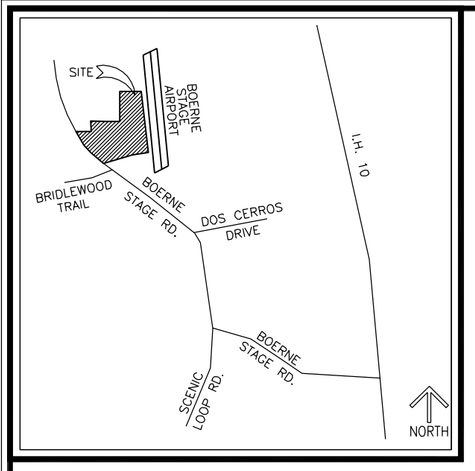


LOCATION MAP

NOT TO SCALE

CITY PUBLIC SERVICE NOTES

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.

3.) THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.

4.) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET, THE COMBINED SCALE FACTOR IS

5.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)

6.) BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, GREENBELTS, EASEMENTS OF ANY KIND.

7.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

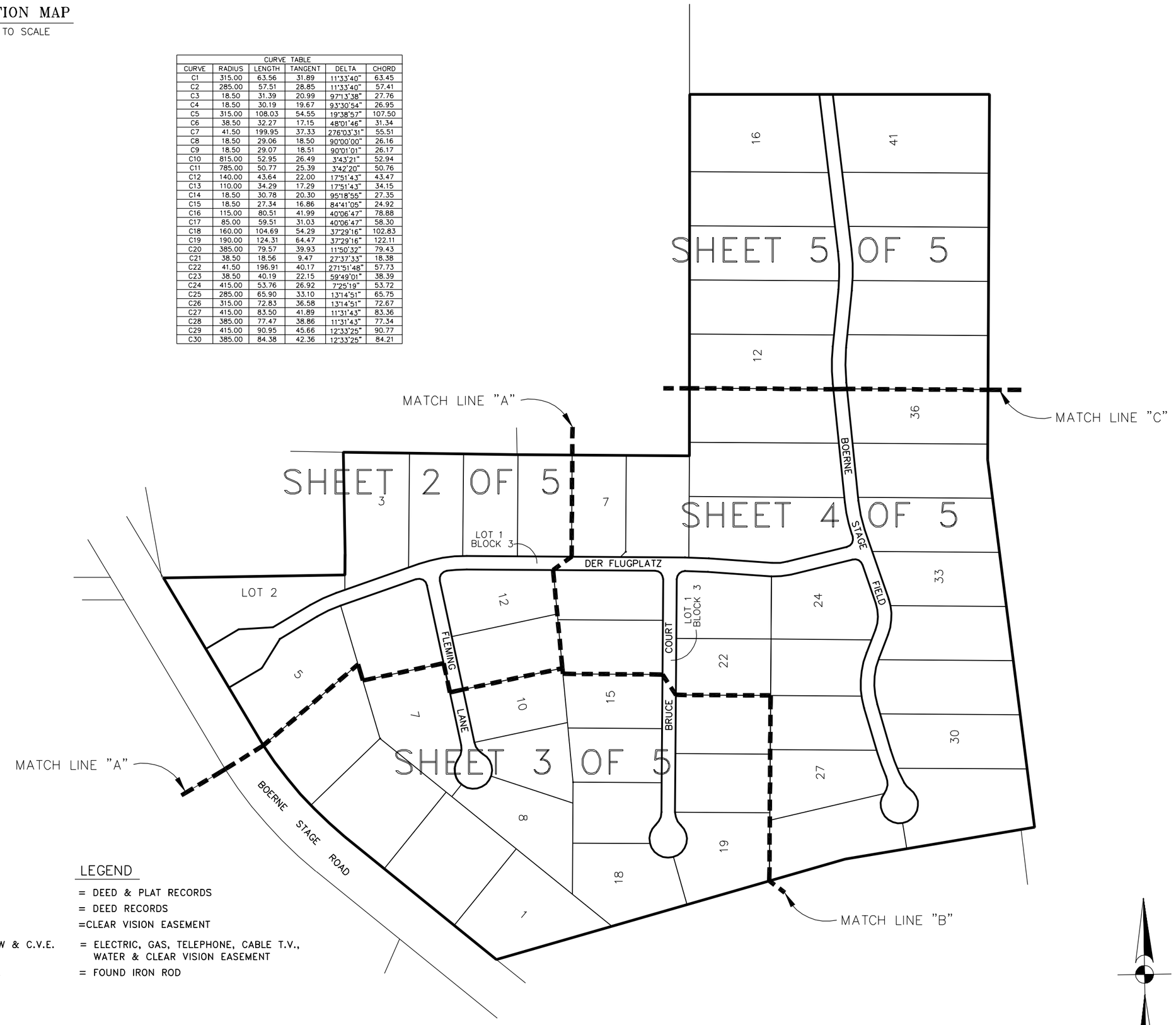
8.) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.

9.) LOT 1, BLOCK 3 (3.340 ACRES) INCLUDES ALL PRIVATE STREETS.

10.) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

11.) ALL OPEN SPACE/PARK AREAS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	315.00	63.56	31.89	11°33'40"	63.45
C2	285.00	57.51	28.85	11°33'40"	57.41
C3	18.50	31.39	20.99	97°13'38"	27.76
C4	18.50	30.19	19.67	93°30'54"	26.95
C5	315.00	108.03	54.55	19°38'57"	107.50
C6	38.50	32.27	17.15	48°01'46"	31.34
C7	41.50	199.95	37.33	276°03'31"	55.51
C8	18.50	29.06	18.50	90°00'00"	26.16
C9	18.50	29.07	18.51	90°01'01"	26.17
C10	815.00	52.95	26.49	3°43'21"	52.94
C11	785.00	50.77	25.39	3°42'20"	50.76
C12	140.00	43.64	22.00	17°51'43"	43.47
C13	110.00	34.29	17.29	17°51'43"	34.15
C14	18.50	30.78	20.30	95°18'55"	27.35
C15	18.50	27.34	16.86	84°41'05"	24.92
C16	115.00	80.51	41.99	40°06'47"	78.88
C17	85.00	59.51	31.03	40°06'47"	58.30
C18	160.00	104.69	54.29	37°29'16"	102.83
C19	190.00	124.31	64.47	37°29'16"	122.11
C20	385.00	79.57	39.93	11°50'32"	79.43
C21	38.50	18.56	9.47	27°37'33"	18.38
C22	41.50	196.91	40.17	271°51'48"	57.73
C23	38.50	40.19	22.15	59°49'01"	38.39
C24	415.00	53.76	26.92	7°25'19"	53.72
C25	285.00	65.90	33.10	13°14'51"	65.75
C26	315.00	72.83	36.58	13°14'51"	72.67
C27	415.00	83.50	41.89	11°31'43"	83.36
C28	385.00	77.47	38.86	11°31'43"	77.34
C29	415.00	90.95	45.66	12°33'25"	90.77
C30	385.00	84.38	42.36	12°33'25"	84.21



LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
C.V.E.	=CLEAR VISION EASEMENT
E.G.T.TV.W & C.V.E.	= ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & CLEAR VISION EASEMENT
FND. I.R.	= FOUND IRON ROD

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

1 inch = 200 ft.

OWNER/APPLICANT:

AIRLAND I, INC.
207 EAST OAKVIEW PLACE
BOERNE, TEXAS 78209

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

PLAT NO.

55 RESIDENTIAL LOTS

SHEET 1 OF 5

SUBDIVISION PLAT ESTABLISHING

THRESHOLD RANCH SUBDIVISION P.U.D.

BEING A 47.915 ACRE TRACT OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 123, COUNTY BLOCK 4680, BEXAR COUNTY, TEXAS, CONSISTING OF 43.527 ACRES OUT OF A 43.6 ACRE TRACT OF LAND RECORDED IN VOLUME 5941, PAGE 1328 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND 3.81 ACRES OUT OF A 12.935 ACRE TRACT OF LAND RECORDED IN VOLUME 8139, PAGE 1931 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF THRESHOLD RANCH SUBDIVISION P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
DULY AUTHORIZED AGENT

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 _____, 20____.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGYLATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____ , 20___.

ATTESTED:

_____ _____
COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY