

PLAT NO.

55 RESIDENTIAL LOTS

SHEET 3 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 AND THAT THE SAME COMPLY WITH 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 A NATURAL 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 HEREON 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 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, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_ M. IN THE \_\_\_\_\_ DEED AND DAT \_\_\_\_\_ 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

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_ M. AND DULY RECORDED IN THE \_\_\_\_\_ 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

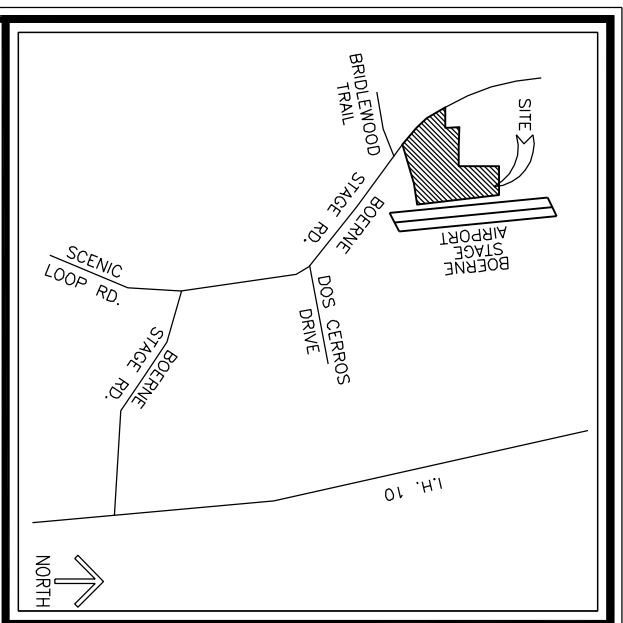
BY: \_\_\_\_\_ DEPUTY

NOTES

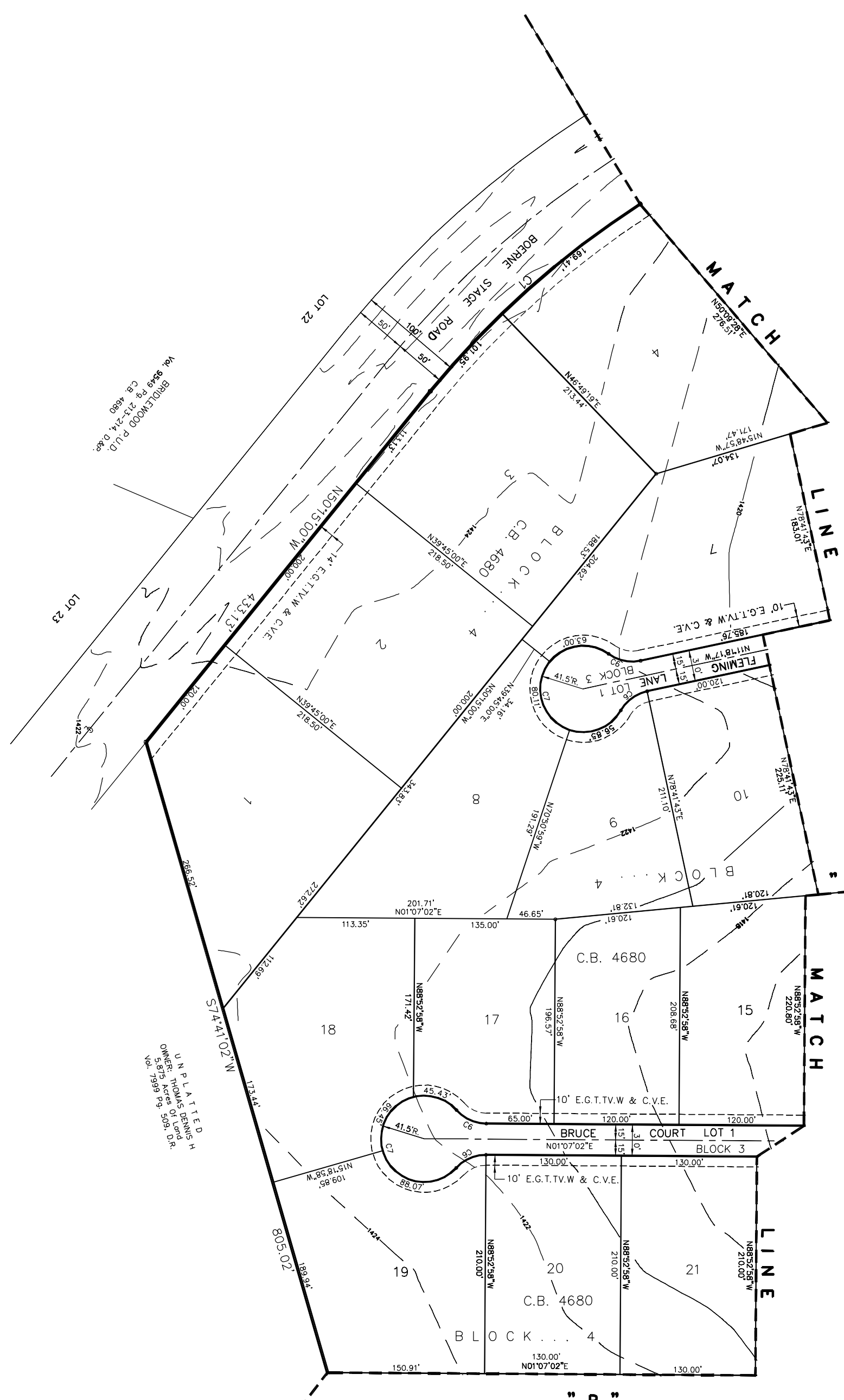
- 1) SET 1/2" IRON ROOS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
- 3) THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
- 4) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR 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, UNLESS SPECIFICALLY STATED OTHERWISE.
- 7) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, OR OTHER EASEMENTS SHOWN HEREON ARE PERMISSIBLE 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, HEDGES, TREES, BUSHES, OR OTHER OBSTRUCTIONS THAT WOULD IMPAIR THE FIELD OF VISION OF DRIVERS APPROXIMATELY 20 FEET FROM THE STATE HIGHWAY & TRANSPORTATION OFFICIALS (ASHSTO) 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.

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 MANNER SHOWN ON THIS PLAT. THE CITY OF SAN ANTONIO WILL NOT BE RESPONSIBLE FOR THE COST OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING SUCH FACILITIES. THE CITY OF SAN ANTONIO WILL NOT BE RESPONSIBLE FOR THE COST OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING SUCH FACILITIES. THE CITY OF SAN ANTONIO WILL NOT BE RESPONSIBLE FOR THE COST OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING SUCH FACILITIES.
- 2) ANY GAS WORKER/ART LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CSE SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEMANDABLE FOR SAID MODIFICATIONS. THE CITY OF SAN ANTONIO WILL NOT BE RESPONSIBLE FOR SAID MODIFICATIONS OR FOR ANY DAMAGE TO THE PERSON OR PERSONS DEMANDABLE FOR SAID MODIFICATIONS.
- 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.



LOCATION MAP  
NOT TO SCALE



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

OWNER/APPLICANT:  
**AIRLAND I, INC.**  
207 EAST OAKVIEW PLACE  
BOERNE, TEXAS 78209

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

