



THE HEIGHTS AT S.O.  
 P.U.D., POD L, UNIT 1  
 (FILED FOR RECORDATION  
 WITH PLAT NO. 000237)

**NOTES:**

**NOTES**

WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

ANY TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE SEWER MAIN AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.

THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID SEWER MAIN TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID SEWER MAIN.

THE GRANTEE SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE SEWER MAIN EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS UNIT. THE GRANTEE SHALL FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE NAME OF THE GRANTEE IN THE PLANNING DEPARTMENT.

THE GRANTEE SHALL MARK ALL LOT CORNERS.

THE GRANTEE SHALL PROTECT THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS ZONE SHALL BE SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE, "EDWARDS AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. THE GRANTEE SHALL NOT PERMIT THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER RECHARGE ZONE ABATEMENT PLAN ("WPAP") OR MODIFICATION THEREOF IS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

THE GRANTEE SHALL PROVIDE GAS, TELEPHONE, AND CABLE TV EASEMENT.

THE GRANTEE SHALL PROVIDE EASEMENT IN THE REGIONAL STORMWATER MANAGEMENT PLAN FOR A TOTAL AREA OF 0.238 ACRES.

THE GRANTEE SHALL PROVIDE A PRIVATE STREET, GAS, ELECTRIC, TELEPHONE, CATV, AND SANITARY SEWER EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE SEWER MAIN. PRIVATE STREETS ARE POSTAL EASEMENTS.

THE GRANTEE SHALL PROVIDE EASEMENT FOR 0.35, N.C.B. 19216 ARE OPEN SPACE. VARIABLE WIDTH GAS, ELECTRIC,

X=2,123,791  
 Y=13,785,721

60

9.) THE TEXAS STATE PLANE COORDINATE SYSTEM SHALL BE TO NAD-'83 (NORTH AMERICAN DATUM 1983).

10.) THE MAINTENANCE OF ALL DRAINAGE EASEMENTS WITHIN THE HEIGHTS AT S.O. P.U.D., POD L SHALL BE THE RESPONSIBILITY OF THE GRANTEE. THE GRANTEE SHALL ASSIGN, AND NOT THE RESPONSIBILITIES OF THE GRANTEE.

11.) DEDICATED SANITARY SEWER MAIN IN THIS SUBDIVISION. THE DEVELOPER DEDICATES THE SANITARY SEWER MAIN AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE GRANTEE SHALL OWN AND MAINTAIN SAID SANITARY SEWER MAIN IN ACCORDANCE WITH THE SUBDIVISION PLAT.

12.) FINISHED FLOOR ELEVATIONS MUST BE DETERMINED TO THE NEAREST 0.1 FEET GRADE.