

SUBDIVISION PLAT OF
**PECAN SPRINGS RANCH
 UNIT 2**

BEING A TOTAL OF 96.029 ACRES OF LAND,
 ESTABLISHING LOTS 4 THRU 25 OUT OF THE
 REMAINING PORTION OF 2,449.59 ACRE TRACT
 CONVEYED TO PINSON INTERESTS LTD LLP, BE DEED
 RECORDED IN VOLUME 9639, PAGE 138-142, OFFICIAL
 PUBLIC RECORDS, BEXAR COUNTY, TEXAS,

MARCH 14, 2016

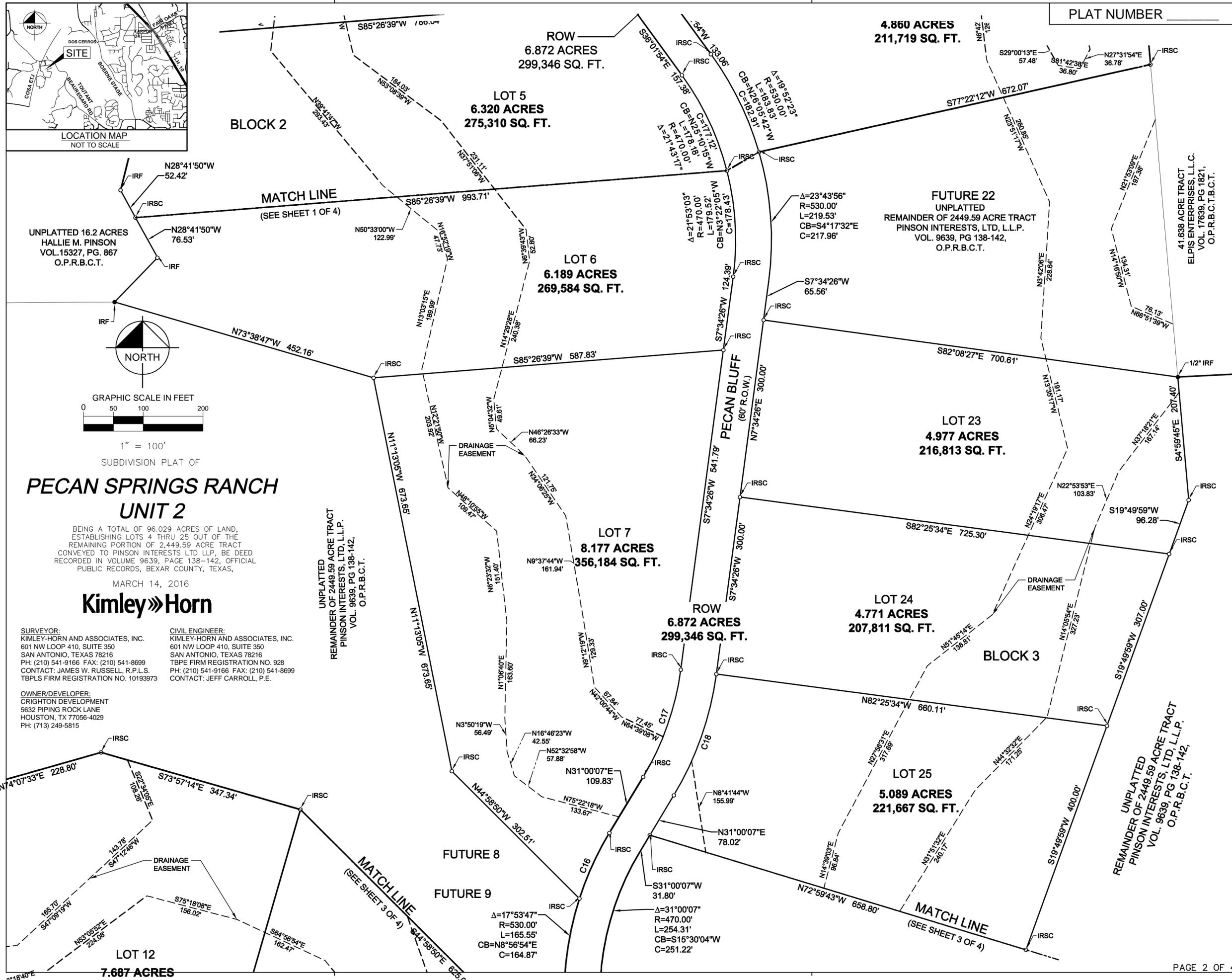
Kimley»Horn

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH: (210) 541-9166 FAX: (210) 541-8699
 CONTACT: JAMES W. RUSSELL, R.P.L.S.
 TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 TBPE FIRM REGISTRATION NO. 928
 PH: (210) 541-9166 FAX: (210) 541-8699
 CONTACT: JEFF CARROLL, P.E.

OWNER/DEVELOPER:
 CRIGHTON DEVELOPMENT
 5632 PIPING ROCK LANE
 HOUSTON, TX 77056-4029
 PH: (713) 249-5815

PLAT NUMBER _____



File: K:\SMA_S\m\065692002_PECAN_SPRINGS_PHASE 2\Drawings\KIMLEY-HORN-PLAT\REV_PECAN_SPRINGS-PLAT_PHASE 2.dwg [PLAT]-PAGE 2 OF 4 3/14/2016 3:05pm
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I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

PRELIMINARY FOR REVIEW PURPOSES ONLY
JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER NO. 93625

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____ A.D. ____ 2015.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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.

JOHN JEFFERS, OWNER
CRIGHTON DEVELOPMENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN JEFFERS 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2015.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF PECAN SPRINGS RANCH 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., 2015.

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

THIS PLAT PECAN SPRINGS RANCH 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.

DATED THIS ____ DAY OF _____, 20____

BY: _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

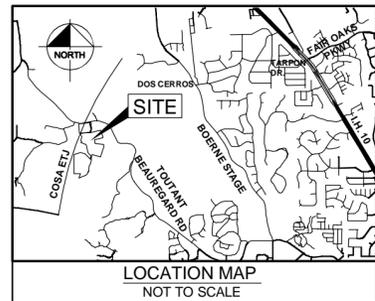
I, _____ COUNTY CLERK OF SAID

COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____, 2015 AT ____ M., AND DULY RECORDED THE ____ DAY OF _____, 2015 AT ____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

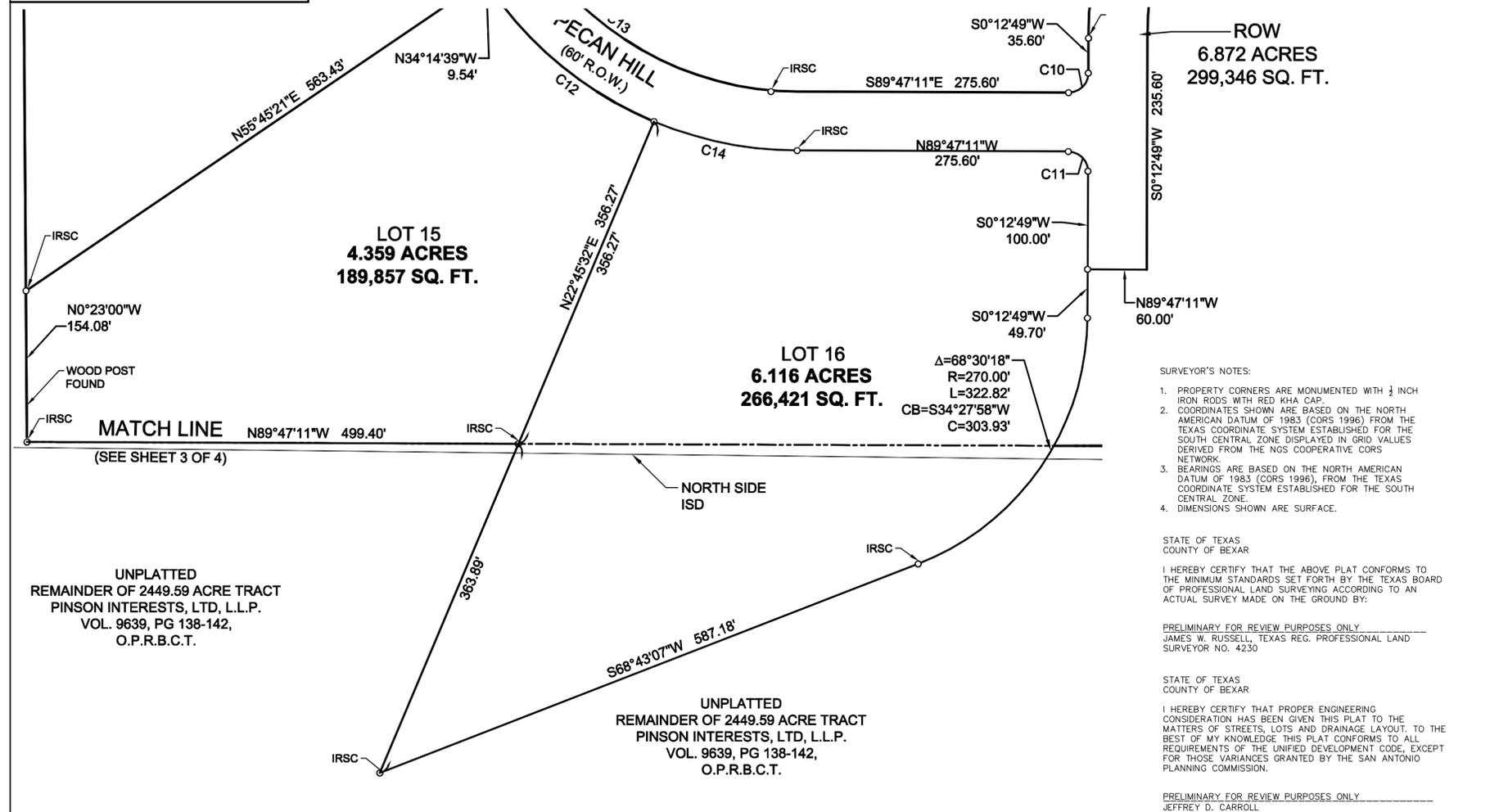
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____ 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LEGEND	
●	1/2" IRF IRON ROD FOUND
○	IRSC 5/8" IRON ROD W/ 'KHA' CAP SET
	D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
	O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX
	ESMT EASEMENT
	ROW RIGHT OF WAY
	N.C.B. NEW CITY BLOCK
	VOL. VOLUME
	PG. PAGE(S)
	ROW RIGHT OF WAY
	C.B. COUNTY BLOCK
~1500~	EXISTING CONTOURS
~510~	PROPOSED CONTOURS



UNPLATTED
REMAINDER OF 2449.59 ACRE TRACT
PINSON INTERESTS, LTD, L.L.P.
VOL. 9639, PG 138-142,
O.P.R.B.C.T.

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	51°19'04"	20.00'	17.91'	N59°54'11"W	17.32'
C4	116°28'46"	60.00'	121.98'	N27°19'21"W	102.03'
C5	49°14'55"	60.00'	51.57'	N55°32'30"E	50.00'
C6	44°02'55"	60.00'	46.13'	S77°48'35"E	45.00'
C7	44°02'55"	60.00'	46.13'	S33°45'40"E	45.00'
C8	28°48'37"	60.00'	30.17'	S02°40'06"W	29.85'
C9	51°19'04"	20.00'	17.91'	S08°35'07"E	17.32'
C10	90°00'00"	20.00'	31.42'	N45°12'49"E	28.28'
C11	90°00'00"	20.00'	31.42'	N44°47'11"W	28.28'
C12	32°59'49"	380.00'	218.84'	N50°44'34"W	215.83'
C13	55°32'32"	320.00'	310.21'	S62°00'55"E	298.20'
C14	22°32'43"	380.00'	149.53'	N78°30'50"W	148.56'
C15	25°34'06"	530.00'	236.51'	S12°59'52"W	234.56'
C16	13°06'20"	530.00'	121.23'	S24°26'57"W	120.97'
C17	23°25'41"	470.00'	192.18'	N19°17'17"E	190.85'
C18	23°25'41"	530.00'	216.72'	N19°17'17"E	215.21'
C19	26°03'55"	50.00'	22.75'	N22°47'52"W	22.55'
C20	26°03'55"	50.00'	22.75'	S22°47'52"E	22.55'
C21	25°46'55"	470.00'	211.49'	N12°53'28"E	209.71'

LINE TABLE		
NO.	BEARING	LENGTH
L39	N74°24'00"E	29.85'
L40	N64°13'52"E	20.84'
L41	N50°36'29"E	27.87'
L42	N39°51'01"E	58.10'
L43	N75°55'09"E	71.53'
L44	N74°47'19"E	35.03'
L45	N64°13'52"E	22.73'
L46	N50°36'29"E	29.96'
L47	N39°45'53"E	56.22'
L48	N76°13'41"E	67.08'

GPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAWS UTILITY NOTES:

- IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) 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.
- THE DEVELOPER 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS AQUIFER NOTE:

- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE, WHICH DRAINS INTO THE RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 49, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PUBLIC WORKS STORM WATER NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

GENERAL NOTES:

- SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN ON FEMA FIRM MAP NO. 48029C0080F DATED SEPTEMBER 29, 2010.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF EASEMENTS AND EASEMENTS OF ANY KIND, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- WHERE A SUBDIVISION ABUTS A COLLECTOR OR MAJOR THOROUGHFARE, LOTS FOR SINGLE-FAMILY RESIDENTIAL USE IN THE ETJ OR IN RESIDENTIAL ZONING DISTRICTS SHALL NOT HAVE DIRECT ACCESS. THE SOLE EXCEPTION SHALL BE LOTS GREATER THAN ONE (1) ACRE IN SIZE WHICH PROVIDE FOR PERMANENT VEHICULAR TURN AROUND ON THE LOT TO PREVENT BACKING ONTO THE ROADWAY.

SETBACK NOTE:

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.