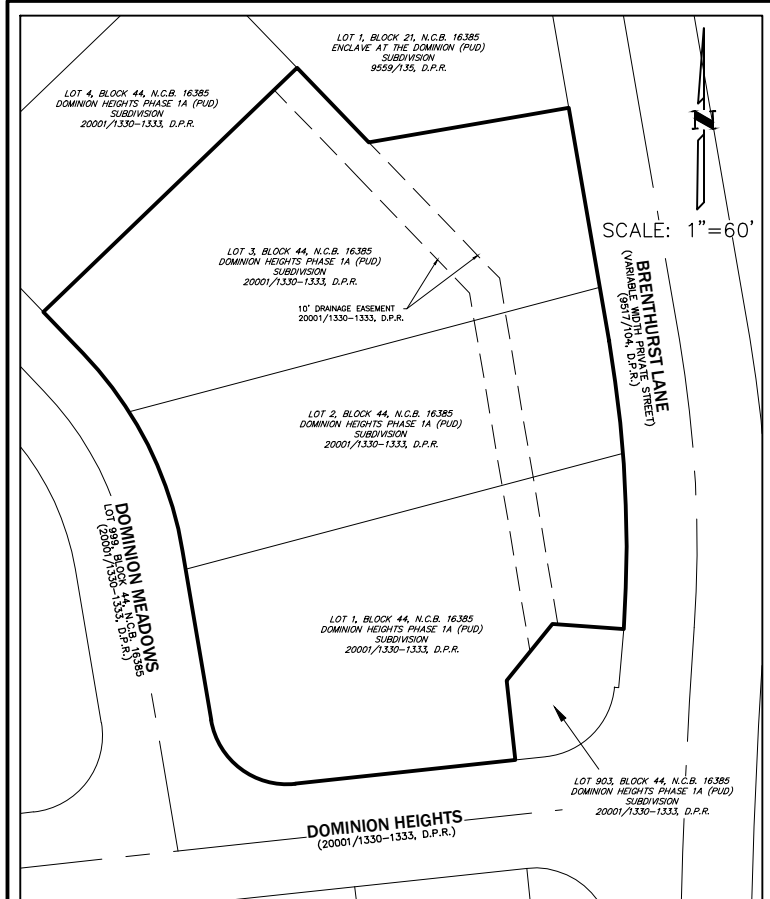


LEGEND	
	= PROPERTY BOUNDARY
	= ADJOINER BOUNDARY
	= CENTERLINE
	= FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	= 1/2" IRON PIN SET WITH GREEN CAP STAMPED "UP ENG. & SURVEY" (UNLESS OTHERWISE NOTED)
E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS	
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS	
N.C.B. = NEW CITY BLOCK	
ROW = RIGHT OF WAY	
9505/64 = VOLUME/PAGE	
	= EXISTING CONTOUR
	= EASEMENT



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1-3, BLOCK 44, N.C.B. 16385, AND A 10' DRAINAGE EASEMENT, OF THE DOMINION HEIGHTS PHASE 1A (PUD) SUBDIVISION, RECORDED IN VOL. 20001, PGS. 1330-1333, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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:

ADRIAN E. REYES, R.P.L.S. _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5806

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.

RYAN R. PLAGENS, P.E., CFM _____ DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111640

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.

CPS/SAWS/COSA UTILITY NOTES:

- 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 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 NOTES:

- 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.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- 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 SEWER SERVICE CONNECTION.

FIRE ACCESS NOTE:

- INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEY NOTES:

- BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (GRID TO SURFACE) IS 1.00017.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0115F, EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- ASTERISKS (*) NEXT TO THE LINE TABLE INDICATE ALL CORNERS ARE ALONG THE WEST FACE OF THE MASONRY BRICK WALL.

DRAINAGE NOTE:

