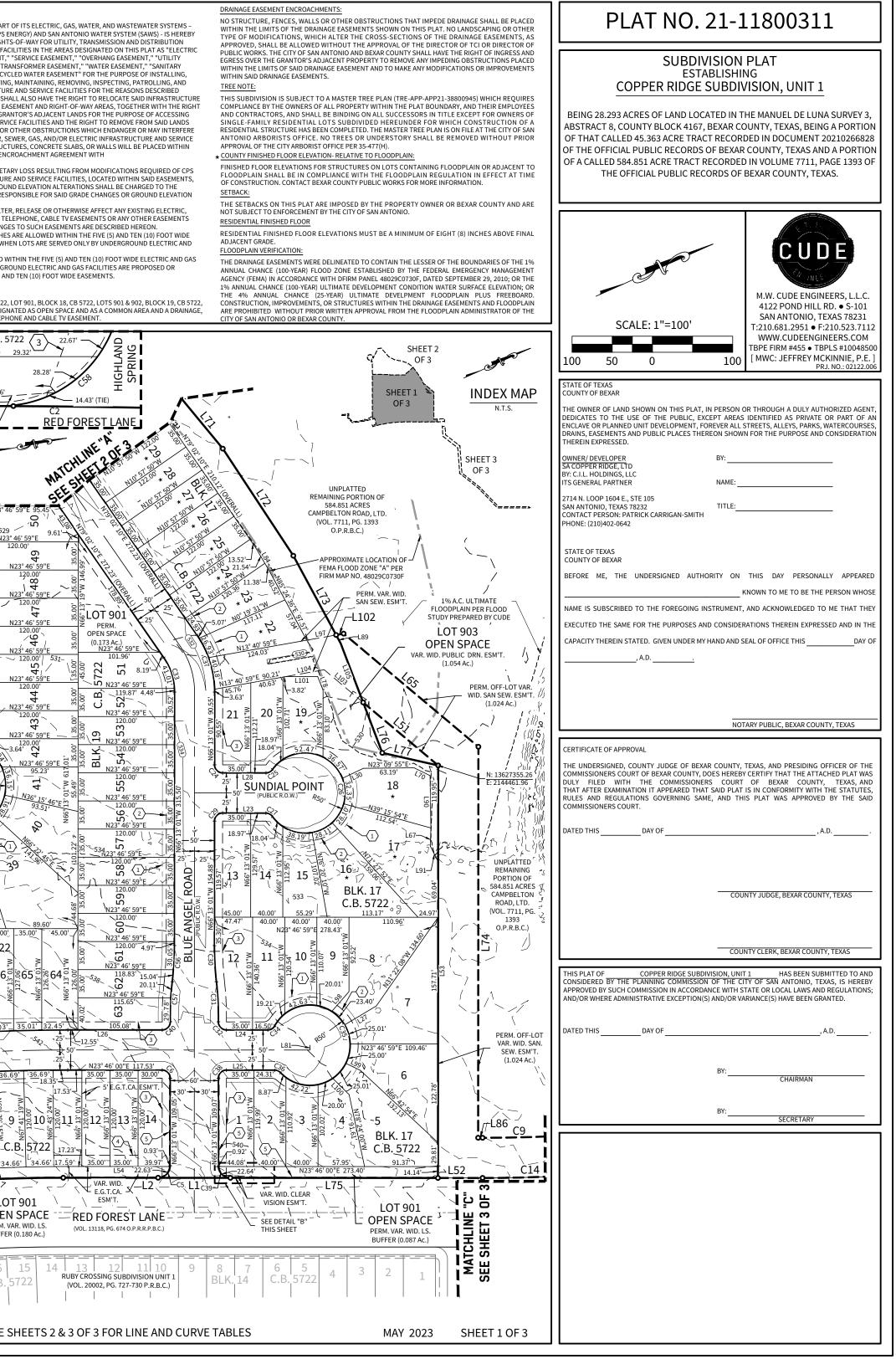
CITY OF SAN ANTONIO ET J/BEXAR COUNTY	 SURVEYOR'S NOTES: 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION. COORDINATES SHOWN HERON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FET. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011). SAWS NOTES: 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 METRE SET AND/OR WASTEWATER SERVICE CONNECTION. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON PLIE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 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 METRE, AN APPROVED TYPE PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE CIW DERMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIOD WATER SONE PROVAL IN ACCORDANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW REQUIREMENTS FOR NAINTONIO. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW REQUIREMENTS FOR NAINTONIO. THE PUBLIC WATER MAIN SYSTEM HAS BEEN	 CPS/SAWS/COSA UTILITY: THE CITY OF SAN ANTONIO AS PART C CITY PUBLIC SERVICE BOARD (CPS EN DEDICATED EASEMENTS AND RIGHTS INFRASTRUCTURE AND SERVICE FACI EASEMENT, "ANCHOR EASEMENT," "AN SEWER EASEMENT" AND/OR "RECYCL CONSTRUCTING, RECONSTRUCTING, ERECTING UTILITY INFRASTRUCTURE ABOVE, CPS ENERGY AND SAWS SHAI AND SERVICE FACILITIES WITHIN EASI OF INGRESS AND EGRESS OVER GRAN SUCH INFRASTRUCTURE AND SERVIC ALL TREES OR PARTS THEREOF, OR O WITH THE EFFICIENCY OF WATER, SEV FACILITIES. NO BUILDINGS, STRUCTIL EASEMENT AREAS WITHOUT AN ENCR THE RESPECTIVE UTILITY. ANY CPS ENERGY OR SAWS MONETAR ENERGY OR SAWS INFRASTRUCTURE. DUE TO GRADE CHANGES OR GROUNI PERSON OR PERSONS DEEMED RESP ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, GAS, WATER, SEWER, DRAINAGE, TELE FOR UTILITIES UNLESS THE CHANGES CONCRETE DRIVEWAY APPROACHESS/ ELECTRIC AND GAS EASEMENTS WHEI GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WIT EASEMENTS WHEN ONLY UNDERGROU EXISTING WITHIN THOSE FIVE (5) AND OPEN SPACE: LOTS 901, 902 & 903 BLOCK 17, CB 5722, L LOTS 901, 902 & 903 BLOCK 17, CB 5722, L LOTS 901, BLOCK 21, CB 5722 ARE DESIGNA SEWER, WATER, ELECTRIC, GAS, TELEPHO
Ac. = ACRES * = COUNTY FINISH FLOOR ELEVATION BLK. = BUILDING SETBACK LINE C1 = CURVE NUMBER C.B. = COUNTY BLOCK COSA = CITY OF SAN ANTONIO DIA. = DIAMETER DOC. = DOCUMENT DRN. = DRAINAGE E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T. = EASEMENT EX. = EXISTING EXT. = EXISTING EXT. = EXISTING LI. = LINE NUMBER L.F. = LINEAR FEET		VAR. WID. BLK. 21 E.G.T.CA. ESM'T. <u>34.78'</u> N10° 12' 59"E 64.10' LOT 901 5 OPEN SPACE <u>S6° 09' 11"W</u> 50.76' C3 VAR. WID. CLEAR VISION ESM'T. DETAIL "A" SCALE: 1"=20'
L.F. = LINEAR FEET L.S. = LANDSCAPE NO. = NUMBER N.T.S. = NOT TO SCALE O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS D.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS P.R.C. = PLAT RECORD OF BEXAR COUNTY, TEXAS P.R.C. = PLAT RECORD OF BEXAR COUNTY, TEXAS P.R.C. = PUBLIC R.O.M. = PORT R.O. = ROAD SAN. SEW. = SANITARY SEWER T. = VERMEAUE VAR. = VERIEULUAR NON-ACCESS EASEMENT VOL. = VOLUME WAT. = WARNBUE WAT. = WARNBUE WAT. = WORDORED WID. = POROBAY WAR. = STREET CENTERLINE = ELEV. = EXISTING GROUND MAJOR CONTOUR = ELEV. = EXISTING E	ими пинити пини	*46' 59"E N23° 20.00' 122 *46' 59"E 00'E 20.00' 122 *46' 59"E 00'E 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 122 20.00' 100'E 20.00' 100'E 20.00' 100'E 20.00' 100'E 20.00' 100'E 20.00' 25' 20.00' 26'S''E 20.00' 25''E 20.00' 25''E 20.00' 25''E 20.00' 26''E 20.00' 25''E 20.00' 26''E <
NOTARY PUBLIC, BEXAR COUNTY, TEXAS KEYNOTES: (1) -15' B.S.L. (4) -14' E.G.T.CA. ESM'T. (2) -10' E.G.T.CA. ESM'T. (5) -1' V.N.A.E. ESM'T. (3) -10' E.G.T.CA. ESM'T. & B.S.L. (5) -1' V.N.A.E. ESM'T. 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. M.W. CUDE ENGINEERS, L.L.C. JEFFREY A. MCKINNIE, P.E.	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1 0
LICENSED PROFESSIONAL ENGINEER 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: M.W. CUDE ENGINEERS, L.L.C. YURI V. BALMACEDA WHEELOCK, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR P(02122)(006)2-Drawings)(0. plat dwg 2022/05/20.3/40pp kbudek	VAR. WID. CLEAR CONTINUOUS 40 VAR. WID. CLEAR CONTINUOUS 40 VISION ESM'T. OFF-LOT E.G.T.CA. ESM'T. (0.043 Ac.) TOO L.F. TO INTERSECTION OF RED HILL LANE AND RED HILL COT 901 DEFENSION OF RED HILL COT 900	BUFFER 0 19 18 17 16 BLK. 14 C.B. 5 SEE S





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 FASEMENT " "GAS FASEMENT " "TRANSFORMER FASEMENT " "WATER FASEMENT " "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 ADD SERVICE FACILITIES WITHIN ASSEMENT 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

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

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

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.

UNPLÂTTED

REMAINING PORTION OF

584.851 ACRES

CAMPBELTON ROAD, LTD.

(VOL. 7711, PG. 1393 O.P.R.B.C.)

C.R

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 YPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OI PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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. TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800945) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H). * COUNTY FINISHED FLOOR ELEVATION- RELATIVE TO FLOODPLAIN

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION, CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. RESIDENTIAL FINISHED FLOOR

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

FLOODPLAIN VERIFICATION

DRAINAGE EASEMENT ENCROACHMENTS

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

AND GAS FACILITIES AI WIDE EASEMENTS. 18, CB 5722, LOTS 901	L & 902, BLOCK :	19, CB 5722,	ANNUAL CHANCE (AGENCY (FEMA) IN A 1% ANNUAL CHANC THE 4% ANNUAL CONSTRUCTION, IM	ACCORDAI CE (100-YE CHANCE PROVEME	NCE WITH AR) ULTIN E (25-YEA ENTS, OR S	DFIRM PANEL 48 MATE DEVELOPM R) ULTIMATE STRUCTURES WIT	8029C0730F, I ENT CONDITIO DEVELPMENT THIN THE DRA	DATED SEF ON WATEF FLOODF INAGE EAS	PTEMBER 29, 20 R SURFACE ELEV PLAIN PLUS FF SEMENTS AND FL	10; OR THE /ATION; OR REEBOARD. LOODPLAIN					M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. • S-101
PACE AND AS A COMM TV EASEMENT.	ION AREA AND A	A DRAINAGE,	ARE PROHIBITED W CITY OF SAN ANTON				FROM THE F	LOODPLAI	IN ADMINISTRAT	OR OF THE		SC	ALE: 1"=100'		SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.711
ές.	, 	~\ \	()				_			-] 🗖				WWW.CUDEENGINEERS.COM TBPE FIRM #455 • TBPLS #1004850
	ſ		1 1			LINE TABL			LINE TABL		100	50	0	100	[MWC: JEFFREY MCKINNIE, P.E. PRJ. NO.: 02122.00
			/ 3		LINE	BEARING S23°46'49"W	LENGTH 90.00'	LINE L54	BEARING N23°46'00"E	LENGTH 127.20'	STATE OF 1	TEXAS			
7	Ì		$\langle i \rangle$		L2	S23°46'49"W	118.06'	L55	S63°41'07"W	96.75'	COUNTY O				
	1		X		L3	N80°33'33"W	102.01'	L56	S70°34'56"E	50.01'	DEDICATES	S TO THE L	JSE OF THE PUBLIC,	EXCEPT AREAS	OR THROUGH A DULY AUTHORIZED AGEN
r 🔨	1% A.C. UL			1	L4	S09°26'33"W	177.92'	L57	N70°34'56"W	177.28'	DRAINS, EA	ASEMENTS A	OUNIT DEVELOPMENT AND PUBLIC PLACES T	, FOREVER ALL S HEREON SHOW	STREETS, ALLEYS, PARKS, WATERCOURSE N FOR THE PURPOSE AND CONSIDERATIO
G PORTION OF 51 ACRES	FLOODPLAIN I STUDY PREPAR	PER FLOOD			L5	S23°22'22"W	16.92'	L58	N61°35'16"E	336.19'	THEREIN E			DV.	
ON ROAD, LTD. 11, PG. 1393	.15	/1			L6 L7	N09°26'33"E N80°33'14"W	45.00' 18.01'	L59 L60	N70°34'29"W N62°13'43"E	458.56' 428.30'	OWNER/ DI SA COPPER BY: C.I.L. H	R RIDGE, LTC		D1	
.R.B.C.)	LOT 90	13		/	L8	N09°27'34"E	26.00'	L61	N62°44'27"E	490.50'	ITS GENER/			NAME:	
	OPEN SP	ACE		ſ	L9	N50°48'34"E	13.07'	L62	N23°43'22"E	559.25'		OP 1604 E., NIO, TEXAS		TITLE:	
149- VAR.	WID. PUBLIC D (1.054 Ac.		/~~~~		L10	N42°11'09"W	30.87'	L63	N02°47'49"W	10.97'	CONTACT F	PERSON: PA 10)402-0642	TRICK CARRIGAN-SMI	TH —	
2	• ···!		326	Ĺ	L11	S53°49'12"W	88.47'	L64	S58°04'55"W	26.76'					
M	54.24' L93	1.94			L12 L13	N36°10'48"W N53°49'12"E	16.00' 87.63'	L65 L66	N63°44'39"E N74°06'07"E	219.02' 34.21'	STATE OF				
2. <u>116.61</u> 19.10. <u>18.</u> <u>19.10.</u> <u>19.10</u> <u>19.10</u> <u>19.10</u>		.04'	, ~ 527		L13	S66°13'01"E	59.17'	L60	S64°20'51"E	22.54'			UNDERSIGNED AU	THORITY ON	THIS DAY PERSONALLY APPEARE
× 11 116:37 × 116:37 × 117:37 × 117 × 117:37 × 117:37 × 117:37 × 117:37 × 117		10 - VI	C-1-155	\backslash	L15	N66°13'01"W	70.90'	L68	N14°53'45"E	41.43'		,			KNOWN TO ME TO BE THE PERSON WHOS
	5 5	15.27'-		<u> </u>	L16	N68°46'59"E	114.45'	L69	S09°26'32"W	6.31'	NAME IS S	SUBSCRIBED	D TO THE FOREGOING		AND ACKNOWLEDGED TO ME THAT THE
20017.36		\$. * 5.1M	20.76'		L17	S60°29'15"E	31.23'	L70	N49°46'50"E	22.32'					RATIONS THEREIN EXPRESSED AND IN TH
7.67	28.00		2 1		L18	N66°17'04"W	48.48'	L71	S74°12'15"W	101.97'	CAPACITY	THEREIN ST	TATED. GIVEN UNDER	MY HAND AND S	EAL OF OFFICE THIS DAY C
	CAI SOC	5 5 10 5 1	50 13.45' 94 -21.60'	0, 0,	L19	S23°46'59"W	119.27'	L72	S80°21'52"W	159.68'			, A.D		
		ME 17	*	NUTERALLY	L20 L21	N09°26'33"E S09°26'33"W	17.54' 17.54'	L73 L74	\$85°22'24"W	124.00' 486.75'					
25'_ BLK. 19	2.30		WINE OF	Ъ У	L21 L22	S66°13'01"E	17.54	L74 L75	S66°13'03"E N23°46'49"E	258.43'					
			TCHLEET		L23	S23°46'59"W	53.97'	L76	S87°05'45"E	67.09'					
0 N23° 46' 5	9"E	OT 10 MIL	Solution Soluti		L24	N23°46'00"E	51.49'	L77	N36°27'53"E	71.33'				NOT	TARY PUBLIC, BEXAR COUNTY, TEXAS
() 85.45 () 85.45		by I S	v .		L25	S23°46'00"W	60.20'	L78	S87°39'09"E	18.42'					
		Y			L26	S23°46'00"W	117.63'	L79	S36°37'59"W	35.71'		TE OF APPR			
					L27	S06°58'57"E	45.91'	L80	S35°30'28"W S66°14'00"E	96.29'	COMMISSI	ONERS COU	JRT OF BEXAR COUNT	Y, DOES HEREB	TEXAS, AND PRESIDING OFFICER OF THE CERTIFY THAT THE ATTACHED PLAT WAS
°99 (0.117 A					L28 L29	N23°46'59"E S09°26'32"W	53.97' 70.00'	L81 L82	N09°26'33"E	6.00' 95.00'	THAT AFTE	ER EXAMINA	TION IT APPEARED T	HAT SAID PLAT	OF BEXAR COUNTY, TEXAS, AND IS IN CONFORMITY WITH THE STATUTES
	3				L20	N01°45'06"W	28.73'	L83	S70°34'56"E	155.47'		ID REGULA ONERS COU		SAME, AND TH	IS PLAT WAS APPROVED BY THE SAID
18 1	MATCHLINE				L31	N80°33'27"W	26.59'	L84	N83°24'26"E	32.92'		-			
SHE	Ĩ				L32	N66°01'20"W	16.00'	L85	S61°35'16"W	322.69'	DATED THI	S	DAY OF		, A.D
182 51-2					L33	S66°17'04"E	71.85'	L86	S23°49'50"W	5.53'					
					L34	N23°46'59"E	119.21'	L87	S62°13'43"W	403.45'					
-	τι · · · ·				L35 L36	S68°46'59"W N09°27'24"E	100.51' 70.00'	L88 L89	S69°44'27"W	493.63' 11.93'				COU	NTY JUDGE, BEXAR COUNTY, TEXAS
		ET EXTENSION NCORPORATIOI			L30	N09°26'33"E	77.80'	L09	S85°22'24"W S67°04'49"E	65.08'					,,,
		STREET R.O.W. (L38	N80°33'14"W	20.00'	L91	N87°13'06"E	21.95'					
					L39	S23°47'56"W	19.21'	L92	N65°39'28"E	45.50'					
HORD BEARING	CHORD				L40	N16°32'32"E	38.24'	L93	S42°11'27"W	92.75'				COU	NTY CLERK, BEXAR COUNTY, TEXAS
S66°13'01"E	58.33'				L41	S72°11'30"W	207.34'	L94	N51°55'35"E	40.07'	THIS PLAT		COPPER RIDGE SU	BDIVISION, UNI	Image: 1 HAS BEEN SUBMITTED TO AND TY OF SAN ANTONIO, TEXAS, IS HEREBY
S50°56'25"W	9.13'				L42 L43	S51°00'19"W S66°13'01"E	110.78' 14.42'	L95 L96	N68°34'56"E N23°43'22"E	44.10' 538.49'	APPROVED	D BY SUCH C	COMMISSION IN ACCO	RDANCE WITH S	TATE OF SAN ANTONIO, TEAAS, IS HERED TATE OR LOCAL LAWS AND REGULATIONS ARIANCE(S) HAVE BEEN GRANTED.
N61°55'03"E	73.59'				L43	N23°46'59"E	14.42	L90 L97	N13°40'59"E	37.28'					
S21°13'01"E S69°23'31"E	14.14' 45.14'				L45	N66°13'01"W	14.34'	L98	N25°14'48"W	32.76'	DATED THI	S	DAY OF		, A.D
S69°03'13"E	45.14				L46	N80°33'00"W	26.57'	L99	N49°18'30"E	20.00'					·
N69°06'48"E	14.23'				L47	N23°46'59"E	15.97'	L100	N68°39'08"E	28.71'	11				
N83°35'26"W	44.79'				L48	N66°17'04"W	14.00'	L101	S23°39'28"W	38.88'	11			BY:	CHAIRMAN
N06°46'54"W	10.17'				L49 L50	S35°11'46"W S43°31'54"W	150.11' 109.23'	L102 L103	N13°40'59"E N63°44'39"E	9.49' 63.39'					
S73°20'02"E	58.78'				L50	N63°44'39"E	109.23	L103	N13°40'59"E	48.34'				BY:	CEODETADY.
\$47°12'52"W	7.96'				L52	N23°46'49"E	55.56'	L105	N87°05'45"W	78.66'					SECRETARY
S83°35'26"E S21°13'30"E	74.65'				L53	S66°13'01"E	513.42']]	11				
S68°37'51"W	21.16'					SHEET	2				11				
S21°53'22"E	14.30'				Ý	OF 3			a contraction of the second se		11				
N57°14'40"E	129.93'					· `\		C	•		11				
S18°54'59"W	376.28'					SHEET 1 OF 3	11		MAP		11				
S63°55'11"W	22.93'			-1	merch	0.0	 נה	N.T.			11				
S69°23'31"E N69°23'48"W	45.14' 45.07'			<u> (</u> -2			Ţ.								
N43°07'52"E	20.04'										11				
N43°07'52"E	33.40'							EET 3 DF 3			11				
S16°15'40"W	213.95'		SEE S	HEET	3 OF	3 FOR	⁵ 111				11				
N16°08'33"F	204 75'		DEM/					1			11				

