



DEVELOPMENT SERVICES

TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 526
Standard Plat Note Layout**

DATE: Issued March 25, 2010 / Revised September 9, 2011 / August 2, 2013 /
August 1, 2014 / March 28, 2018 / May 9, 2018

CREATED BY: Land Development Division/Land Entitlements Section

Purpose:

As a customer service initiative, the Development Services Department (DSD) **revised** Information Bulletin (IB) 526 Standard Plat Note Layout. This updated bulletin incorporates an updated list of approved plat notes along with updated templates denoting plat layout. The previous revision did not include the list of plat notes or the templates. The purpose of this IB is to provide a standardized note and template format for plat preparation.

The Bexar County Clerk’s Recording Office requested the removal of their recordation block found at the lower right hand corner of the plat to be left blank, due to their new Records Management System Update generating recording labels. This request came after the IB was finalized on March 28, 2018 resulting in this revision to update the plat layout to reflect the changes.

Scope:

Through the plat note update process, DSD has coordinated with numerous authorizing agencies to update the individual plat notes. These updates do not require an amendment to the Unified Development Code (UDC) and were fully vetted through key stakeholders. An updated list has been created (Exhibit “A”) depicting each of the approved plat notes. This revised IB includes several templates (Exhibit “B”), designed for new plat submittals. The template also includes the spacing height and length requirements for Bexar County Commissioners Court signature block. For multiple page plats, the plat notes only need to be shown on the last page; however, signature blocks, CPS Energy, and SAWS notes are required on every page.

Summary:

This IB is for informational purposes only. For additional information regarding this IB, please contact the Land Entitlements Section at (210) 207-0121.

Prepared by: Larry Odis, Senior Planner

Reviewed by: Melissa Ramirez, Assistant Director

Authorized by: Michael Shannon, PE, CBO, Director

Agency, Note Name, and/or Origin	"Exhibit A" Plat Note Text
1. Common Area Maintenance:	The maintenance of all private streets, open space, greenbelts, parks, tree save areas, including Lot ____, Block ____, CB or NCB ____, 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.
	San Antonio (TCI) and Bexar County Floodplain Notes. Use Note #2 and choose one of notes 3 - 5) if the property contains floodplain. Use note #6 if the property does not contain floodplain. Minor variations may be approved by TCI or Bexar County.
2. Easements for Floodplains 35-F124(C)	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 Agency (FEMA) in accordance with DFIRM Panel ____, dated ____; or the 1% annual chance (100-year) ultimate development condition water surface elevation; or the 4% annual chance (25-year) ultimate development floodplain plus freeboard. Construction, improvements, or structures within the drainage easements and floodplain are prohibited without prior written approval from the Floodplain Administrator of the City of San Antonio or Bexar County.
3. LOMRs with FEMA Approval 35-F132	The 1% annual chance (100-Year) floodplain limits shown on this plat were delineated based upon a Letter of Map Revision (LOMR) Study prepared by ____ and approved by FEMA on ____ (Case No. ____). Floodplain information is subject to change as a result of future FEMA Map revisions and/or amendments.
4. CLOMRs with FEMA Approval 35-F132	The 1% annual chance (100-year) floodplain limits shown on this plat were delineated based upon a Conditional Letter of Map Revision (CLOMR) Study prepared by ____ and approved by FEMA on ____ (Case No. ____). Floodplain information is subject to change as a result of future FEMA Map revisions and/or amendments.
5. CLOMRs Pending FEMA Approval	Lots __ through __, Block __, CB or NCB __, lie within the FEMA 1% annual chance (100-year) floodplain as depicted on the FEMA Flood Insurance Rate Map of Bexar County, Texas, DFIRM panel numbers 48029c__ and 48029c __, dated _____. A FEMA CLOMR floodplain study has been prepared by _____ and was approved by the city of San Antonio and/or Bexar County. The floodplain study (FEMA Case No. _____) is pending approval by FEMA. Floodplain information is subject to change as a result of future FEMA Map revisions and/or amendments.

<p>6. Floodplain Verification</p>	<p>No portion of the FEMA 1% annual chance (100-year) floodplain exists within this plat as verified by FEMA Map Panel: 48029C_____, effective [date]. Floodplain information is subject to change as a result of future FEMA Map revisions and/or amendments.</p>
	<p>Additional Floodplain and Storm Water Notes 7 - 15 to be used with the Floodplain Notes above if applicable:</p>
<p>7. County Finished Floor Elevation – Relative to Floodplain F-142(a) & (b)(1)</p>	<p>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.</p>
<p>8. Residential Finished Floor Appendix H. 15.2 and Appendix H. Appendix A.1.III.A.8</p>	<p>Residential finished floor elevations must be a minimum of eight (8) inches above final adjacent grade. <i>(This note is required on all residential and OCL plats)</i></p>
<p>9. Residential Finished Floor Elevation – City Only. Required for lots containing, adjacent to, or abutting floodplain. F125(a)(2) & F142(a)(1)</p>	<p>Residential structures are not allowed within the City of San Antonio ultimate development floodplain. Finished floor elevations for residential structures shall be no less than one foot above the base flood elevation of the regulatory floodplain (City of San Antonio ultimate development floodplain). The lowest adjacent grade shall be at or above the base flood elevation. Pre-construction elevation certificates may be required prior to permit approval, and post-construction elevation certificates may be required prior to occupancy of residential buildings, as determined by the Floodplain Administrator of the City of San Antonio.</p>
<p>10. Non-Residential Finished Floor Elevation – City Only. Required for lots containing, adjacent to, or abutting floodplain. F124(f)(17) & F142(b)</p>	<p>Finished floor elevations for non-residential structures shall be no less than one foot above the base flood elevation of the regulatory floodplain (City of San Antonio ultimate development floodplain). The lowest adjacent grade shall be at or above the base flood elevation. Flood-proofing may be allowed if elevating the structure is not feasible, if approved by the Floodplain Administrator of the City of San Antonio.</p>
<p>11. Detention for previously recorded plat.</p>	<p>Storm water detention is required for this property and is accounted for in an offsite detention pond located in Lot _____, Block _____, CB or NCB _____, Subdivision Unit _____, recorded in Volume _____, Page _____ (Plat # _____).</p>
<p>12. Drainage Easement Encroachments Appendix H. Appendix A.1.III.A.7</p>	<p>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 easements, as approved, shall be allowed without the approval of the Director of TCI or Director of 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.</p>

<p>13. TCI Detention & Maintenance Appendix H. 4.7.1</p>	<p>Storm water detention is required for property within the boundary of this plat. Building permits shall be issued only in conjunction with necessary storm water detention approved by the City of San Antonio Floodplain Administrator. The property may be eligible to post a fee in lieu of detention (FILO) if offsite drainage conditions allow but only when approved by the City of San Antonio Floodplain Administrator. Maintenance of on-site storm water detention shall be the sole responsibility of the property owners and/or the property owners' association and its successors or assigns and is not the responsibility of the City of San Antonio or Bexar County.</p>
<p>14. LID - Voluntary 35-210(b)(4)F.</p>	<p>The property owner has elected to provide low impact development (LID) and/or natural channel design (NCD) on Lot(s) ____, Block ____, NCB _____. Building permits for this property shall be issued only in conjunction with necessary LID/NCD plans approved by the City of San Antonio. The property may be eligible for credit and offset incentives and/or fee incentives when approved by the City of San Antonio. If the property owner elects not to provide LID and/or NCDP, the incentives will not be granted and the property shall conform to all applicable development standards of the City Code Chapter 35, the Unified Development Code.</p>
<p>15. LID – Mandatory Areas 35-673(c)(8)</p>	<p>Low impact development (LID) and/or natural channel design (NCD) is required on lot(s) ____, block ____, NCB _____. Building permits for this property shall be issued only in conjunction with necessary LID/NCD plans approved by the City of San Antonio. The property may be eligible for credit and offset incentives and/or fee incentives when approved by the City of San Antonio.</p>
<p>16. Clear Vision Only required in OCL 35-506(d)(5)</p>	<p>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.</p>
<p>17. Vehicular Turn Around 35-506(r)(2)</p>	<p>Owner shall provide for permanent vehicular turn around on Lot ____, Block ____, CB or NCB ____, to prevent backing onto the roadway.</p>
<p>18. Ingress/Egress 35-515(c)(4)</p>	<p>No structure, fences, walls, or other obstructions shall be placed within the limits of the ingress/egress easement shown on this plat.</p>
<p>19. Cross Access 35-506(r)(3)</p>	<p>Lot owner(s) shall provide shared common cross access for Lot(s) ____, Block ____, CB or NCB ____, in accordance with UDC 35-506(r)(3).</p>
<p>20. Easement Expiring to ROW 35-B121(12) and 35-507(f)(1) and Appendix H. Appendix A.1.III.A.6</p>	<p>Easement to expire upon incorporation into platted public street right-of-way. (Note: to be used for public streets) Easement to expire upon incorporation into platted private street. (Note: to be used for private streets)</p>

