HELOTES CANYON

SALES CENTER/MODEL HOME: 18705 Helotes Canyon Dr., Helotes TX 78023

Helotes Canyon is located 7.2 miles outside of Loop 1604 off of Bandera Rd./Hwy 16.

COMMUNITY INFORMATION

PROPERTY TAX

Bexar County Appraisal (BCAD)	2.23%

Tax rates are subject to change without notice

EMERGENCY NUMBERS

Police, Fire or Rescue Department	911
Bexar County Sheriff	911
Bexar County Fire Rescue Station 2 (1.1 mi)	210.688.0665

SHOPPING

Shops at La Cantera	210.582.6255
Bandera Point Shopping Center	877.225.5337
Wal-Mart Supercenter	210.520.6517
HEB Grocery Plus *1604/Bandera*	210.682.0165

HELOTES POST OFFICE

800.275.8777

12790 FM 1560 N, Helotes, TX 78023

PUBLIC SCHOOLS

Northside ISD	210.397.8500
Los Reyes Elementary	210.398.1200
10785 Triana Pkwy, Helotes, TX 78023	
Folks Middle School	210.398.1600
9855 Swayback Ranch Rd., San Antonio, TX 78254	
Harlan High School	210.945.1100
14350 FM 471, San Antonio, TX 78253	

UTILITIES & SERVICES

Phone, Cable, Fiber Optic:	
AT&T U-Verse	800.288.2020
Electric: CPS Energy	210.353.2222
Gas: Grey Forest Utilities	210.695.8781
Trash: C-6 Disposal	210.375.0066
Water: SAWS	210.704.7297

HELPFUL NUMBERS

Crime Stoppers	210.224.7867
Voter Information	210.335.VOTE

HOSPITAL

Christus Santa Rosa - Westover Hills	210.703.8000
Baptist Emergency Hospital	210.572.8885

HOME OWNER ASSOCIATION (HOA)

Associa - Hill Country 210.545.1888
Martha.Hender@Associa.us
$900.00/Year

For additional gate remotes or personal gate access code, call Gate Department 210.545.1888

BSG (Builder Security Group) 210.877.1222

Steve Coker • Cell: 210.391.7319 • Office: 210.858.5555

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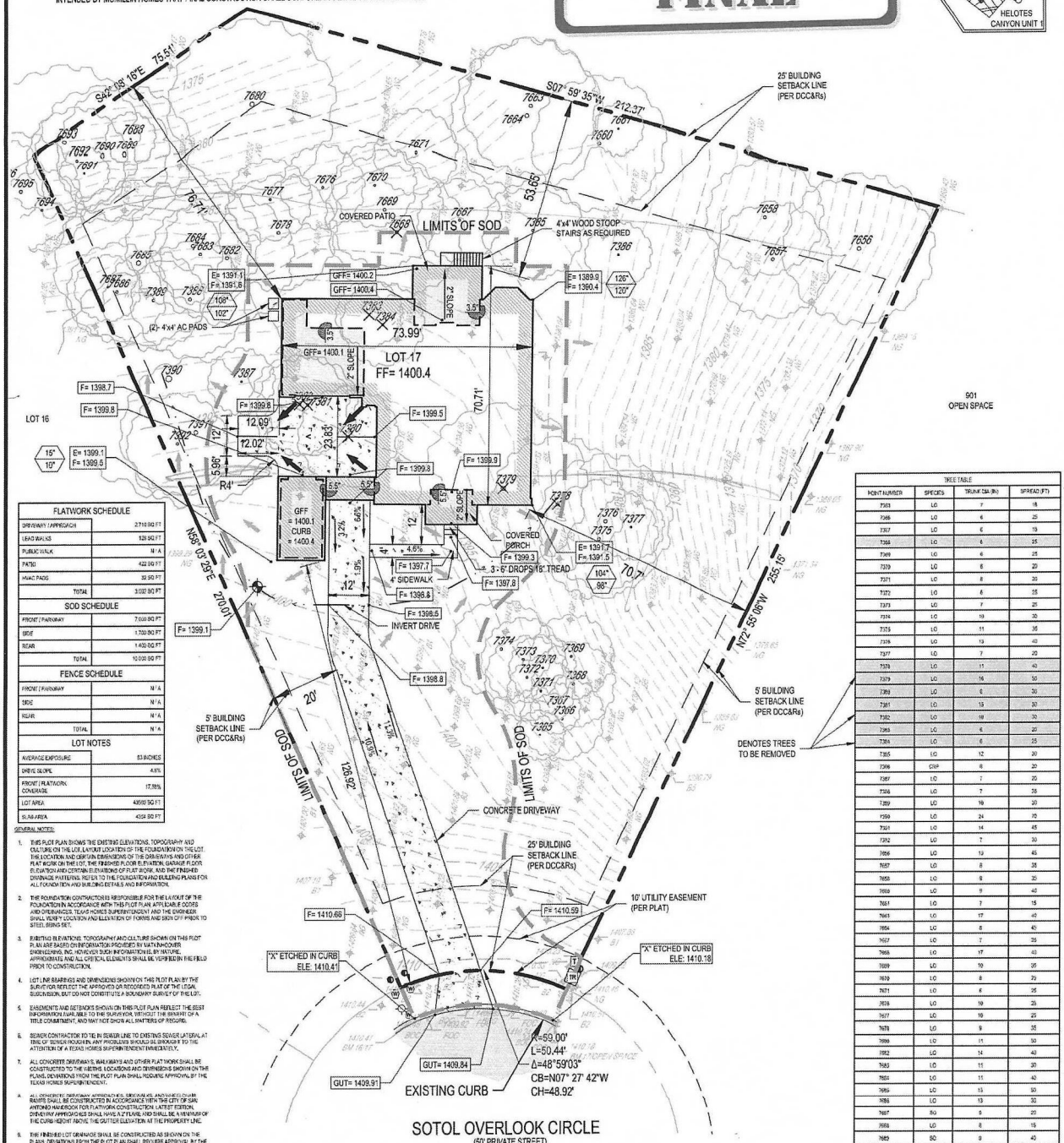
This information is provided for convenience and is in no way an endorsement of any products or services listed herein by Texas Homes. You are encouraged to independently verify this information which may periodically change.

SPECIAL NOTE TO PROSPECTIVE BUYERS

THIS PLOT PLAN IS TECHNICAL IN NATURE AND IS INTENDED TO GUIDE WORKMEN IN THE CONSTRUCTION OF THE HOUSE AND APPURTENANT FEATURES OF THE LOT. IT IS NOT INTENDED TO SHOW ALL FEATURES OF THE LOT AND HOUSE CONSTRUCTION. THE EXACT FLAT WORK LOCATIONS, NUMBER OF STEPS, FOUNDATION EXPOSURE, UTILITY LOCATIONS, DRAINAGE FEATURES AND PATTERNS, ETC. MAY BE ALTERED FROM THOSE SHOWN ON THE PLAN WITHOUT NOTICE. NO REPRESENTATION IS MADE OR INTENDED BY MCMILLIN HOMES THAT FINAL CONSTRUCTION SHALL CONFORM IN DETAIL TO THIS PLOT PLAN.

FINAL

HELOTES CANYON UNIT 1



FLATWORK SCHEDULE	
DRIVEWAY / APPROACH	2,710 SQ FT
LEAD WALKS	128 SQ FT
PUBLIC WALK	N / A
PATIO	422 SQ FT
HVAC PADS	32 SQ FT
TOTAL	3,032 SQ FT
SOD SCHEDULE	
FRONT / FAIRWAY	7,000 SQ FT
SIDE	1,700 SQ FT
REAR	1,400 SQ FT
TOTAL	10,000 SQ FT
FENCE SCHEDULE	
FRONT / FAIRWAY	N / A
SIDE	N / A
REAR	N / A
TOTAL	N / A
LOT NOTES	
AVERAGE EXPOSURE	53 INCHES
DRIVE SLOPE	4.6%
FRONT / FLATWORK COVERAGE	17.76%
LOT AREA	43560 SQ FT
SLAB AREA	4054 SQ FT

TREE TABLE			
POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)
7365	LO	7	18
7366	LO	6	25
7367	LO	6	18
7368	LO	6	25
7369	LO	6	25
7370	LO	8	20
7371	LO	8	30
7372	LO	6	25
7373	LO	7	25
7374	LO	10	30
7375	LO	11	35
7376	LO	13	40
7377	LO	7	20
7378	LO	11	40
7379	LO	14	50
7380	LO	6	30
7381	LO	13	30
7382	LO	10	30
7383	LO	6	20
7384	LO	6	25
7385	LO	12	30
7386	CRP	8	20
7387	LO	7	20
7388	LO	7	28
7389	LO	10	30
7390	LO	24	70
7391	LO	14	45
7392	LO	7	30
7656	LO	12	45
7657	LO	8	35
7658	LO	8	35
7659	LO	9	40
7661	LO	7	15
7663	LO	17	40
7664	LO	8	45
7667	LO	7	25
7668	LO	17	40
7669	LO	10	35
7670	LO	8	29
7671	LO	6	25
7676	LO	10	25
7677	LO	10	25
7678	LO	9	35
7680	LO	11	50
7682	LO	14	40
7683	LO	11	30
7684	LO	11	40
7685	LO	13	50
7686	LO	13	30
7687	BO	9	20
7688	LO	8	15
7689	BO	9	40
7690	BO	8	40
7691	LO	8	15
7692	LO	6	30
7693	LO	18	45
7694	BO	7	25
7695	LO	8	35
7696	LO	6	25

GENERAL NOTES:

1. THIS PLOT PLAN SHOWS THE EXISTING ELEVATIONS, TOPOGRAPHY AND CULTURE ON THE LOT, LAYOUT LOCATION OF THE FOUNDATION ON THE LOT, THE LOCATION AND CERTAIN DIMENSIONS OF THE DRIVEWAYS AND OTHER FLAT WORK ON THE LOT, THE FINISHED FLOOR ELEVATION, GARAGE FLOOR ELEVATION AND CERTAIN ELEVATIONS OF FLAT WORK, AND THE FINISHED DRAINAGE PATTERNS. REFER TO THE FOUNDATION AND BUILDING PLANS FOR ALL FOUNDATION AND BUILDING DETAILS AND INFORMATION.
2. THE FOUNDATION CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF THE FOUNDATION IN ACCORDANCE WITH THIS PLOT PLAN, APPLICABLE CODES AND ORDINANCES, TEXAS HOMES SUPERINTENDENT AND THE ENGINEER SHALL VERIFY LOCATION AND ELEVATION OF FORMS AND SIGN OFF PRIOR TO STEEL BEING SET.
3. SURVEYING ELEVATIONS, TOPOGRAPHY AND CULTURE SHOWN ON THIS PLOT PLAN ARE BASED ON INFORMATION PROVIDED BY MATKIN HOOVER ENGINEERING, INC. HOWEVER, SUCH INFORMATION IS, BY NATURE, APPROXIMATE AND ALL CRITICAL ELEMENTS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
4. LOT LINE BEARINGS AND DIMENSIONS SHOWN ON THIS PLOT PLAN BY THE SURVEYOR REFLECT THE APPROVED OR RECORDED PLAT OF THE LEGAL SUBDIVISION, BUT DO NOT CONSTITUTE A BOUNDARY SURVEY OF THE LOT.
5. EASEMENTS AND SETBACKS SHOWN ON THIS PLOT PLAN REFLECT THE BEST INFORMATION AVAILABLE TO THE SURVEYOR, WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL MATTERS OF RECORD.
6. SEWER CONTRACTOR TO TIE IN SEWER LINE TO EXISTING SEWER LATERAL AT TIME OF SEWER ROUGH IN. ANY PROBLEMS SHOULD BE BROUGHT TO THE ATTENTION OF A TEXAS HOMES SUPERINTENDENT IMMEDIATELY.
7. ALL CONCRETE DRIVEWAYS, WALKWAYS AND OTHER FLAT WORK SHALL BE CONSTRUCTED TO THE ELEVATIONS AND DIMENSIONS SHOWN ON THE PLANS. DEVIATIONS FROM THE PLOT PLAN SHALL REQUIRE APPROVAL BY THE TEXAS HOMES SUPERINTENDENT.
8. ALL CONCRETE DRIVEWAY APPROACHES, SIDEWALKS, AND HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO HANDBOOK FOR FLATWORK CONSTRUCTION, LATEST EDITION. DRIVEWAY APPROACHES SHALL HAVE A 3' FLARE AND SHALL BE A MINIMUM OF THE CURB HEIGHT ABOVE THE GUTTER ELEVATION AT THE PROPERTY LINE.
9. THE FINISHED LOT DRAINAGE SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS. DEVIATIONS FROM THE PLOT PLAN SHALL REQUIRE APPROVAL BY THE TEXAS HOMES SUPERINTENDENT.
10. FOUNDATION EXPOSURES AT HOUSE CORNERS ARE ESTABLISHED BEFORE SCRAPING AND / OR FILLING OF LOT. CONTRACTOR TO VERIFY EXPOSURES BASED ON THE FINISHED FLOOR ELEVATIONS BEFORE SUBMITTING BID.
11. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT THE APPROVAL OF THE TEXAS HOMES SUPERINTENDENT.
12. PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER. THE SLAB SURFACE SHALL BE A MINIMUM OF 6 INCHES ABOVE THE SURROUNDING OUTSIDE FINISHED GRADE. THE GROUND SHOULD BE SLOPED DOWN A MINIMUM OF 6" IN THE FIRST FIVE FEET AND ANY RESULTING SWALE SHALL HAVE A MINIMUM SLOPE OF 1.0%

LEGEND

PROPERTY LINE	RECORD	BEARING / DISTANCE	EXISTING ELV.	EXP.	EXPOSURE
EASEMENT	AS MEASURED IN FIELD	BEARING / DISTANCE	FINISHED ELV. F=13XX.XX	ELEV.	ELEVATION
SETBACK	FOUND PIN		EXISTING EXP. XX'	FINISHED FLOOR ELEVATION DROP	XX'
BACK OF CURB (B.O.C)	SET PIN		PROPOSED EXP. XX'	EXISTING SLOPE	XX.X%
ROAD CENTERLINE	FIRE HYDRANT		T.O.C. TOP OF CURB	PROPOSED SLOPE	XX.X%
FENCE	CLEANOUT		GUT. GUTTER	SHEET FLOW	
EXISTING 1' CONTOUR	WATER METER	W	TRANSFORMER TR	DRAINAGE SWALE	
EXISTING 5' CONTOUR	TELEPHONE PED.	T	WATER VALVE W		
ADJOINER LINE			EXISTING TREE		
FOUNDATION DROP					
RETAINING/LANDSCAPE WALL					
HIGH POINT					

SCALE: 1"=30'

0 15' 30'

LOT:	17
BLOCK:	31
VOL.:	9694
PAGES:	193 - 195
RECORDS:	DEED AND PLAT
COUNTY:	BEXAR
SUBDVSN:	HELOTES CANYON UNIT-1 (ENCLAVE)
PLAT ID:	150029
FLOORPLAN:	HC2408(c)
GARAGE ORIENTATION:	LEFT
LOT GRADING TYPE:	B

MATKINHOOVER ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

TEXAS HOMES
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REVISED PLOT PLAN
FOR
12602 SOTOL OVERLOOK CIRCLE
BEXAR COUNTY, TEXAS

JOB NO.	2716.19
DATE	OCT 2018
DESIGNED	DCB
CHECKED	GCC
SHEET	1.1

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