

CPS/SAWS/COSA NOTES:
 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 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.

2. 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.

3. 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN THEY 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.

NOTES:
 THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "LOW DENSITY RESIDENTIAL." THE MINIMUM LOT SIZE FOR SINGLE-FAMILY RESIDENTIAL IS 4,000 SQUARE FEET. THERE ARE NO MINIMUM LOT SIZES FOR MULTI-FAMILY USES AND NON-RESIDENTIAL USES.

1" IRON RODS WITH PLASTIC CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SPECIFIED.

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.

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

RESIDENTIAL FIRE FLOW NOTE:
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SETBACK NOTE:
 SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FLOODPLAIN NOTE:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0080F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

VEHICULAR TURNAROUND NOTE:
 OWNER SHALL PROVIDE FOR PERMANENT VEHICULAR TURN AROUND ON LOTS 76-81, BLOCK 3, CB 4680, TO PREVENT BACKING ONTO THE ROADWAY.

DRAINAGE EASEMENT NOTE:
 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 BEXAR COUNTY DIRECTOR OF PUBLIC WORKS. BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.

COMMON AREA MAINTENANCE:
 THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

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

DETENTION FOR PREVIOUSLY RECORDED PLAT:
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 3, CB 4680, THRESHOLD RANCH SUBDIVISION P.U.D., RECORDED IN VOLUME 9615, PAGES 188-192, (PLAT # 100161).

SAWS DEDICATION NOTE:
 THE DEVELOPER 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.

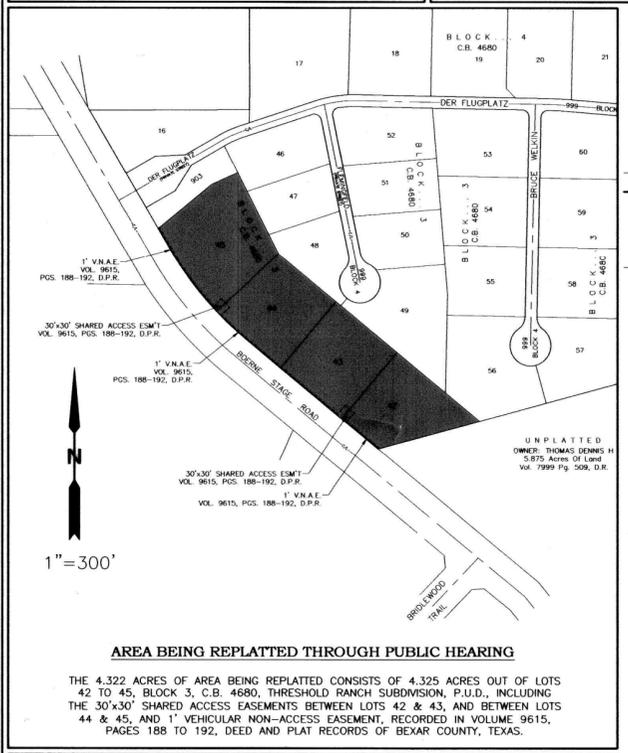
ETJ MILITARY PROTECTION AREAS (SEC 35-904):
 THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "MEDIUM DENSITY RESIDENTIAL." ALLOWABLE LOT SIZES FOR SINGLE-FAMILY RESIDENTIAL USES RANGE FROM THREE THOUSAND (3,000) SQUARE FEET TO SIX THOUSAND (6,000) SQUARE FEET. THERE ARE NO MINIMUM LOT SIZES FOR MULTI-FAMILY USES AND NON-RESIDENTIAL USES.

PLAT NO. 21-11800264

REPLAT ESTABLISHING THRESHOLD GARDENS SUBDIVISION

BEING A TOTAL OF 4.322 ACRES OF LAND OUT OF LOTS 42 TO 45, BLOCK 3, C.B. 4680, THRESHOLD RANCH SUBDIVISION, P.U.D., RECORDED IN VOLUME 9615, PAGES 188 TO 192, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 76 TO 81, BLOCK 3, C.B. 4680, THRESHOLD GARDENS SUBDIVISION.

DATE OF PREPARATION: APRIL 19, 2023



LEGEND

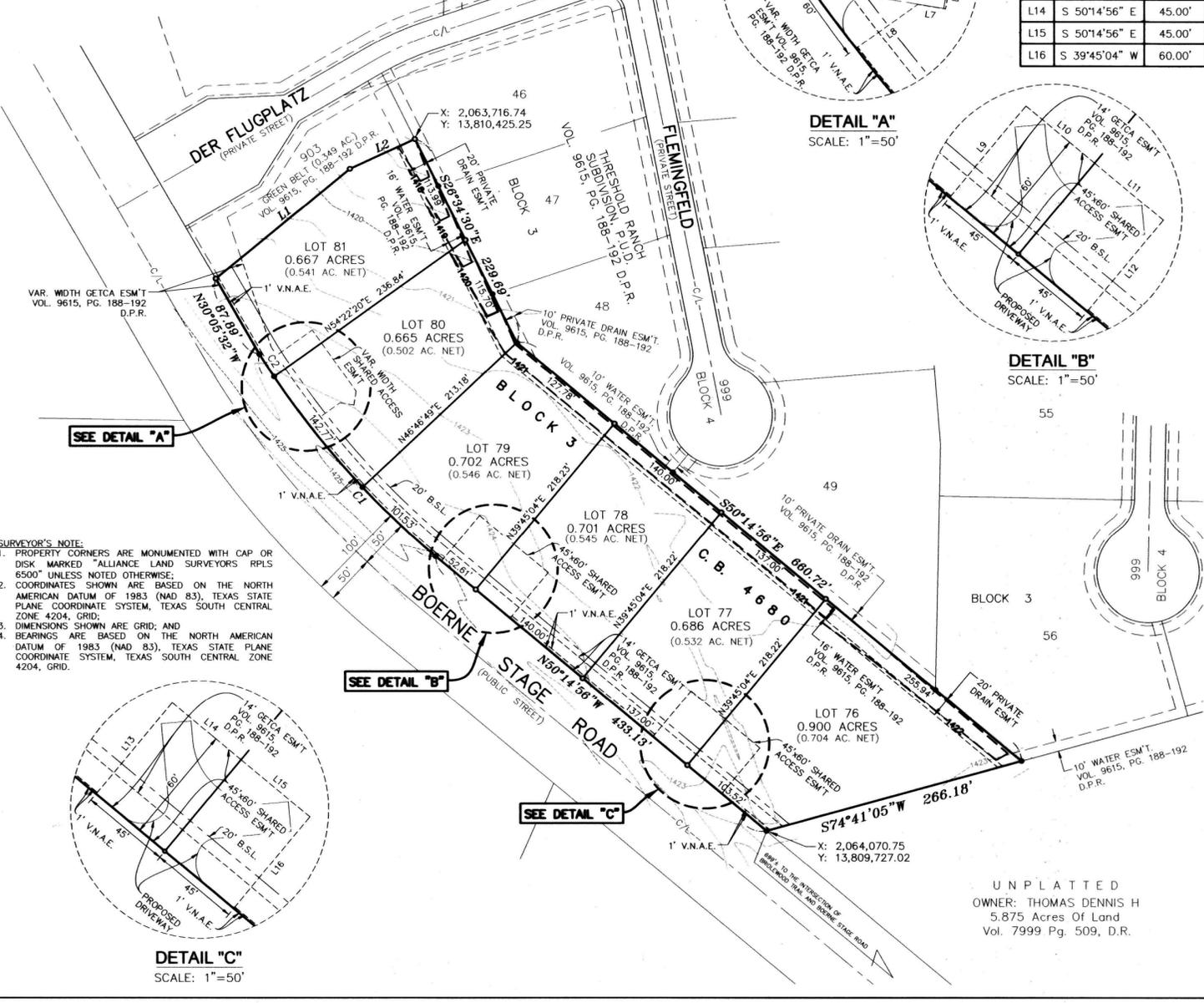
- = FND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH AN ALUMINUM CAP MARKED "ALLIANCE LAND SURVEYORS RPLS 6500" UNLESS OTHERWISE NOTED.
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- ESM'T. = EASEMENT
- 1420--- = EXISTING CONTOURS
- - -1420- - - = PROPOSED CONTOURS
- D.R. = DEED RECORDS, BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- C/L = CENTERLINE
- C.B. = COUNTY BLOCK
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- GETCA = GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VAR. = VARIABLE
- B.S.L. = BUILDING SETBACK LINE
- AC. = ACRES

CURVE TABLE

SEGMENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	882.80'	271.37'	270.30'	N 40°59'16" W	017°36'44"	136.76'
C2	882.80'	27.07'	27.07'	N 33°03'35" W	001°45'25"	13.54'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 50°30'19" E	174.94'
L2	N 65°24'11" E	71.87'
L3	N 54°22'20" E	57.94'
L4	S 35°37'40" E	16.00'
L5	S 35°37'40" E	60.00'
L6	S 09°21'39" W	14.14'
L7	N 80°38'21" W	14.14'
L8	S 54°22'20" W	38.29'
L9	N 39°45'04" E	60.00'
L10	S 50°14'56" E	45.00'
L11	S 50°14'56" E	45.00'
L12	S 39°45'04" W	60.00'
L13	N 39°45'04" E	60.00'
L14	S 50°14'56" E	45.00'
L15	S 50°14'56" E	45.00'
L16	S 39°45'04" W	60.00'



SURVEYOR: **ALLIANCE LAND SURVEYORS**
 FIRM NO. 10194244
 18410 US HWY 281 N, SUITE 109
 SAN ANTONIO, TX 78216
 (210) 369-9509 WWW.ALLIANCELANDSURVEYOR.COM

ENGINEER: **JOSE M. CANTU, P.E.**
RED & BLACK ENGINEERING GROUP, LLC
 TBPE FIRM NO. 18934
 10861 VANDALE STREET
 SAN ANTONIO, TX 78216
 (210) 515-4833 jcantu@redblackeng.com

1" = 100'
 GRAPHIC SCALE

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: **ROBERT BRUCE, PRESIDENT**
 THRESHOLD RANCH, LP
 8 DER FLUGPLATZ
 BOERNE, TX 78006
 (210) 260-5111

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **ROBERT BRUCE**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, AND THAT HE HAS CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **23** DAY OF **MAY**, A.D. 20**23**

C. Oley
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF **THRESHOLD GARDENS SUBDIVISION** 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 _____, 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT No. 100161 WHICH IS RECORDED IN VOLUME 9615, PAGES 188 TO 192, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

Robert Bruce
 OWNER/DEVELOPER: ROBERT BRUCE, PRESIDENT
 THRESHOLD RANCH, LP
 8 DER FLUGPLATZ
 BOERNE, TX 78006
 (210) 260-5111

STATE OF TEXAS
 COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS **16th** DAY OF **MAY**, A.D. 20**23**

C. Oley
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: **12/29/2025**

STATE OF TEXAS
 COUNTY OF BEXAR

I, **CORY BLAKE SILVA**, DO HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY 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:

ALLIANCE
 Registered Professional Land Surveyor No. 6500
 18410 US Hwy 281 N, Suite 109
 San Antonio, TX 78259
 (210) 369-9509
 TBPELS FIRM NO. 10194244

CORY BLAKE SILVA
 Registered Professional Land Surveyor
 No. 6500

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.

JOSE M. CANTU
 103445
 Licensed Professional Engineer
 10861 Vandale Street
 San Antonio, TX 78216
 (210) 515-4833
 TBPE FIRM # 18934

