



SUGGESTED PLAT NOTES

For your convenience, a list of notes that generally apply to residential and commercial plats/replats within the City of Universal City is provided below. Be advised that not all notes apply to every project; be sure to read the notes and only include those that are pertinent to your project.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "FIRM NAME" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, DISPLAYED IN GRID, AND DERIVED FROM GPS OCCUPATION, USING (DESCRIBE METHOD).
3. DIMENSIONS SHOWN ARE SURFACE, AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF "X.XXXXXXX". (THE CUSTOMARY SURFACE TO GRID SCALE FACTOR IN U.C. IS 1.00017.)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE DERIVED FROM GPS OCCUPATION USING (DESCRIBE METHOD).
5. VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM GPS OCCUPATION USING (DESCRIBE METHOD).
6. BOUNDARY CLOSURES AND AREA CALCULATIONS ARE NOT CHECKED BY THE CITY OF UNIVERSAL CITY AND ARE THE SOLE RESPONSIBILITY OF THE SURVEYOR AND ENGINEER.

GENERAL NOTES:

7. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 8" ABOVE THE FINAL ADJACENT GRADE AND AT LEAST 12" ABOVE BASE FLOOD ELEVATIONS.
8. FLOOD PLAIN NOTES

LOTS IN A FLOOD PLAIN: (LIST PERTINENT LOT NUMBERS) ARE INSIDE THE 100 YR FEMA DESIGNATED FLOODPLAIN PANEL (LIST THE CORRECT PANEL NUMBER).

LOTS OUTSIDE OF FLOOD PLAINS: ALL LOTS ARE OUTSIDE THE 100 YR FEMA DESIGNATED FLOODPLAIN PANEL (LIST THE CORRECT PANEL NUMBER).

9. VISIBILITY TRIANGLES SHALL NOT HAVE LANDSCAPING IN EXCESS OF TWO (2) FEET IN HEIGHT, WHEN MEASURED VERTICALLY FROM PAVEMENT, AND SHALL NOT HAVE LANDSCAPING OR STRUCTURES THAT CREATE AN OBSTRUCTION OF VIEW FOR MOTORISTS OR PEDESTRIANS WITHIN SAID VISIBILITY TRIANGLE
10. ZONING NOTE: (STATE THE ZONING) PER ZONING ORDINANCE 581.
11. WATER AND WASTEWATER IMPACT FEES:

FOR COMMERCIAL PLATS: WATER AND WASTEWATER FEES WERE NOT AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION IN ACCORDANCE WITH UNIVERSAL CITY ORDINANCE 559.

FOR RESIDENTIAL PLATS: WATER AND WASTEWATER FEES WERE NOT AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID IN FULL, AT THE RATE IN EFFECT AT THE TIME OF SERVICE APPLICATIONS, PRIOR TO WATER METER

SET AND/OR WASTEWATER SERVICE CONNECTION IN ACCORDANCE WITH UNIVERSAL CITY ORDINANCE 559.

12. THIS PROPERTY (IS OR IS NOT) ELIGIBLE TO A POST A FEE-IN-LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF UNIVERSAL CITY PER ORDINANCE 569.

13. THIS TRACT IS SITUATED WHOLLY WITHIN THE (CIBOLO CREEK MUNICIPAL AUTHORITY OR SAN ANTONIO RIVER AUTHORITY) SERVICE AREA.

14. MAXIMUM LOT COVERAGE

FOR COMMERCIAL PLATS: MAXIMUM LOT COVERAGE IS ____% WITH CONDITIONS FOR GREEN SPACE AS OUTLINED IN ZONING ORDINANCE 581.

FOR RESIDENTIAL PLATS: MAXIMUM LOT COVERAGE IS ____% AS OUTLINED IN ZONING ORDINANCE 581.

15. THE MAINTENANCE OF DRAINAGE EASEMENTS, LANDSCAPE EASEMENTS, OPEN PERMEABLE SPACES, AND ALL 900-SERIES LOTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOEOWNER'S ASSOCIATION AND THEIR SUCCESSORS, HEIRS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF UNIVERSAL CITY. THE HOA SHALL MAINTAIN ALL CITY 9XX LOTS.

16. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT UNLESS APPROVED BY THE CITY

17. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. DRAINAGE EASEMENTS ARE TO REMAIN IN THEIR

EXISTING IMPERVIOUS CONDITION WITH OCCASIONAL MAINTENANCE PROVIDED BY THE LOT OWNERS AS REQUIRED.

18. EMERGENCY AND UTILITY MAINTENANCE PERSONNEL ARE GRANTED ACCESS TO LOT(S)____, BLOCK(S)_____.
19. THIS TRACT IS SITUATED (WHOLLY OR PARTIALLY) WITHIN THE JOINT BASE SAN ANTONIO-RANDOLPH (JBSA-RANDOLPH) "ACCIDENT POTENTIAL ZONE"
20. THIS TRACT IS SITUATED (WHOLLY OR PARTIALLY) WITHIN THAT CERTAIN 188.17 ACRE "CLEAR ZONE" EASEMENT OF RECORD IN VOLUME 4551, PAGE 2005 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.
21. NO CONSTRUCTION OR ALTERATIONS OF ANY STRUCTURE MAY BE STARTED WITHOUT PROVIDING A SIXTY (60) DAYS ADVANCE NOTICE TO THE BASE COMMANDER OF RANDOLPH AFB, THAT THE CONSTRUCTION IS WITHIN THE "AICUZ" STUDY AREA

UTILITY NOTES:

22. CPS NOTES:
 1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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 STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SAID UTILITY.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT 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.
3. 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.
4. 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.
5. 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.

23. CITY OF UNIVERSAL CITY UTILITY NOTES:

THE CITY OF UNIVERSAL CITY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, SEWER COLLECTION AND WATER DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY 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. UNIVERSAL CITY 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 OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, OR OTHER UTILITY INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE CITY OF UNIVERSAL CITY.