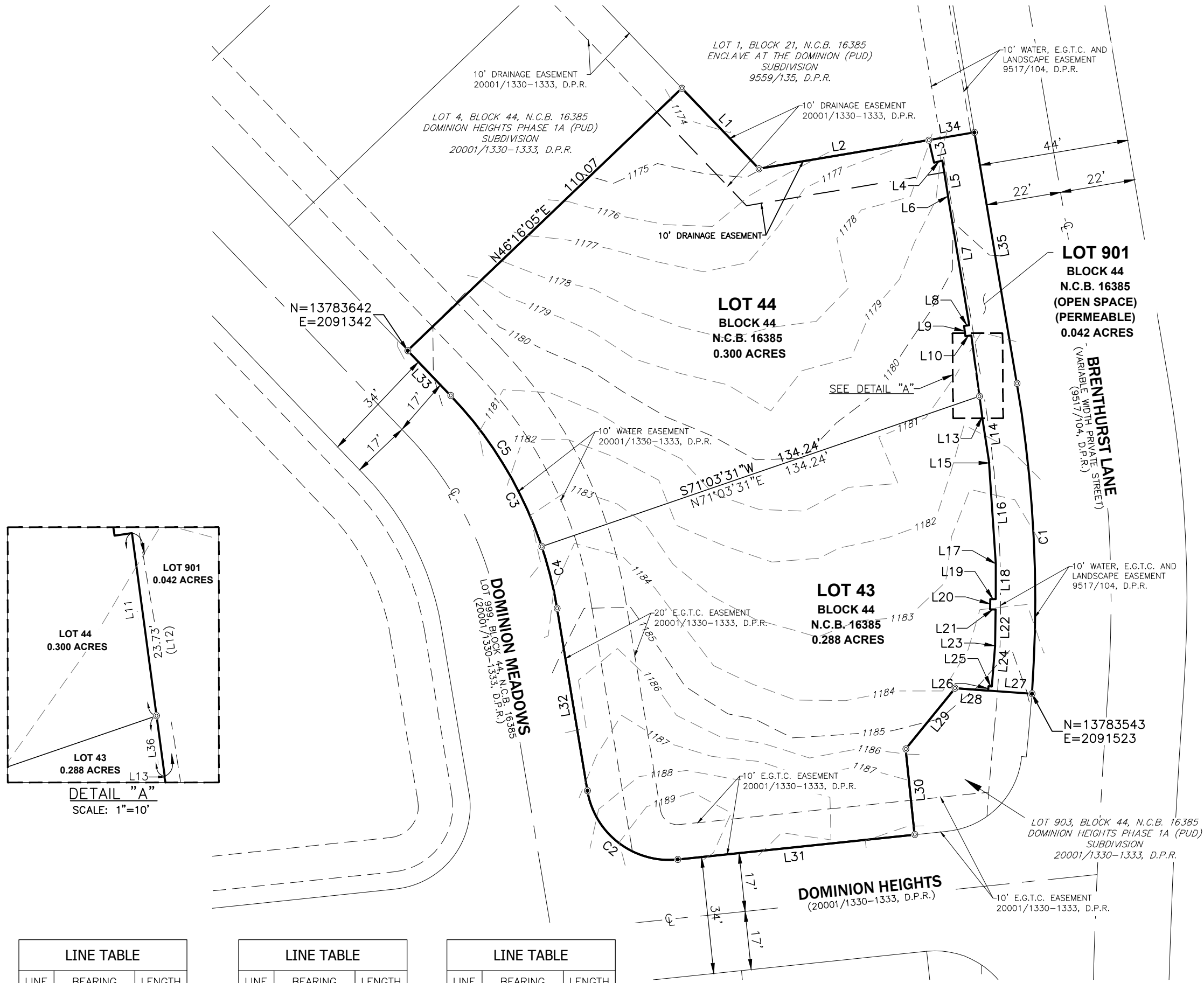
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 44, NCB 16385, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FINISHED FLOOR NOTE:

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

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°43'55"E	32.31'
L2	N80°24'54"E	49.95'
L3	S13°24'04"E	6.73' *
L4	N76°35'56"E	2.49' *
L5	S09°05'05"E	10.35' *
L6	S01°41'01"E	0.16' *
L7	S09°19'28"E	37.86' *
L8	S81°47'21"W	1.52' *
L9	S08°12'39"E	3.00' *
L10	N81°47'21"E	1.70' *
L11	S07°40'56"E	17.82' *
L12	S07°40'56"E	23.73' *

LINE TABLE		
LINE	BEARING	LENGTH
L13	S06°01'46"W	0.12' *
L14	S08°41'27"E	13.49' *
L15	S12°32'02"W	0.09' *
L16	S03°47'34"E	29.16' *
L17	S02°04'14"E	0.14' *
L18	S00°07'32"W	10.20' *
L19	N89°40'43"W	1.60' *
L20	S00°19'17"W	3.00' *
L21	S89°40'43"E	1.58' *
L22	S00°46'28"W	10.50' *
L23	S01°24'48"E	0.10' *
L24	S04°33'06"W	11.78' *

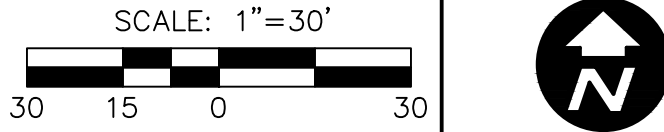
LINE TABLE		
LINE	BEARING	LENGTH
L25	N82°34'58"W	0.97' *
L26	S07°25'02"W	1.32' *
L27	N85°56'05"W	12.79' *
L28	N85°56'05"W	9.58' *
L29	S39°01'08"W	22.72'
L30	S05°58'52"E	24.94'
L31	S84°01'08"W	69.13'
L32	N09°25'38"W	53.63'
L33	N43°43'55"W	18.03'
L34	N80°24'54"E	13.42'
L35	S09°37'26"E	73.86'
L36	S07°40'56"E	5.91'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	378.00'	90.31'	13°41'21"	90.10'
C2	24.00'	36.26'	86°33'14"	32.91'
C3	117.00'	70.05'	34°18'17"	69.01'
C4	117.00'	18.49'	9°03'17"	18.47'
C5	117.00'	51.56'	25°15'00"	51.15'

PLAT NO. 22-11800587

**REPLAT ESTABLISHING
DOMINION HEIGHTS
LOTS 1-3 (PUD)**

BEING A TOTAL OF 0.588 ACRES, PREVIOUSLY PLATTED AS LOTS 1-3, BLOCK 44, N.C.B. 16385 OF THE DOMINION HEIGHTS PHASE 1A (PUD) SUBDIVISION, RECORDED IN VOLUME 20001, PAGES 1330-1333, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 43 & 44, BLOCK 44, N.C.B. 16385.



**UP
ENGINEERING
+ SURVEYING**

11903 JONES MALTSBERGER ROAD, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TPPE F-17992
TPPELS F-10194606

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: _____ OWNER
1807 LAND & CATTLE COMPANY, LLC
5886 DE ZAVALA RD. SUITE 492
SAN ANTONIO, TEXAS 78249
PHIL HOOKER, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PHIL HOOKER 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. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PHASE 1A (PUD) SUBDIVISION, WHICH IS RECORDED IN VOLUME 20001, PAGES 1330-1333, DEED AND PLAT RECORDS OF BEXAR COUNTY, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF , 2023 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER _____
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES:

THIS PLAT OF _____ DOMINION HEIGHTS LOT 1-3 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY