**LOCATION MAP** NOT-TO-SCALE

- LOT 2 -

AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH

WRITTEN NOTIFICATION

SCALE: 1"= 500'

VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON GRASS HILL

HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY

OWNER/DEVELOPER: 63 SENECA WEST INVESTMENTS, LTD

SWORN AND SUBSCRIBED BEFORE ME THIS THE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ESTATES LOT 1 & 2 WHICH IS RECORDED IN VOLUME 20003, PAGE 1262, IN THE BEXAR COUNTY PLAT AND DEED RECORDS. THE CITY OF LEON VALLEY PLANNING

& ZONING 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

A TEXAS LIMITED PARTNERSHIP ISRAEL FOGIEL, GENERAL PARTNER

10003 NW MILITARY HWY STE 2201

SAN ANTONIO, TEXAS 78231

1.284 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTIONS OF LOTS 1 & 2, BLOCK 1, COUNTY BLOCK 4430 OF THE GRASS HILL ESTATES LOTS 1 & 2 SUBDIVISION AND INCLUDES PORTIONS OF 14' AND 28' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITY EASEMENTS TO BE REMOVED AS SHOWN ON AND RECORDED IN

7

AIDS -

DRIVE

STATE OF TEXAS

COUNTY OF BEXAR

COVENANTS OR RESTRICTIONS.

4

SENECA TRAILS

PHASE I

SUBDIVISION

CPS/SAWS/CITY OF LEON VALLEY UTILITY:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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, SAWS, AND LEON VALLEY 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS

WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY, SAWS, OR LEON VALLEY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY, SAWS, OR LEON VALLEY INFRASTRUCTURE AND DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS 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 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.

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.

CITY OF LEON VALLEY IMPACT FEE

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET

WATER & WASTEWATER EDU:

WITHIN SAID DRAINAGE EASEMENTS.

WILLIAM RANCHER ROAD

(VAR WID ROW)

N49°56'59"W

48.00

N49'56'59"W

28.77**'** 

122.51

S43'40'25"W

S48'42'09"E 82.02'

**-**∳∖

1

N43°40'25"E

125.21

40.0

SUR

DETAIL "A"

THE NUMBER OF WATER & WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE CITY OF LEON VALLEY.

CITY OF LEON VALLEY SEWER CONNECTION FEE:

SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

DRAINAGE EASEMENT ENCROACHMENTS

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 LEON VALLEY 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

CITY OF LEON VALLEY WATER & SEWER DEDICATION:

THE OWNER DEDICATES THE WATER AND SEWER MAINS TO THE CITY OF LEON VALLEY UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF LEON VALLEY

SHEET 1 OF 3 SHEET 2 OF 3

SHEET INDEX

PAPE-DAWSON **ENGINEERS** 

SCALE: 1"= 100'

REPLAT ESTABLISHING

SENECA TRAILS OFFSITE

**IMPROVEMENTS** 

BEING A TOTAL OF 1.60 ACRES, ESTABLISHING RIGHT-OF-WAY, IN COUNTY BLOCK 4430, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, BEING (PORTIONS OF LOT 1 & 2, BLOCK 1 GRASS HILL ESTATES LOTS 1 AND 2 RECORDED IN VOLUME

20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

SUBDIVISIC

TRAILS OFFSITE IMPROVEMENTS

9 9

gop

Survey

Civil Job No.

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STATE OF TEXAS

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: 63 SENECA WEST INVESTMENTS, LTD A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL 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

THIS CITY ENGINEER OF THE CITY OF LEON VALLEY, TEXAS HEREBY CERTIFIES THAT THIS

DAY OF

DATED THIS \_\_\_ DAY OF , A.D. 20 \_\_ MAYOR

CITY SECRETARY

DATE OF PREPARATION: July 15, 2025

ISRAEL FOGIEL, GENERAL PARTNER

10003 NW MILITARY HWY STE 2201 SAN ANTONIO, TEXAS 78231

HAND AND SEAL OF OFFICE

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.