PLAT NO. 21-11800311

SUBDIVISION PLAT ESTABLISHING **COPPER RIDGE SUBDIVISION, UNIT 1**

BEING 28.293 ACRES OF LAND LOCATED IN THE MANUEL DE LUNA SURVEY 3,

ABSTRACT 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS, BEING A PORTION

OF THAT CALLED 45.363 ACRE TRACT RECORDED IN DOCUMENT 20210266828

OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A CALLED 584.851 ACRE TRACT RECORDED IN VOLUME 7711, PAGE 1393 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. CUD S, L.L.C. S-101 78231 523.7112 RS.COM #1004850 NIE, P.E. : 02122.00 ZED AGENT, PART OF AN RCOURSES, SIDERATIO APPEARE ON WHOS

REMAINING CURVE TABLE

MAY 2023 SHEET 2 OF 3

BLK.`1 EADOWS N23° LOT PE S' ک COA a OPEN (0.1

CURVE TABLE S66°13'01"E 251.88' S50°56'25"W 9.48' N61°55'03"E 74.69' S21°13'01"E 15.71' 45.16' S69°23'31"E 49.98' S69°03'13"E

N16°08'33"E

N37°30'23"W

204.75'

9.61'

10.66'

8.18'

75.81'

15.71'

23.48'

45.16'

45.10'

33.50'

