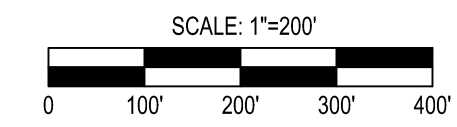
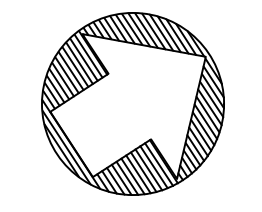


Date: Jul 12, 2023, 11:47am User ID: jlvier
 File: P:\119\01\09\Civil\UNIT 5\119019SEWER-0A_U5.dwg



LEGEND

- SINGLE WATER SERVICE
- PROPOSED 8" SEWER
- PROPOSED SEWER LATERAL
- RIGHT OF WAY
- R.O.W.
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- 10' P.U.E.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

NOTE:

CONTRACTOR TO VENT EVERY 4TH MANHOLE.

TESTING NOTES:

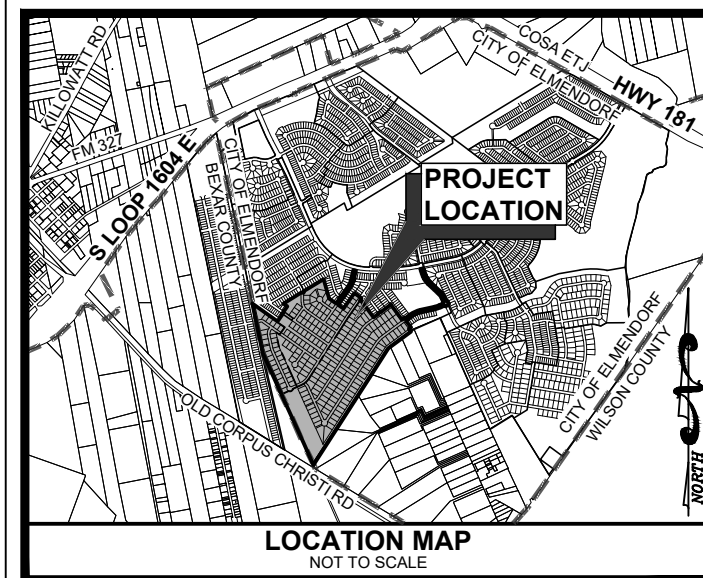
1. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH THE FOLLOWING:
 - A. 317.2(A)(5)(B); DEFLECTION TEST FOR FLEXIBLE AND SEMI-RIGID PIPE CONDUCTED AFTER FINAL BACKFILL AS BEEN IN PLACE AT LEAST 30 DAYS.
 - B. 317.2(A)(4)(A) & (B) OR SARA SPECIFICATIONS INFILTRATION AND OR EXFILTRATION AND OR LOW-PRESSURE AIR TEST.
 - C. 313.5(C)(10)(C) OR SARA SPECIFICATIONS: ALL MANHOLES AND WET WELLS MUST BE TESTED SEPARATELY AND INDEPENDENTLY OF THE COLLECTION LINES.
 - D. IN THE EVENT THAT TESTING REQUIREMENTS CONFLICT, THE LATEST TCEQ DESIGN CRITERIA SHALL BE USED.
2. SEWER LINES SHALL BE TESTED FROM MANHOLE TO MANHOLE.
3. SANITARY SEWER CONNECTIONS MADE DIRECTLY TO EXISTING MANHOLES WHICH REQUIRE PENETRATION INTO MANHOLE WILL BE CORE DRILLED. ANY DAMAGE TO EXISTING MANHOLE WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND WILL REQUIRE SUCCESSFUL TESTING OF THE EXISTING MANHOLE IN ACCORDANCE WITH THE GVSUD SPECIFICATIONS. THEY MUST HAVE A PROTECTIVE COATING WITH SEWPERCOAT, RAVEN 405, SAUERISEN 210, SPRAY WALL OR APPROVED EQUIVALENT BY THE ENGINEER. COATING WILL BE MINIMUM OF 200 MILS THICKNESS DEPENDING ON EXISTING CONDITIONS TO PROTECT INFRASTRUCTURE INFILTRATION. FOLLOW MANUFACTURER'S RECOMMENDATION ON PROTECTIVE COATING.
4. AFTER CONSTRUCTION, TESTING WILL BE DONE BY PAN/TILT TV CAMERA BY THE CONTRACTOR AND OBSERVED BY INSPECTOR. WASTEWATER ENGINEERING PERSONNEL AND CONTRACTOR AS CAMERA IS RUN THROUGH THE LINES. PAN/TILT ALL 6" SERVICE LATERALS TO 6"X6" STUB-OUT. VIDEOS MUST INCLUDE SUBDIVISION NAME, MANHOLE NUMBER, SERVICE LATERAL STATION NUMBER, FLOW DIRECTION, LOCATION ANY ABNORMALITIES, SUCH AS BROKEN PIPE OR MISALIGNED, JOINT, GRAVEL, DIRT, MUST BE CLEANED OUT, REPLACE AT CONTRACTOR'S EXPENSE. NEW SEWER SYSTEM WILL BE FLOODED WITH H2O BEFORE BEING TV. ALL SEWER LINES MUST BE PRESSURE CLEANED TO INCLUDE SERVICE LATERALS 6" INCH TO STUB-OUT. ALL VIDEOS SHALL BE SUBMITTED IN DVD FORMAT WITH WRITTEN REPORTS.
5. A COPY OF ALL TESTING REPORTS INCLUDING BACKFILL COMPACTION TESTS SHALL BE FORWARDED TO GVSUD.
 - A. DENSITY TEST WILL BE REQUIRED ON ALL SANITARY SEWER TRENCHES INCLUDING SERVICE LATERALS. SERVICE LATERALS TO BE CHOSEN RANDOMLY BY FIELD INSPECTOR. DENSITIES ON SERVICE LATERAL SHALL NOT EXCEED 25% OF TOTAL NUMBER OF SERVICES

NO.	DATE	COMMENTS
1	3/21/2023	REMOVED STREET N AND REVISED STREET E.
2	3/30/2023	REVISED SANITARY SEWER IN STREET K, REVISED SIDEWALKS AND REVISED WATER SERVICES.
2	6/27/2023	ADDED MISSING LABELS TO STUB-OUTS AT MH-A18 & MH-F3

HICKORY RIDGE - PHASE 2, UNITS 3, 4 & 5
CITY OF ELMENDORF, BEXAR COUNTY, TEXAS
OVERALL SANITARY SEWER PLAN

LIQUE
 ENGINEERS & SURVEYING
 TBPELS #: 20405 & 10194727
 816 Cameron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207
 THESE DRAWINGS OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS.
 THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORIZATION OF:
 DAMIAN ESQUIVEL, P.E. #98362
 May 31, 2022

JOB:	SCALE:
119-01-0903	
SHEET NO.	
11.0	



SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
- PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NO'S 48029C0615F, 48029C0620F, 48029C0755F, & 48029C0780F, DATED SEPTEMBER 29, 2010.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF ELEMENDORF ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
- FENCES ALONG BOUNDARY LINE MEANDER.
- NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

LEGEND

- FIR = FOUND IRON ROD
- SIR = SET IRON ROD
- FAD = FOUND ALUMINUM DISC
- ROW = RIGHT-OF-WAY
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- NCB = NEW CITY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND 1/2" IRON ROD
- ⊙ = FOUND MAG NAIL
- ⊗ = SET MAG NAIL WITH A WASHER STAMPED "MATKIN-HOOVER ENG. & SURVEY."
- = SET 1/2" IRON ROD WITH A RED " MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

CPS/CITY OF ELEMENDORF/COSA UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND CITY OF ELEMENDORF - IS HEREBY DEDICATED EASEMENTS AND RIGHT-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 CITY OF ELEMENDORF 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 OBSTRUCTION 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.
- ANY CPS ENERGY OR CITY OF ELEMENDORF MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR CITY OF ELEMENDORF 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.
- 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.
- 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.
- 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.

SARA NOTES:

- SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY (SARA). THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITH THE PARTICULAR SUBDIVISION PLAT.
- SARA WASTEWATER EDU NOTE:** THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE CITY OF ELEMENDORF.
- SARA CONNECTION FEE NOTE:** SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

DRAINAGE EASEMENT ENCROACHMENTS: (IB526 - 12.)

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 CITY AND COUNTY. THE CITY OF ELEMENDORF 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.

COMMON AREA MAINTENANCE: (IB526 - 1.)

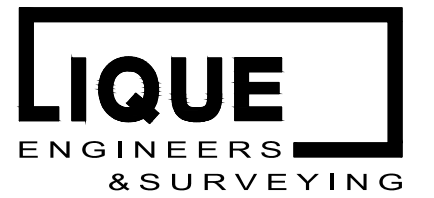
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING ALL LOTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF ELEMENDORF OR BEXAR COUNTY.

MISCELLANEOUS NOTES:

- CONTOURS SHOWN ARE APPROXIMATE AND FOR GEOGRAPHICAL PURPOSES ONLY.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

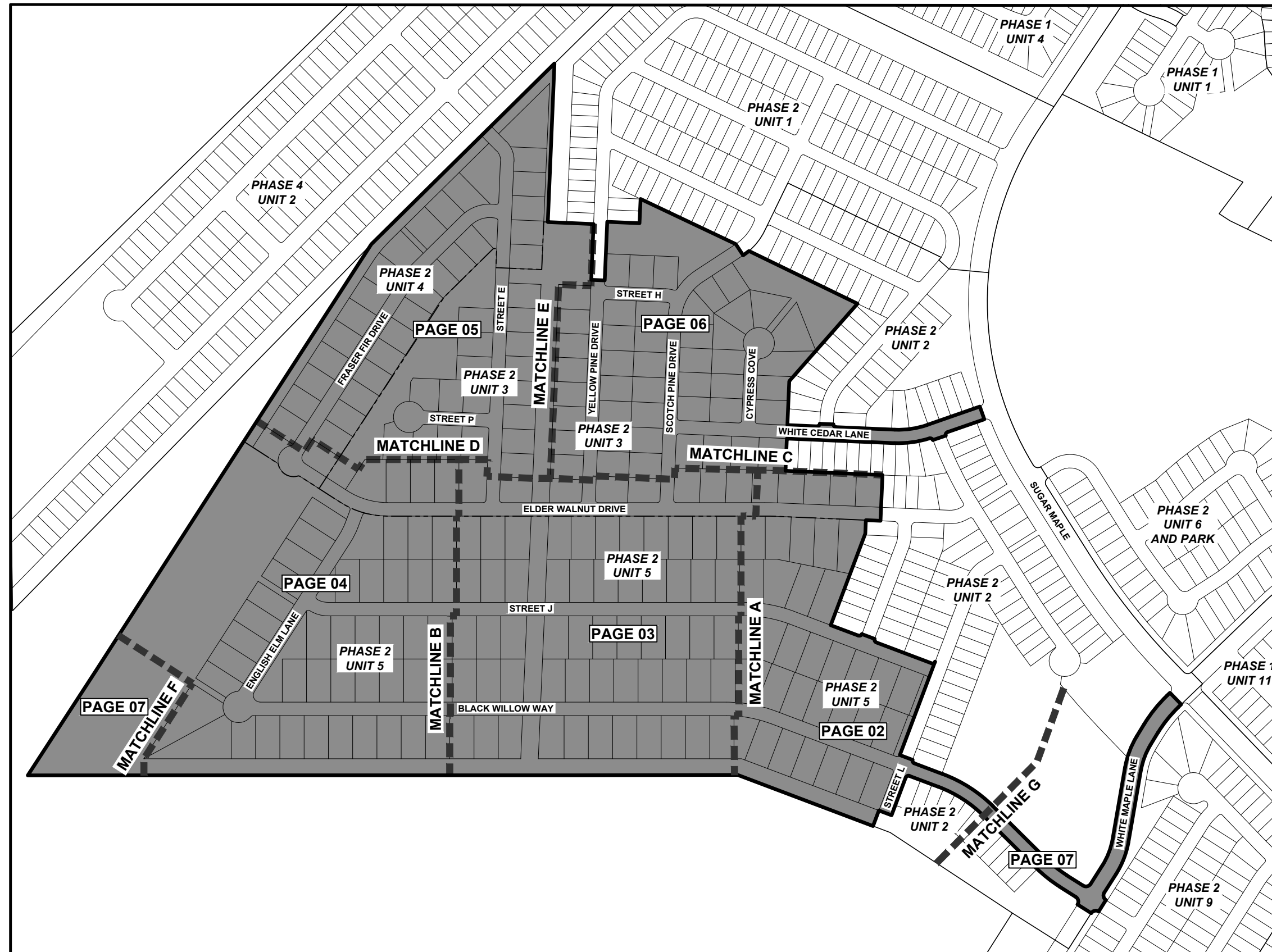
HICKORY RIDGE PHASE 2, UNITS 3, 4 & 5

A 119.51 ACRE TRACT OF LAND, LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1089.86 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 20140148573 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT, A CALLED 0.271 ACRE TRACT OF LAND, KNOWN AS THE ELEVATED STORAGE TANK SITE, AS DESCRIBED IN DOCUMENT NO. 20200142310, A CALLED 4.067 ACRE TRACT OF LAND, KNOWN AS THE WATER PRODUCTION FACILITY EASEMENT, AS DESCRIBED IN DOCUMENT NO. 20200142311, AND A CALLED 2.066 ACRE TRACT OF LAND, KNOWN AS WELL SITE # 10, AS DESCRIBED IN DOCUMENT NO. 20200142304, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS # - 20405 &
- 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

OWNER/DEVELOPER:
SA HICKORY RIDGE, LTD.
BY: CAMCORP MANAGEMENT, INC.
10410 WINDERMERE LAKES, BLVD.
HOUSTON, TX. 77065



KEY MAP

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.

DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE GROUP,
816 CAMARON STE. 123
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

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.

KYLE PRESSLER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
MATKIN HOOVER
& SPENCER ROAD, SUITE 3001035 CENTRAL PARKWAY NORTH,
BOERNE, TEXAS 78213
PHONE: 830-249-0600

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, INDICATES 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:
SA HICKORY RIDGE, LTD.
BY: CAMCORP MANAGEMENT, INC.
ITS GENERAL PARTNER

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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

CERTIFICATE BY THE CITY ENGINEER:

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELEMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

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

CITY ENGINEER

THIS PLAT OF BELLA VISTA UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELEMENDORF, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

MAYOR _____

ADMINISTRATOR _____

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____

20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____

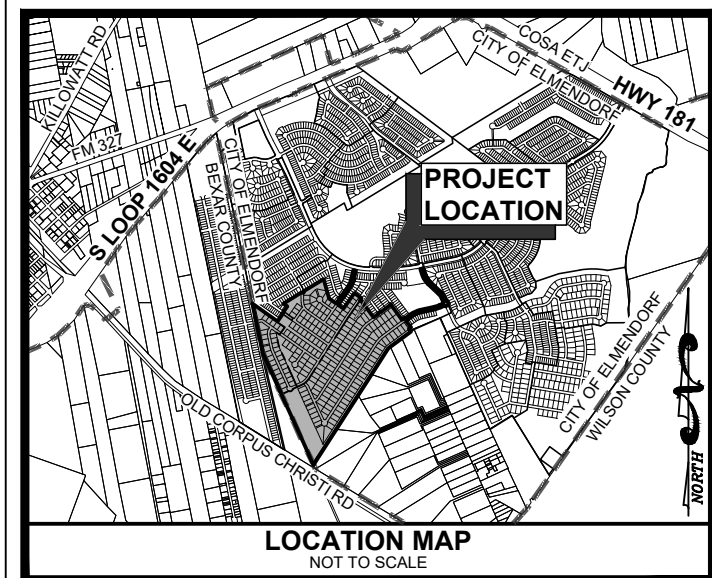
AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK _____

VOLUME _____, ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

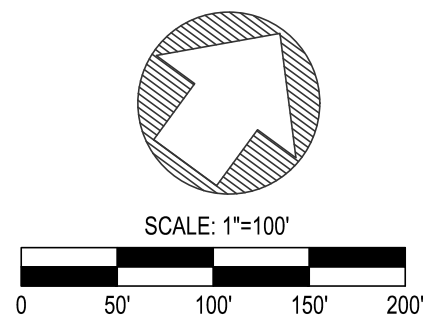
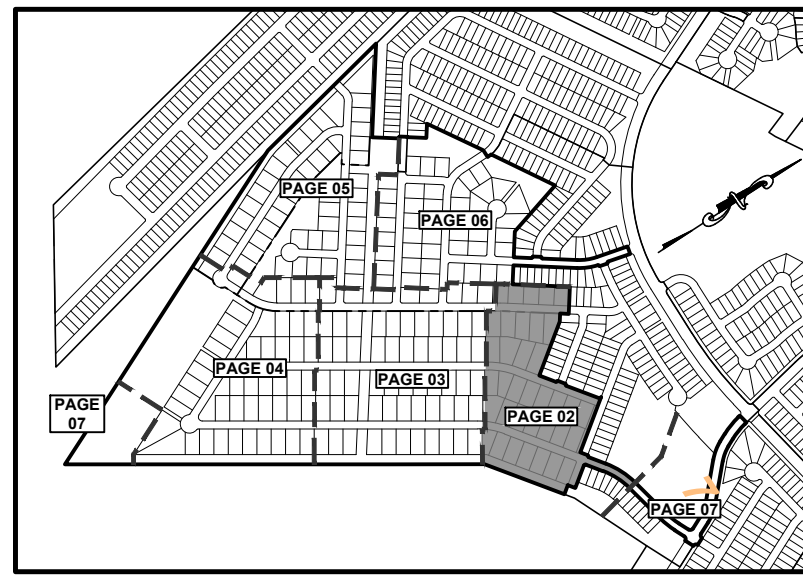
DEPUTY _____



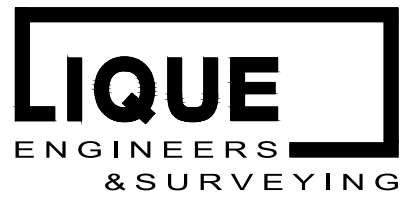
- LEGEND**
- FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - FAD = FOUND ALUMINUM DISC
 - ROW = RIGHT-OF-WAY
 - DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
 - NCB = NEW CITY BLOCK
 - VOL = VOLUME
 - PG. = PAGE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - = FOUND 1/2" IRON ROD
 - ⊙ = FOUND MAG NAIL
 - ⊗ = SET MAG NAIL WITH A WASHER STAMPED "MATKIN-HOOVER ENG. & SURVEY."
 - = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

- SURVEYOR'S NOTES:**
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
 2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NOS. 48029C0615F, 48029C0620F, 48029C0755F, & 48029C0760F, DATED SEPTEMBER 29, 2010.
 3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF ELEMENDORF ORDINANCES AND RESTRICTIONS.
 4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 5. FENCES ALONG BOUNDARY LINE MEANDER.
 6. NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

- KEY NOTES**
- (A) 10' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT
 - (B) 5' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT

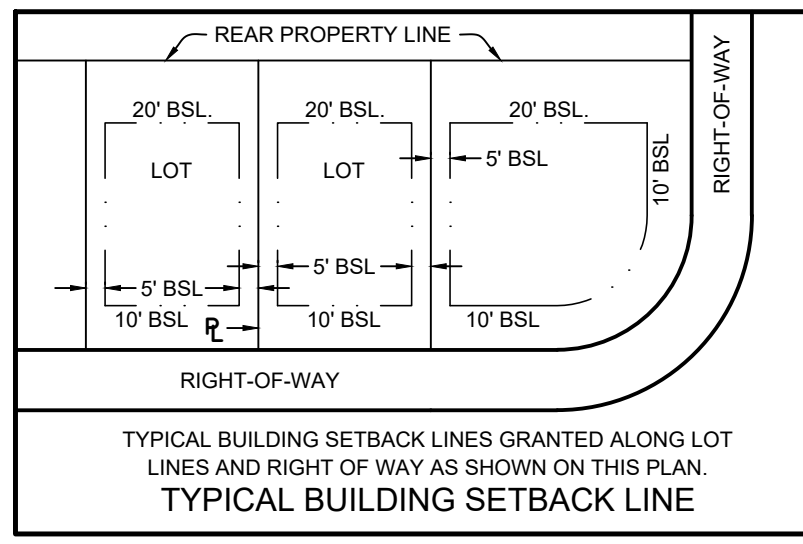
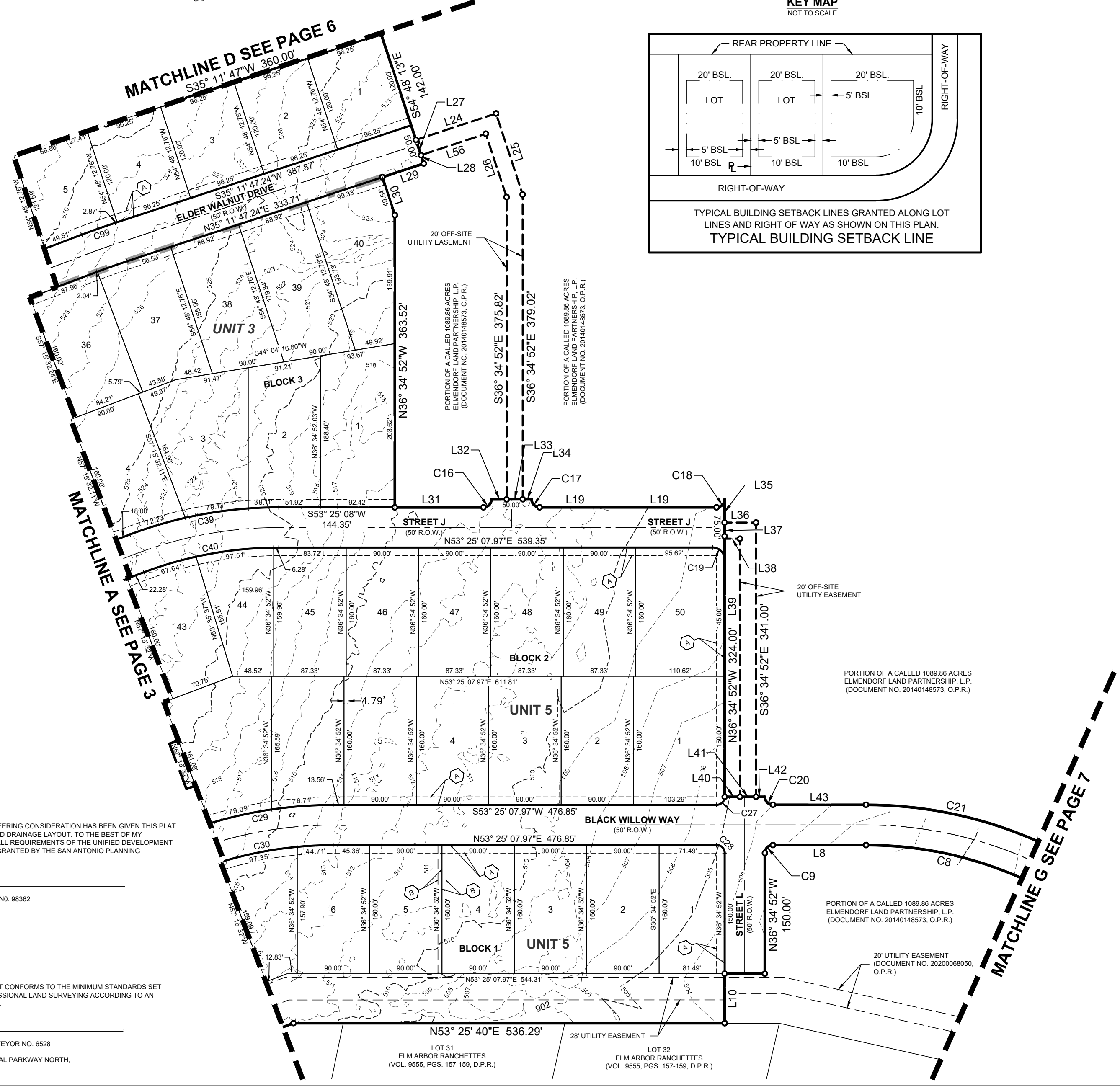


HICKORY RIDGE PHASE 2, UNITS 3, 4 & 5
 A 119.51 ACRE TRACT OF LAND, LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1089.86 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 20140148573 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT, A CALLED 0.271 ACRE TRACT OF LAND, KNOWN AS THE ELEVATED STORAGE TANK SITE, AS DESCRIBED IN DOCUMENT NO. 20200142310, A CALLED 4.067 ACRE TRACT OF LAND, KNOWN AS THE WATER PRODUCTION FACILITY EASEMENT, AS DESCRIBED IN DOCUMENT NO. 20200142311, AND A CALLED 2.066 ACRE TRACT OF LAND, KNOWN AS WELL SITE # 10, AS DESCRIBED IN DOCUMENT NO. 20200142304, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS # - 20405 &
 # - 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

OWNER/DEVELOPER:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 10410 WINDERMERE LAKES, BLVD.
 HOUSTON, TX. 77065



TYPICAL BUILDING SETBACK LINES GRANTED ALONG LOT LINES AND RIGHT OF WAY AS SHOWN ON THIS PLAN.
 TYPICAL BUILDING SETBACK LINE

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.

DAMIAN M. ESQUIVEL
 REGISTERED PROFESSIONAL ENGINEER NO. 98362
 LIQUE GROUP,
 816 CAMARON STE. 110
 SAN ANTONIO, TX. 78212
 PHONE: 210-549-4207

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.

KYLE PRESSLER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 MATKIN HOOVER
 & SPENCER ROAD, SUITE 3001035 CENTRAL PARKWAY NORTH,
 BOERNE, TEXAS 78213
 PHONE: 830-249-0600

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:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 ITS GENERAL PARTNER

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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

CERTIFICATE BY THE CITY ENGINEER:
 I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELEMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

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

 CITY ENGINEER

THIS PLAT OF BELLA VISTA UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELEMENDORF, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

MAYOR _____

ADMINISTRATOR _____

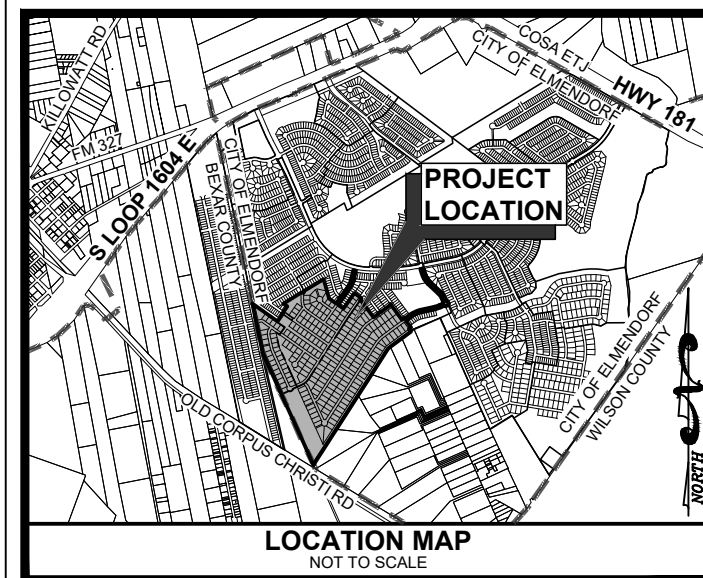
STATE OF TEXAS
 COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY _____

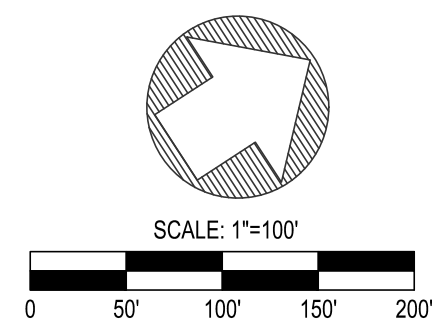
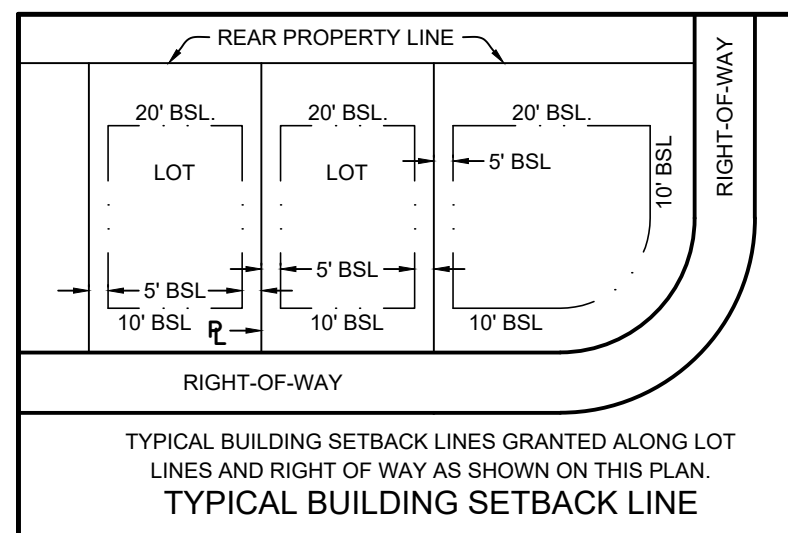
Date: Aug 01, 2023, 9:32am User ID: Bradley File: P:\1190109\Plat\Unit 5\Preliminary\Plat1190109.dwg



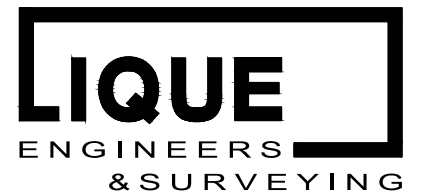
- LEGEND**
- FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - FAD = FOUND ALUMINUM DISC
 - ROW = RIGHT-OF-WAY
 - DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
 - NCB = NEW CITY BLOCK
 - VOL = VOLUME
 - PG. = PAGE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - = FOUND 1/2" IRON ROD
 - ⊙ = FOUND MAG NAIL
 - ⊗ = SET MAG NAIL WITH A WASHER STAMPED "MATKIN-HOOVER ENG. & SURVEY."
 - = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

- SURVEYOR'S NOTES:**
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
 2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS CALLED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NO'S. 48029C0615F, 48029C0620F, 48029C0755F, & 48029C0760F, DATED SEPTEMBER 29, 2010.
 3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF ELEMENDORF ORDINANCES AND RESTRICTIONS.
 4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 5. FENCES ALONG BOUNDARY LINE MEANDER.
 6. NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

- KEY NOTES**
- (A) 10' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT
 - (B) 5' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT

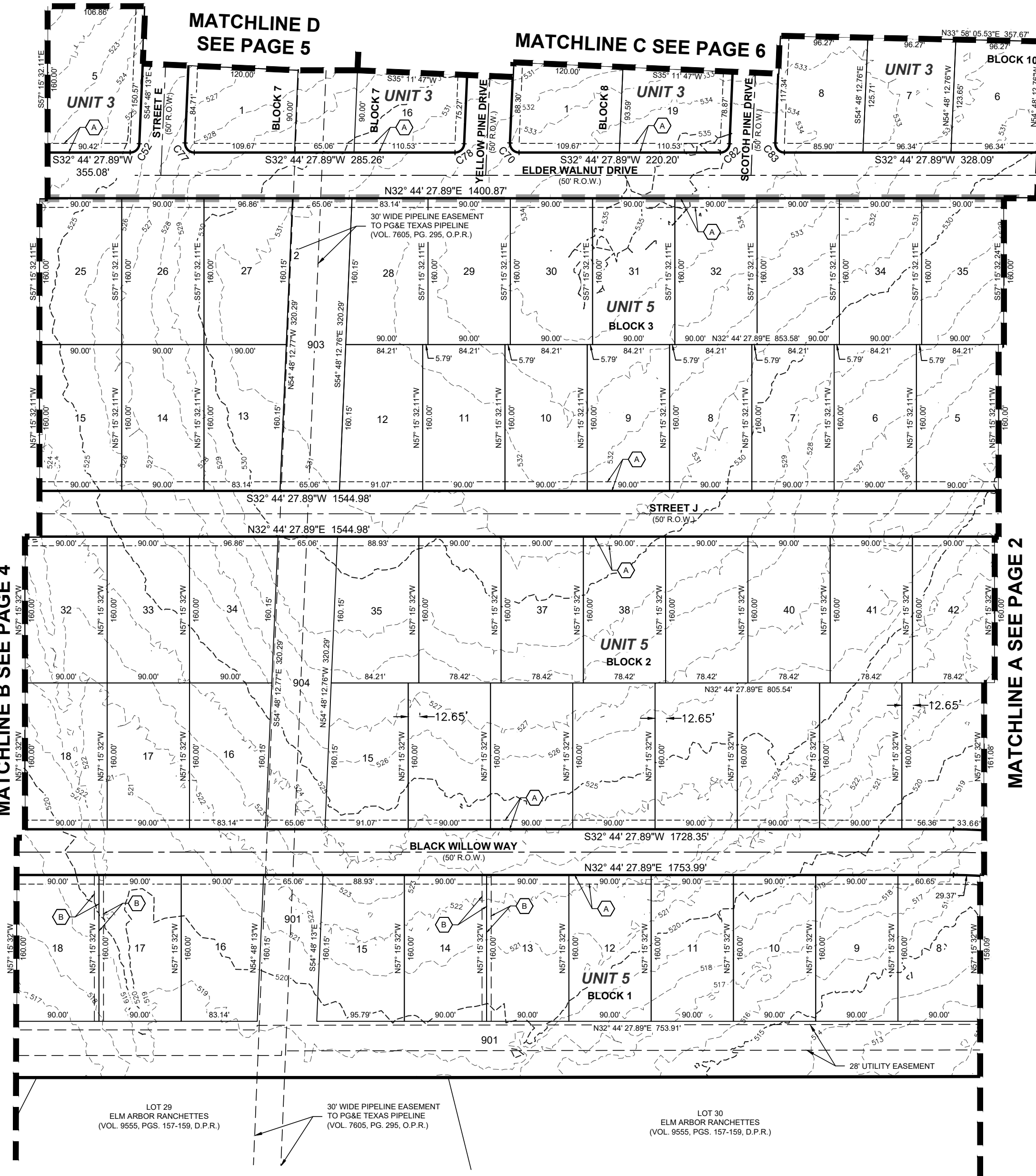
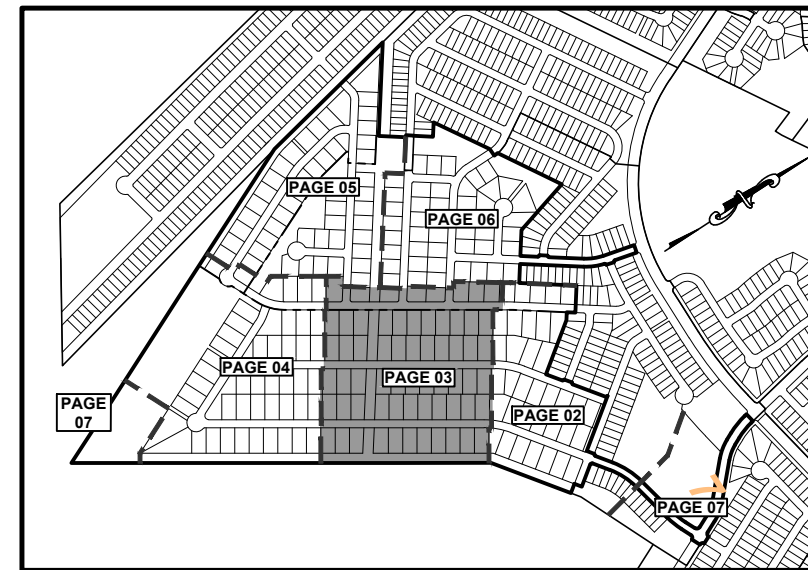


HICKORY RIDGE PHASE 2, UNITS 3, 4 & 5
 A 119.51 ACRE TRACT OF LAND, LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1089.86 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 20140148573 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT, A CALLED 0.271 ACRE TRACT OF LAND, KNOWN AS THE ELEVATED STORAGE TANK SITE, AS DESCRIBED IN DOCUMENT NO. 20200142310, A CALLED 4.067 ACRE TRACT OF LAND, KNOWN AS THE WATER PRODUCTION FACILITY EASEMENT, AS DESCRIBED IN DOCUMENT NO. 20200142311, AND A CALLED 2.066 ACRE TRACT OF LAND, KNOWN AS WELL SITE #10, AS DESCRIBED IN DOCUMENT NO. 20200142304, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS # - 20405 &
 # - 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

OWNER/DEVELOPER:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 10410 WINDERMERE LAKES, BLVD.
 HOUSTON, TX. 77065



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:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 ITS GENERAL PARTNER

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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

CERTIFICATE BY THE CITY ENGINEER:

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

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

CITY ENGINEER

THIS PLAT OF BELLA VISTA UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELMENDORF, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

MAYOR

ADMINISTRATOR

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY

CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D.

20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____

AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK

VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

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.

DAMIAN M. ESQUIVEL
 REGISTERED PROFESSIONAL ENGINEER NO. 98362
 LIQUE GROUP,
 816 CAMARON STE. 110
 SAN ANTONIO, TX. 78212
 PHONE: 210-549-4207

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.

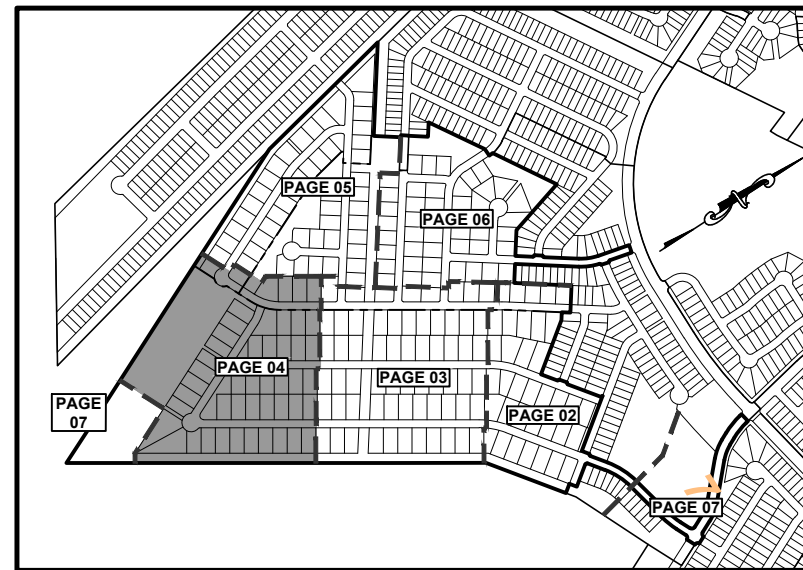
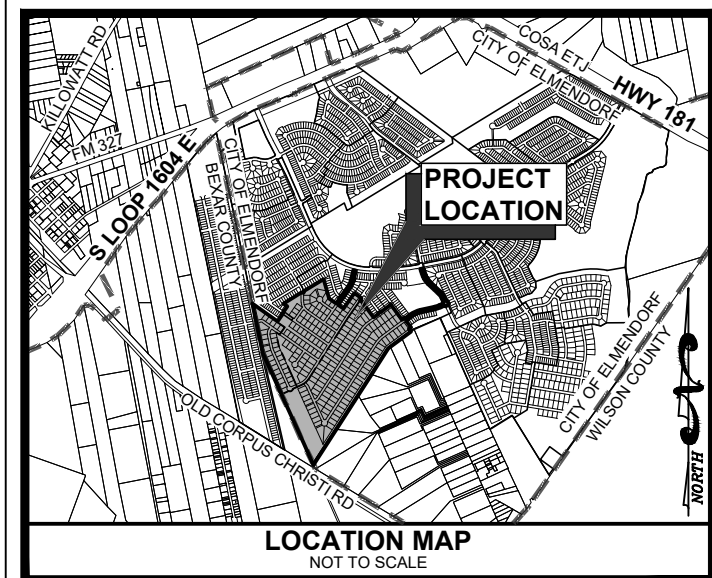
KYLE PRESSLER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 MATKIN HOOVER
 8 SPENCER ROAD, SUITE 3001035 CENTRAL PARKWAY NORTH,
 BOERNE, TEXAS 78213
 PHONE: 830-249-0600

LOT 29
 ELM ARBOR RANCHETTES
 (VOL. 9555, PGS. 157-159, D.P.R.)

30' WIDE PIPELINE EASEMENT
 TO PG&E TEXAS PIPELINE
 (VOL. 7605, PG. 295, O.P.R.)

LOT 30
 ELM ARBOR RANCHETTES
 (VOL. 9555, PGS. 157-159, D.P.R.)

Date: Aug 01, 2023, 9:32am User: ID: Bradley
 File: P:\11901109\HickoryRidge\Units\5\Preliminary\Plat11901109_Plar.dwg

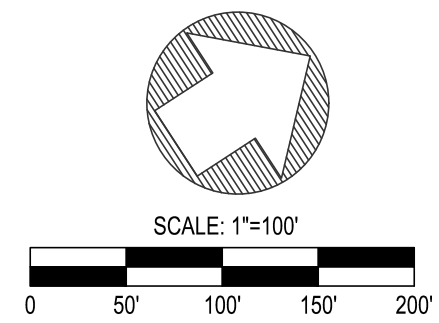
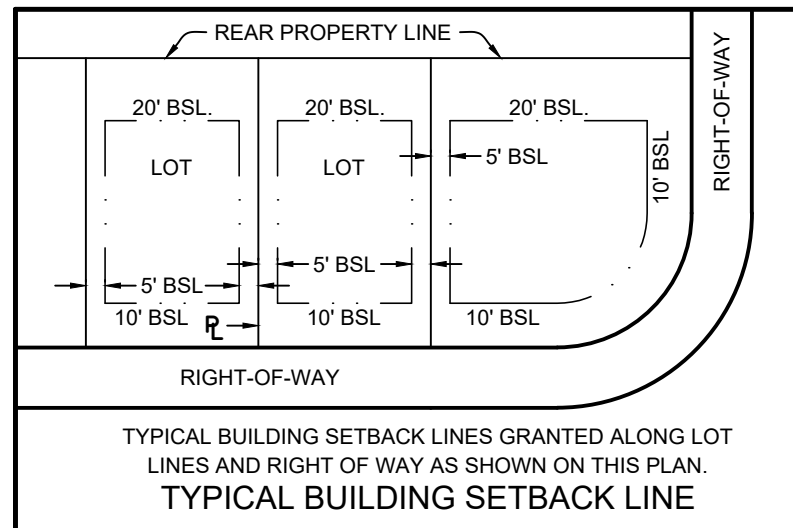


LEGEND

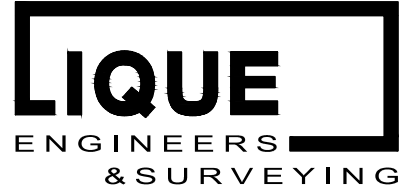
- FIR = FOUND IRON ROD
- SIR = SET IRON ROD
- FAD = FOUND ALUMINUM DISC
- ROW = RIGHT-OF-WAY
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- NCB = NEW CITY BLOCK
- VOL = VOLUME
- PG. = PAGE
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND 1/2" IRON ROD
- ⊙ = FOUND MAG NAIL
- ⊗ = SET MAG NAIL WITH A WASHER STAMPED "MATKIN-HOOVER ENG. & SURVEY."
- = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NOS. 48029C0620F, 48029C0620F, 48029C0755F, & 48029C0760F, DATED SEPTEMBER 29, 2010.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF ELEMENDORF ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
5. FENCES ALONG BOUNDARY LINE MEANDER.
6. NOT ALL INTERIOR FENCES ARE SHOWN HEREON.



HICKORY RIDGE PHASE 2, UNITS 3, 4 & 5
 A 119.51 ACRE TRACT OF LAND, LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1089.86 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 20140148573 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT, A CALLED 0.271 ACRE TRACT OF LAND, KNOWN AS THE ELEVATED STORAGE TANK SITE, AS DESCRIBED IN DOCUMENT NO. 20200142310, A CALLED 4.067 ACRE TRACT OF LAND, KNOWN AS THE WATER PRODUCTION FACILITY EASEMENT, AS DESCRIBED IN DOCUMENT NO. 20200142311, AND A CALLED 2.066 ACRE TRACT OF LAND, KNOWN AS WELL SITE #10, AS DESCRIBED IN DOCUMENT NO. 20200142304, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

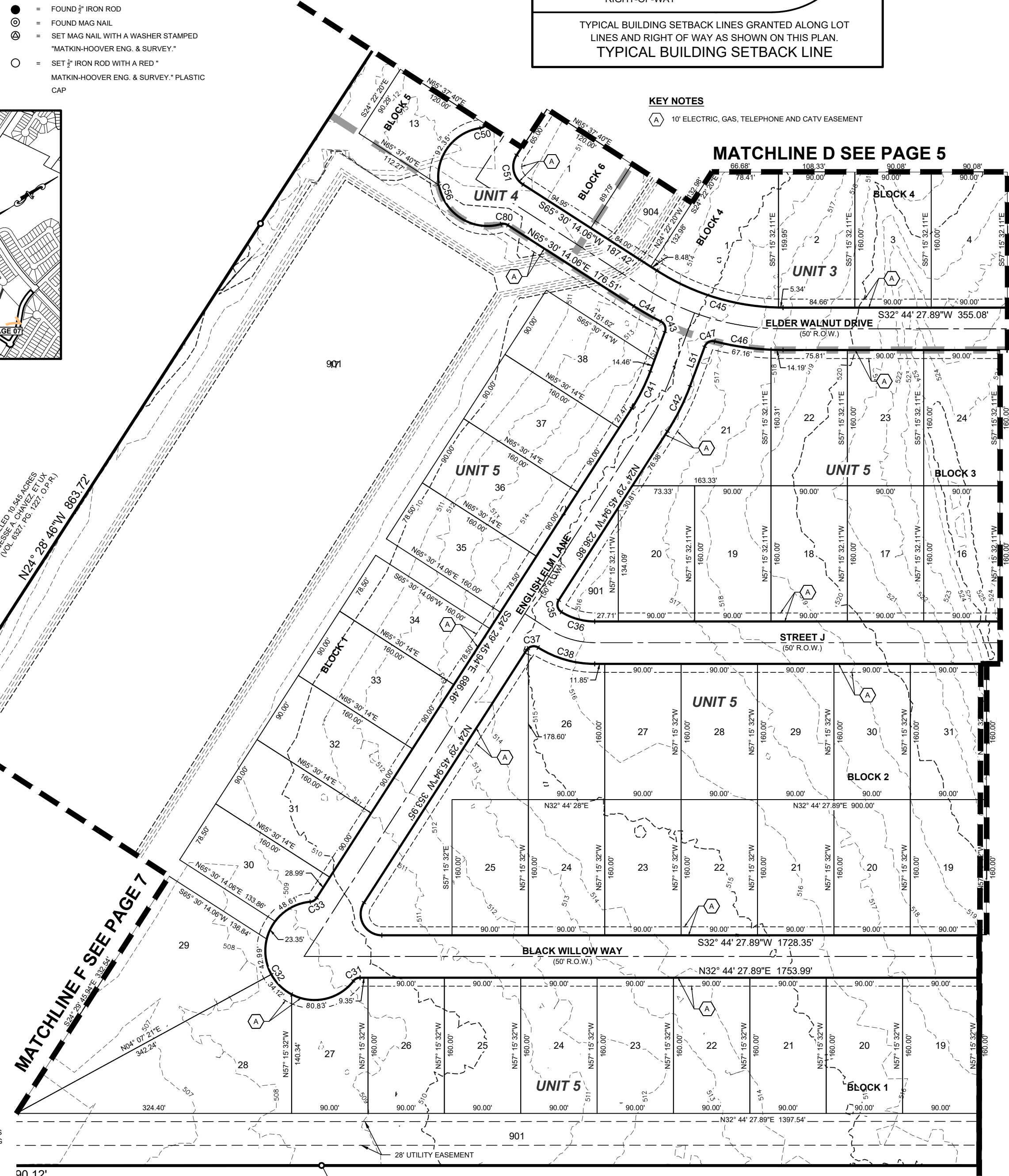


TBPELS # - 20405 &
 # - 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

OWNER/DEVELOPER:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 10410 WINDERMERE LAKES, BLVD.
 HOUSTON, TX. 77065

KEY NOTES

- Ⓐ 10' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT



MATCHLINE B SEE PAGE 3

MATCHLINE F SEE PAGE 7

STATE OF TEXAS
 COUNTY OF BEXAR
 I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELEMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

OWNER:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 ITS GENERAL PARTNER

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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

CERTIFICATE BY THE CITY ENGINEER:
 I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELEMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

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

THIS PLAT OF BELLA VISTA UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELEMENDORF, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
 DATED THIS _____ DAY OF _____ A.D. 20 _____

MAYOR _____

ADMINISTRATOR _____

STATE OF TEXAS
 COUNTY OF BEXAR
 I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 20 _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY _____

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.

DAMIAN M. ESQUIVEL
 REGISTERED PROFESSIONAL ENGINEER NO. 98362
 LIQUE GROUP,
 816 CAMARON STE. 123
 SAN ANTONIO, TX. 78212
 PHONE: 210-549-4207

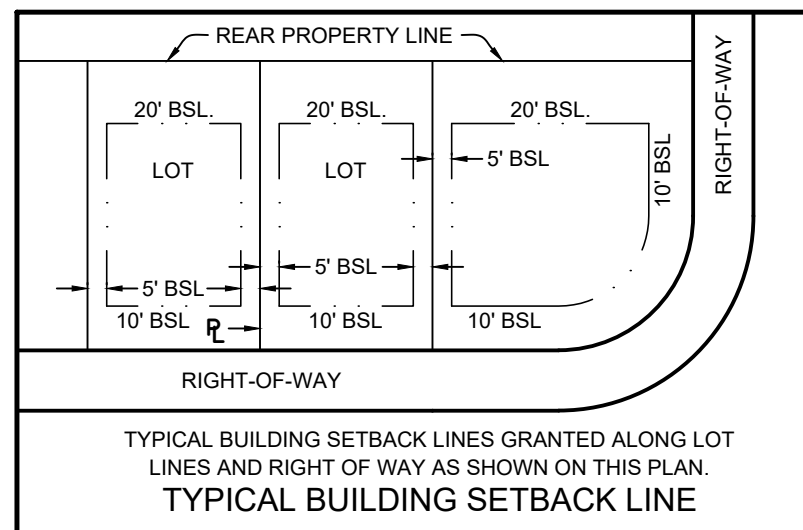
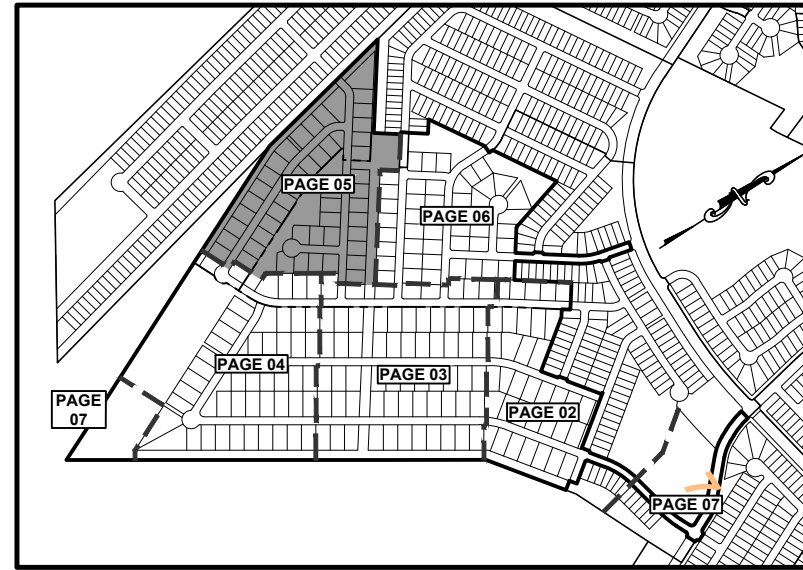
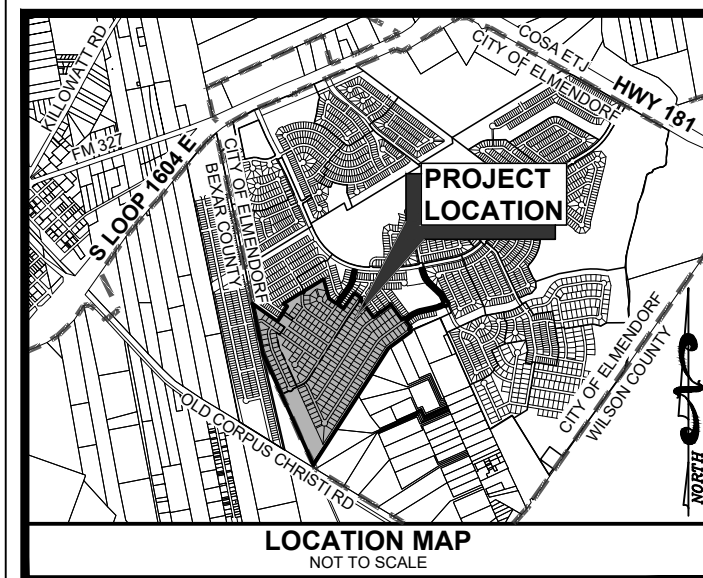
STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

KYLE PRESSLER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 MATKIN HOOVER
 & SPENCER ROAD, SUITE 3001035 CENTRAL PARKWAY NORTH,
 BOERNE, TEXAS 78213
 PHONE: 830-249-0600

LOT 24
 ELM ARBOR RANCHETTES
 (VOL. 9555, PGS. 157-159, D.P.R.)

LOT 25
 ELM ARBOR RANCHETTES
 (VOL. 9555, PGS. 157-159, D.P.R.)

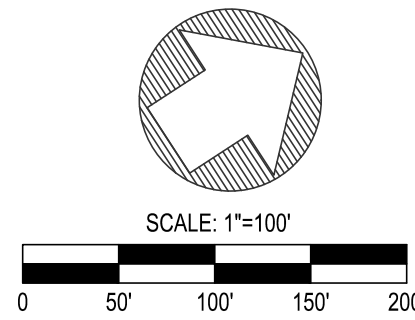
Date: Aug 01, 2023, 9:32am User ID: Bradley File: P:\119\0109\Plat\Unit 5\Preliminary Plat\1190109_Plat.dwg



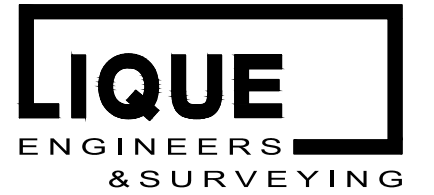
- LEGEND**
- FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - FAD = FOUND ALUMINUM DISC
 - ROW = RIGHT-OF-WAY
 - DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
 - NCB = NEW CITY BLOCK
 - VOL = VOLUME
 - PG. = PAGE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - = FOUND 1/2" IRON ROD
 - ⊙ = FOUND MAG NAIL
 - ⊗ = SET MAG NAIL WITH A WASHER STAMPED "MATKIN-HOOVER ENG. & SURVEY."
 - = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

- SURVEYOR'S NOTES:**
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
 2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NO'S. 48029C0615F, 48029C0620F, 48029C0755F, & 48029C0760F, DATED SEPTEMBER 29, 2010.
 3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF ELEMENDORF ORDINANCES AND RESTRICTIONS.
 4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 5. FENCES ALONG BOUNDARY LINE MEANDER.
 6. NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

- KEY NOTES**
- Ⓐ 10' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT



HICKORY RIDGE PHASE 2, UNITS 3, 4 & 5
 A 119.51 ACRE TRACT OF LAND, LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1089.86 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 20140148573 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT, A CALLED 0.271 ACRE TRACT OF LAND, KNOWN AS THE ELEVATED STORAGE TANK SITE, AS DESCRIBED IN DOCUMENT NO. 20200142310, A CALLED 4.067 ACRE TRACT OF LAND, KNOWN AS THE WATER PRODUCTION FACILITY EASEMENT, AS DESCRIBED IN DOCUMENT NO. 20200142311, AND A CALLED 2.066 ACRE TRACT OF LAND, KNOWN AS WELL SITE #10, AS DESCRIBED IN DOCUMENT NO. 20200142304, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS # - 20405 &
 # - 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

OWNER/DEVELOPER:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 10410 WINDERMERE LAKES, BLVD.
 HOUSTON, TX. 77065

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:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 ITS GENERAL PARTNER

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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

CERTIFICATE BY THE CITY ENGINEER:

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELEMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

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

CITY ENGINEER

THIS PLAT OF BELLA VISTA UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELEMENDORF, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

MAYOR

ADMINISTRATOR

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D.

20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____

AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK

VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

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.

DAMIAN M. ESQUIVEL
 REGISTERED PROFESSIONAL ENGINEER NO. 98362
 LIQUE GROUP,
 816 CAMARON STE. 110
 SAN ANTONIO, TX. 78212
 PHONE: 210-549-4207

STATE OF TEXAS
 COUNTY OF BEXAR

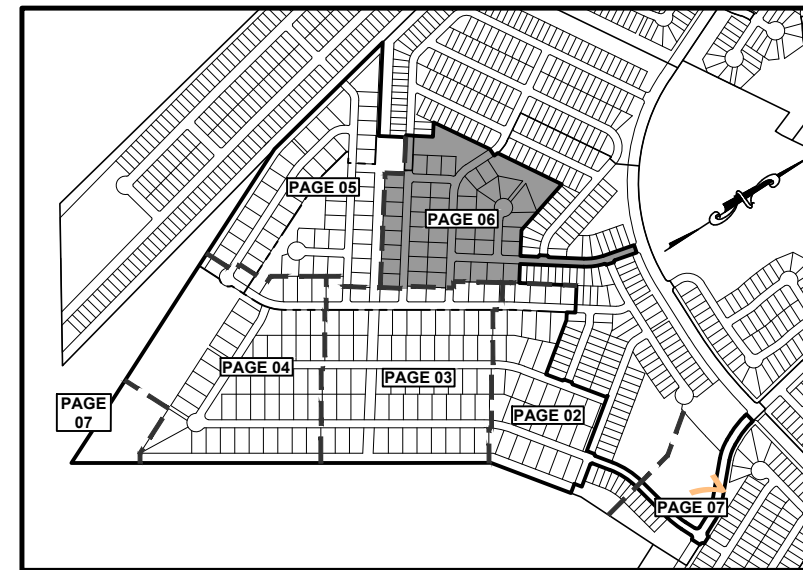
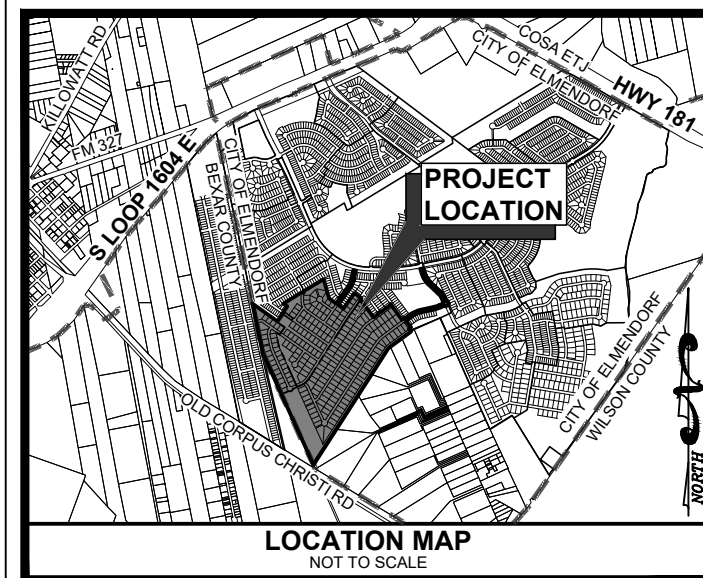
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

KYLE PRESSLER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 MATKIN HOOVER
 8 SPENCER ROAD, SUITE 3001035 CENTRAL PARKWAY NORTH,
 BOERNE, TEXAS 78213
 PHONE: 830-249-0600

MATCHLINE D SEE PAGE 4

MATCHLINE C SEE PAGE 3

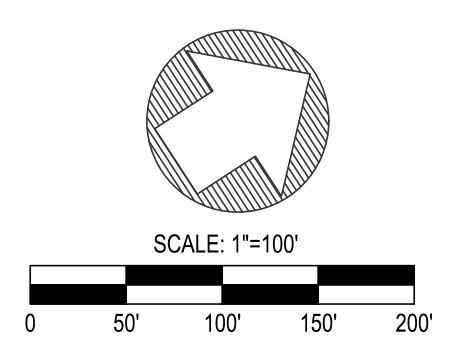
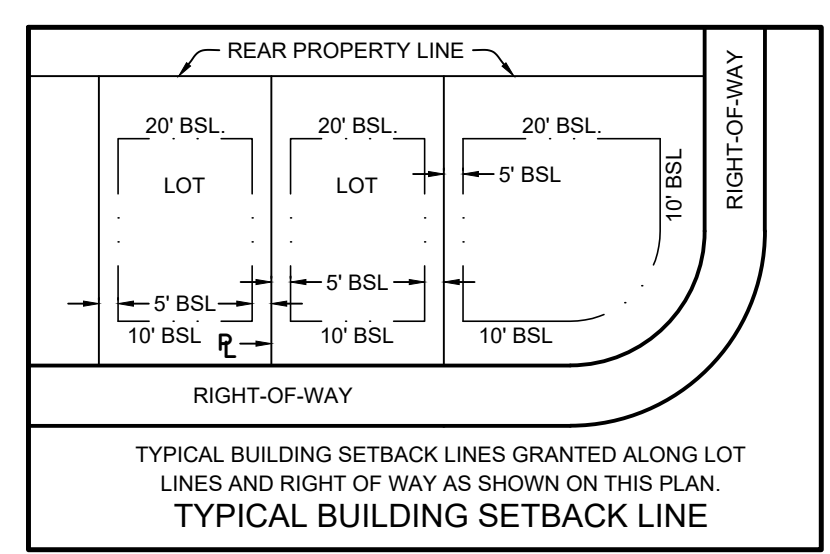
MATCHLINE E SEE PAGE 6



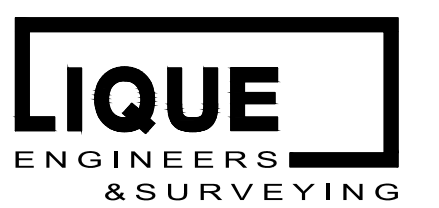
- LEGEND**
- FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - FAD = FOUND ALUMINUM DISC
 - ROW = RIGHT-OF-WAY
 - DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
 - NCB = NEW CITY BLOCK
 - VOL = VOLUME
 - PG. = PAGE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - = FOUND 1/2" IRON ROD
 - ⊙ = FOUND MAG NAIL
 - ⊙ = SET MAG NAIL WITH A WASHER STAMPED "MATKIN-HOOVER ENG. & SURVEY."
 - = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

- SURVEYOR'S NOTES:**
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
 2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NOS. 48029C0620F, 48029C0755F, & 48029C0760F, DATED SEPTEMBER 29, 2010.
 3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF ELEMENDORF ORDINANCES AND RESTRICTIONS.
 4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 5. FENCES ALONG BOUNDARY LINE MEANDER.
 6. NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

- KEY NOTES**
- Ⓐ 10' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT

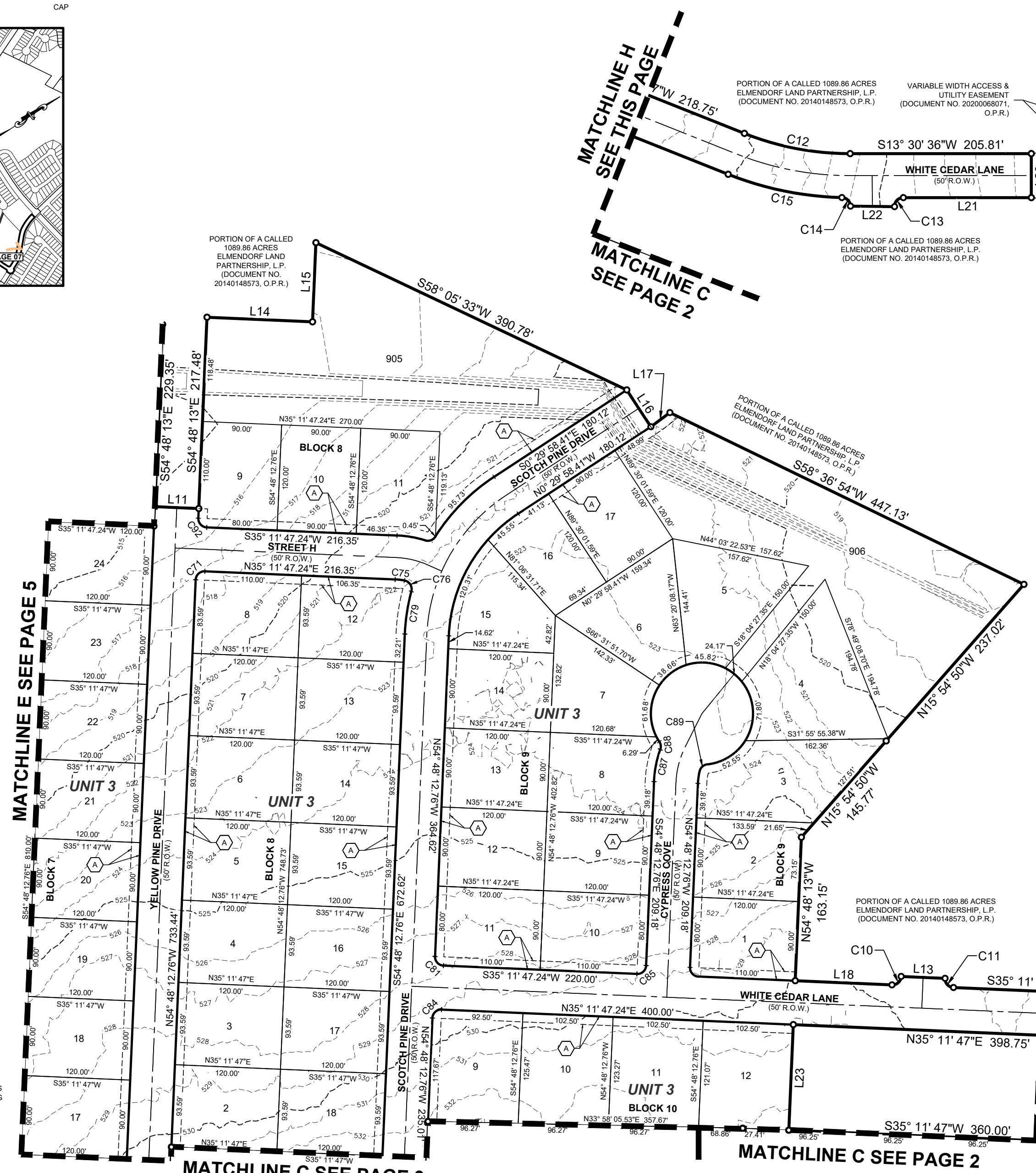


HICKORY RIDGE PHASE 2, UNITS 3, 4 & 5
 A 119.51 ACRE TRACT OF LAND, LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1089.86 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 20140148573 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT, A CALLED 0.271 ACRE TRACT OF LAND, KNOWN AS THE ELEVATED STORAGE TANK SITE, AS DESCRIBED IN DOCUMENT NO. 20200142310, A CALLED 4.067 ACRE TRACT OF LAND, KNOWN AS THE WATER PRODUCTION FACILITY EASEMENT, AS DESCRIBED IN DOCUMENT NO. 20200142311, AND A CALLED 2.066 ACRE TRACT OF LAND, KNOWN AS WELL SITE #10, AS DESCRIBED IN DOCUMENT NO. 20200142304, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS # - 20405 & # - 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

OWNER/DEVELOPER:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 10410 WINDERMERE LAKES, BLVD.
 HOUSTON, TX. 77065



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:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 ITS GENERAL PARTNER

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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

CERTIFICATE BY THE CITY ENGINEER:

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELEMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

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

CITY ENGINEER

THIS PLAT OF BELLA VISTA UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELEMENDORF, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

MAYOR _____

ADMINISTRATOR _____

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____

AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____

AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK _____

VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

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.

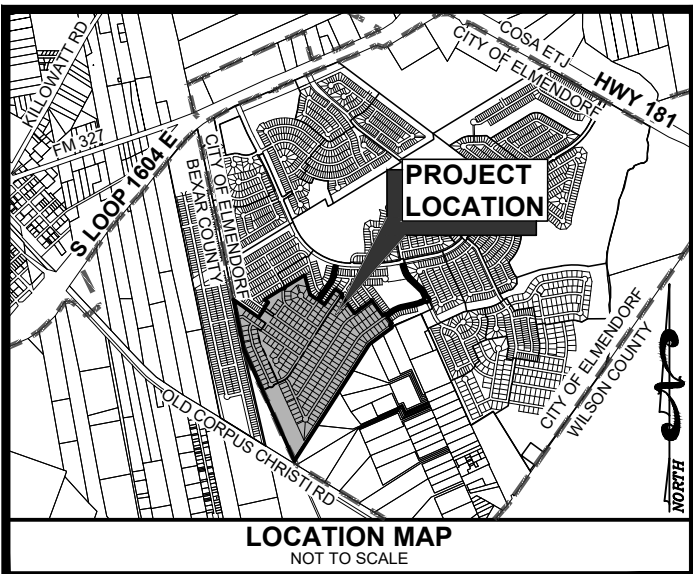
DAMIAN M. ESQUIVEL
 REGISTERED PROFESSIONAL ENGINEER NO. 98362
 LIQUE GROUP,
 816 CAMARON STE. 110
 SAN ANTONIO, TX. 78212
 PHONE: 210-549-4207

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.

KYLE PRESSLER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 MATKIN HOOVER
 8 SPENCER ROAD, SUITE 3001035 CENTRAL PARKWAY NORTH,
 BOERNE, TEXAS 78213
 PHONE: 830-249-0600

Date: Aug 01, 2023, 9:32am User ID: Bradley
 File: P:\1190109\Plat\Units\5\Preliminary\Plat1190109_Plar.dwg

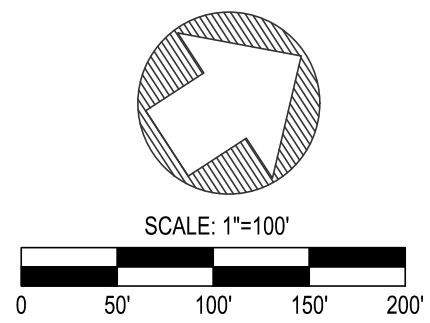
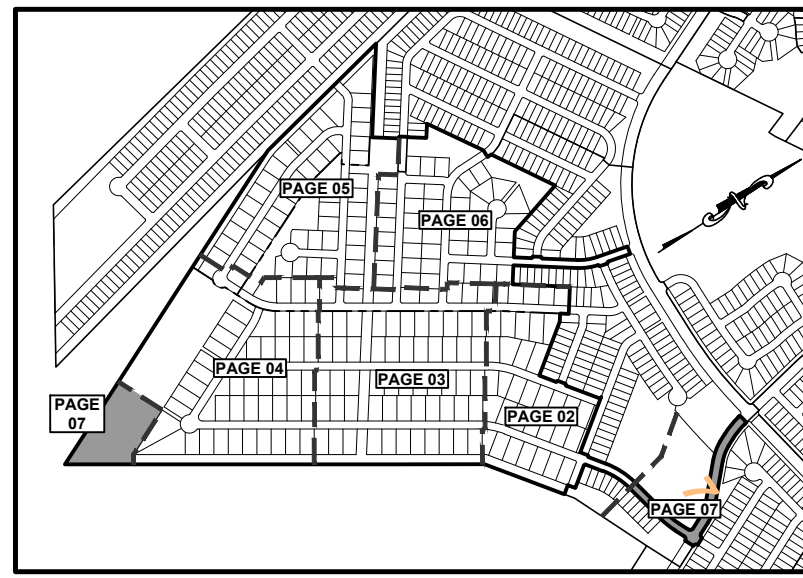


LEGEND

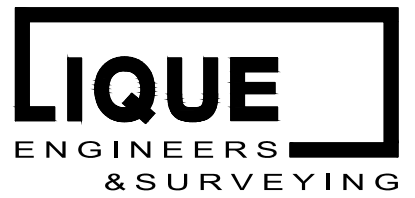
- FIR = FOUND IRON ROD
- SIR = SET IRON ROD
- FAD = FOUND ALUMINUM DISC
- ROW = RIGHT-OF-WAY
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- NCB = NEW CITY BLOCK
- VOL = VOLUME
- PG. = PAGE
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND 1/2" IRON ROD
- ⊙ = FOUND MAG NAIL
- ⊙ = SET MAG NAIL WITH A WASHER STAMPED "MATKIN-HOOVER ENG. & SURVEY."
- = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

- SURVEYOR'S NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
 - PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAPS 615, 620, 755 & 760 OF 785, COMMUNITY PANEL NO'S. 48029C0615F, 48029C0620F, 48029C0755F, & 48029C0760F, DATED SEPTEMBER 29, 2010.
 - THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF ELEMENDORF ORDINANCES AND RESTRICTIONS.
 - METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 - FENCES ALONG BOUNDARY LINE MEANDER.
 - NOT ALL INTERIOR FENCES ARE SHOWN HEREON.

- KEY NOTES**
- (A) 10' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT
 - (B) 5' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT

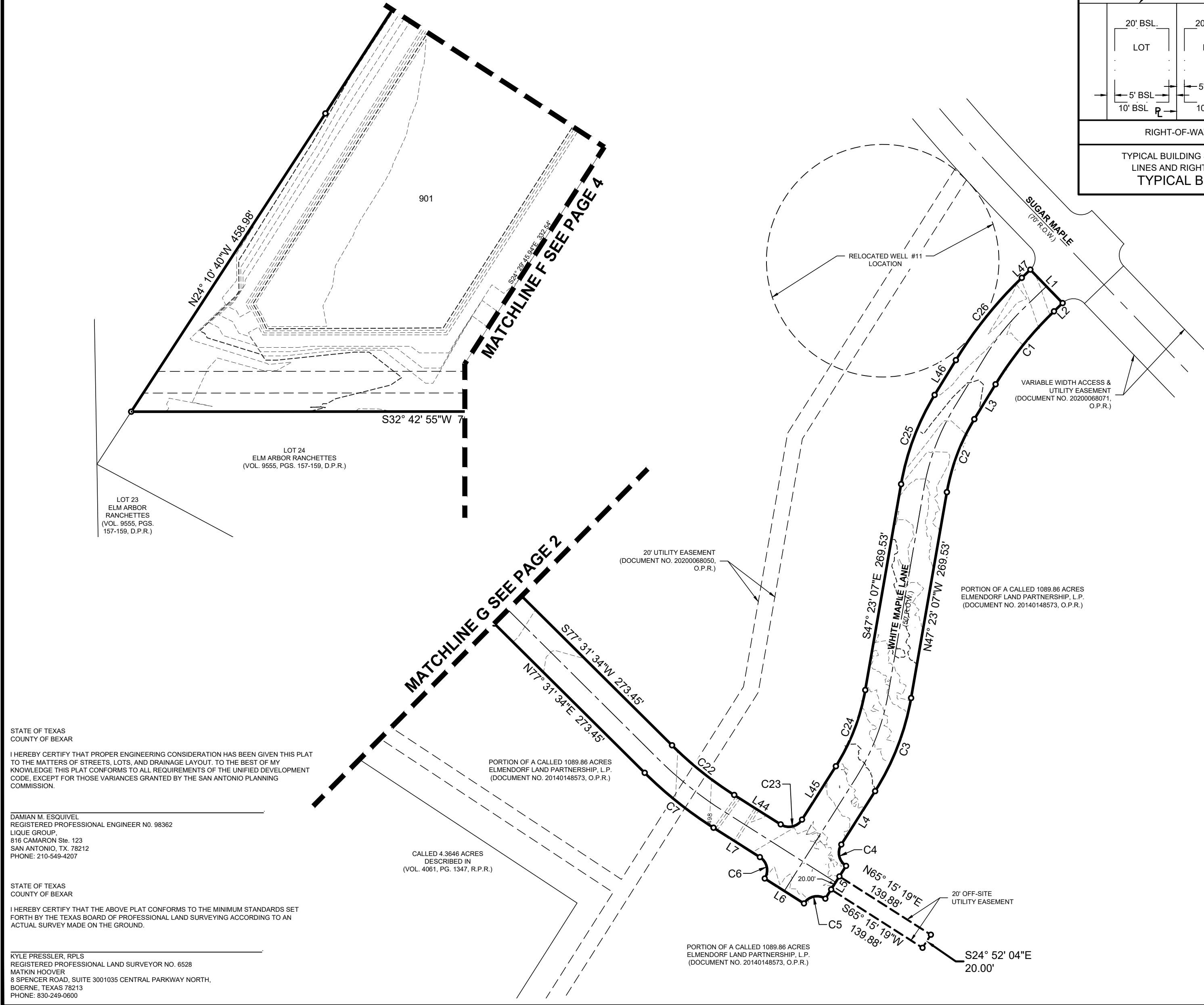
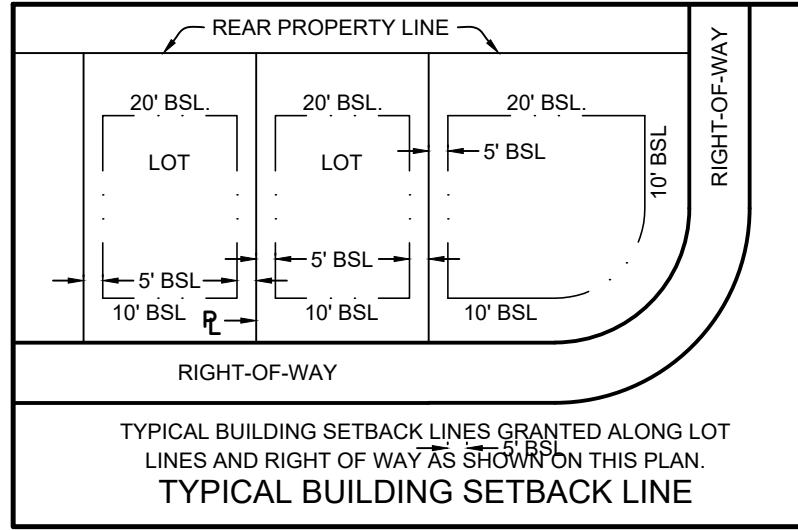


A 119.51 ACRE TRACT OF LAND, LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1089.86 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 20140148573 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT, A CALLED 0.271 ACRE TRACT OF LAND, KNOWN AS THE ELEVATED STORAGE TANK SITE, AS DESCRIBED IN DOCUMENT NO. 20200142310, A CALLED 4.067 ACRE TRACT OF LAND, KNOWN AS THE WATER PRODUCTION FACILITY EASEMENT, AS DESCRIBED IN DOCUMENT NO. 20200142311, AND A CALLED 2.066 ACRE TRACT OF LAND, KNOWN AS WELL SITE #10, AS DESCRIBED IN DOCUMENT NO. 20200142304, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS # - 20405 & # - 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

OWNER/DEVELOPER:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 10410 WINDERMERE LAKES, BLVD.
 HOUSTON, TX. 77065



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:
 SA HICKORY RIDGE, LTD.
 BY: CAMCORP MANAGEMENT, INC.
 ITS GENERAL PARTNER

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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

CERTIFICATE BY THE CITY ENGINEER:
 I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELEMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

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

 CITY ENGINEER

THIS PLAT OF BELLA VISTA UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELEMENDORF, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

MAYOR _____

ADMINISTRATOR _____

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____, AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY _____

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.

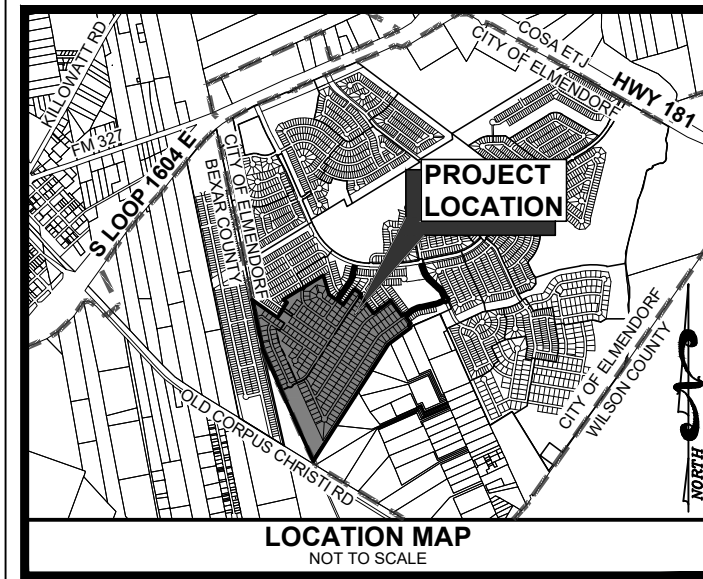
DAMIAN M. ESQUIVEL
 REGISTERED PROFESSIONAL ENGINEER NO. 98362
 LIQUE GROUP,
 816 CAMARON STE. 123
 SAN ANTONIO, TX. 78212
 PHONE: 210-549-4207

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.

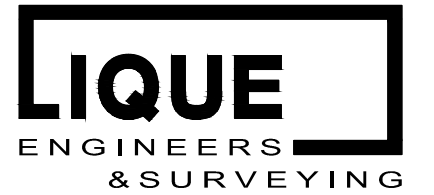
KYLE PRESSLER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 MATKIN HOOVER
 & SPENCER ROAD, SUITE 3001035 CENTRAL PARKWAY NORTH,
 BOERNE, TEXAS 78213
 PHONE: 830-249-0600

Date: Aug 01, 2023, 9:32am User ID: Bradley File: P:\119\109\Plat\Unit 5\Preliminary\Plat1190109_Plar.dwg



**HICKORY RIDGE
PHASE 2, UNITS 3, 4 & 5**

A 119.51 ACRE TRACT OF LAND, LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1089.86 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 20140148573 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAVE AND EXCEPT, A CALLED 0.271 ACRE TRACT OF LAND, KNOWN AS THE ELEVATED STORAGE TANK SITE, AS DESCRIBED IN DOCUMENT NO. 20200142310, A CALLED 4.067 ACRE TRACT OF LAND, KNOWN AS THE WATER PRODUCTION FACILITY EASEMENT, AS DESCRIBED IN DOCUMENT NO. 20200142311, AND A CALLED 2.066 ACRE TRACT OF LAND, KNOWN AS WELL SITE # 10, AS DESCRIBED IN DOCUMENT NO. 20200142304, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**LIQUE
ENGINEERS
& SURVEYING**
TBPELS # - 20405 &
- 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

OWNER/DEVELOPER:
SA HICKORY RIDGE, LTD.
BY: CAMCORP MANAGEMENT, INC.
10410 WINDERMERE LAKES, BLVD.
HOUSTON, TX. 77065

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120.96'	470.00'	14°44'43"	N18° 32' 21"W	120.62'
C2	101.19'	270.00'	21°28'25"	N36° 38' 55"W	100.60'
C3	129.59'	330.00'	22°30'00"	N36° 08' 07"W	128.76'
C4	31.42'	20.00'	90°00'00"	N69° 53' 07"W	28.28'
C5	31.42'	20.00'	90°00'00"	N20° 06' 53"E	28.28'
C6	31.42'	20.00'	90°00'00"	S69° 53' 07"E	28.28'
C7	113.73'	525.00'	12°24'41"	N71° 19' 13"E	113.50'
C8	199.86'	475.00'	24°06'26"	N65° 28' 21"E	198.39'
C9	15.71'	10.00'	90°00'00"	N8° 25' 08"E	14.14'
C10	15.71'	10.00'	90°00'00"	S9° 48' 13"E	14.14'
C11	15.71'	10.00'	90°00'00"	S80° 11' 47"W	14.14'
C12	123.01'	325.00'	21°41'11"	S24° 21' 12"W	122.28'
C13	15.96'	10.00'	91°25'57"	N32° 12' 22"W	14.32'
C14	15.21'	10.00'	87°10'05"	N58° 31' 20"E	13.79'
C15	132.59'	375.00'	20°15'29"	N25° 04' 03"E	131.90'
C16	15.71'	10.00'	90°00'00"	S8° 25' 08"W	14.14'
C17	15.71'	10.00'	90°00'00"	N81° 34' 52"W	14.14'
C18	15.71'	10.00'	90°00'00"	S8° 25' 08"W	14.14'
C19	23.56'	15.00'	90°00'00"	N81° 34' 52"W	21.21'
C20	15.71'	10.00'	90°00'00"	N81° 34' 52"W	14.14'
C21	220.89'	525.00'	24°06'26"	S65° 28' 21"W	219.27'
C22	102.89'	475.00'	12°24'41"	S71° 19' 13"W	102.69'
C23	31.42'	20.00'	90°00'00"	S20° 06' 53"W	28.28'
C24	106.03'	270.00'	22°30'00"	S36° 08' 07"E	105.35'
C25	123.68'	330.00'	21°28'25"	S36° 38' 55"E	122.96'
C26	136.40'	530.00'	14°44'43"	S18° 32' 21"E	136.02'
C27	15.71'	10.00'	90°00'00"	N8° 25' 08"E	14.14'
C28	15.71'	10.00'	90°00'00"	N81° 34' 52"W	14.14'
C29	79.09'	525.00'	8°37'55"	N40° 43' 50"E	79.02'
C30	97.35'	475.00'	11°44'34"	S42° 09' 18"W	97.18'
C31	9.11'	10.00'	52°10'13"	S6° 39' 22"W	8.79'
C32	34.12'	58.00'	33°42'12"	S77° 16' 15"W	33.63'
C33	9.11'	10.00'	52°10'13"	N1° 35' 20"E	8.79'
C34	53.57'	25.00'	122°45'46"	N85° 52' 39"W	43.89'
C35	15.91'	10.00'	91°10'13"	S70° 04' 52"E	14.29'
C36	41.35'	75.00'	31°35'33"	N48° 32' 15"E	40.83'
C37	12.33'	10.00'	70°37'29"	S29° 37' 41"W	11.56'
C38	70.25'	125.00'	32°11'58"	S48° 50' 27"W	69.33'
C39	79.13'	525.00'	8°38'09"	N44° 56' 31"E	79.05'
C40	97.51'	475.00'	11°45'45"	S46° 46' 51"W	97.34'
C41	48.79'	225.00'	12°25'25"	N30° 42' 28"W	48.69'
C42	59.63'	275.00'	12°25'25"	S30° 42' 28"E	59.51'
C43	157.25'	275.00'	32°45'46"	S49° 07' 21"W	155.12'
C44	67.16'	325.00'	11°50'24"	S41° 09' 47"W	67.04'
C45	14.66'	10.00'	84°00'11"	S5° 04' 54"W	13.38'
C46	8.49'	10.00'	48°37'01"	N0° 03' 49"W	8.23'
C47	39.32'	25.00'	90°07'28"	N69° 26' 03"W	35.39'
C48	15.28'	10.00'	87°32'41"	S11° 01' 52"E	13.84'
C49	41.25'	325.00'	7°16'23"	N15° 28' 22"W	41.23'
C50	60.17'	275.00'	12°32'09"	N18° 06' 15"W	60.05'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C62	138.57'	150.00'	52°55'47"	S14° 37' 43"W	133.69'
C63	82.16'	100.00'	47°04'24"	N78° 20' 25"W	79.87'
C64	15.71'	10.00'	90°00'00"	S9° 48' 13"E	14.14'
C65	10.30'	10.00'	59°01'20"	S64° 42' 27"W	9.85'
C66	301.71'	58.00'	298°02'40"	S54° 48' 13"E	59.71'
C67	10.30'	10.00'	59°01'20"	N5° 41' 07"E	9.85'
C68	15.71'	10.00'	90°00'00"	N80° 11' 47"E	14.14'
C69	100.46'	100.00'	57°33'25"	N16° 56' 32"E	96.28'
C70	16.14'	10.00'	92°27'19"	S78° 58' 08"W	14.44'
C71	15.71'	10.00'	90°00'00"	N9° 48' 13"W	14.14'
C72	16.74'	10.00'	95°53'49"	N6° 51' 18"W	14.85'
C73	13.87'	10.00'	79°28'33"	N85° 27' 31"E	12.79'
C74	41.08'	50.00'	47°04'24"	N78° 20' 25"W	39.93'
C75	10.64'	75.00'	8°07'45"	N39° 15' 40"E	10.63'
C76	16.47'	10.00'	94°20'16"	S89° 30' 20"E	14.67'
C77	16.14'	10.00'	92°27'19"	N78° 58' 08"E	14.44'
C78	15.28'	10.00'	87°32'41"	N11° 01' 52"W	13.84'
C79	48.96'	225.00'	12°28'01"	S48° 34' 12"E	48.86'
C80	15.71'	10.00'	90°00'00"	S80° 11' 47"W	14.14'
C81	15.28'	10.00'	87°32'41"	S11° 01' 52"E	13.84'
C82	16.14'	10.00'	92°27'19"	N78° 58' 08"E	14.44'
C83	15.71'	10.00'	90°00'00"	S9° 48' 13"E	14.14'
C84	15.71'	10.00'	90°00'00"	N9° 48' 13"W	14.14'
C85	15.71'	10.00'	90°00'00"	N80° 11' 47"E	14.14'
C86	37.30'	125.00'	17°05'44"	N46° 15' 21"W	37.16'
C87	9.23'	10.00'	52°54'00"	N64° 09' 29"W	8.91'
C88	12.34'	10.00'	70°40'36"	S8° 38' 08"E	11.57'
C89	300.97'	58.00'	297°18'39"	N58° 02' 51"E	60.34'
C90	14.18'	75.00'	10°49'46"	S49° 23' 20"E	14.15'
C91	15.71'	10.00'	90°00'00"	N80° 11' 47"E	14.14'
C92	32.54'	125.00'	14°55'01"	N42° 39' 18"E	32.45'
C93	13.11'	10.00'	75°06'15"	N12° 33' 41"E	12.19'
C94	96.18'	225.00'	24°29'28"	N12° 44' 42"W	95.45'
C95	165.86'	175.00'	54°18'14"	S27° 39' 06"E	159.72'
C96	43.93'	1025.00'	2°27'19"	N33° 58' 08"E	43.92'
C97	41.78'	975.00'	2°27'19"	S33° 58' 08"W	41.78'

LINE TABLE		
LINE#	LENGTH	BEARING
L1	60.00'	S78° 50' 00"W
L2	15.30'	N11° 10' 00"W
L3	52.64'	N25° 54' 42"W
L4	81.51'	N24° 53' 07"W
L5	50.00'	S24° 53' 07"E
L6	60.00'	N65° 06' 53"E
L7	70.90'	N65° 06' 53"E
L8	115.71'	N53° 25' 08"E
L9	50.00'	N53° 25' 08"E
L10	61.46'	N36° 34' 52"W
L11	50.00'	S35° 11' 47"W
L12	50.00'	S35° 11' 47"W
L13	120.00'	S35° 11' 47"W
L14	90.00'	S54° 48' 13"E
L15	50.00'	S89° 30' 03"W
L16	26.88'	S3° 55' 27"E
L17	110.00'	S35° 11' 47"W
L18	220.00'	S53° 25' 08"W
L19	50.00'	N76° 29' 11"W
L20	145.38'	N13° 30' 38"E
L21	50.04'	N14° 12' 50"E
L22	120.00'	N54° 48' 13"W
L23	104.84'	N35° 11' 47"E
L24	106.04'	S54° 48' 13"E
L25	82.83'	S54° 48' 13"E
L26	14.00'	N54° 48' 13"W
L27	14.00'	N54° 48' 13"W
L28	54.16'	N35° 11' 47"E
L29	49.54'	N54° 48' 13"W
L30	110.00'	S53° 25' 08"W

LINE TABLE		
LINE#	LENGTH	BEARING
L32	22.00'	S53° 25' 08"W
L33	14.00'	S53° 25' 08"W
L34	14.00'	S53° 25' 08"W
L35	32.00'	N36° 34' 52"W
L36	39.00'	N53° 25' 08"E
L37	14.00'	N36° 34' 52"W
L38	19.00'	N53° 25' 08"E
L39	321.00'	S36° 34' 52"E
L40	22.00'	S53° 25' 08"W
L41	14.00'	S53° 25' 08"W
L42	14.00'	S53° 25' 08"W
L43	115.71'	S53° 25' 08"W
L44	70.90'	S65° 06' 53"W
L45	81.51'	S24° 53' 07"E
L46	52.64'	S25° 54' 42"E
L47	15.30'	S11° 10' 00"E
L48	49.54'	S36° 55' 11"E
L49	49.54'	S36° 55' 11"E
L50	80.26'	N78° 07' 23"E
L51	80.26'	N78° 07' 23"E
L52	84.84'	N35° 11' 47"E
L53	61.66'	N11° 50' 10"W

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.

DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE GROUP,
816 CAMARON Ste. 123
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

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.

KYLE PRESSLER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
MATKIN HOOVER
8 SPENCER ROAD, SUITE 3001035 CENTRAL PARKWAY NORTH,
BOERNE, TEXAS 78213
PHONE: 830-249-0600

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:
SA HICKORY RIDGE, LTD.
BY: CAMCORP MANAGEMENT, INC
ITS GENERAL PARTNER

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. _____

NOTARY PUBLIC, BEXAR COUNTY TEXAS

CERTIFICATE BY THE CITY ENGINEER:

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELMENDORF, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

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

CITY ENGINEER

THIS PLAT OF BELLA VISTA UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELMENDORF, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

MAYOR

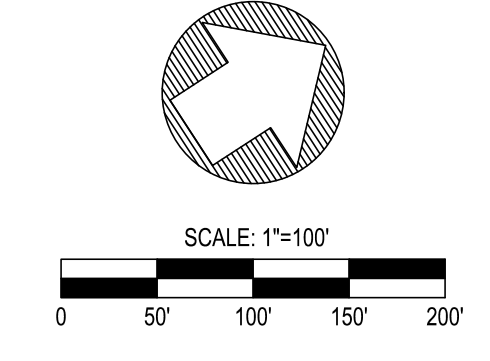
ADMINISTRATOR
STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 20 _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

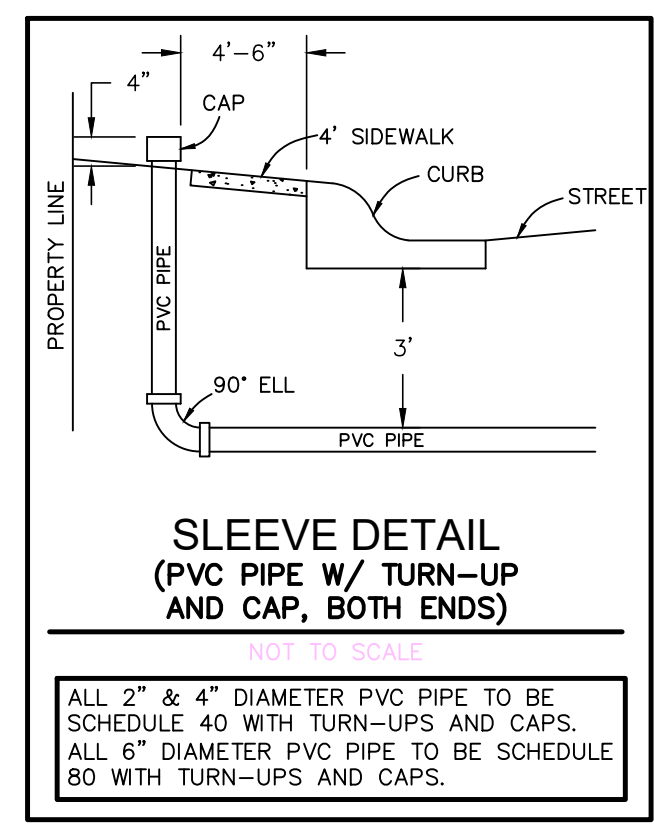
Date: Jul 05, 2023, 3:27pm User ID: Bradley
 File: P:\119\01\09\GMI\UNIT 5\1190109\UTILITY-0A_U5.dwg

MATCHLINE - SEE SHEET 8.1



LEGEND

- SINGLE WATER SERVICE
- PROPOSED 8" SEWER
- PROPOSED SEWER LATERAL
- PROPOSED SEWER
- BUILDING SETBACK LINE
- PROPOSED WATER
- EASEMENT
- RIGHT OF WAY
- PROP. UNDERGROUND TELEPHONE
- PROP. UNDERGROUND ELECTRIC
- PROP. UNDERGROUND CABLE T.V.
- PROPERTY LINE
- EXISTING 8" WATER LINE
- EXISTING 12" WATER LINE
- EXISTING 8" SANITARY SEWER
- STREET LIGHT LOCATION



SLEEVE NOTES:

1. SLEEVES FOR FUTURE UTILITY CROSSINGS SHALL BE PROVIDED AT ROADWAY AND OTHER HARDSCAPE/PAVEMENT CROSSINGS AS SHOWN ON THE PLANS. SLEEVES SHALL EXTEND A MINIMUM OF 4 FEET BEYOND THE PAVEMENT, CURB, OR HARDSCAPE BEING CROSSED UNLESS OTHERWISE NOTED.
2. REFER TO M.E.P. AND LANDSCAPE PLANS AND SPECIFICATIONS FOR SLEEVE LOCATIONS AND REQUIREMENTS.
3. INSTALL ALL SLEEVES UNDER PAVEMENTS PRIOR TO PLACEMENT OF GEGRID AND/OR FLEXIBLE BASE. FAILURE TO COMPLY WILL REQUIRE ALL TRENCH BACKFILL TO BE FLOWABLE FILL OR OTHER APPROVED METHOD AS PER THE ARCHITECT/ENGINEER.
4. ALL SLEEVES SHALL BE PVC, ASTM D1785, SCHEDULE 40.
5. ALL SLEEVES SHALL HAVE A MINIMUM OF 18" BURY MEASURED FROM SUBGRADE ELEVATION UNLESS OTHERWISE NOTED ON THE PLANS.
6. THE ENDS OF ALL SLEEVES SHALL BE CAPPED AND MARKED FOR FUTURE LOCATING.

CAUTION!!

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

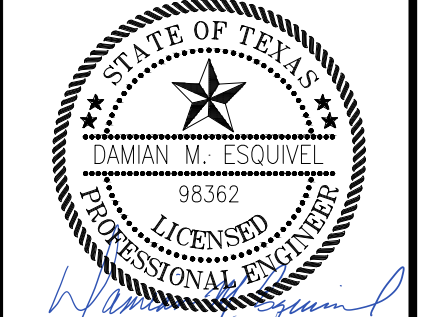
NO.	DATE	COMMENTS
1	3/30/2023	REVISIONS TO SIDEWALKS AND WATER SERVICES
2	6/26/2023	ADDED STREET LIGHTS AT STREET INTERSECTIONS

HICKORY RIDGE - PHASE 2, UNITS 3, 4 & 5
 CITY OF ELMENDORF, BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN

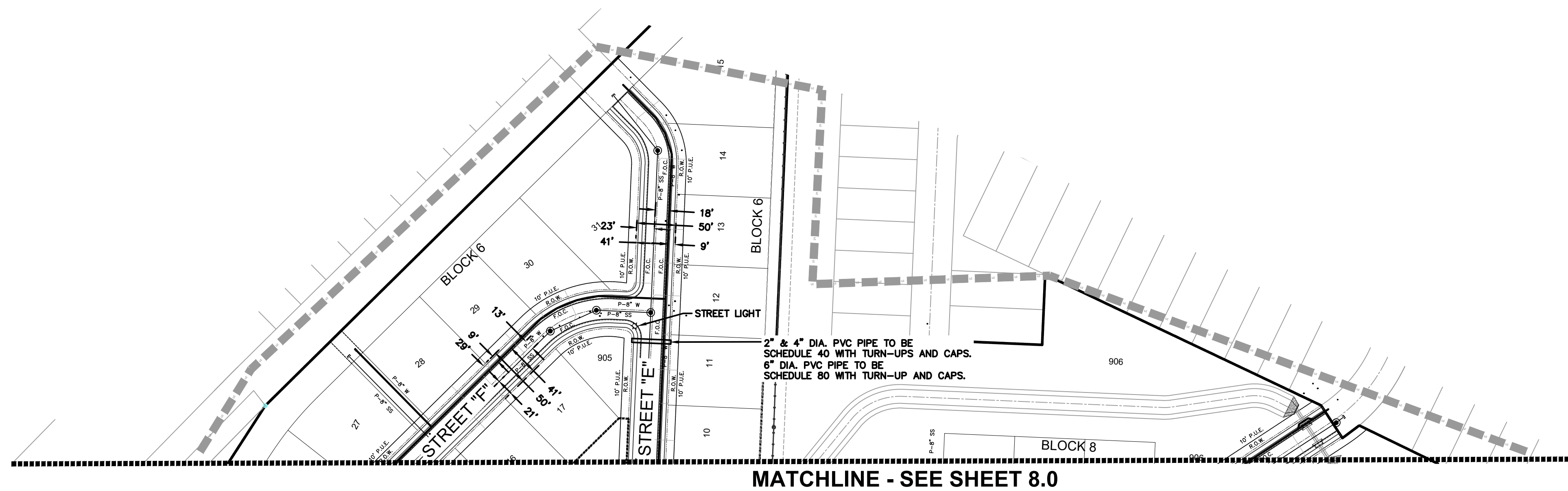


TBPELS #: 20405 & 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

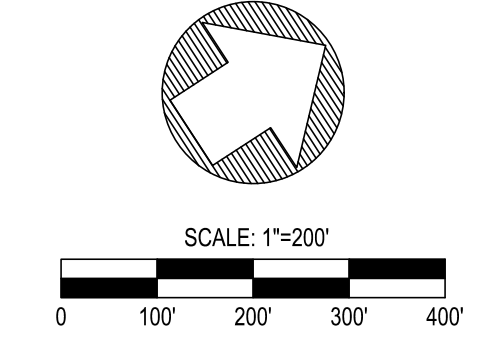
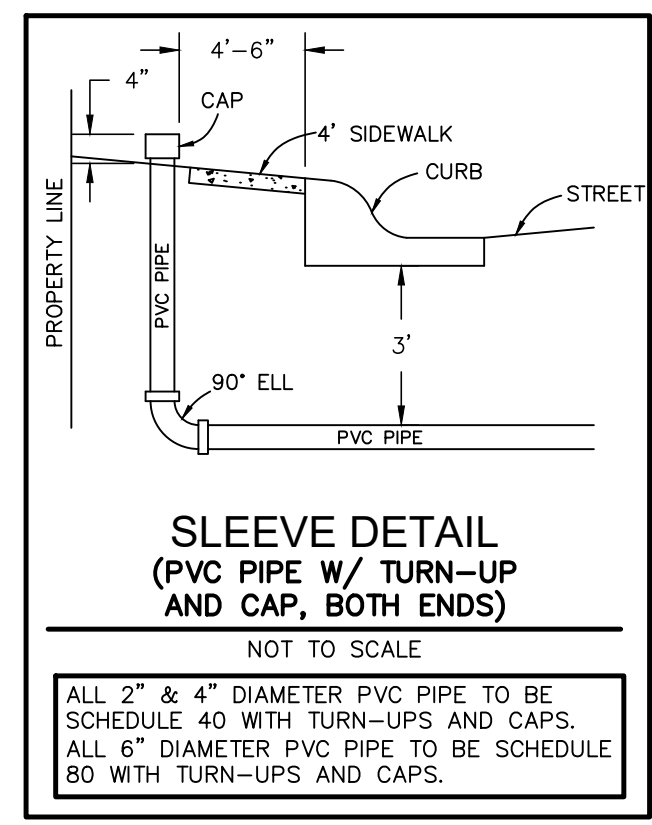


JOB: 119-01-0903
 SCALE: SHEET NO. 8.0

Date: Jul 05, 2023, 3:27pm, User ID: Bradley
 File: P:\119\01\09\Civil\UNIT 5\1190109\UTILITY-0A_U5.dwg

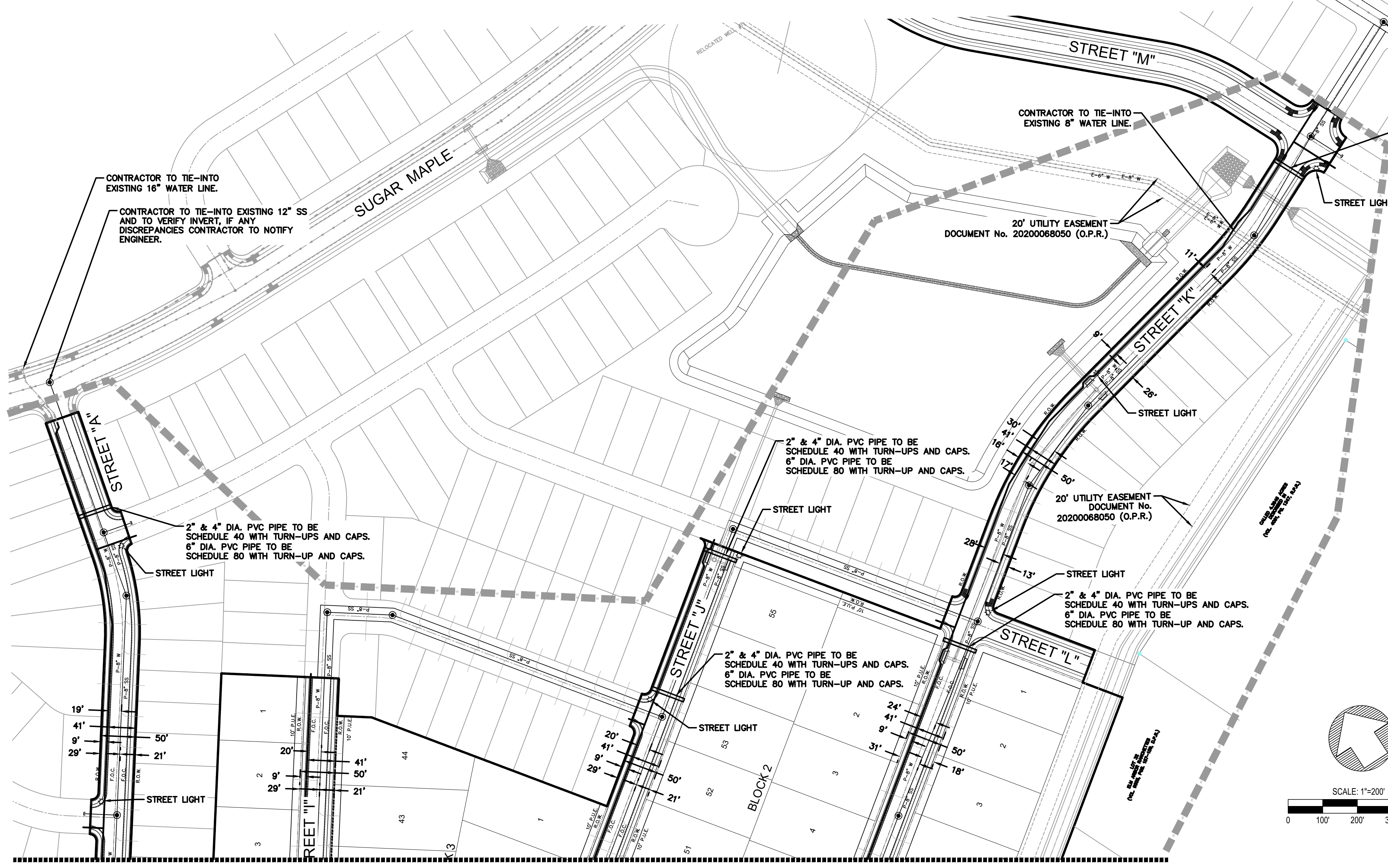
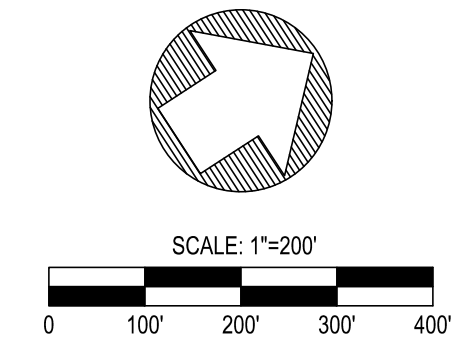


MATCHLINE - SEE SHEET 8.0



LEGEND

- SINGLE WATER SERVICE
- PROPOSED 8" SEWER
- PROPOSED SEWER LATERAL
- PROPOSED SEWER
- BUILDING SETBACK LINE
- PROPOSED WATER
- EASEMENT
- RIGHT OF WAY
- PROP. UNDERGROUND TELEPHONE
- PROP. UNDERGROUND ELECTRIC
- PROP. UNDERGROUND CABLE T.V.
- PROPERTY LINE
- EXISTING 8" WATER LINE
- EXISTING 12" WATER LINE
- EXISTING 8" SANITARY SEWER
- STREET LIGHT LOCATION



MATCHLINE - SEE SHEET 8.0

CONTRACTOR TO TIE-INTO EXISTING 12" SS AND TO VERIFY INVERT, IF ANY DISCREPANCIES CONTRACTOR TO NOTIFY ENGINEER.

2" & 4" DIA. PVC PIPE TO BE SCHEDULE 40 WITH TURN-UPS AND CAPS. 6" DIA. PVC PIPE TO BE SCHEDULE 80 WITH TURN-UP AND CAPS.

CONTRACTOR TO TIE-INTO EXISTING 16" WATER LINE.

CONTRACTOR TO TIE-INTO EXISTING 12" SS AND TO VERIFY INVERT, IF ANY DISCREPANCIES CONTRACTOR TO NOTIFY ENGINEER.

CONTRACTOR TO TIE-INTO EXISTING 8" WATER LINE.

20' UTILITY EASEMENT DOCUMENT No. 20200068050 (O.P.R.)

2" & 4" DIA. PVC PIPE TO BE SCHEDULE 40 WITH TURN-UPS AND CAPS. 6" DIA. PVC PIPE TO BE SCHEDULE 80 WITH TURN-UP AND CAPS.

2" & 4" DIA. PVC PIPE TO BE SCHEDULE 40 WITH TURN-UPS AND CAPS. 6" DIA. PVC PIPE TO BE SCHEDULE 80 WITH TURN-UP AND CAPS.

2" & 4" DIA. PVC PIPE TO BE SCHEDULE 40 WITH TURN-UPS AND CAPS. 6" DIA. PVC PIPE TO BE SCHEDULE 80 WITH TURN-UP AND CAPS.

2" & 4" DIA. PVC PIPE TO BE SCHEDULE 40 WITH TURN-UPS AND CAPS. 6" DIA. PVC PIPE TO BE SCHEDULE 80 WITH TURN-UP AND CAPS.

SLEEVE NOTES:

1. SLEEVES FOR FUTURE UTILITY CROSSINGS SHALL BE PROVIDED AT ROADWAY AND OTHER HARDSCAPE/PAVEMENT CROSSINGS AS SHOWN ON THE PLANS. SLEEVES SHALL EXTEND A MINIMUM OF 4 FEET BEYOND THE PAVEMENT, CURB, OR HARDSCAPE BEING CROSSED UNLESS OTHERWISE NOTED.
2. REFER TO M.E.P. AND LANDSCAPE PLANS AND SPECIFICATIONS FOR SLEEVE LOCATIONS AND REQUIREMENTS.
3. INSTALL ALL SLEEVES UNDER PAVEMENTS PRIOR TO PLACEMENT OF GEGRID AND/OR FLEXIBLE BASE. FAILURE TO COMPLY WILL REQUIRE ALL TRENCH BACKFILL TO BE FLOWABLE FILL OR OTHER APPROVED METHOD AS PER THE ARCHITECT/ENGINEER.
4. ALL SLEEVES SHALL BE PVC, ASTM D1785, SCHEDULE 40.
5. ALL SLEEVES SHALL HAVE A MINIMUM OF 18" BURY MEASURED FROM SUBGRADE ELEVATION UNLESS OTHERWISE NOTED ON THE PLANS.
6. THE ENDS OF ALL SLEEVES SHALL BE CAPPED AND MARKED FOR FUTURE LOCATING.

CAUTION!!:

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL, DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

NO.	DATE	COMMENTS
1	3/27/2023	REMOVED STREET N AND REVISED STREET E
2	6/26/2023	ADDED STREET LIGHTS AT STREET INTERSECTIONS

HICKORY RIDGE - PHASE 2, UNITS 3, 4 & 5
 CITY OF ELMENDORF, BEXAR COUNTY, TEXAS

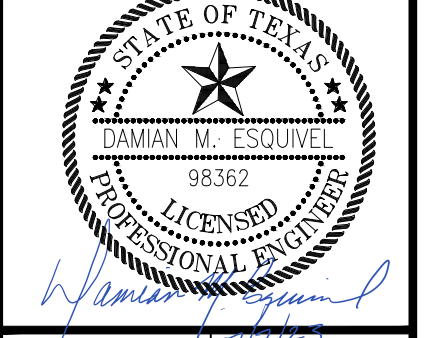
OVERALL UTILITY PLAN

LIQUE
 ENGINEERS & SURVEYING

TBPELS #: 20405 & 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

THESE DRAWINGS OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS.

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORIZATION OF:
 DAMIAN ESQUIVEL, P.E. #98362
 May 31, 2022

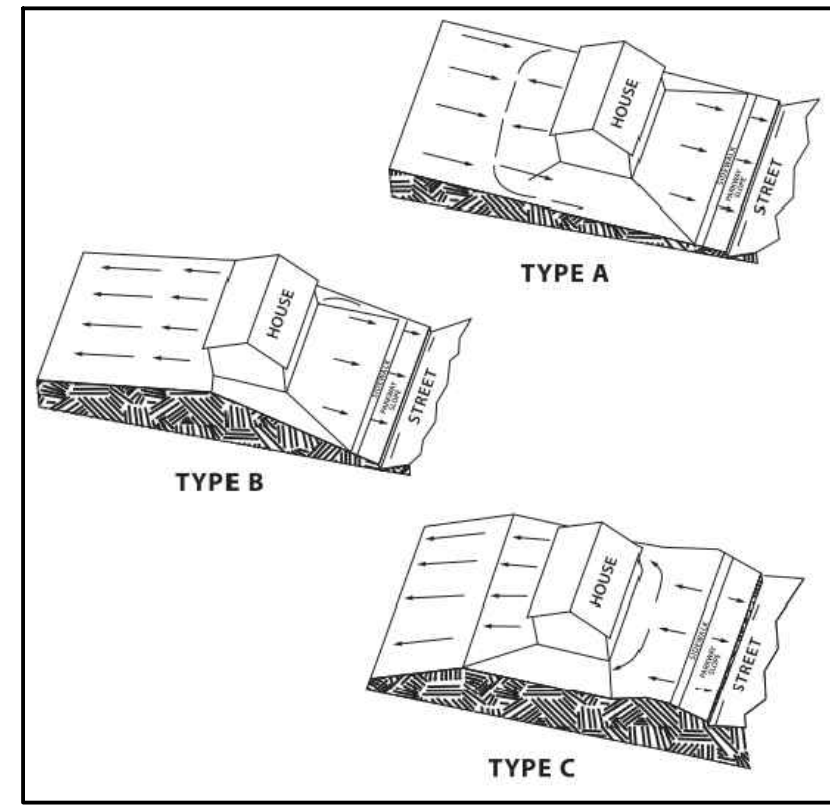


JOB: 119-01-0903 SCALE:

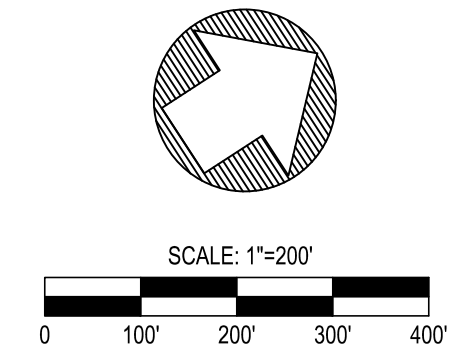
SHEET NO. 8.1

GRADING NOTES:

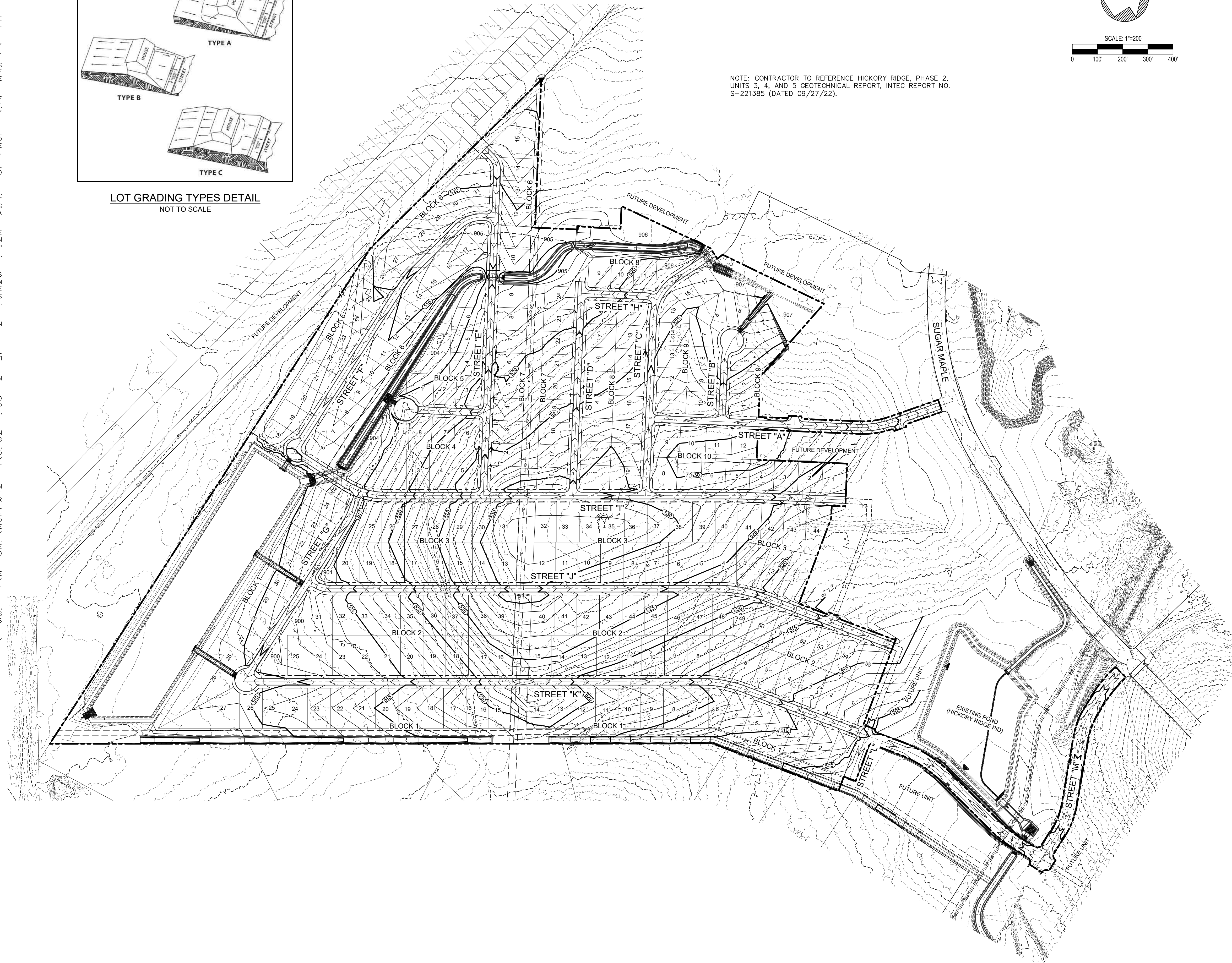
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN, BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.
17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.



LOT GRADING TYPES DETAIL
NOT TO SCALE



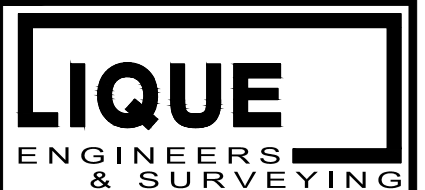
NOTE: CONTRACTOR TO REFERENCE HICKORY RIDGE, PHASE 2, UNITS 3, 4, AND 5 GEOTECHNICAL REPORT, INTEC REPORT NO. S-221385 (DATED 09/27/22).



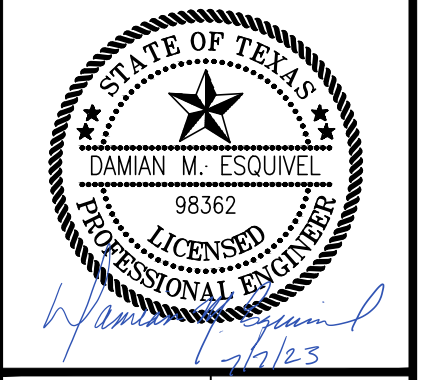
Date: Jul 05, 2023, 3:28pm User ID: Bradley
File: P:\119\01\09\Civil\UNIT 5\1190109GRADING-0A_05.dwg

NO.	DATE	COMMENTS
1	3/27/2023	REMOVE STREET N AND REVISED STREET E

HICKORY RIDGE - PHASE 2, UNITS 3, 4 & 5
CITY OF ELMENDORF, BEXAR COUNTY, TEXAS
OVERALL GRADING PLAN & DETAILS



TBPELS #: 20405 & 10194727
816 Cameron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207
THESE DRAWINGS OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS.
THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORIZATION OF:
DAMIAN ESQUIVEL, P.E. #98362
May 31, 2022



JOB:	SCALE:
119-01-0903	
SHEET NO.	
9.0	