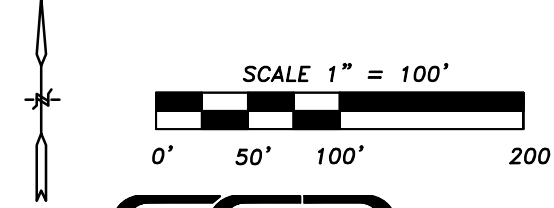


PLAT NO. 21-1180000

A SUBDIVISION PLAT
ESTABLISHING
HERON VALLEY

BEING A TOTAL OF 25.953 ACRES OF LAND AND BEING OUT OF A REMAINING 25.953 ACRE PORTION OF 55.904 ACRES OF LAND OUT OF A 172.9 ACRE TRACT OF LAND OUT OF THE FRANCISCO RIVAS SURVEY NO. 1, ABSTRACT NO. 14, N.C.B. 15133 AS RECORDED IN VOLUME 12255, PAGE 641, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 4-96; BLOCK 12, N.C.B. 15133, SAN ANTONIO, TEXAS.



GOMEZ-GARCIA AND ASSOCIATES, INC.
19230 Stone Oak Parkway, Suite 302, SAN ANTONIO, TEXAS 78258
(210) 832-9608 (210) 832-9615 FAX
TBPE FIRM REGISTRATION #5362

PROJECT SURVEYOR:



SINCLAIR LAND SURVEYING, INC.
5000 NW INDUSTRIAL
LEON VALLEY, TEXAS 78238
210-341-4518
TBPELS FIRM NO. 10089000

DATE OF PREPARATION: 4-21-2022

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: **LECA CONSTRUCTION, LLC**
17811 WILD BASIN
SAN ANTONIO, TEXAS 78258-1614

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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__

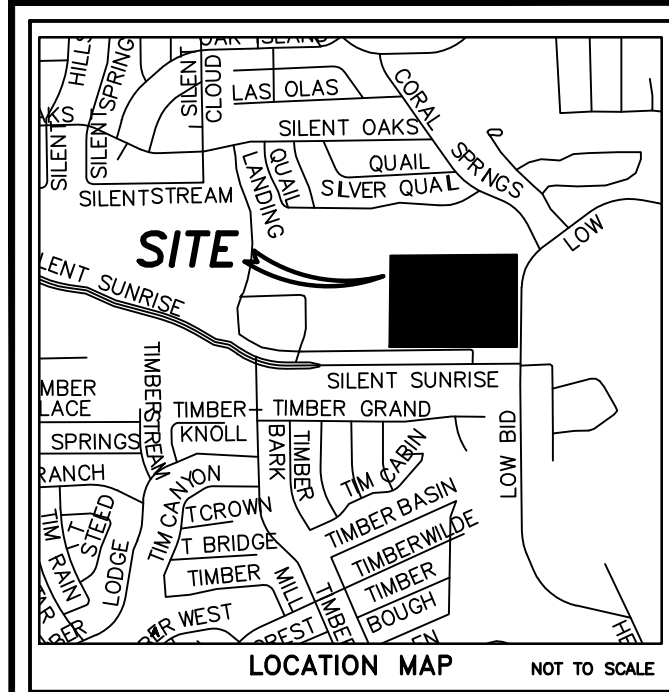
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF TUSCANY VILLAS ENCLAVE... 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 VARIANCES HAVE BEEN GRANTED.

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

By: _____ CHAIRMAN

By: _____ SECRETARY



LEGEND

- FND 1/2" IRON ROD
- SET 1/2" IRON ROD
- EXISTING CONTOURS
- E.G.T & CATV
- N.C.B
- R.O.W
- ESM'T
- O.P.R.
- D.P.R.
- CENTERLINE
- EASEMENT
- VOL.
- PG.
- (A) LOT 901, BLOCK 12 GREENBELT AND MAILBOXES (0.332 ACRES) PERMEABLE
- (B) LOT 999, BLOCK 12 PRIVATE STREET (6.904 ACRES) NON PERMEABLE
- (C) LOT 58 BLK 4, LOT 24 N.C.B. 18873 OWNER: GARCIA JILL (0.1357 ACRES) (VOL. --, PG. -- O.P.R.)
- (D) LOT 59 BLK 4, LOT 13 N.C.B. 18873 OWNER: AKIMOVA ELENA (0.1775 ACRES) (VOL. 18821, PG. 1964 O.P.R.)
- (F) BLK 4, LOT 12 N.C.B. 18873 OWNER: MATTHEW NISHA S & KURIAN SHEEJO M (0.1932 ACRES) (VOL. 17397, PG. 801 O.P.R.)
- (G) BLK 4, LOT 1 LOT 60 N.C.B. 18873 (0.2590 ACRES) (VOL. 11943, PG. 1123 O.P.R.)

- SURVEY NOTES:
- 1/2" DIAMETER RODS FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID FOR THE SOUTH CENTRAL ZONE (NAD 83).
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID FOR THE SOUTH CENTRAL ZONE (NAD 83).

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.

ALEJANDRO R. GOMEZ, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

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: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142
REGISTERED PROFESSIONAL LAND SURVEYOR

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 AT THE SAN ANTONIO WATER SYSTEM.

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.

FLOODPLAIN VERIFICATION
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS SUBJECT AS VERIFIED BY FEMA MAP PANEL: 4802903700, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:
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 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.

PRIVATE STREET DESIGNATION:
LOT 999, BLOCK 12, N.C.B. 15133, IS A PRIVATE STREET AND IS DESIGNATED AS AN INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER AND RECYCLED WATER MAINS.

SAWS FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

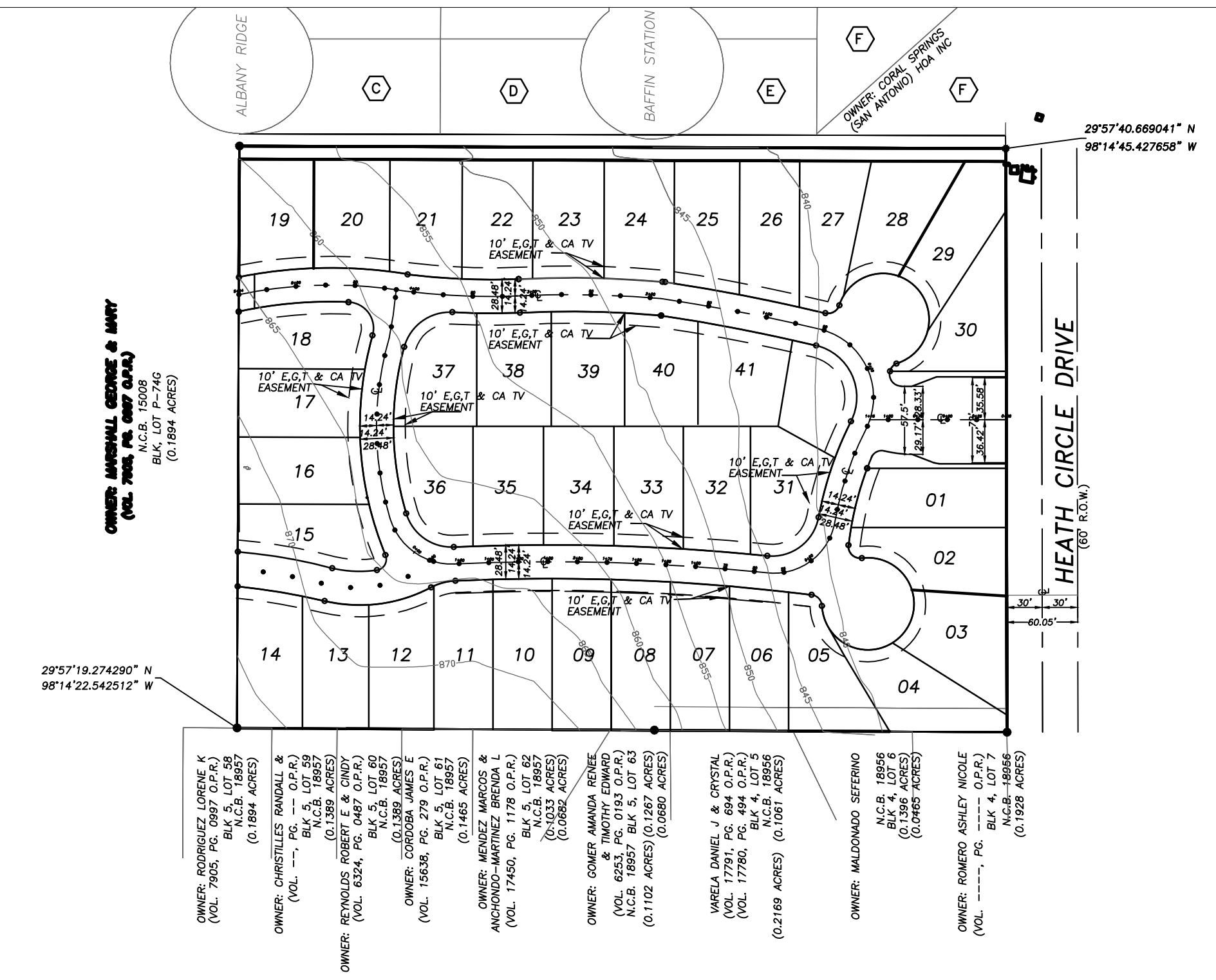
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STORM WATER DETENTION
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 1, N.C.B. 15133, STABLEWOOD FARMS APARTMENTS PHASE I, RECORDED IN VOLUME 9552, PAGES 181-182 (PLAT# 010183). 25.953 ACRES OF THIS PLAT DRAINS TO THE OFFSITE DETENTION POND.

DEDICATION OF THE SANITARY SEWER AND WATER MAINS NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

CPS/SAWS/COSA UTILITY NOTE:
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.
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.
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.



CURVE	RADIUS	ANGLE	TANGENT LENGTH	CHORD BEARING	CHORD
C1	40.000'	77°45'25"	33.251'	54.285'	N54°15'36"W 50.214'
C2	609.879'	05°21'43"	28.558'	57.075'	S89°32'32"E 57.054'
C3	853.299'	07°52'49"	58.774'	117.362'	S88°50'09"E 117.269'
C4	1484.178'	05°11'43"	67.334'	134.576'	S79°02'37"E 134.530'
C5	45.000'	103°25'41"	57.009'	81.232'	S24°45'13"E 70.644'
C6	297.001'	16°34'56"	43.281'	85.957'	S18°40'08"W 85.657'
C7	40.000'	85°29'9"	38.966'	59.680'	N53°07'14"W 54.297'
C8	785.705'	08°31'18"	133.039'	265.588'	N88°23'49"W 265.343'
C9	40.000'	75°53'8"	31.187'	52.978'	N54°42'54"W 49.190'
C10	254.527'	32°9'14"	73.355'	142.839'	N00°41'43"W 140.972'
C11	397.182'	20°41'18"	72.497'	143.415'	N89°00'22"E 142.637'
C12	581.379'	09°16'32"	47.163'	94.120'	S87°35'08"E 94.017'
C13	881.406'	07°55'12"	61.016'	121.838'	S88°54'30"E 121.741'

CURVE	RADIUS	ANGLE	TANGENT LENGTH	CHORD BEARING	CHORD
C14	512.678'	05°13'40"	69.059'	135.022'	S79°06'28"E 137.975'
C15	10.000'	85°35'30"	9.259'	14.939'	N60°46'91"E 13.588'
C16	39.000'	235°19'34"	74.01'	160.181'	S44°21'10"E 69.084'
C17	10.029'	49°32'22"	4.628'	8.672'	S40°21'45"W 8.404'
C18	268.501'	14°17'32"	33.663'	66.976'	S13°34'30"W 66.803'
C19	10.000'	104°0'23"	12.801'	18.153'	S45°34'27"E 15.761'
C20	39.000'	274°49'52"	35.843'	187.072'	S39°50'17"W 35.843'
C21	10.000'	80°3'53"	8.401'	13.974'	N42°46'43"W 12.864'
C22	1757.20'	09°50'41"	151.33'	301.92'	N88°09'37"W 301.55'
C23	50.50'	24°30'33"	10.97'	21.60'	S44°33'51"W 21.44'
C24	129.12'	41°15'11"	48.60'	92.97'	N44°52'56"W 90.97'
C25	9.25'	104°7'18"	11.90'	16.84'	N34°10'48"E 14.61'
C26	283.027'	33°50'6"	86.084'	167.136'	N00°23'01"E 164.718'
C27	22.000'	103°25'54"	27.873'	39.715'	N35°52'18"W 34.538'
C28	364.028'	14°42'39"	46.991'	93.466'	S85°03'24"W 93.209'
C29	598.12'	07°8'34"	37.33'	74.56'	N44°52'56"W 74.52'
C30	461.59'	10°4'35"	40.69'	81.18'	N34°10'48"E 81.07'
C31	100.99'	21°34'24"	19.24'	34.03'	N00°23'01"E 37.80'

TUSCANY VILLAS ENCLAVE
CIVIL JOB NO.: 378-001 SURVEY JOB NO.: 8-06-0748
Date: Aug 26, 2022 7:05pm User: US: USST
File: C:\Users\USST\Desktop\USA\220801\220825_DWG File of Plat 4-24-22 (1) (2) (1).dwg