THIS PLAT OF SENECA TRAILS OFFSITE IMPROVEMENTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

PLANNING AND ZONING CHAIRMAN

SENECA ESTATES, UNIT 3 SENECA ESTATES, UNIT 3 (VOL 6800, PG 174, PR) (VOL 6800, PG 174, PR) BLK 6 BLK ' BLK 4 BLK 4 BLK 5 WILLIAM RANCHER ROAD (VAR WID ROW) SEE DETAIL "A' THIS SHEET -SEE DETAIL "B" AIDS DRIVE (VAR WID ROW) THIS SHEET 4 3 DRIVE GRASS HILL 1 100-YEAR FLOODPLAIN PER 2024 LOMR CASE NO.24-06-2505P 29.24 S49"15'18"E 63.47 739.89 SAMARITAN DRIVE N5213'46"E (48' PUBLIC ROW) 71.70 C9 N491518"W N61°45'48"E 587.20' -N65**°**34'34"W C13 88.80 <sup>-</sup>53.02' CITY OF LEON - VALLEY ROW SEE DETAIL "C" 8 SHEET 2 OF 3 CITY OF LEON -DEDICATION VALLEY ROW 10 BLK 1 SENECA TRAILS PHASE | SUBDIVISION MATCHLINE "A" - SEE SHEET 2 OF 3

WILLIAM RANCHER ROAD

(VAR WID ROW)

SEE SHEET 3 OF 3 FOR LINE AND **CURVE TABLE, LEGEND AND NOTES** 

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**◈** 

N48'42'09"W

82.00'

SUR PUEBL

N4912'23"W

48.00'

DETAIL "B"

SCALE: 1"=20

N4912'33"W

48.00'

1

STATE OF TEXAS COUNTY OF BEXAR

MY COMMISSION EXPIRES:

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 CITY OF LEON VALLEY 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 3

Survey

Civil Job No.

THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY ARDURRA AND APPROVED BY FEMA IN 2024

BEING A TOTAL OF 1.60 ACRES, ESTABLISHING RIGHT-OF-WAY, IN COUNTY BLOCK 4430, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, BEING (PORTIONS OF LOT 1 & 2, BLOCK 1 GRASS HILL ESTATES LOTS 1 AND 2 RECORDED IN VOLUME (CASE NO.24-06-2505P). FLOODPLAIN INFORMATION IS SUBJECT TO 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

> SCALE: 1"= 100' PAPE-DAWSON **ENGINEERS** 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 | 210.375.9000

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: 63 SENECA WEST INVESTMENTS, LTD A TEXAS LIMITED PARTNERSHIP ISRAEL FOGIEL, GENERAL PARTNER 10003 NW MILITARY HWY STE 2201 SAN ANTONIO, TEXAS 78231

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL 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

DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS CITY ENGINEER OF THE CITY OF LEON VALLEY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.

DATED THIS DAY OF

THIS PLAT OF SENECA TRAILS OFFSITE IMPROVEMENTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

> DATED THIS MAYOR PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

SAMARITAN DRIVE (48' PUBLIC ROW)

S40:

N48°00'12"W

12.28

L17

C16-

2

N4915'18"V

587.20

1

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS

WITHIN BUILDABLE LOTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP

PANEL:48029C0380G, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON

CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

FLOODPLAIN VERIFICATION:

OMRS WITH FEMA APPROVAL:

AMENDMENTS.

AMENDMENTS.

S49°15'18"E

48.00'

N491518"W

36.00

8

2

DETAIL "C" SCALE: 1"=20"

SENECA DRIVE

(VAR WID ROW)

48.04

30.65

-10.17

S40.44'42"

S34°38'35"N

68.60'

2

DETAIL "D"

SCALE: 1"=30"

PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT

THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

CITY OF LEON VALLEY SEWER CONNECTION FEE:

CITY OF LEON VALLEY IMPACT FEE

WATER & WASTEWATER EDU

SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR

THE NUMBER OF WATER & WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S)

SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND 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

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

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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 LITELITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY, SAWS, AND LEON VALLEY 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY, SAWS, OR LEON VALLEY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY, SAWS, OR LEON VALLEY INFRASTRUCTURE 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

FLECTRIC AND GAS FACILITIES

CPS/SAWS/CITY OF LEON VALLEY UTILITY:

PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

MATCHLINE "A" - SEE SHEET 1 OF 3 SAPODILLA PARK (48' PUBLIC ROW) SEE DETAIL "D" THIS SHEET 7  $\sim$ 2 2 15 SE

6

\ 74 \ 75 | 76 900 BLK 2 73 SENECA TRAILS PHASE I SUBDIVISION

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 CITY OF LEON VALLEY PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

CITY OF

LEON VALLEY

CITY OF

SAN ANTONIO

**LOCATION MAP** 

NOT-TO-SCALE

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

REGISTERED PROFESSIONAL LAND SURVEYOR

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN US SURVEY FEET. GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SURVEYOR'S NOTES:

3. DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE, LEGEND AND NOTES PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

-CIBOLO BLUFF (50' PUBLIC ROW)

SHEET 2 OF 3

SENECA

**LOCATION MAP** NOT-TO-SCALE

# LEGEND

PR PLAT RECORDS OF BEXAR COUNTY, TEXAS DR DEED RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS SET 1/2" IRON ROD (PD)

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR) EASEMENT POINT OF INTERSECTION

VOLUME PAGE(S) PG DOC DOCUMENT NUMBER BLOCK COUNTY BLOCK ACRE(S) BLK BLOCK ROW RIGHT-OF-WAY DEDICATION DED ELEC ELECTRIC ESMT EASEMENT

GAS, ELECTRIC TELEPHONE AND CABLE TV VAR WID VARIABI F WIDTH VNAE VEHICULAR NON-ACCESS

EXISTING CONTOURS PROPOSED CONTOURS

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

CENTERLINE

## **KEY NOTES LEGEND**

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 CITY OF LEON

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY

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

MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

REGISTERED PROFESSIONAL LAND SURVEYOR

- VARIABLE WIDTH DRAINAGE EASEMENT (0.04 AC)
- 16' WIDE DRAINAGE EASEMENT 0.06 ACRES)
- (3) VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.02 ACRES)
- (4) VARIABLE WIDTH DRAINAGE. ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.08 ACRES)
- 5 VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.04 ACRES)
- 6 VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO **EXPIRE UPON PLATTING OF FUTURE** RIGHT OF WAY (0.06 ACRES)

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

VALLEY PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

- 60' DRAINAGE EASEMENT (VOL 20003, PG 1262, PR) REMAINDER OF 30' DRAINAGE
- 20' DRAINAGE EASEMENT (VOL
- 9100, PG 153 PR & VOL 20003, PG 1262, PR) 80' DRAINAGE EASEMENT
- (VOL 20003, PG 1262, PR) 40' ELECTRIC EASEMENT
- **5** (VOL 4119, PG 11, OPR) 40' ELECTRIC EASEMENT
- (VOL 4281, PG 223, OPR) VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO
- EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (SENECA TRAILS PHASE 1 PLAT) 10' GETCTV EASEMENT (SENECA TRAILS PHASE 1 PLAT)
- 14' GETCTV EASEMENT (VOL 20003, PG 1262, PR)
- 28' GETCTV EASEMENT (VOL 20003, PG 1262, PR)

- 1 LOT 1 BLOCK 1, CB 4033 GRASS HILL ESTATES LOTS 1&2 (VOL 20003, PG 1262, PR)
- 2 THE REMAINDER OF LOT 2, BLOCK 1, CB 4033 EASEMENT (DOC # 20210346882, OPR) GRASS HILL ESTATES LOTS 1&2 (VOL 20003, PG 1262, PR)

PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- 3 LOT 900, BLOCK 1, CB 4033 **GRASS HILL ESTATES LOTS 1&2**
- (VOL 20003, PG 1262, PR)
- LOT 3, BLK1, GRASS HILL ESTATES (VOL 9100, PG 153 PR) 5 UNPLATTED
- **RUSSELL & CYNTHIA HERNANDEZ** (DOC # 20220104673, OPR)
- 6 UNPLATTED BERGHEIM PROPERTIES, LLC SERIES B AIDS STREET (DOC# 20220273947, OPR)
- 7 UNPLATTED ALBERT ALCOCER & MONICA DONAHUE-ALCOCER (VOL 10218, PG 751, OPR)
- 8 FORMER SAMARITAN DRIVE 63 SENECA WEST INVESTMENTS, LTD (DOC# 20240215993, OPR)

### SAWS IMPACT FEE

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.

### CITY OF LEON VALLEY IMPACT FEE

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

### WATER & WASTEWATER EDU:

NUMBER AT THE CITY OF LEON VALLEY.