<p>21. Private Street Designation</p>	<p>Lot ____, Block ____, CB or NCB ____, is a private street and is designated as an underground and at-grade infrastructure and service facilities easement for gas, electric, street light, telephone cable television, drainage, pedestrian, public water, wastewater, and recycled water mains.</p>
<p>22. CPS/SAWS/COSA Utility To be used on all plats</p>	<p>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.</p>
<p>23. CPS/SAWS/COSA Utility To be used on all plats</p>	<p>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.</p>
<p>24. CPS/SAWS/COSA Utility To be used on all plats</p>	<p>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.</p>
<p>25. CPS/SAWS/COSA Utility Add to notes above if residential</p>	<p>4. 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.</p>
<p>26. CPS/SAWS/COSA Utility Add to notes above if residential</p>	<p>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.</p>

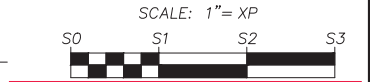
<p>27. TxDOT</p>	<p>1. For residential development directly adjacent to state right of way, the property owner shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.</p> <p>2. Maximum access points to State highway from this property will be regulated as directed by "Access Management Manual". This property is eligible for a maximum total of ____ {existing} access point(s) along [name of TxDOT roadway], based on the overall platted highway frontage of ____ [linear ft of highway frontage] {access will be provided by one (1) access point on the adjacent property outside the platted area along [name of TxDOT roadway].} (Note: TxDOT may request verbiage in the curly brackets along with additional language depending on the scenario.)</p> <p>3. If sidewalks are required by appropriate city ordinance, a sidewalk permit must be approved by TxDOT prior to construction within state right-of-way. Locations of sidewalks within state right-of-way shall be directed by TxDOT.</p>
<p>28. San Antonio River Authority</p>	<p>San Antonio River Authority (SARA) is hereby dedicated the easements and rights-of-way for sanitary sewer collection and treatment facilities in the areas designated on this plat as "sanitary sewer easement" for the purpose of installing, constructing, reconstructing, operating, maintaining, removing and inspecting sanitary sewer pipelines and collections systems and all necessary above-ground or below-ground appurtenances, together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way and the right to remove from said land all trees and vegetation or parts thereof, or other obstructions which endanger or may interfere with the function of said facilities. It is agreed and understood that no buildings, structures, concrete slabs or walls will be placed within easement areas without an encroachment agreement with SARA.</p>
<p>29. SAWS Aquifer:</p>	<p>This subdivision is within the Edwards Aquifer Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or the latest revisions thereof. Any regulated activity must comply with all federal, state and local regulations relating to development within the Edwards Aquifer Recharge Zone.</p>
<p>30. SAWS Impact Fee</p>	<p>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.</p>
<p>31. SAWS Wastewater EDU 35-B121(c)(18)</p>	<p>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.</p>
<p>32. SAWS Dedication</p>	<p>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.</p>

33. SAWS High Pressure	A portion of the tract is below the ground elevation of ____ feet where the static pressure will normally exceed ____ 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.
34. Grey Forest Utility:	The City of Grey Forest, by and through its gas utility system, Grey Forest Utilities is hereby dedicated easements and right-of-ways for gas distribution infrastructure and service facilities in the areas designated on this plat as "gas easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, and patrolling said infrastructure and service facilities together with the right of ingress and egress over grantor's adjacent land for the purpose of accessing its infrastructure and service facilities. Grey Forest Utilities shall also have the right to relocate said infrastructure and service facilities within easement and right-of-way areas, and the right to remove from said area lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of gas distribution infrastructure and service facilities. No buildings, concrete slabs, or walls will be placed within easement areas without an encroachment agreement with Grey Forest Utilities.
35. Residential Fire Flow residential development only IB- 187	The public water main system has been designed for a minimum fire flow demand of _____ gpm at 25 psi residual pressure to meet the City of San Antonio's fire flow requirements for the residential development. The fire flow requirements for individual structures will be reviewed prior to building permit approval in accordance with the procedures set forth by the City of San Antonio Director of Development Services and the San Antonio Fire Department Fire Marshal.
36. FIRE:	Ingress and egress shall be provided between all adjacent lots for adequate fire department vehicle access per the City of San Antonio Fire Prevention 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.
37. Surveyor's Notes:	1. Property corners are monumented with a cap or disk marked "surveyor's name" unless noted otherwise; 2. coordinates shown are based on the north American datum of 1983 (cors 1996) from the Texas coordinate system established for the south central zone displayed in grid values derived from the ngs cooperative cors network; 3. dimensions shown are surface; and 4. bearings are based on the north American datum of 1983 (cors 1996), from the Texas coordinate system established for the south central zone.
38. Legal Instrument 35-B121(c)(20)	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.
39. Townhouse 35-515(f)	All lots within this subdivision are restricted to townhouse use.

40. Zero Lot line 35-515(e)(2)	Five (5) foot wide maintenance easements are established within the lots adjacent to all non-attached zero lot lines. Such easements shall extend for the depth of the lot and are included in the deed restrictions for all affected properties.
41. Setback Required OCL & optional ICL. 35-516(a)	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.
42. Multiple page	Plat notes apply to every page of this multiple page plat.
43. Tree Note	This subdivision is subject to a Master Tree Plan (AP # _____) 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).
44. Tree Save Area 35-523(e)(1)C.b)	Lot _____, Block _____, CB or NCB _____, (_____ Ac.) is designated as Tree Save Area. [may be plural]
45. Conservation Easement 35-441(a)(15)	In accordance with Unified Development Code provisions applicable to conservation easements, Lots_____, Block_____, CB or NCB _____, are dedicated as a conservation easement in perpetuity by easement recorded in Volume_____, Page_____ and as such, are non-buildable and limited to the uses enumerated in the easement.
46. MAOZ 35-334(c)(5)	The property, either partially or wholly, lies within a military airport overlay zone and is subject to noise and/or aircraft accident potential.
47. Open Space 35-503(e) 35-B121(12)	Lot____, Block____, CB or NCB____, is designated as open space and as a common area and a drainage, sewer, water, electric, gas, telephone and cable TV easement. (Note: List all applicable easements that fall within the open space area)

INDEX MAP (FOR MULTIPLE SHEETS) OR DETAIL VIEWS GO HERE

PLAT NUMBER XXXXXX
REPLAT & SUBDIVISION PLAT ESTABLISHING
SUBDIVISION PLAT NAME
BEING A TOTAL OF ACRES, BEING LOT AND BLOCK OF THE ORIGINAL RECORDED SUBDIVISION (THAT ARE BEING CHANGED) RECORDED IN VOLUME PAGE OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND [A] ACRE TRACT OF LAND OUT OF A ACRE TRACT OF LAND RECORDED IN VOLUME PAGES OF THE TYPE OF RECORDING DEVICE OF BEXAR COUNTY, TEXAS, OUT OF THE NAME OF ORIGINAL SURVEY NUMBER ABSTRACT COUNTY BLOCK 1 ESTABLISHING LOTS & BLOCK IN NEW CITY BLOCK IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



COMPANY LOGO HERE

DATE OF PREPARATION: March 23, 2018

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: NAME HERE
COMPANY NAME HERE
ADDRESS HERE
CITY, STATE ZIP CODE
(XXX) XXX-XXXX

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OWNERS NAME HERE 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. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SUBDIVISION PLAT NAME HERE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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. 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 A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

Bexar County Clerk's Recordation Template Block is no longer needed as per their new system generated recordation labels.

This area needs to have a minimum of 4 inches in length and 2 1/2 inches high of blank space to accommodate the new recording labels.

NOTARY STAMP FOR OWNER'S SIGNATURE

CITY OF SAN ANTONIO SEAL

COUNTY SEAL

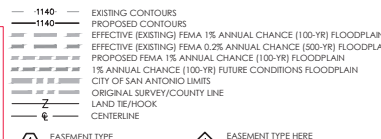
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE SHEET X OF X FOR LINE AND CURVE TABLES

SHEET 1 OF X

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO IS PART OF THE ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM BOARD (SAWS) HEREBY DEDICATE EASEMENTS AND RIGHTS OF WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES...
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...
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE EASEMENTS, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY RECYCLED WATER 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 FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
WASTEWATER EASEMENT NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

LEGEND
AC ACRES(S)
ARB ARBITRARY
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
OB COUNTY BLOCK
CCPR COMAL COUNTY DEED
FRW RECYCLED WATER
CV CLEAR VISION
DED DEDICATION
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC ELECTRIC
EMT EASEMENT
ETJ EXTRATERRITORIAL JURISDICTION
FTE FINISHED FLOOR ELEVATION
GB GREENBELT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION INGRESS/EGRESS
INT INTERSECTION
MPROCT MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
NCB NEW CITY BLOCK
OHE OVERHEAD ELECTRIC
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PROPOSED EASEMENT
EXISTING EASEMENT
EXISTING LOT DATA

LEGEND SHOULD SHOW ANY AND ALL ACRONYMS, ABBREVIATIONS AND SYMBOLGY USED ON PLAT RELEVANT TO THE PROJECT.



- 1 EASEMENT TYPE
2 EASEMENT TYPE
3 EASEMENT TYPE
4 EASEMENT TYPE
5 EASEMENT TYPE
EASEMENT TYPE HERE (VOL XXXX, PG XXX-XXX, DPR)
EASEMENT TYPE HERE (VOL XXXX, PG XXX-XXX, DPR)
LOT XXX BLOCK XXX, NCB XXXXX
NAME OF SUBDIVISION (VOL XXXX, PG XXXX, DPR)
UNPLATTED XXXX ACRES
OWNER: NAME HERE (VOL XXXX, PG XXXX, DPR)

USE REPLAT CERTIFICATION FORM O,P, OR Q RELEVANT TO THE PROJECT

RECORDATION INFORMATION FROM BEXAR COUNTY

RECORDER'S MEMORANDUM

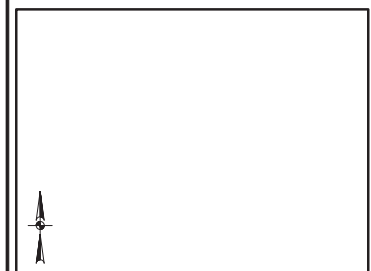
USE RELEVANT TO THE PROJECT

RECORDER'S MEMORANDUM

(1.5" DIA.) NOTARY STAMP FOR OWNER'S SIGNATURE

LICENSED PROFESSIONAL ENGINEER'S SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR'S SEAL



ACREAGE OF AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS INSERT INFO HERE OF THE MAJOR SUBDIVISION PLAT RECORDED IN VOLUME XXXX, PAGES XXX-XXX OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. LIST ANY EASEMENTS BEING REPLATTED.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (NAME AND NUMBER) WHICH IS RECORDED IN VOLUME XXXX, PAGE(S) XXX-XXX, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) 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.

