

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET W/"LIA SURVEYING" CAP
- EXISTING CONTOURS
- 740 PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- VOL VOLUME
- PG PAGE
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- O.R.P.R.B.C.T. OFFICIAL REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- CENTER LINE
- MDP MASTER DEVELOPMENT PLAN
- C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
- ETJ EXTRA-TERRITORIAL JURISDICTION
- NTS NOT TO SCALE
- PLAT BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- OFF-LOT EASEMENT LINE
- CITY LIMITS

- A 10' G.E.T.CA. ESMT
- B 16' SANITARY SEWER ESMT
- C VARIABLE WIDTH OFF-LOT UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- D VARIABLE WIDTH WATER ESMT
- E 5' WIDE ELECTRICAL ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- A OFF-LOT VARIABLE WIDTH DRAINAGE ESMT (10.77 AC PERMEABLE) (VOL 20002, PG 2386-89 O.P.R.B.C.)
- B 135' C.P.S.B.S.A. EASEMENT (VOL 5729, PG 26, OPR), (VOL 5723, PG 897, OPR)
- C VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (VOL 20002, PG 1826-28 O.P.R.B.C.)
- D 10' G.E.T.CA. ESMT (PLAT NO. 20-11800604)
- E VARIABLE WIDTH OFF LOT PERMEABLE WATER, SEWER, GETCA, TURAROUND AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (.52 AC) (PLAT NO. 20-11800604)
- F 28' G.E.T.CA. ESMT (VOL 20002, PG 2386-89 O.P.R.B.C.)
- G 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)

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 OF MADE ON THE GROUND BY:

Gordon N. Anderson 5 May 2023

GORDON N. ANDERSON, R.P.L.S. #6617
REGISTERED PROFESSIONAL LAND SURVEYOR
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.

Torry L. Hurt
TORY L. HURT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844

CPS/SAWS/COSA UTILITY NOTES:

- 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 OR 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) 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.

CLEAR VISION NOTE:

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.

DRAINAGE NOTES:

- 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 21, CB 14495, LOT 901, BLOCK 22, CB 14495, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TIMMS SUBDIVISION UNIT 8 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

FINISHED FLOOR NOTE:

- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

SAWS HIGH PRESSURE:

NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

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.

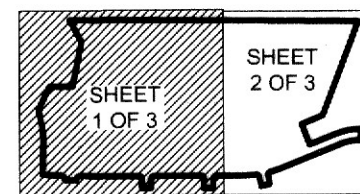
OPEN SPACE NOTE:

LOT 901, BLOCK 21, CB 14495 (0.314 AC), LOT 901, BLOCK 22, CB 14495 (7.36 AC) IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE ESMT.

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.

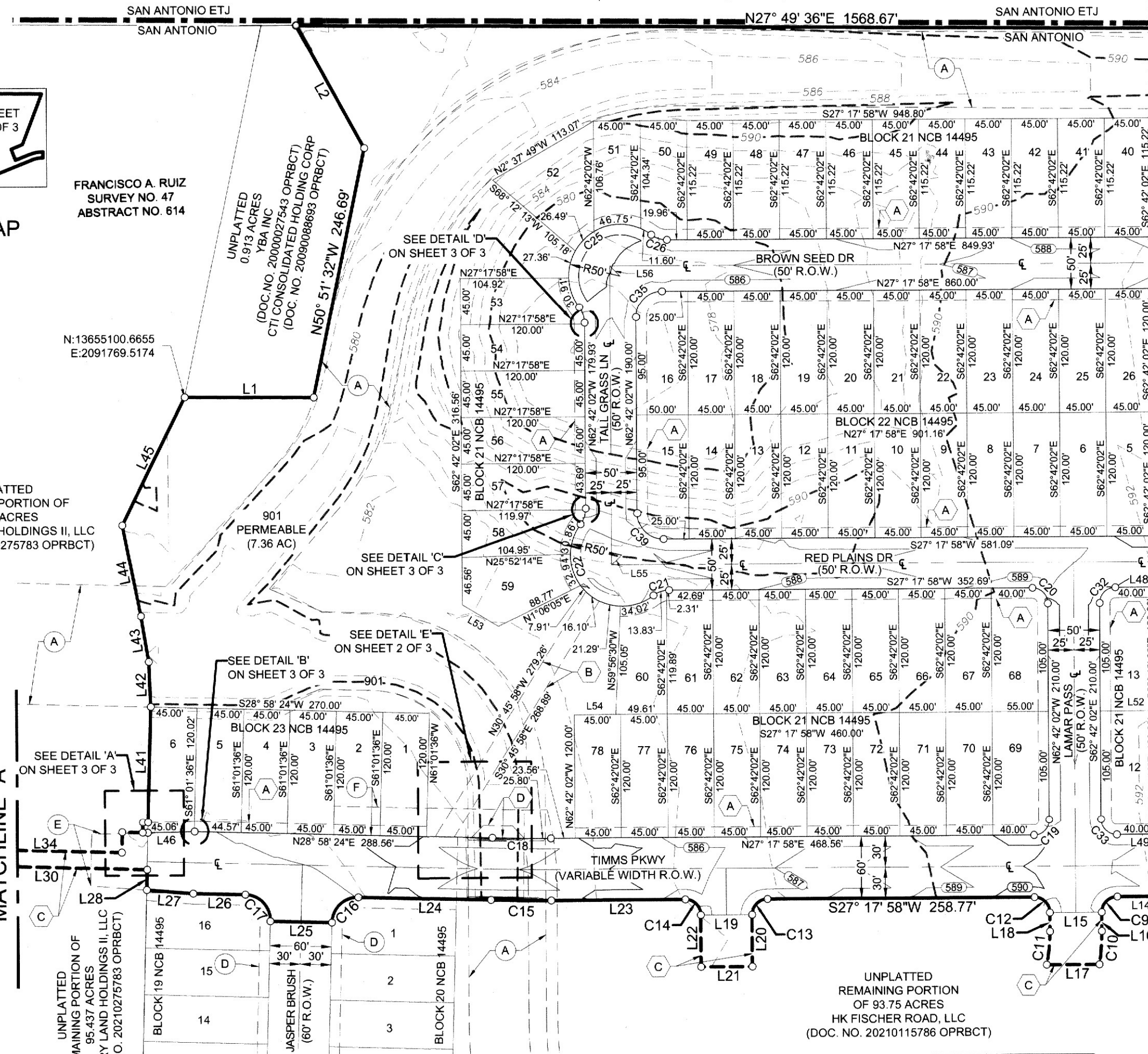
UNPLATTED
REMAINING PORTION OF 127.97 ACRES
COLEMAN JACK WOODS SHELTER TRUST & HIDDEN VALLEY RV PARK, LLC
(DOC. NO. 20190067788, OPRBCT)



INDEX MAP

FRANCISCO A. RUIZ
SURVEY NO. 47
ABSTRACT NO. 614

(SEE SHEET 2 OF 2)
MATCHLINE "A"



SEE SHEET 3 OF 3 FOR LINE
AND CURVE TABLES

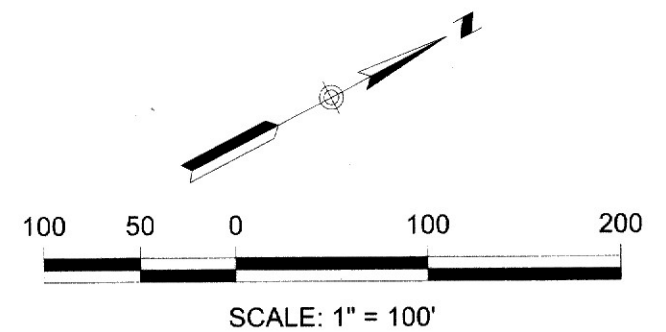
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

PLAT NO. 22-11800364

SUBDIVISION PLAT ESTABLISHING TIMMS SUBDIVISION UNIT 8

BEING 28.89 ACRES OUT OF THE REMAINING PORTIONS OF A CALLED 95.437 ACRE TRACT OF LAND, AS CONVEYED TO CENTURY LAND HOLDINGS II, LLC AND RECORDED IN DOCUMENT NUMBER 20210275783, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.

9830 COLONNADE BOULEVARD Suite 300 San Antonio, Texas 78230
Phone 210.503.2700 LJA.COM FRN - F-1386 TBPES NO. 10194382

PREPARATION DATE: 5/4/2023

STATE OF TEXAS
COUNTY OF BEXAR

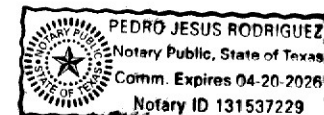
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER:
RUDY MUÑOZ
CENTURY LAND HOLDINGS II, LLC
3619 PAESANOS PARKWAY
SHAVANO PARK, TX 78231
TELEPHONE: (210) 405-0195

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Rudy Muñoz* 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 5 DAY OF MAY, 2023.



NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 8 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.

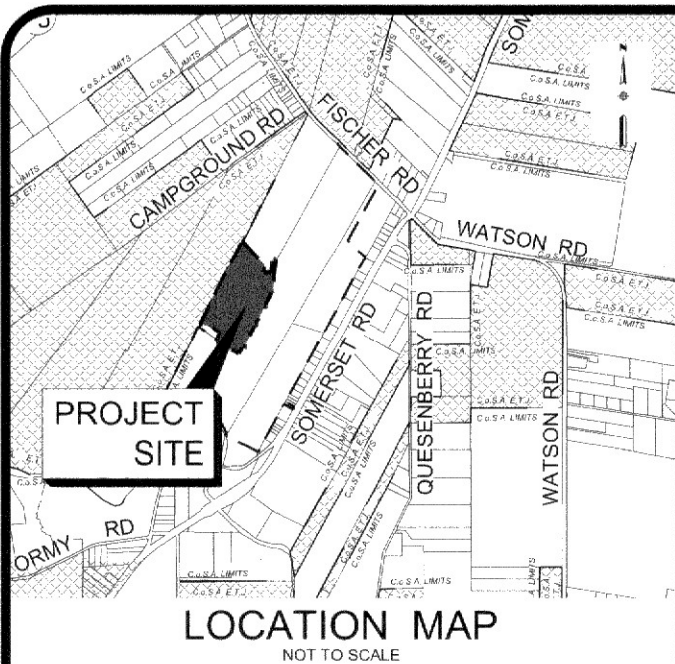
DATED THIS _____ DAY OF _____ A.D., 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



5/08/2023



LEGEND

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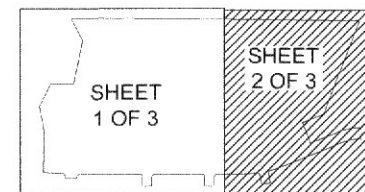
STATE OF TEXAS
COUNTY OF BEXAR

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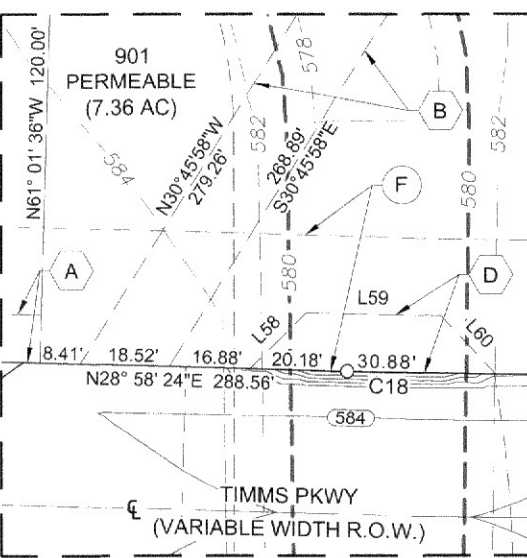
Gordon N. Anderson
GORDON N. ANDERSON, P.L.S. #6617
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEXAR

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Torry L. Hurt
TERRY L. HURT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844



INDEX MAP



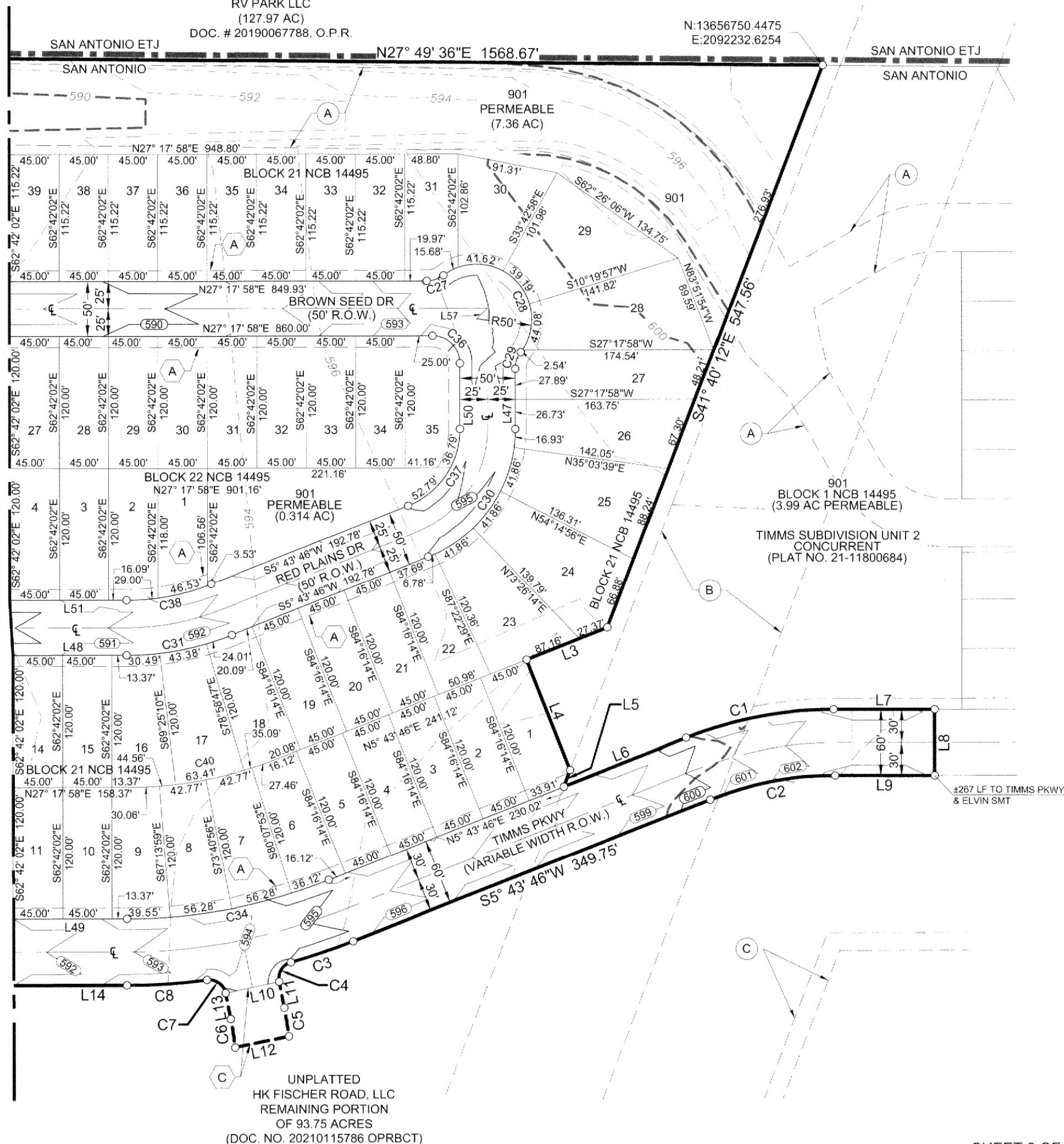
DETAIL 'E'
SCALE: 1" = 20'
(SEE SHEET 1 OF 3)

SEE SHEET 3 OF 3 FOR LINE
AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

UNPLATTED
CENTURY LAND HOLDINGS II, LLC
REMAINING PORTION OF
95.437 ACRES
(DOC. NO. 20210275783 OPRBCT)

UNPLATTED
COLEMAN JACK WOODS
SHELTER TRUST & HIDDEN VALLEY
RV PARK LLC
(127.97 AC)
DOC. # 20190067788, O.P.R.



CPS/SAWS/COSA UTILITY NOTES:

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IMPACT FEES NOTE:

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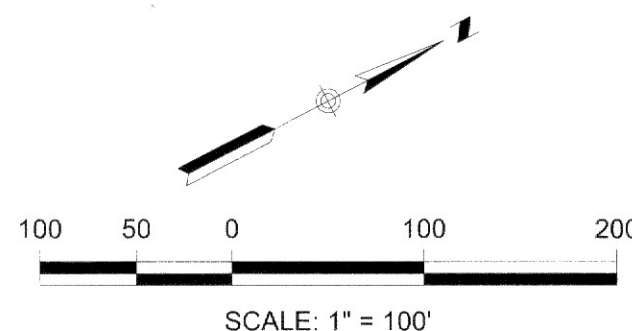
WASTEWATER EDU NOTE:

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.

PLAT NO. 22-11800364

SUBDIVISION PLAT ESTABLISHING TIMMS SUBDIVISION UNIT 8

BEING 28.89 ACRES OUT OF THE REMAINING PORTIONS OF A CALLED 95.437 ACRE TRACT OF LAND, AS CONVEYED TO CENTURY LAND HOLDINGS II, LLC, AND RECORDED IN DOCUMENT NUMBER 20210275783, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.

9830 COLONNADE BOULEVARD Suite 300 San Antonio, Texas 78230
Phone 210.503.2700 LJA.COM
FRN - F-1386
TBPCLS NO. 10194382

PREPARATION DATE: 5/4/2023

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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
RUDY MUÑOZ
CENTURY LAND HOLDINGS II, LLC
3619 PAESANOS PARKWAY
SHAVANO PARK, TX 78231
TELEPHONE: (210) 405-0195

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Rodolfo Munoz* 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 5th DAY OF MAY, 2023.

Pedro Jesus Rodriguez
PEDRO JESUS RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 04-20-2026
Notary ID 131537229

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

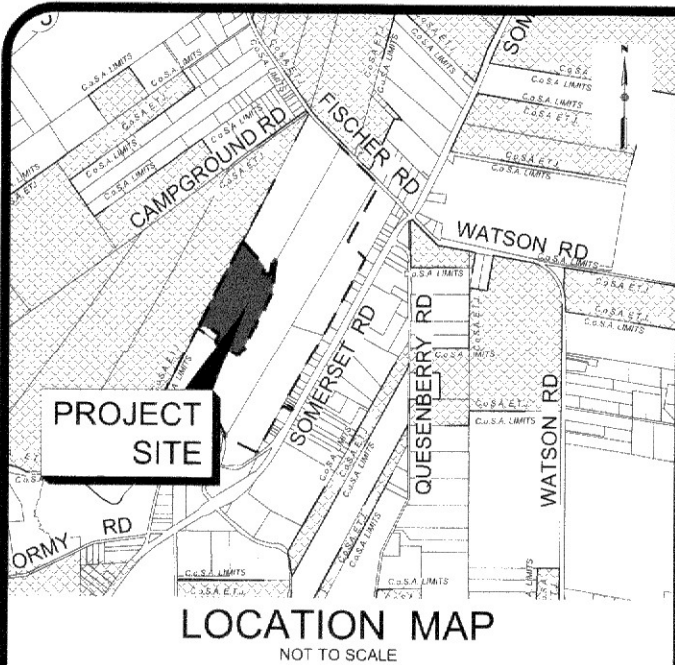
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DATED THIS _____ DAY OF _____ A.D., 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY





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A OFF-LOT VARIABLE WIDTH DRAINAGE ESMT (10.77 AC PERMEABLE) (VOL 20002, PG 2386-89 O.P.R.B.C.)
B 135' C.P.S.B.S.A. EASEMENT (VOL 5729, PG 26, OPR), (VOL 5723, PG 897, OPR)
C VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (VOL 20002, PG 1826-28 O.P.R.B.C.)
D 10' G.E.T.C.A. ESMT (PLAT NO. 20-11800604)
E VARIABLE WIDTH OFF LOT PERMEABLE WATER, SEWER, GETCA, TURAROUND AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.52 AC) (PLAT NO. 20-11800604)
F 28' G.E.T.C.A. ESMT (VOL 20002, PG 2386-89 O.P.R.B.C.)
G 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)

STATE OF TEXAS
COUNTY OF BEXAR

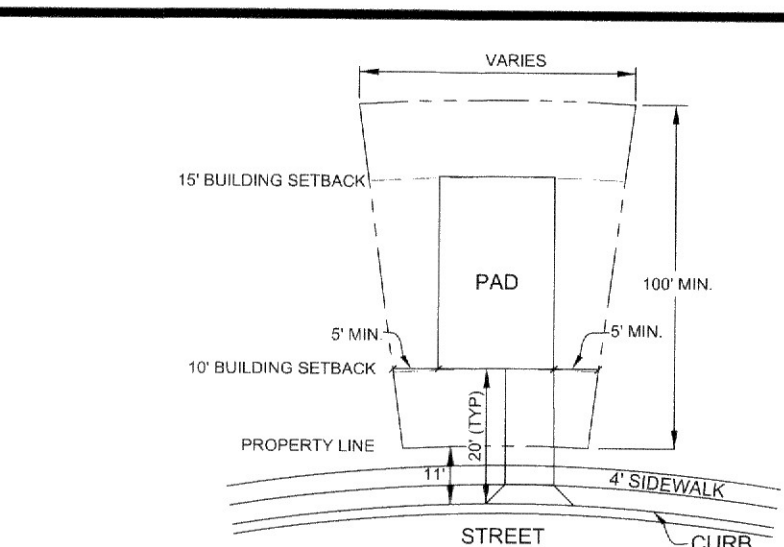
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Gordon N. Anderson
GORDON N. ANDERSON, R.P.L.S. #6617
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

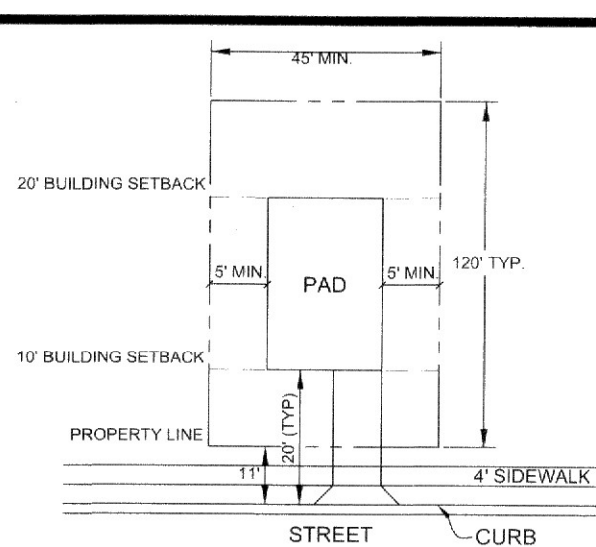
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Torrey L. Hurt
TORREY L. HURT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844



IRREGULAR RESIDENTIAL LOT (CUL-DE-SAC, KNUCKLE)
N.T.S.

NOTE: IRREGULAR LOTS SHALL COMPLY WITH BUILDING SETBACK & MINIMUM STREET FRONTAGE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.



TYPICAL RESIDENTIAL LOT
N.T.S.

