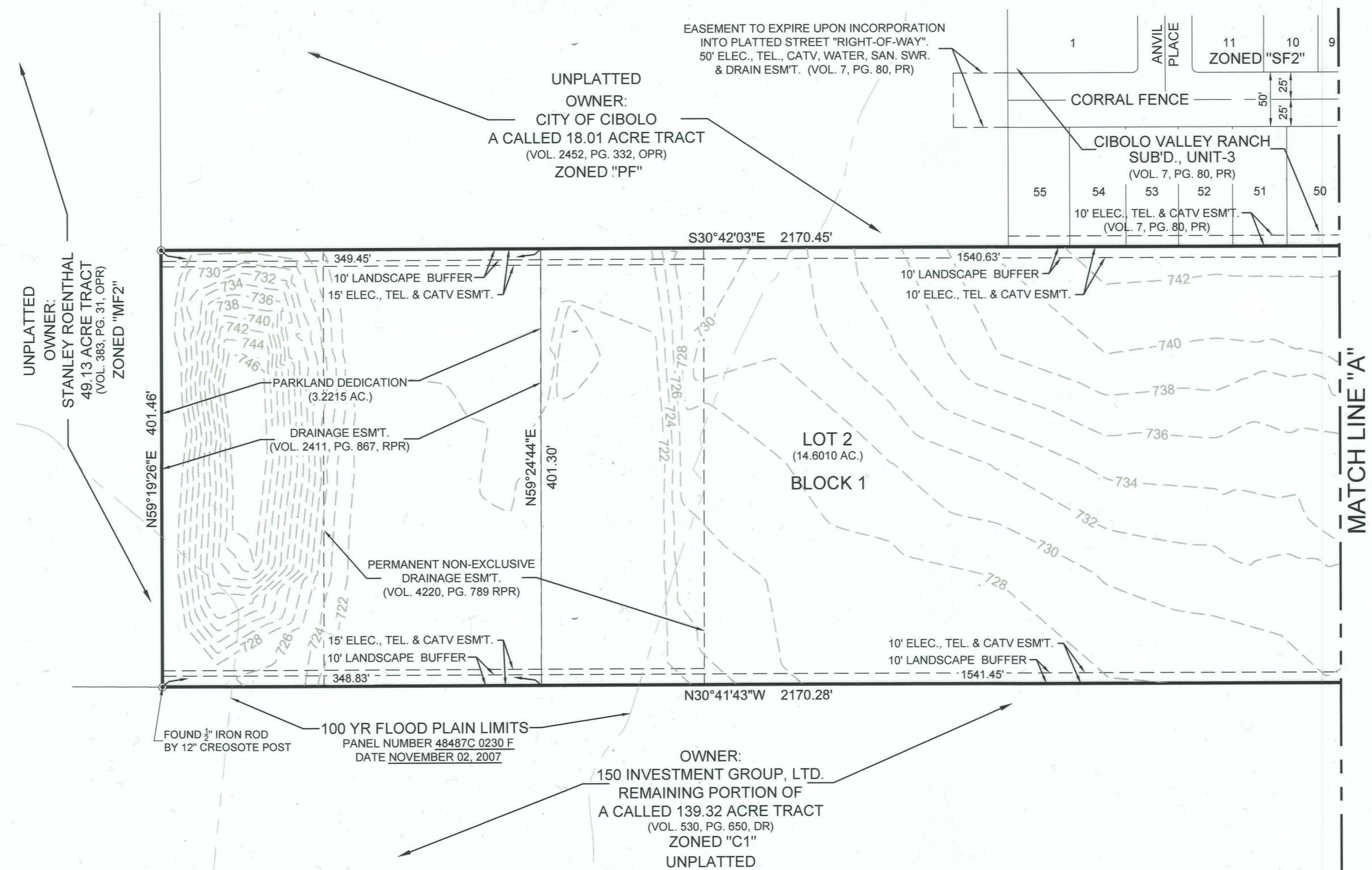
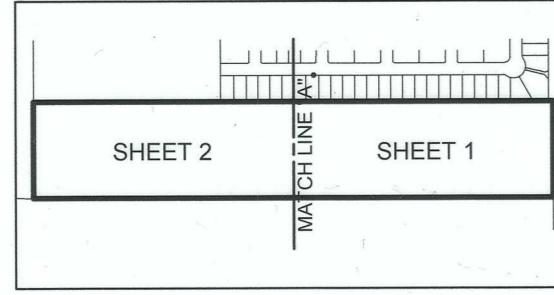


## GENERAL NOTES:

- A PORTION OF SILVERFIN APARTMENTS SUBDIVISION IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY- PANEL NUMBER 48187C 0230 F MAP REVISED NOVEMBER 02, 2007.
- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.
- UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
  - WATER - CITY OF CIBOLO
  - SEWER - CITY OF CIBOLO
  - ELECTRICITY - GUADALUPE VALLEY ELECTRIC COOPERATIVE
- THE PROPERTY SHOWN HERON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 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.
- SILVERFIN APARTMENTS SUBDIVISION IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 5/8" IRON ROD WITH "HOWARD SURVEYING" CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- EMERGENCY ACCESS EASEMENT AS SHOWN HEREON, A HARD ALL-WEATHER SURFACE SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEPT CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF THE EMERGENCY ACCESS LANE IS THE RESPONSIBILITY OF THE OWNER(S), AND THE OWNER(S) SHALL POST SIGNS WHERE REQUIRED AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH EMERGENCY LANES STATING "FIRE LANE, NO PARKING, TOW-AWAY-ZONE". THE FIRE MARSHAL, POLICE, OR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
- SUBJECT PROPERTY ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE # 1057 AND ORDINANCE # 1142.
- AS PER UDC SECTION 20.3.3 (3) (p), GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1" STANDARDS, WILL BE REQUIRED PRIOR TO ISSUING A PERMIT.
- PARKLAND DEDICATION REQUIREMENTS WERE MET AS PART OF THE DRAINAGE EASEMENT DEDICATION AS RECORDED, VOLUME 2411, PAGE 0867. THIS EASEMENT IS TO BE CONVEYED TO THE CITY OF CIBOLO FOR PUBLIC USE AS PART OF THE LINEAR PARK SYSTEM.

## LEGEND:

ELEC.	----- ELECTRIC
TEL.	----- TELEPHONE
CATV	----- CABLE TELEVISION
SAN. SWR.	----- SANITARY SEWER
ESMT.	----- EASEMENT
VOL.	----- VOLUME
PG.	----- PAGE
DR	----- DEED RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	----- OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
PR	----- PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
BSL.	----- BUILDING SETBACK LINE
SUBD.	----- SUBDIVISION
④	----- 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" SET (UNLESS OTHERWISE NOTED)



## TxDOT NOTES:

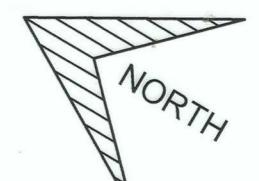
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT's, "ACCESS MANAGEMENT MANUAL". LOT 2 IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) SHARED ACCESS POINT, BASED ON THE OVERALL PROPERTY FRONTAGE OF APPROXIMATELY 66.63 FEET WHICH ALSO SERVES LOTS 1 AND 3. LOTS 1 AND 3 OF THE PROPERTY ARE NOT ELIGIBLE FOR DIRECT ACCESS TO THE STATE HIGHWAY SYSTEM.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALK WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

(1) MULTI-FAMILY LOT & 2 COMMERCIAL LOTS  
IN 1 BLOCK

A FINAL SUBDIVISION PLAT  
ESTABLISHING

## SILVERFIN APARTMENTS

BEING A 20.0080 ACRE TRACT OF LAND OUT OF A 155 ACRE TRACT,  
RECORDED IN VOLUME 99, PAGES 241-242, OF THE DEED RECORDS OF  
GUADALUPE COUNTY, TEXAS, AND BEING OUT OF THE TRINIDAD GARCIA  
SURVEY NO. 94, ABSTRACT NO. 137, GUADALUPE COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.  
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1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com

FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 09/24/2015

JOB NO.: 31285/CIBOLO