

CORAL SPRINGS SUBDIVISION  
VOL. 9650, PGS. 178-179, D.P.R.B.C.

COSEA AND BEAR COUNTY COMMON AREA MAINTENANCE.  
THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS, LOT 999, BLOCK 9, AND EASEMENTS OF ANY NATURE WITHIN HERON VALLEY 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 BEAR COUNTY.

FLOODPLAIN VERIFICATION:  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C02206 EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR:  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

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 TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

TO DETENTION & MAINTENANCE:  
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 (FLO) 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 BEAR COUNTY.

SAWS ACQUIFER:  
THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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.

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

SAWS DEDICATION:  
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.

SAWS HIGH PRESSURE:  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

RESIDENTIAL FIRE FLOW:  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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 MARSHALL.

LEGAL INSTRUMENT:  
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.

PRIVATE STREET DESIGNATION:  
LOT 999, BLOCK 9, NCB 18957, 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-36802161) 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. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

SURVEYOR'S NOTES:  
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.  
2. MONUMENTATION AS SHOWN. IT IS THE POLICY OF BGE, INC. TO SET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" (WHERE PRACTICAL) AT ALL PROPERTY CORNERS, PCs, Pts, & PIs UPON COMPLETION OF CONSTRUCTION.  
3. COORDINATES SHOWN HEREON ARE DISPLAYED IN GRID VALUES.  
4. CONTOURS SHOWN HEREON ARE PROPOSED.

STATE OF TEXAS §  
COUNTY OF BEAR §

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 EMPLOYEES OF BGE, INC.

**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.**

DION ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7730 SAN PEDRO AVENUE, SUITE 202  
SAN ANTONIO, TEXAS 78216

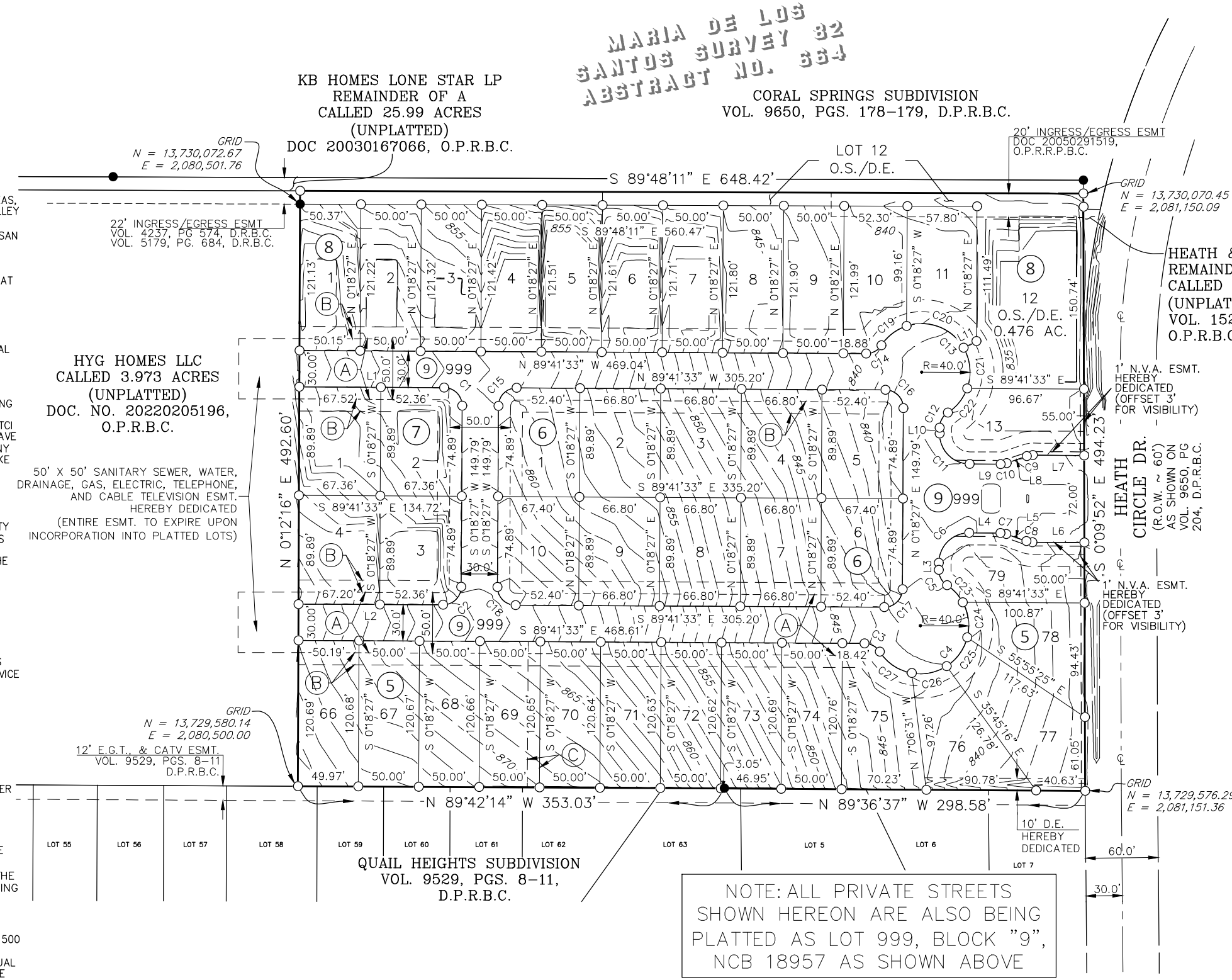
STATE OF TEXAS §  
COUNTY OF BEAR §

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.

JAVIER CASTELLO, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 122170  
BGE, INC.  
7730 SAN PEDRO, SUITE 202  
SAN ANTONIO, TEXAS 78216

C.P.S./SAWS/COSEA UTILITY NOTES:

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 THE 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 THE OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER OR 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.
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.
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.



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	90°00'00"	N 44°41'33" W	21.21'
C2	23.56'	15.00'	90°00'00"	N 45°18'27" E	21.21'
C3	14.91'	15.00'	56°56'39"	N 61°13'14" W	14.30'
C4	142.34'	40.00'	203°53'19"	N 45°18'27" E	78.27'
C5	14.91'	15.00'	56°56'39"	S 28°09'53" E	14.30'
C6	39.27'	25.00'	90°00'00"	S 45°18'27" W	35.36'
C7	5.03'	15.00'	191°3'50"	N 80°04'38" W	5.01'
C8	5.03'	15.00'	191°3'50"	S 80°04'38" E	5.01'
C9	5.03'	15.00'	191°3'50"	S 80°41'31" W	5.01'
C10	5.03'	15.00'	191°3'50"	N 80°41'31" E	5.01'
C11	39.27'	25.00'	90°00'00"	S 44°41'33" E	35.36'
C12	14.91'	15.00'	56°56'39"	S 28°46'46" W	14.30'
C13	142.34'	40.00'	203°53'19"	N 44°41'33" W	78.27'
C14	14.91'	15.00'	56°56'39"	N 61°50'07" E	14.30'
C15	23.56'	15.00'	90°00'00"	S 45°18'27" W	21.21'
C16	23.56'	15.00'	90°00'00"	N 44°41'33" W	21.21'
C17	23.56'	15.00'	90°00'00"	N 45°18'27" E	21.21'
C18	23.56'	15.00'	90°00'00"	S 44°41'33" E	21.21'
C19	26.85'	40.00'	38°27'35"	S 52°35'35" W	26.35'
C20	54.51'	40.00'	78°05'10"	N 69°08'03" W	50.39'
C21	34.84'	40.00'	49°54'24"	N 05°08'16" W	33.75'
C22	26.14'	40.00'	37°26'10"	N 38°32'01" E	25.67'
C23	19.47'	40.00'	27°53'01"	N 42°41'42" W	19.27'
C24	30.00'	40.00'	42°58'19"	N 07°16'02" W	29.30'
C25	30.00'	40.00'	42°58'19"	N 35°42'17" E	29.30'
C26	30.00'	40.00'	42°58'19"	N 78°40'35" E	29.30'
C27	32.87'	40.00'	47°05'21"	S 56°17'35" E	31.96'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°41'33" E	119.88'
L2	N 89°41'33" W	119.56'
L3	N 00°18'27" E	5.83'
L4	S 89°41'33" E	25.75'
L5	S 70°27'43" E	17.69'
L6	S 89°41'33" E	43.09'
L7	N 89°41'33" W	42.50'
L8	S 71°04'36" W	17.69'
L9	N 89°41'33" W	25.75'
L10	N 00°18'27" E	4.76'
L11	N 63°01'54" E	11.95'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ "BGE INC" CAP
- D.E. CENTERLINE
- D.P.R.B.C. DRAINAGE EASEMENT
- D.P.R.B.C. DEED RECORDS OF BEAR COUNTY
- ESMT. DEED AND PLAT RECORDS OF BEAR COUNTY
- E.G.T., & CATV EASEMENT
- O.P.R.P.B.C. ELECTRIC, GAS, TELEPHONE AND CABLE TV
- O.S. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEAR COUNTY
- P.D.E. OPEN SPACE
- PG. PRIVATE DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- N.V.A. NON VEHICULAR ACCESS
- VOL. VOLUME
- W.E. WATER EASEMENT
- ① BLOCK NUMBER
- ② -VARIABLE WIDTH EASEMENT FOR UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.
- ③ -10' E.G.T., & CATV EASEMENT HEREBY DEDICATED
- ④ -10' W.E. HEREBY DEDICATED

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SEE SHEET 2 OF 2  
FOR LINE AND CURVE TABLES

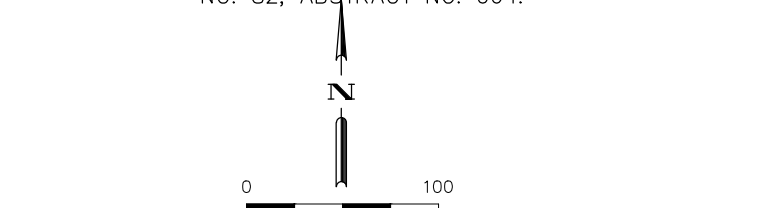
SHEET 2 OF 2

PLAT NO. 24-11800389

REPLAT & SUBDIVISION PLAT ESTABLISHING

HERON VALLEY  
BEING A TOTAL 7.361 ACRES, ESTABLISHING LOTS 1-13, BLOCK 9, LOTS 66-79, BLOCK 5, LOTS 1-4, BLOCK 7, LOTS 1-10, BLOCK 6, AND LOT 999, BLOCK 9.

BEING ALL OF A CALLED 2.668 ACRE TRACT OF LAND, AND A 0.574 OF ONE ACRE TRACT OF LAND AS CONVEYED UNTO HYG HOMES LLC, RECORDED IN DOCUMENT NUMBERS 20210356496 AND 20220007352, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, AND ALSO BEING ALL OF LOT 1, BLOCK 1 OF THE JAVIER AND NORMA I. PLATA AND SONS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9650, PAGE 204 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND SITUATED IN THE MARIA DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664.



BGE, Inc.  
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10194490  
TBPELS Registration No. F-1046

DATE OF PREPARATION: 10/01/2024 JOB NO: 12936-00

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 AREAS THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ADRIAN TAMES  
HYG HOMES LLC  
84 NE LOOP 410 SUITE 242  
SAN ANTONIO, TX 78216  
AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADRIAN TAMES, 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., 2024.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF BEAR §

THIS PLAT OF HERON VALLEY 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., 2024.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY