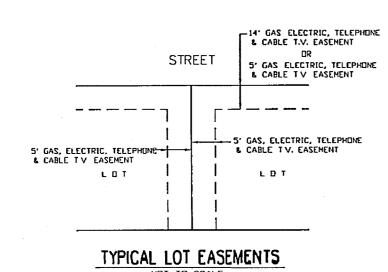
2000 2000 2000 2000

Pages: 17
both 20050078912
illed & Recorded
94/12/2005 3:009M
BERRY RICKHOFF COUNTY CLERK
ECORDING
ECORDS ARCHIVE \$
ECORDS MANAGEMENT \$

## DRAINAGE NOTES:

NO STRUCTURES, 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 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

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0095E: AND DATED FEBRUARY 16, 1996 CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY



## "C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS—OF—WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT—OF—WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS
- 2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION
- 3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW

PRIVATE INDIVIDUAL WATER WELLS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING PLAT APPROVAL, A POTABLE GROUNDWATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL, THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITIES (TCEQ)

REGISTERED PHOFESSIONAL ENGINEER

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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES CONTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ST. HEDWIG.

ARNULFO (ARNIE) GONZALEZ P.E LICENSED PROFESSIONAL ENGINEER No. 81956

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON GROUND UNDER MY SUPERVISION. BY THOMAS C HABERER

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4350
NORTHSTAR LAND SURVEYING, INC.
9033 AERO SUITE 270
SAN ANTONIO, TX 78217
(210) 826-6228

OWNER/DEVELOPER:
ESTANCIA DEVELOPMENT, LLC.
41 GALLERIA DR.
SAN ANTONIO, TEXAS 78257

## NOTES:

- SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED
- 2) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED
- 3) N A D 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, P.I.D AY 0950
- 4.) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET, THE COMBINED SCALE FACTOR IS 0 99986
- 5) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWSE 00"15"29.41" TO CONFIRM TO N A D 83
- 6) THIS SUBDIVISION FALLS UNDER THE REQUIREMENTS OF THE UDC FOR BUFFERS & LANDSCAPING
- 7) TREESCAPE NOTE. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL, A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION
- 35-512 OF THE UNIFIED DEVELOPMENT CODE.

  8) THE OWNERS OF LOTS 6, 7, 8 & 9\_BLOCK 11; C.B. 4702, SHALL MAINTAIN AND BE RESPONSIBLE FOR VEGETATION, AND DRAINAGE EASEMENTS WITHIN SAID LOTS
- 9.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE (35-504 (E)(2) P-5-40)
- 10 ) THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO
- 11.) BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, PARKS, EASEMENTS OF ANY KIND

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
<b>C</b> 1	3054	50 00	15 76	34*59'27*	30 06	S49*II'01'W
CS	38 93	60 00	2018	37°10′46′	38 25	N48'05'22'E
C3	35 69	60 00	18 39	34*04'43*	3516	\$13'34'37'V
C4	30 67	50 00	15 84	35*09*02*	30 20	N14*06*46*E
C5	95 59	280 00	46 57	18*53*06*	91 87	NS1.10.59.E
<u>C6</u>	69 23	220 00	34 39	17*46'06*	67 95	N20°36′56°E
C7	34 26	70 00	17 48	28*02*17*	33.91	N02*17*16*W
C8	63 62	130 00	32 46	28*02*17*	62 98	N02*17*16*W
C9	6362	130 00	32 46	28.05.12.	62.98	3°17'16'E
C10	34 26	70 00	17 48	28'02'17'	33 91	3'61'71'502
C11	138 51	130 00	76 65	61*02*54*	132 05	N18*47*34*W
CIS	74 58	70 00	41 27	61*02′54*	71 11	NI8*47'34'W
C13	84 47	120 00	4407	40*19*51*	82 74	259.00.00.E
C14	126 70	180 00	66 10	40*19:51*	124 10	3.90,60.62S
C15	16086	350 70	8187	26'16'49'	159 45	S04*09*14*W
C16	133 34	290 70	67 86	26'16'49'	13217	S04°09'14'W
C17	11551	60 00	8617	110,18,01,	98 48	\$17°17'38'W
C18	115 51	60 00	86 17	110.18.01.	98 48	N17*17'38'E
C19	963	10 00	5 22	55.03.00.	926	N10*16'52'W
C50	963	10 00	5 22	55*09′00*	926	\$44*52'08'V
CSI	963	10 00	522	55*09′00*	926	S10*16*52*E
C22	963	10 00	5 22	55*09'00*	926	N44'52'0B'E
C53	127 74	530 00	65 56	31*49'18'	226 11	N01.55.20A
C24	8764	170 00	44 82	29,35,14,	86 67	N02'31'31'W
C25	313 56	60 00	35 04	299*25′50*	60 52	S69.05.34.A
C26	6777	70 00	36 80	55*28'07*	65 15	N43*31'20"W
C27	8713	90 00	47 32	55*28′07*	83 77	N43*31'20'V
C28	10013	90 00	55 96	63*44'32*	95 04	\$39°23'07°E
C29	155 38	110 00	68 39	63*44'32*	116 16	3°70°23'07°E
C30	41 27	110 00	2088	21.53.40.	41 03	N18*15'41'W
C31	33 76	90 00	17 08	21.53.40.	33 57	N18*15'41*W
C35	55 69	110 00	28 46	59.00.35.	55 10	3'4'30'16'E
C33	45 57	90 00	5358	59,00,35,	45 08	314°30'16'E
C34	97 12	100 00	52 77	55*38'44*	93 35	S27*49'22'W
C35	78 37	130 00	4042	34*32'32*	7719	S17°16'16"W
C36	88 95	70 00	5162	72*48'33'	83 09	\$36*24'16'W
C37	118 91	130 00	63 98	52*24'33'	114 81	N26'12'17'E
C38	6403	70 00	34 45	52*24'33*	6182	N26'12'17'E

SUBDIVISION PLAT ESTABLISHING

BEING A 54.941 ACRE TRACT OUT OF THE MAX AUE SURVEY No. 332,

ABSTRACT 991, COUNTY BLOCK 4702, THE MAX AUE SURVEY No. 334,

ABSTRACT 990, COUNTY BLOCK 4566, AND THE IGNACIO DE LA PENA SURVEY No. 227 1/6, ABSTRACT 600, COUNTY BLOCK 4609, RECORDED IN

VOLUME 9929, PAGE 128, OF THE OFFICIAL PUBLIC RECORDS OF REAL

PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF <u>ESTANCIA SUBDIVISION</u>, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED

upan Wright

CHAIRMANI GAT

CHAIRMANI CHA

SUBDIVISION. P.U.D.



LINE TABLE

106 64

12 95

N76\*41'18'E N31\*41'18'E

N11\*43'53' N11\*43'53' S16\*18'24'

\$16'18'24'1 \$11'43'53'V \$11'43'53'V \$49'19'01'V

N49'19'01'V

N17°17'38'1

N17\*17'38'

N15\*47'16'W

\$52.54.33.A

N74\*01'13'W NB9\*35'14'W

N55\*27'28'\

N74°28'27

S66\*21'38"\

S48\*39'26'W N08\*39'26'E S48\*42'34'E

LINE LENGTH

P.O. BOX 690964

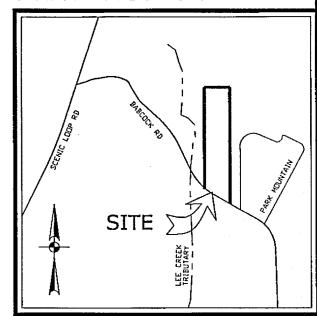
SAN ANTONIO, TX. 78269

OFFICE: (210) 372-9111

FAX: (210) 372-9121

Engineered Solutions

PLAT NO. 040311



LOCATION MAP

SCALE : 1"=200

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

ESTANCIA DEVELOPMENTO LLC.

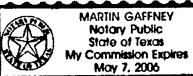
BULLY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED\_ESTANCIA DEVELOPMENT, LLC. KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF Dec, 2004

NOYARY PUBLIC, BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER
OFF 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 APPEARS THAT SAID PLAT IS IN CONFORMITY
WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT
THAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

COUNTY CLERK, BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, GETY RICHART COUNTY CLERK OF SAID COUNTY OF HEREBY CERTIFY THAT
THIS PLAT WAS FILED, FOR RECORD IN MY OFFICE, ON THE JOY DAY OF CHAPT!
A D. SOOS AT STOR M IN THE DEED AND PLAT RECORDS OF
SAID COUNTY, IN BOOK VOLUME 505 ON PAGE THIS 1346

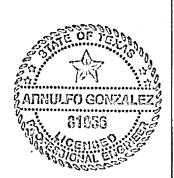
SAID COUNTY, IN BOOK VOLUME 4505 ON PAGE 11
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1340
DAY OF 400 A D. 20 05

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY JUNE 1919

SHEET 2 OF 2

DATE: 12/03/04







BY SUCH COMMISSION.