SURVEYOR'S NOTES: CPS/SAWS/COSA UTILITY: 1. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET ALL PROPERTY CORNERS (IF PRACTICAL) UPON 1. THE CITY OF SAN ANTONIO AS PART OF COURSES OF COMPACT OF
COMPLETION OF CONSTRUCTION. COORDINATES SHOWN HERON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. CONSTRUCTIVE AND SERVICE FACIL EASEMENT," "ANCHOR EASEMENT," "
3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. EASEMENT," "GAS EASEMENT," "TRAN 4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011). SEWER FASEMENT," ND/OR "RECYCL CONSTRUCTING, RECONSTRUCTING ERECTING UTILITY INFRASTRUCTURE SAWS NOTES: SAWS NOTES: ERECTING UTILITY INFRASTRUCTURE
ABOVE. CPS ENERGY AND SAWS SHAL 1. 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 OF INGRESS AND EGRESS OVER GRAN
2. 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. ALL TREES OR PARTS THEREOF, OR O 3. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER WITH THE EFFICIENCY OF WATER, SEW FACILITIES. NO BUILDINGS, STRUCTU
SYSTEM. 4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETAR ENERGY OR SAWS INFRASTRUCTURE /
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. DUE TO GRADE CHANGES OR GROUND PERSON OR PERSONS DEEMED RESPONSED ALTERATIONS. 5. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 3. THIS PLAT DOES NOT AMEND, ALTER,
1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW GAS, WATER, SEWER, DRAINAGE, TELE REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR FOR UTILITIES UNLESS THE CHANGES INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN 4. CONCRETE DRIVEWAY APPROACHES A ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF ELECTRIC AND GAS EASEMENTS WHEN ELECTRIC AND GAS EASEMENTS WHEN
DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. GAS FACILITIES. COMMON AREA MAINTENANCE: 5. ROOF OVERHANGS ARE ALLOWED WIT THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, EXISTING WITHIN THOSE FIVE (5) AND
INCLUDING LOTS 901, 902 & 903 BLOCK 17, CB 5722, LOT 901, BLOCK 18, CB 5722, LOTS 901 & 902, BLOCK 19, CB 5722, LOT 901, BLOCK 21, CB 5722 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF LOTS 901, 902 & 903 BLOCK 17, CB 5722, LI LOTS 901, BLOCK 21, CB 5722 ARE DESIGNA
SAN ANTONIO OR BEXAR COUNTY. SEWER, WATER, ELÉCTRIC, GAS, TELEPHO
CO PERM. OFF-LOT VAR. (VOL. 7711, PG. 1393 O.P.R.B.C.) WID. SAN. SEW. ESM'T.
S C14 S L52
H H H H H H H H
TILE S32 CTIE CTIE S32 CTIE
(VOL. 20002, PG. 727 O.P.R.B.C.)
OFF-LOT VAR. WID. SAN. SEW. ESM'T. (1.886 Ac.)
REMAINING CAMPBELTON RC (VOL. 7711, PG. 1393
1% A.C. ULTIMATE FLOODPLAIN PER FLO STUDY PREPARED BY
DATED DECEMBER 9, 2
SHEET 2 OF 3 CAMPBELTON ROAD, LTD.
(VOL. 7711, PG. 1393 O.P.R.B.C.) SHEET 1 OF 3
OFF-LOT VAR. WID.
INDEX MAP
N.T.S.
1% A.C. ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY CUDE DATED DECEMBER 9, 2020
CURVE TABLE
CORVE RADIOS DELTA ELINGTTI CHORD BEARING CHORD C51 55.00' 294°50'31" 283.03' \$23°46'59"W 59.23'
C52 10.00' 57°25'16" 10.02' N85°04'21"E 9.61' C53 10.00' 54°13'19" 9.46' S23°41'54"W 9.11' C54 50.00' 306°55'27" 267.84' S39°13'04"E 44.68'
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$
C50 431.50 3.58.49 43.69 360.02 13 L 43.67 C57 347.50' 8°13'35" 49.89' S63°25'57"E 49.85' C58 30.00' 70°51'30" 37.10' S25°03'30"E 34.78'
C59 2043.00' 1°24'08" 50.00' N18°59'48"E 50.00' C60 2057.15' 10°09'13" 364.56' \$18°41'23"W 364.08'
C61 21.75' 62°58'24" 23.91' N82°17'46"E 22.72' MATCHLIÑE "D" –
UNPLATTED REMAINING PORTION OF 584.851 ACRES CAMPBELTON ROAD, LTD. VAR. WID. PERMANENT SAN SEW. ESM'T.
CAMPBELTON ROAD, LTD. (VOL. 7711, PG. 1393 O.P.R.B.C.) L96 -507
REMAINING PORTION OF 584.851 ACRES CAMPBELTON ROAD, LTD. (VOL. 7711, PG. 1393 O.P.R.B.C.) L96 50 ^T L96 50 ^T VAR. WID. PERMANENT SAN SEW. ESM'T. (VOL 13086, PG 803, O.P.R.B L96 50 ^T VAR. WID. PERMANENT SAN SEW. ESM'T. (VOL 13086, PG 803, O.P.R.B L96 50 ^T VAR. WID. PERMANENT SAN SEW. ESM'T. (VOL 13086, PG 803, O.P.R.B SAN SEW. ESM'T. (VOL 1225, PG. 582 O.P.R.B.C.) SAN. SEW. ESM'T.
APPROXIMATE LOCATION FEMA
FLOOD ZONE "A" PER FIRM MAP NO. 48029C0730F

