33'08" E	144.72'
L22	N 55°07'17" E	53.28'	L47	N 43°12'14" E	77.37'	L72	S 80°15'56" W	115.10'	L97	S 69°59'11" E	60.05'
L23	N 35°34'58" E	110.00'	L48	N 00°08'19" W	34.35'	L73	S 66°41'46" W	159.98'			
L24	N 38°38'06" E	119.47'	L49	N 25°26'16" E	84.48'	L74	S 89°46'45" W	29.78'			
L25	N 29°14'02" E	34.34'	L50	N 06°51'12" E	77.56'	L75	N 34°11'57" W	12.23'			

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.