OWNER/DEVELOPER: NAME HERE
COMPANY NAME HERE
ADDRESS HERE
CITY, STATE ZIP CODE
(XXX) XXX-XXXX

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF A.D. 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S NOTES GOES HERE

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.

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:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

MINOR PLAT TEMPLATE

SUBDIVISION PLAT NAME HERE
FILE PATH HERE

PLAT NUMBER XXXXXX

SUBDIVISION PLAT
OF
SUBDIVISION PLAT NAME

BEING A TOTAL OF _____ ACRE TRACT OF LAND OUT OF A _____ ACRE TRACT OF LAND RECORDED IN VOLUME _____, PAGES _____ OF THE TYPE _____ OF RECORDING DEVICE OF BEXAR COUNTY, TEXAS, OUT OF THE NAME OF ORIGINAL SURVEY NUMBER _____ ABSTRACT _____ COUNTY BLOCK _____ IN NEW CITY BLOCK _____ IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS & BLOCK.

SCALE: 1" = XP



COMPANY LOGO HERE

DATE OF PREPARATION: March 23, 2018

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: NAME HERE
COMPANY NAME HERE
ADDRESS HERE
CITY, STATE ZIP CODE
[XXX] XXX-XXXX

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OWNER'S NAME HERE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED 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. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ SUBDIVISION PLAT NAME HERE _____ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL
THIS AMENDING PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS _____ DAY OF _____, A.D. 20____.

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

Bexar County Clerk's Recordation Template Block is no longer needed as per their new system generated recordation labels.

This area needs to have a minimum of 4 inches in length and 2 1/2 inches high of blank space to accommodate the new recording labels.

INDEX MAP (FOR MULTIPLE SHEETS) OR DETAIL VIEWS GO HERE

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL"; THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF NUMBER ACCESS POINTS ALONG NAME OF STATE HWY, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF XXXX.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

RECORDATION INFORMATION FROM BEXAR COUNTY



MAJOR ROAD (2 MAJOR THOROUGHFARES)
SHOW CITY LIMITS LINE (IF APPLICABLE)
SHOW ETJ LINE (IF APPLICABLE)

LOCATION MAP NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
ARB	ARBITRARY	PG	PAGE(S)
BLK	BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
BSL	BUILDING SETBACK LINE	PR	PRIVATE
CATV	CABLE TELEVISION	RB	RADIAL BEARING
CCPR	COMAL COUNTY DEED AND PUBLIC RECORDS	ROW	RIGHT-OF-WAY
CV	CLEAR VISION	RW	RECYCLED WATER
DED	DEDICATION	SD	STORM DRAINAGE
DOC	DOCUMENT NUMBER	SS	SIGNAGE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SS	SANITARY SEWER
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	TA	TURNOVER/ROUND
ELEC	ELECTRIC	TELE	TELEPHONE
EMT	EASEMENT	VAR WD	VARIABLE WIDTH
ETJ	EXTRATERRITORIAL JURISDICTION	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
FFE	FRESH FLOOR ELEVATION	W	WATER
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	⊕	REPETITIVE BEARING AND/OR DISTANCE
IN/EG	INGRESS/EGRESS (SURVEYOR)	⊖	SIDEWALK CONSTRUCTED WITH A PASSING SPACE
INT	INTERSECTION	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
MPROCT	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD ROW
OHE	OVERHEAD ELECTRIC	○	FOUND 1/2" IRON ROD MONUMENTATION
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	FOUND MONUMENTATION
		□	1234 DENOTES ADDRESS OF LOT
		□	1234.56 MINIMUM FINISHED FLOOR ELEVATION
Ⓢ	PROPOSED EASEMENT		
Ⓡ	EXISTING EASEMENT		
Ⓡ	EXISTING LOT DATA		

LEGEND SHOULD SHOW ANY AND ALL ACRONYMS, ABBREVIATIONS AND SYMBOLY USED ON PLAT RELEVANT TO THE PROJECT.

---	1140	EXISTING CONTOURS
---	1140	PROPOSED CONTOURS
---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	EFFECTIVE (EXISTING) FEMA 0.2% ANNUAL CHANCE (500-YR) FLOODPLAIN
---	---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN
---	---	CITY OF SAN ANTONIO LIMITS
---	---	ORIGINAL SURVEY/COUNTY LINE
---	Z	LAND TIE/HOOK
---	6	CENTERLINE

- | | | | |
|---|---------------|---|--|
| ① | EASEMENT TYPE | ◇ | EASEMENT TYPE HERE (VOL XXXX, PG XXX-XXX, DPR) |
| ② | EASEMENT TYPE | ◇ | EASEMENT TYPE HERE (VOL XXXX, PG XXX-XXX, DPR) |
| ③ | EASEMENT TYPE | Ⓡ | LOT XXXX BLOCK XXX, NCB XXXXX |
| ④ | EASEMENT TYPE | Ⓡ | NAME OF SUBDIVISION (VOL XXXX, PG XXXX, DPR) |
| ⑤ | EASEMENT TYPE | Ⓡ | UNPLATTED XXXX ACRES OWNER: NAME HERE (VOL XXXX, PG XXXX, DPR) |

SURVEYOR'S NOTES GOES HERE

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE (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 ACCESS AND EGRESS OVER GRANTORS' 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 HINDER OR MAY HINDER WITH THE ERECTING 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 ERECTING 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 LAND 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 AVOID, ALTER, RELIEVE 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.

FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:

- CONCRETE DRAINWAY 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 PROVIDED OR EXISTING WITHIN THESE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

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:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTARY STAMP FOR OWNER'S SIGNATURE

CITY OF SAN ANTONIO SEAL

USE SIGNATURE BLOCK REQUIREMENTS BELOW IF PLAT IS WITHIN BEXAR COUNTY:
LETTERING = 10 POINT FONT
DATE SPACING MINIMUM = 3/8"
SIGNATURE SPACING MINIMUM = 1/2"
MINIMUM SIGNATURE LINE LENGTH = 3"
MINIMUM DAY LENGTH = 1 1/2"
MINIMUM MONTH LENGTH = 1 1/2"
MINIMUM YEAR LENGTH = 1 3/4"

COUNTY SEAL

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET X OF X FOR LINE AND CURVE TABLES

SHEET 1 OF X

LICENSED PROFESSIONAL ENGINEER'S SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR'S SEAL

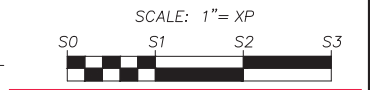
AMENDING TEMPLATE

SUBDIVISION PLAT NAME HERE

PLAT NUMBER XXXXXX

AMENDING PLAT
NAME OF PLAT
AMENDING
PLAT NUMBER XXXXXX
SUBDIVISION PLAT NAME

THIS PLAT AMENDS LOT, BLOCK AND NCB INFO HERE OF THE PLAT NAME
HERE SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME XXXX, PAGES XX-XX
OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



COMPANY LOGO HERE

DATE OF PREPARATION: March 23, 2018

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: NAME HERE
COMPANY NAME HERE
ADDRESS HERE
CITY, STATE, ZIP CODE
(XXX) XXX-XXXX

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
OWNER'S NAME HERE, 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. 20__

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SUBDIVISION PLAT NAME HERE HAS BEEN SUBMITTED TO THE CITY
OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF
DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR
LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)
HAVE BEEN GRANTED.
DATED THIS ____ DAY OF _____, A.D. 20__

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL
THIS AMENDING PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS
DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC
WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE
AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS ____ DAY OF _____, A.D. 20__

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

Bexar County Clerk's Recordation Template Block
is no longer needed as per their new system
generated recordation labels.

This area needs to have a minimum of 4 inches
in length and 2 1/2 inches high of blank space to
accommodate the new recording labels.

NOTARY STAMP
FOR OWNER'S
SIGNATURE

CITY OF SAN
ANTONIO SEAL

COUNTY SEAL

USE SIGNATURE BLOCK REQUIREMENTS
BELOW IF PLAT IS WITHIN BEXAR COUNTY:
LETTERING = 10 POINT FONT
DATE SPACING MINIMUM = 3/8" HIGH
SIGNATURE SPACING MINIMUM = 1/2" HIGH
MINIMUM SIGNATURE LINE LENGTH = 3"
MINIMUM DAY LENGTH = 1/2"
MINIMUM MONTH LENGTH = 1 1/2"
MINIMUM YEAR LENGTH = 1/3"

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET X OF X FOR LINE
AND CURVE TABLES

SHEET 1 OF X

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS...
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS...
3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING...
FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE...
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE...
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS...
LEGEND
AC ACRES(S)
ARB ARBITRARY
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
OB COUNTY BLOCK
COPR COMAL COUNTY DEED
CV CLEAR VISION
DED DEDICATION
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR
COUNTY, TEXAS
ELEC ELECTRIC
ESMT EASEMENT
ETJ EXTRATERRITORIAL JURISDICTION
FTE FINISHED FLOOR ELEVATION
OB GREENBELT
GETCTV GAS, ELECTRIC, TELEPHONE
AND CABLE TELEVISION
IN/EG INGRESS/EGRESS
INT INTERSECTION
MPROCT MAP AND PLAT RECORDS OF
COMAL COUNTY, TEXAS
NCB NEW CITY BLOCK
OHE OVERHEAD ELECTRIC
OPR OFFICIAL PUBLIC RECORDS
(OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY) OF
BEXAR COUNTY, TEXAS
PROPOSED EASEMENT
EXISTING EASEMENT
EXISTING LOT DATA
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
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CITY OF SAN ANTONIO LIMITS
ORIGINAL SURVEY/COUNTY LINE
LAND TIE/HOOK
CENTERLINE
EASEMENT TYPE
EASEMENT TYPE HERE
[VOL XXXX, PG XXX-XXX, DPR]
EASEMENT TYPE HERE
[VOL XXXX, PG XXX-XXX, DPR]
LOT XXX BLOCK XXX, NCB XXXXXX
NAME OF SUBDIVISION
[VOL XXXX, PG XXXX, DPR]
UNRELATED
XXXX ACRES
OWNER: NAME HERE
[VOL XXXX, PG XXXX, DPR]

LEGEND SHOULD SHOW ANY
AND ALL ACRONYMS,
ABBREVIATIONS AND
SYMBOLY USED ON PLAT
RELEVANT TO THE PROJECT.

RECORDATION INFORMATION FROM
BEXAR COUNTY

RECORDER'S MEMORANDUM

RECORDER'S MEMORANDUM

LICENSED PROFESSIONAL
ENGINEER'S SEAL

REGISTERED
PROFESSIONAL LAND
SURVEYOR'S SEAL



LOCATION MAP
NOT-TO-SCALE



AREA BEING AMENDED
SCALE: 1"=XXX'

XXX ACRES BEING AMENDED WAS PREVIOUSLY PLATTED AS INSERT INFO HERE OF THE
NAME OF SUBDIVISION PLAT, RECORDED IN VOLUME XXXX, PAGES XXX-XXX OF THE
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REASON FOR AMENDING:
SECTION 35-XXX (a)(1): LIST THE REASONS HERE AS STATED IN THE UNIFIED
DEVELOPMENT CODE WHY THIS PLAT IS BEING AMENDED. EXAMPLE:

TO REPLAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF: (A) THE OWNERS
OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE
AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR
RESTRICTIONS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; (D)
THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF A NEW STREET OR
MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

AMENDMENTS ARE AS FOLLOWS:
LIST REASONS HERE.

SURVEYOR'S NOTES
GOES HERE

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.

LICENSED PROFESSIONAL ENGINEER

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COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET
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REGISTERED PROFESSIONAL LAND SURVEYOR

FILE PATH HERE