LINE TABLE

\_INE # | BEARING | LENGTI

S2\*34'09"E

S89°03'26"W

N64'47'04"W

N89°46'21"E

N49'56'59"W

S38\*19'25"E

S65°34'34"E

S41°16'55"W

N48\*24'42"W

N40'44'42"E

N4915'18"W

N3819'25"W

S52°13'46"W

S31°20'32"W

S61'07'47"E

S28\*52'13"W

S9\*14'11"E

N30°57'05"E

39.76

37.08

3.20'

28.73

53.02

82.00'

9.16'

13.33

69.92

29.53

75.74

17.39

10.17

8.08

16.19

L2

L3

L4

L5

L6

L7

L8

L9

L10

L12

L13

L14

L15

L17

L18

AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES

WATER & WASTEWATER EDU:

THE NUMBER OF WATER & WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT

#### CITY OF LEON VALLEY SEWER CONNECTION FEE:

2. ANY CPS ENERGY, SAWS, OR LEON VALLEY MONETARY LOSS RESULTING FROM SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF MODIFICATIONS REQUIRED OF CPS ENERGY, SAWS, OR LEON VALLEY INFRASTRUCTURE AND PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO

#### DRAINAGE EASEMENT ENCROACHMENTS:

THE START OF ANY SANITARY SEWER CONSTRUCTION

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, . CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT 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 LEON VALLEY 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.

#### CITY OF LEON VALLEY WATER & SEWER DEDICATION:

THE OWNER DEDICATES THE WATER AND SEWER MAINS TO THE CITY OF LEON VALLEY UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF LEON VALLEY

(LOMR)	ST	UDY	P	REPAREL	BY	ARDL	JRR
(CASE	NC	24-	06	-2505P)	FLO	ODPL	AIN
CHANG	_	۸.		DECLIE	$\sim$ $\sim$		IDE

LOMRS WITH FEMA APPROVAL

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION RA AND APPROVED BY FEMA IN 2024 INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

#### FLOODPLAIN VERIFICATION:

**CURVE TABLE** 

CHORD BEARING

S85'40'26"W

S4°19'34"E

N86°02'39"E

N3\*57'21"W

S6'57'11"W

S51\*56'59"E

N57'24'56"W

N86°00'49"E

N3\*59'11"W

S85'44'42"W

N4°15'18"W

N57°24'56"W

S51\*56'59"E

N83\*02'49"W

S49'39'03"W

S37'07'20"W

S14\*59'08"E

N29'53'55"W

N59\*53'38"W

S73\*52'13"W

S821914"W

CHORD LENGTH

27.07

26.33

26.85

26.55

26.87

62.79

47.86

26.54

26.86

26.70

26.70

34.18'

85.62

26.54

51.27

119.70'

27.38

65.15

7.59

26.70

24.30'

23.78

24.15

23.94'

24.16

62.19

47.69

23.93'

24.15

24.04'

24.04

34.07'

84.81

23.93'

51.26

119.49'

24.52'

62.46'

7.59'

24.04

31.48'

JRVE # | RADIUS | DELTA

17.00'

17.00

17.00

17.00'

132.00'

168.00

17.00'

17.00'

17.00

17.00'

180.00

17.00'

575.00'

17.00

65.00'

176.00'

17.00

120.00' | 1619'16'

627.83' 4'40'45"

C2

C3

C4

C5

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

91'14'49"

88\*45\*11

90'30'23

89'29'37

2715'09

16'19'25

89'27'47

90'32'13"

90,00,00

90.00,00,

2715'09

89'26'49"

11.55,40"

92°17'18'

57\*25'47"

2\*28'19'

90,00,00

20.00' 103'49'45"

17.00' 90'33'11'

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL:48029C0380G, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

## REPLAT ESTABLISHING SENECA TRAILS OFFSITE **IMPROVEMENTS**

BEING A TOTAL OF 1.60 ACRES, ESTABLISHING RIGHT-OF-WAY, IN COUNTY BLOCK 4430, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, BEING (PORTIONS OF LOT 1 & 2, BLOCK 1 GRASS HILL ESTATES LOTS 1 AND 2 RECORDED IN VOLUME 20003, PAGE 1262 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

	0'	100'	200'			
·	PAPE-DAWSO ENGINEERS					

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SCALE: 1"= 100'

DATE OF PREPARATION: July 15, 2025

#### 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: 63 SENECA WEST INVESTMENTS, LTD A TEXAS LIMITED PARTNERSHIP ISRAEL FOGIEL, GENERAL PARTNER 10003 NW MILITARY HWY STE 2201 SAN ANTONIO, TEXAS 78231

#### STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL 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, TEX	XAS

THIS CITY ENGINEER OF THE CITY OF LEON VALLEY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED

DATED THIS	DAY OF	, A.D. 20

THIS PLAT OF SENECA TRAILS OFFSITE IMPROVEMENTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS	DAY O	=, A.D. 20
	DV.	
	BY:	MAYOR
	BY:	
		PLANNING AND ZONING CHAIRMAN
	DV.	

CITY ENGINEER

CITY SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT