

07/15/2025

Susana Huerta
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Approval Letter – **Seneca Trails Offsite Improvements** Replat (PZ-2025-17)

Dear Ms. Huerta,

We have reviewed the submittal for **Seneca Trails Offsite Improvements** Replat. All the supporting documentation addresses our comments. Therefore, we recommend approval to Planning and Zoning and and/or City Council to advance the project.

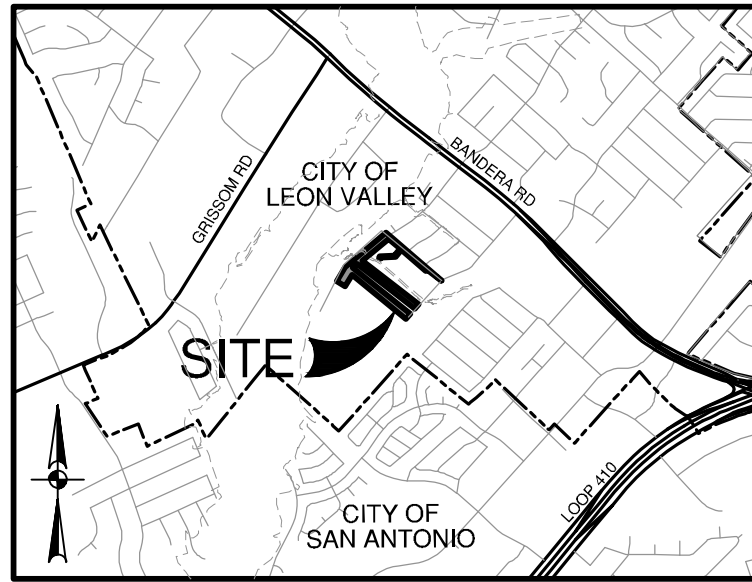
The developer's engineers, Pape Dawson, would like to defer the stormwater review to the permitting phase to proceed with the platting phase. If changes to the drainage easements and their notes arise due to the stormwater management plan review, changes will be added to the final plat prior to recordation.

If you have any questions, please feel free to contact me at (210) 822-2232.

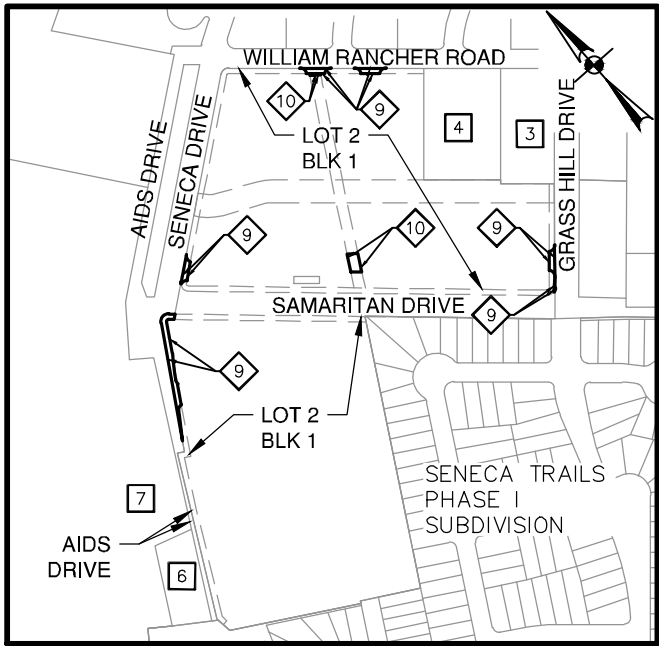
Sincerely,
Ardurra Group, Inc. (Formerly LNV, Inc.)
TBPELS Firm No. F-10053



Ricardo J. Zamora, P.E., CFM
Senior Project Manager



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 500'

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON GRASS HILL 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 HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 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 FINAL SURVEY DOCUMENT.
REGISTERED PROFESSIONAL LAND SURVEYOR

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.
2. ANY CPS ENERGY, SAWS, OR LEON VALLEY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY, SAWS, OR LEON VALLEY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN 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:

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:

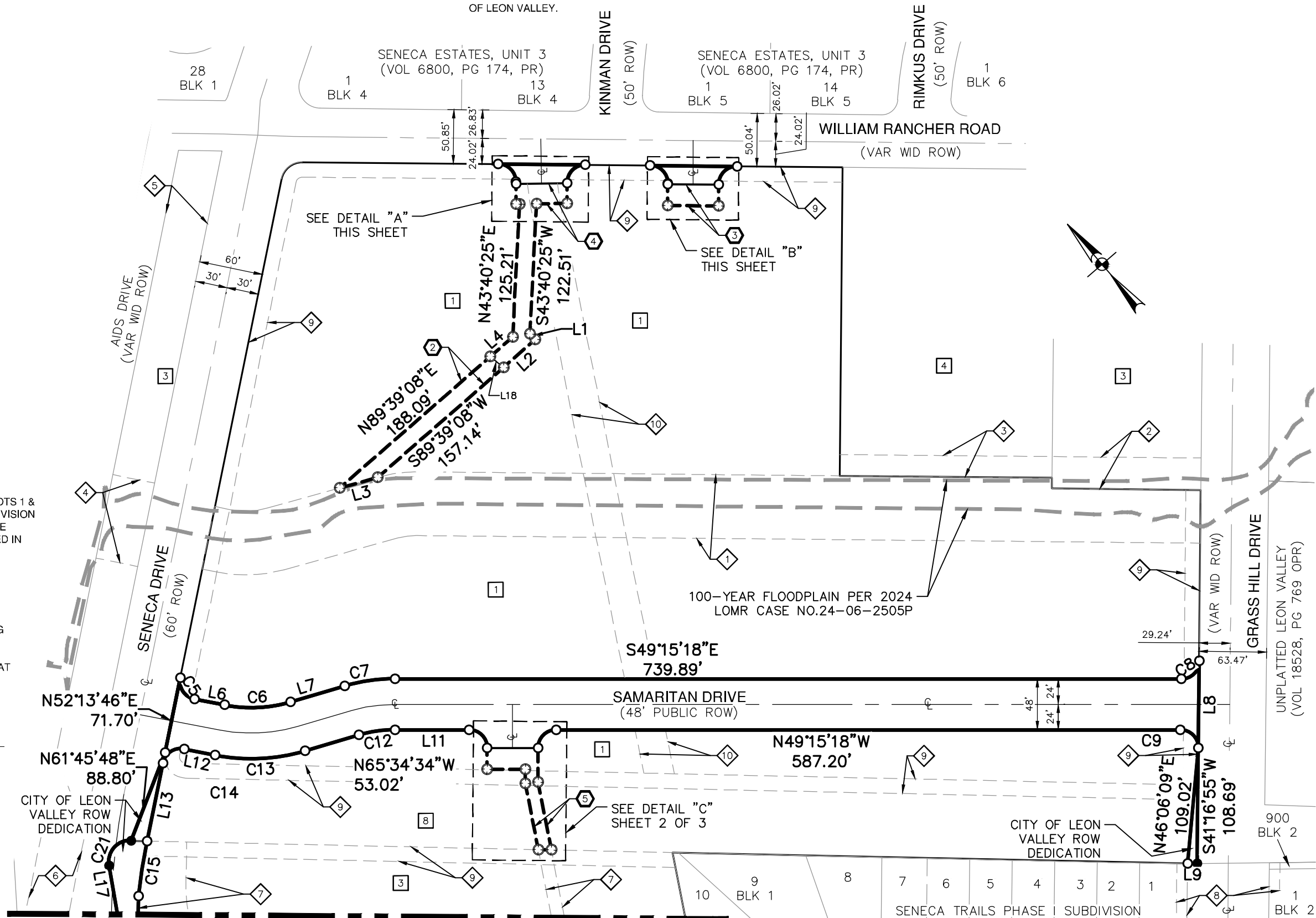
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

DRAINAGE EASEMENT ENCROACHMENTS:

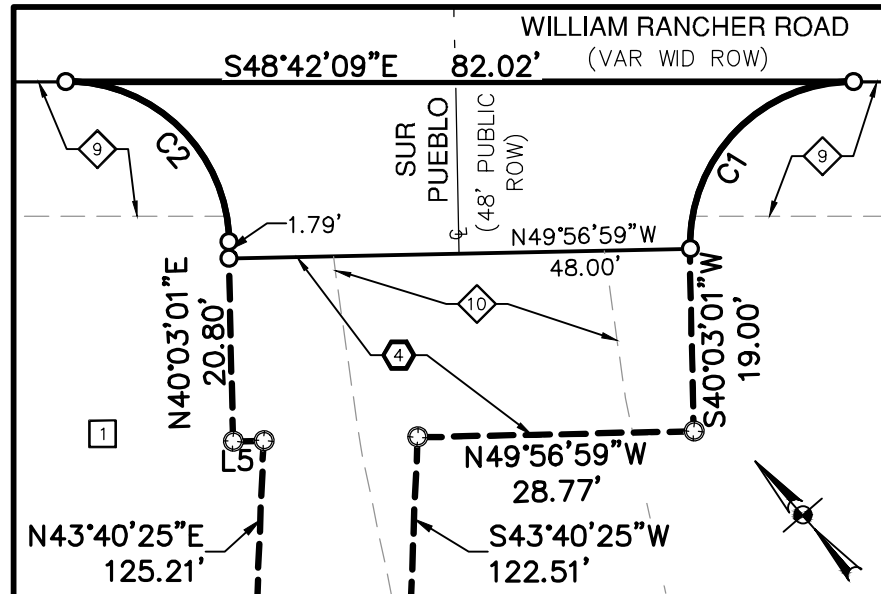
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF 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:

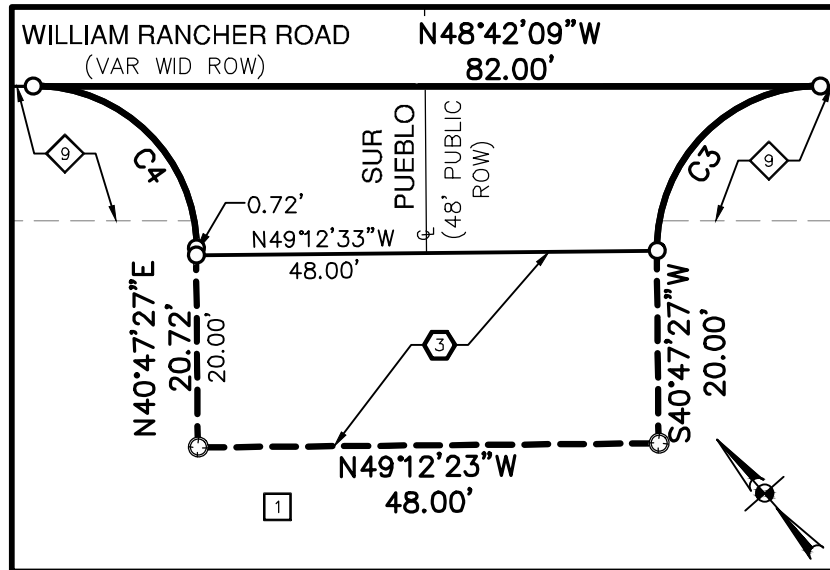
THE OWNER DEDICATES THE WATER AND SEWER MAINS TO THE CITY OF LEON VALLEY UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF LEON VALLEY.



MATCHLINE "A" - SEE SHEET 2 OF 3

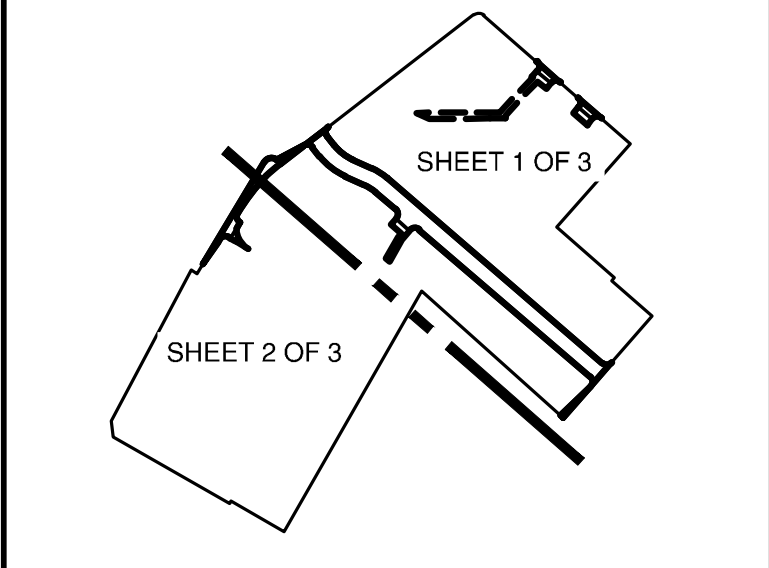


DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'

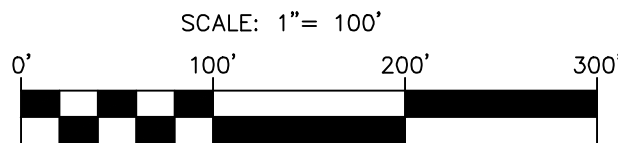
SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE, LEGEND AND NOTES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



SHEET INDEX
NOT-TO-SCALE

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



**PAPE-DAWSON
ENGINEERS**

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

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.

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A TEXAS LIMITED PARTNERSHIP
ISRAEL FOGIEL, GENERAL PARTNER
10003 NW MILITARY HWY STE 2201
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS
COUNTY OF BEXAR

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

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 _____, A.D. 20____.

CITY ENGINEER

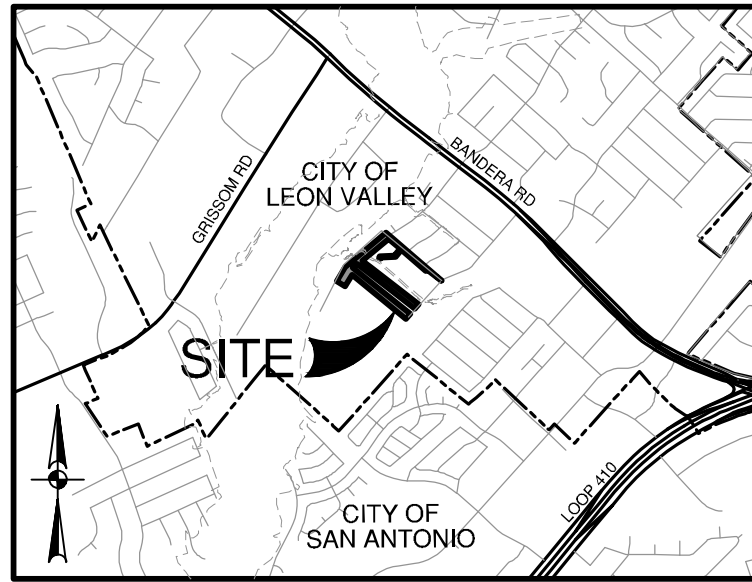
DATED THIS _____ DAY OF _____, A.D. 20____.

MAYOR

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

SHEET 1 OF 3



LOCATION MAP
NOT-TO-SCALE

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FLOODPLAIN VERIFICATION:

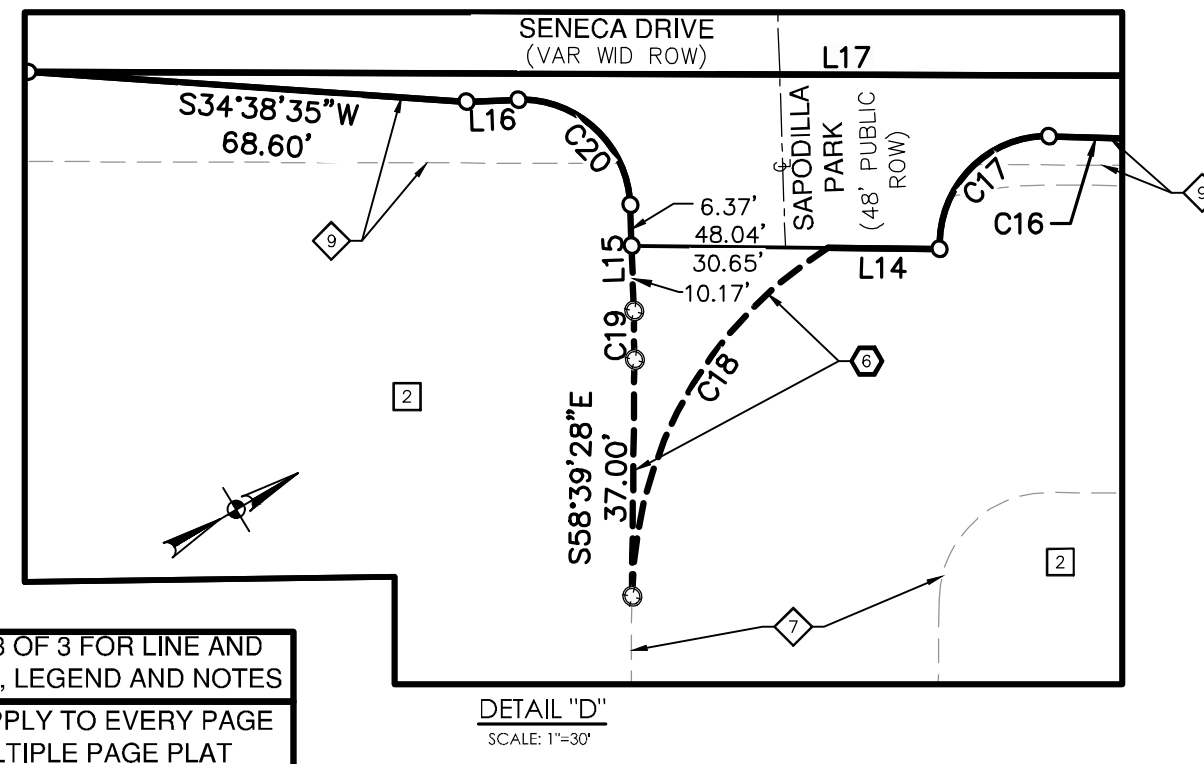
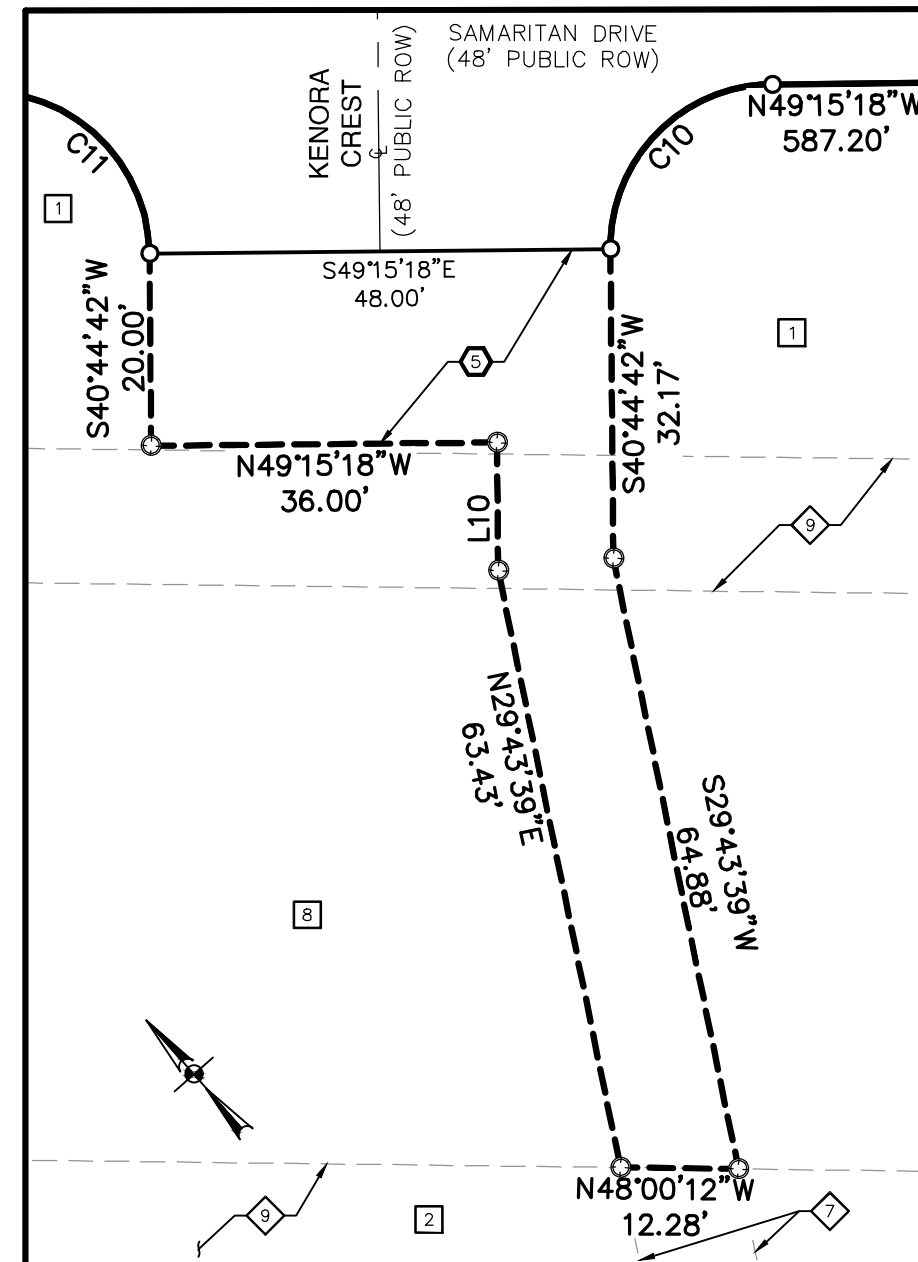
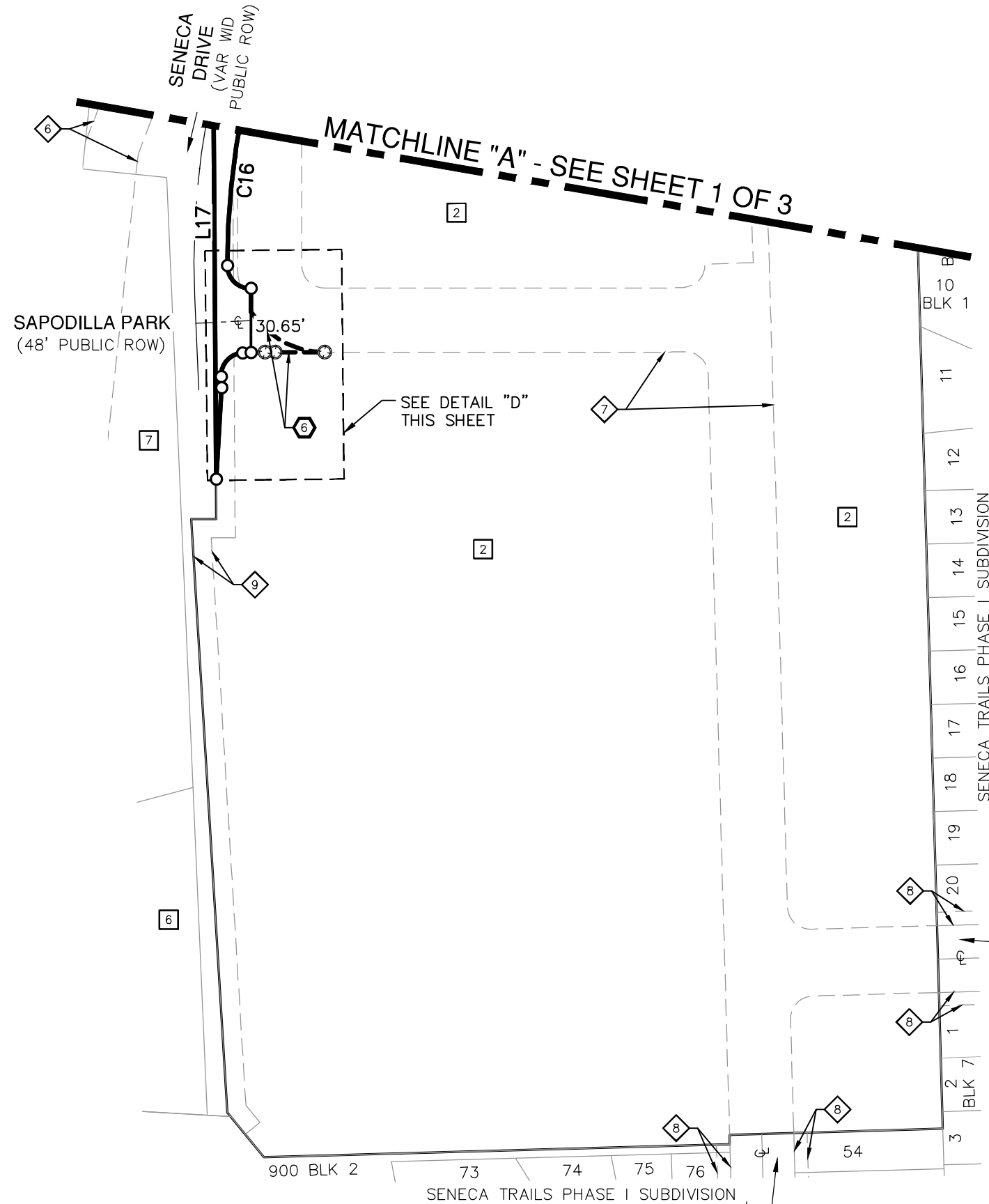
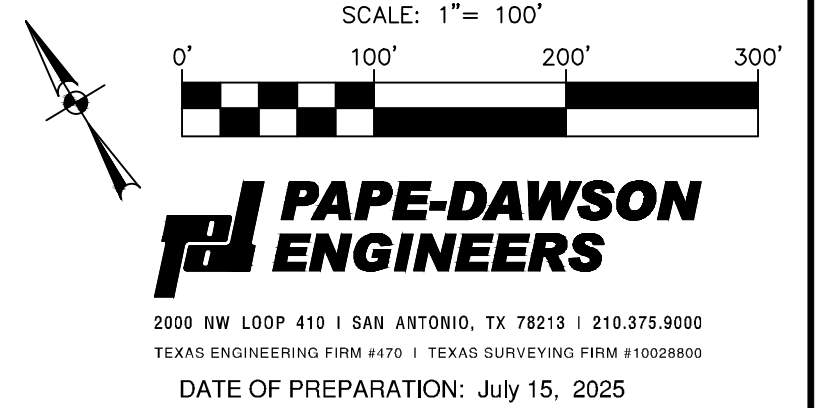
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0380G, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 (LOMR) STUDY PREPARED BY ARDURRA AND APPROVED BY FEMA IN 2024 (CASE NO.24-06-2505P). 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



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

SHEET 2 OF 3

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

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 3/4" 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.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017
4. 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.

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

CITY ENGINEER

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 OF _____, A.D. 20__

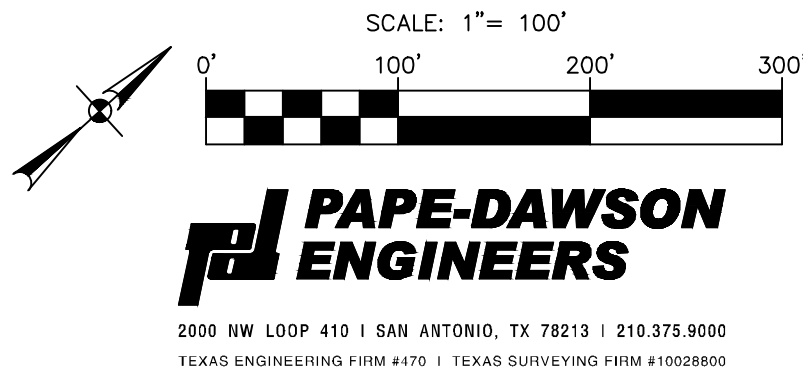
BY: _____
MAYOR

BY: _____
PLANNING AND ZONING CHAIRMAN

BY: _____
CITY SECRETARY

REPLAT ESTABLISHING
SENECA TRAILS OFFSITE
IMPROVEMENTS

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DATE OF PREPARATION: July 15, 2025

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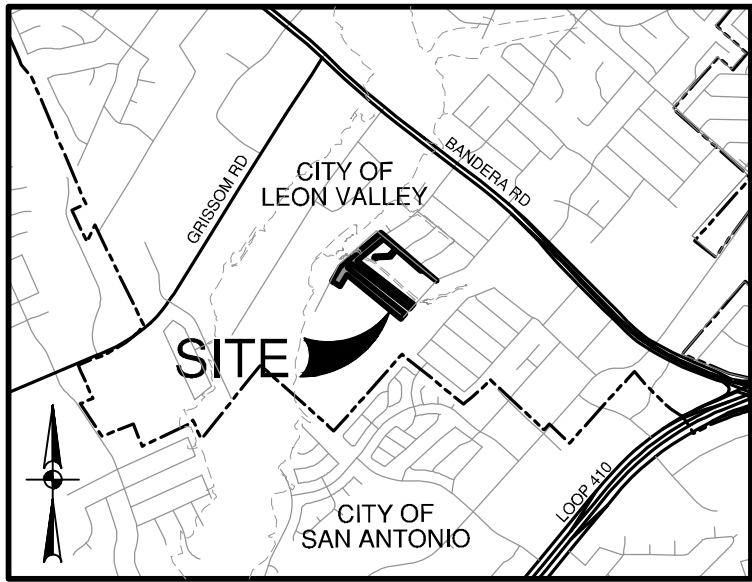
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DATED THIS ____ DAY OF _____, A.D. 20 ____.

BY: _____
MAYOR

BY: _____
PLANNING AND ZONING CHAIRMAN

BY: _____
CITY SECRETARY



LOCATION MAP
NOT-TO-SCALE

- LEGEND**
- | | | | |
|-----|---|---------|---------------------------------------|
| PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL | VOLUME |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | DOC | DOCUMENT NUMBER |
| | | BLK | BLOCK |
| | | CB | COUNTY BLOCK |
| | | AC | ACRE(S) |
| | | BLK | BLOCK |
| | | ROW | RIGHT-OF-WAY |
| | | DED | DEDICATION |
| | | ELEC | ELECTRIC |
| | | ESMT | EASEMENT |
| | | GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TV |
| | | VAR WID | VARIABLE WIDTH |
| | | VNAE | VEHICULAR NON-ACCESS |
- 1140 —
EXISTING CONTOURS
— 1140 —
PROPOSED CONTOURS
— 6 —
CENTERLINE
— — — — —
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

KEY NOTES LEGEND

- | | | | |
|---|--|---|--|
| ① | VARIABLE WIDTH DRAINAGE EASEMENT (0.04 AC) | ① | 60' DRAINAGE EASEMENT (VOL 20003, PG 1262, PR) |
| ② | 16' WIDE DRAINAGE EASEMENT (0.06 ACRES) | ② | REMAINDER OF 30' DRAINAGE EASEMENT (DOC # 20210346882, OPR) |
| ③ | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.02 ACRES) | ③ | 20' DRAINAGE EASEMENT (VOL 9100, PG 153 PR & VOL 20003, PG 1262, PR) |
| ④ | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.08 ACRES) | ④ | 80' DRAINAGE EASEMENT (VOL 20003, PG 1262, PR) |
| ⑤ | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.04 ACRES) | ⑤ | 40' ELECTRIC EASEMENT (VOL 4119, PG 11, OPR) |
| ⑥ | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.06 ACRES) | ⑥ | 40' ELECTRIC EASEMENT (VOL 4281, PG 223, OPR) |
| | | ⑦ | VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (SENECA TRAILS PHASE 1 PLAT) |
| | | ⑧ | 10' GETCTV EASEMENT (SENECA TRAILS PHASE 1 PLAT) |
| | | ⑨ | 14' GETCTV EASEMENT (VOL 20003, PG 1262, PR) |
| | | ⑩ | 28' GETCTV EASEMENT (VOL 20003, PG 1262, PR) |

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 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 FINAL SURVEY DOCUMENT.
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

2. ANY CPS ENERGY, SAWS, OR LEON VALLEY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY, SAWS, OR LEON VALLEY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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:

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:

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 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.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S2°34'09"E | 7.08' |
| L2 | S89°03'26"W | 39.76' |
| L3 | N64°47'04"W | 37.08' |
| L4 | N89°46'21"E | 27.90' |
| L5 | N49°56'59"W | 3.20' |
| L6 | S38°19'25"E | 28.73' |
| L7 | S65°34'34"E | 53.02' |
| L8 | S41°16'55"W | 82.00' |
| L9 | N48°24'42"W | 9.16' |
| L10 | N40°44'42"E | 13.33' |
| L11 | N49°15'18"W | 69.92' |
| L12 | N38°19'25"W | 29.53' |
| L13 | S52°13'46"W | 75.74' |
| L14 | S31°20'32"W | 17.39' |
| L15 | S61°07'47"E | 10.17' |
| L16 | S28°52'13"W | 8.08' |
| L17 | N30°57'05"E | 311.07' |
| L18 | S9°14'11"E | 16.19' |

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 17.00' | 91°14'49" | S85°40'26"W | 24.30' | 27.07' |
| C2 | 17.00' | 88°45'11" | S4°19'34"E | 23.78' | 26.33' |
| C3 | 17.00' | 90°30'23" | N86°02'39"E | 24.15' | 26.85' |
| C4 | 17.00' | 89°29'37" | N3°57'21"W | 23.94' | 26.55' |
| C5 | 17.00' | 90°33'11" | S6°57'11"W | 24.16' | 26.87' |
| C6 | 132.00' | 27°15'09" | S51°56'59"E | 62.19' | 62.79' |
| C7 | 168.00' | 16°19'25" | N57°24'56"W | 47.69' | 47.86' |
| C8 | 17.00' | 89°27'47" | N86°00'49"E | 23.93' | 26.54' |
| C9 | 17.00' | 90°32'13" | N3°59'11"W | 24.15' | 26.86' |
| C10 | 17.00' | 90°00'00" | S85°44'42"W | 24.04' | 26.70' |
| C11 | 17.00' | 90°00'00" | N4°15'18"W | 24.04' | 26.70' |
| C12 | 120.00' | 16°19'16" | N57°24'56"W | 34.07' | 34.18' |
| C13 | 180.00' | 27°15'09" | S51°56'59"E | 84.81' | 85.62' |
| C14 | 17.00' | 89°26'49" | N83°02'49"W | 23.93' | 26.54' |
| C15 | 627.83' | 4°40'45" | S49°39'03"W | 51.26' | 51.27' |
| C16 | 575.00' | 11°55'40" | S37°07'20"W | 119.49' | 119.70' |
| C17 | 17.00' | 92°17'18" | S14°59'08"E | 24.52' | 27.38' |
| C18 | 65.00' | 57°25'47" | N29°53'55"W | 62.46' | 65.15' |
| C19 | 176.00' | 2°28'19" | N59°53'38"W | 7.59' | 7.59' |
| C20 | 17.00' | 90°00'00" | S73°52'13"W | 24.04' | 26.70' |
| C21 | 20.00' | 103°49'45" | S82°19'14"W | 31.48' | 36.24' |

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT