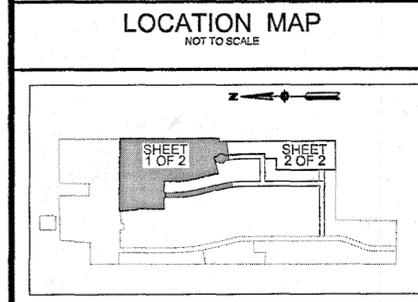
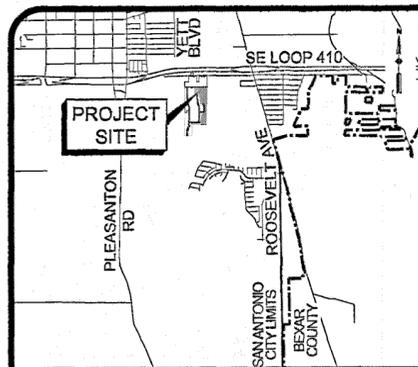


SUBDIVISION PLAT ESTABLISHING CHAVANEUX SUBDIVISION UNIT 2

19.84 ACRES OUT OF A 91.05 ACRE TRACT, NEW CITY BLOCK 14850, IN THE JUAN MANUEL URRIEGAS SURVEY NO. 32, ABSTRACT 759, SAN ANTONIO, BEXAR COUNTY, TEXAS, INCLUSIVE OF 0.22 ACRES OF RIGHT OF WAY DEDICATION. THAT SAME PROPERTY CONVEYED TO MARY ELLEN NAIZER BY WARRANTY DEED RECORDED IN VOLUME 7659, PAGE 334 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

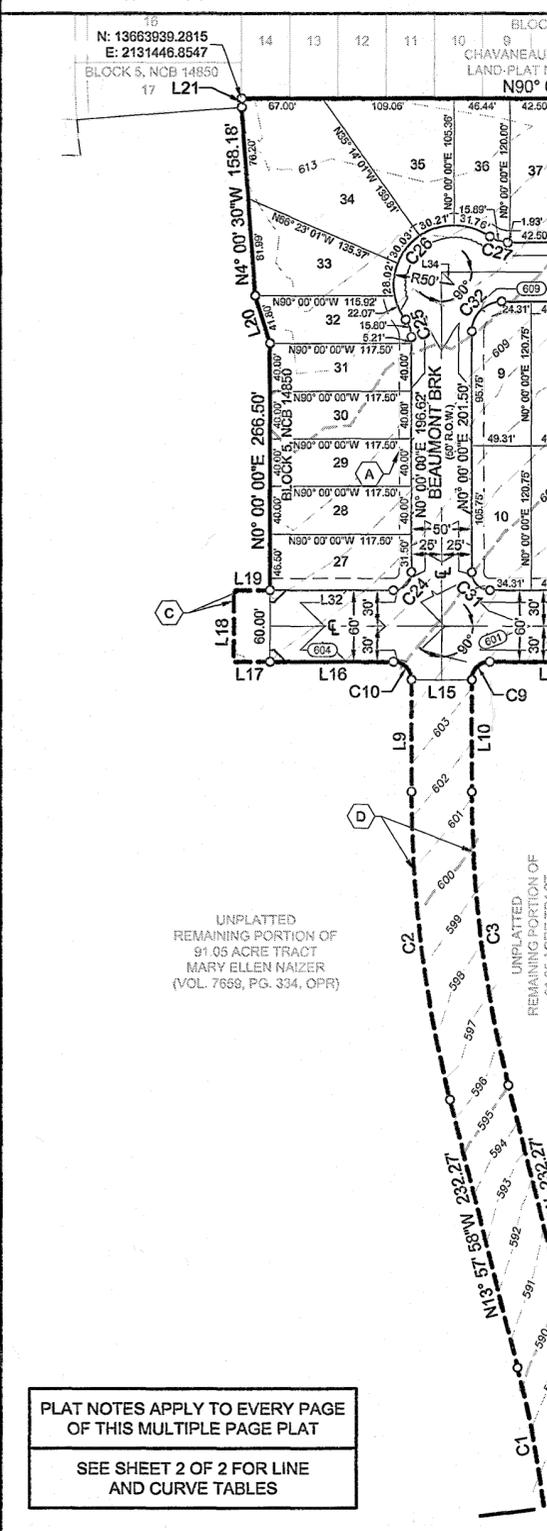


LEGEND table with symbols for iron rod found/set, contours, easements, and other survey features.

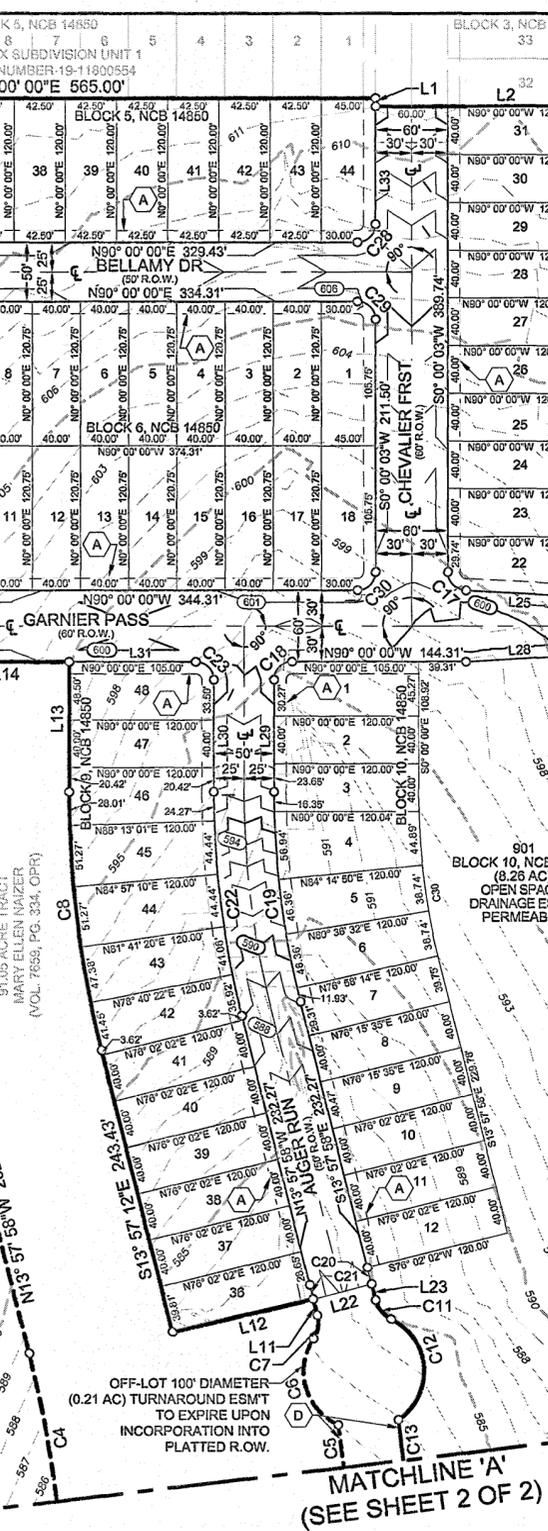
- List of easements: 10' G.E.T.C.A. ESMT, 28' G.E.T.C.A. ESMT, Off-lot street extension ESMT to expire upon incorporation into platted public street right-of-way (0.04 AC), etc.

STATE OF TEXAS COUNTY OF BEXAR. I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING... JERRY D. WILKIE JR., R.P.L.S. #4724, LICENSED PROFESSIONAL LAND SURVEYOR.

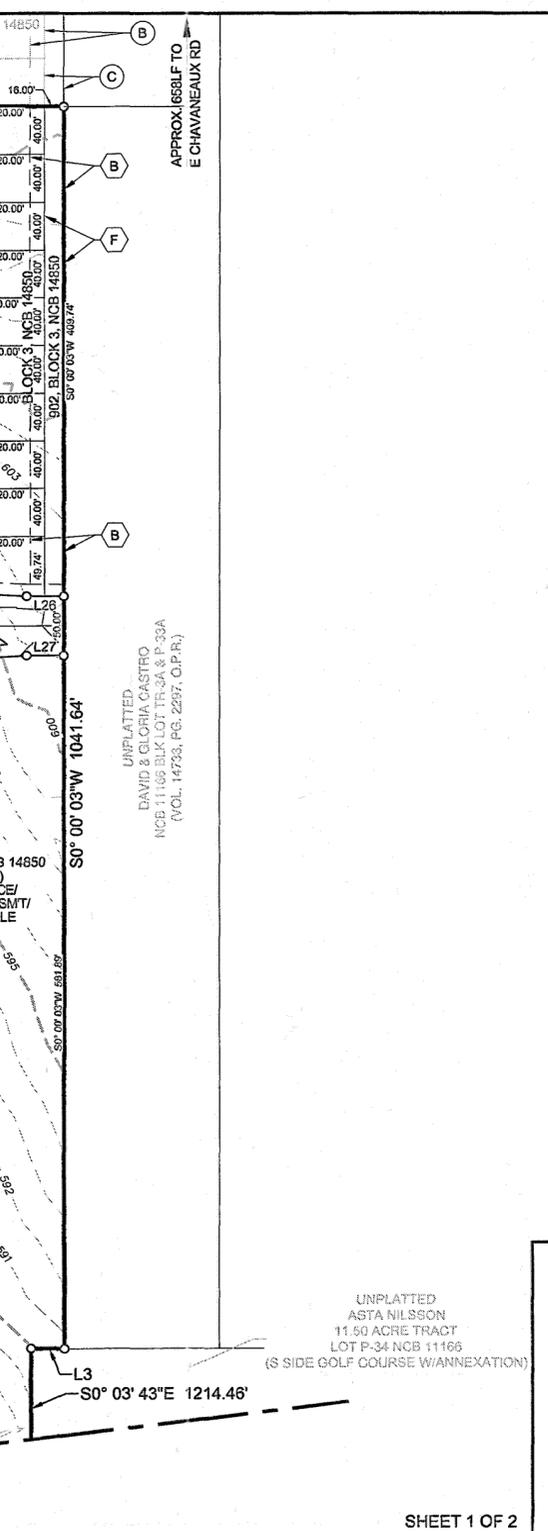
BEARINGS AND COORDINATES: 1. BEARINGS AND COORDINATES SHOWN HEREIN ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (2294), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00217. FLOOD VERIFICATION NOTE: 1. AT DATE OF PLAT APPROVAL, NO PORTION OF THE FEMA 1% (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4829200800, EFFECTIVE SEPTEMBER 23, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



SAWS WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. SAWS IMPACT FEES PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



RESIDENTIAL FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

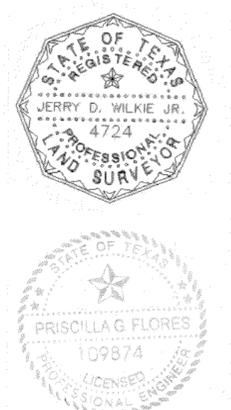


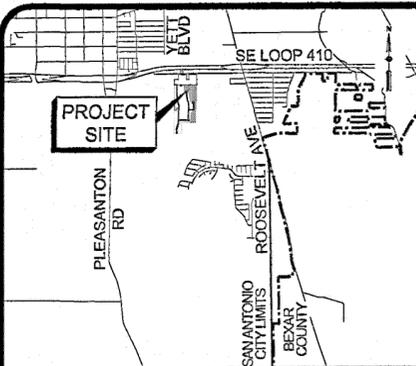
Scale: 1" = 100'. LJA Engineering & Surveying, Inc. 1100 NE Loop 410, Suite 850, San Antonio, Texas 78209. Phone 210.803.2700, Fax 210.803.2749, FRN - F-1386.

STATE OF TEXAS COUNTY OF BEXAR. THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THE RECON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

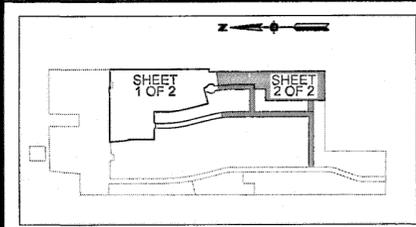
STATE OF TEXAS COUNTY OF BEXAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID & GLORIA CASTRO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS PLAT OF CHAVANEUX SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS 22 DAY OF June, A.D., 2021.





LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - - - - - EXISTING CONTOURS
 - (1190) PROPOSED CONTOURS
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - V.N.A.E. VEHICULAR NON-ACCESS ESMT.
 - ESMT EASEMENT
 - NCB NEW CITY BLOCK
 - BLK BLOCK
 - G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
 - R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
 - B.S.L. BUILDING SETBACK LINE
 - C.L. CENTER LINE
 - AC ACRE(S)

- (A) 10' G.E.T.CA. ESMT
- (B) 28' G.E.T.CA. ESMT
- (C) OFF-LOT STREET EXTENSION ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.04 AC)
- (D) OFF-LOT 50' DRAINAGE & UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (3.27 AC)
- (E) OFF-LOT DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLAT (0.16 AC)
- (F) LOT 902 (0.15 AC) OPEN SPACE/PERMEABLE/G.E.T.CA. ESMT
- (A) EXISTING OFF-LOT 50' DRAINAGE & UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (6.14 AC) PLAT #19-11800554
- (B) 12' G.E.T.CA. ESMT PLAT #19-11800554
- (C) 16' G.E.T.CA. ESMT PLAT #19-11800554

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Jerry D. Wilkie Jr.
JERRY D. WILKIE JR., R.P.L.S. #4724
TBPLS FIRM NO. 10194153

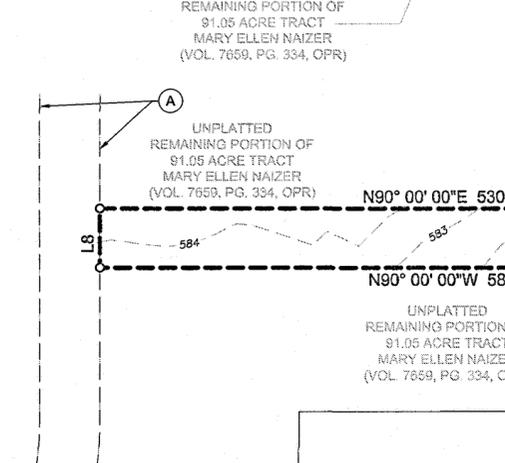
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Priscilla G. Flores
PRISCILLA FLORES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108874

LINE	LENGTH	DIRECTION
L1	6.76'	S0° 00' 03"W
L2	196.00'	N90° 00' 00"E
L3	27.95'	N89° 53' 51"W
L4	120.00'	N90° 00' 00"W
L5	107.55'	S0° 00' 00"E
L6	120.03'	N90° 00' 00"W
L7	120.03'	N90° 00' 00"W
L8	50.00'	N0° 00' 00"W
L9	93.92'	N0° 00' 00"W
L10	93.92'	N0° 00' 00"W
L11	14.07'	S14° 38' 02"E
L12	120.00'	N76° 35' 32"E
L13	108.92'	S0° 00' 00"E
L14	105.00'	N90° 00' 00"E
L15	50.00'	N90° 00' 00"W
L16	102.50'	N90° 00' 00"W
L17	30.00'	N90° 00' 00"W
L18	60.00'	N0° 00' 00"E
L19	30.00'	N90° 00' 00"E
L20	41.80'	N16° 52' 13"W
L21	7.20'	N0° 00' 03"E
L22	50.01'	N75° 21' 52"E
L23	14.07'	S14° 38' 15"E

LINE	LENGTH	DIRECTION
L25	90.14'	S86° 49' 13"E
L26	31.00'	N90° 00' 00"E
L27	31.00'	N90° 00' 00"W
L28	90.14'	S86° 49' 13"W
L29	93.92'	S0° 00' 00"E
L30	93.92'	N0° 00' 00"E
L31	105.00'	N90° 00' 00"W
L32	102.50'	N90° 00' 00"E
L33	98.25'	N0° 00' 03"E
L34	14.64'	N45° 00' 00"W



Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	13°57'58"	975.00'	237.66'	119.42'	237.07'	N6° 58' 59"W
C2	13°57'58"	1070.00'	260.82'	131.06'	280.17'	N6° 58' 59"W
C3	13°57'58"	1019.99'	248.63'	124.93'	248.01'	N6° 58' 59"W
C4	13°57'57"	1025.01'	249.85'	125.55'	249.23'	N6° 58' 59"W
C5	8°29'06"	1265.00'	187.33'	93.84'	187.16'	S4° 14' 33"E
C6	98°27'21"	50.01'	85.93'	57.99'	75.74'	S15° 39' 14"E
C7	48°10'33"	25.00'	21.02'	11.18'	20.41'	S9° 28' 36"W
C8	13°57'58"	900.00'	219.38'	110.24'	218.84'	S8° 58' 59"E
C9	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"E
C10	90°00'02"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"W
C11	48°02'27"	25.08'	21.03'	11.18'	20.42'	S38° 42' 45"E
C12	117°49'50"	50.01'	102.84'	62.95'	85.66'	S3° 54' 28"E
C13	8°21'00"	1315.00'	191.84'	95.99'	191.47'	S4° 10' 30"E
C14	162°49'48"	50.00'	142.10'	331.20'	98.88'	S45° 00' 00"W
C15	36°24'54"	25.00'	15.89'	8.22'	15.62'	S71° 47' 33"E
C16	36°24'54"	25.00'	15.89'	8.22'	15.62'	S18° 12' 27"E

Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C17	90°00'03"	15.00'	23.56'	15.00'	21.21'	S44° 59' 58"E
C18	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"W
C19	13°57'58"	730.00'	177.94'	69.41'	177.50'	S6° 58' 59"E
C20	0°30'42"	1315.00'	11.74'	5.87'	11.74'	S13° 42' 37"E
C21	0°33'30"	1265.00'	12.33'	6.16'	12.33'	N13° 41' 13"W
C22	13°57'58"	780.00'	190.13'	95.54'	189.68'	N6° 58' 59"W
C23	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"W
C24	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"E
C25	36°24'54"	25.00'	15.89'	8.22'	15.62'	N18° 12' 27"W
C26	162°49'48"	50.00'	142.10'	331.20'	98.88'	N45° 00' 00"E
C27	36°24'54"	25.00'	15.89'	8.22'	15.62'	S71° 47' 33"E
C28	89°59'57"	15.00'	23.56'	15.00'	21.21'	N45° 00' 02"E
C29	90°00'03"	15.00'	23.56'	15.00'	21.21'	S44° 59' 58"E

Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C30	89°59'57"	15.00'	23.56'	15.00'	21.21'	S45° 00' 02"W
C31	13°57'58"	610.00'	148.69'	74.71'	148.32'	S6° 58' 59"E
C32	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"W
C33	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45° 00' 00"E

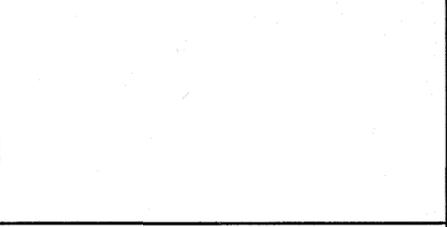
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

LAND-PLAT NUMBER-20-11800535

SUBDIVISION PLAT ESTABLISHING
**CHAVANEAUX SUBDIVISION
UNIT 2**

19.84 ACRES OUT OF A 91.05 ACRE TRACT, NEW CITY BLOCK 14850, IN THE JUAN MANUEL URRIEGAS SURVEY NO. 32, ABSTRACT 759, SAN ANTONIO, BEXAR COUNTY, TEXAS, INCLUSIVE OF 0.22 ACRES OF RIGHT OF WAY DEDICATION THAT SAME PROPERTY CONVEYED TO MARY ELLEN NAIZER BY WARRANTY DEED RECORDED IN VOLUME 7659, PAGE 334 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

ATWELL, LLC
TBPLS FIRM NO. 10194153
10100 RELIANCE PLACE, SUITE 700
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
PAUL KUO
HK REAL ESTATE DEVELOPMENT LLC
2407 FAIRWAY SPRINGS
SAN ANTONIO, TEXAS 77065
PHONE: (281) 671-5092

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Kuo 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 UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF June, 2021.

[Signature]
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF CHAVANEAUX SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2021.

BY: _____ CHAIRMAN
BY: _____ SECRETARY