

REPLAT & SUBDIVISION PLAT ESTABLISHING WATERFORD PARK, UNIT 8A

BEING A TOTAL OF 13.27 ACRES TRACT OF LAND, INCLUDING 11.81 ACRES TRACT OF LAND OUT OF A 132.62 ACRE TRACT CONVEYED TO DAPHNE DEVELOPMENT, LLC AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15884, PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE J.J. SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4408, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND 0.17 ACRES OF STREET RIGHT-OF-WAY PREVIOUSLY PLATTED IN WATERFORD PARK, UNIT 3A & 5A, RECORDED IN VOLUME 9697, PAGES 41-42, AND 1.27 ACRES BEING LOTS 55 - 62 BLOCK 11 PREVIOUSLY PLATTED IN WATERFORD PARK, UNIT 7, RECORDED IN VOLUME 9727, PAGES 94 - 97 ALL IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 1012300

OWNER/DEVELOPER:  
DAPHNE DEVELOPMENT, LLC  
1202 W. BITTERS, BLDG 1, SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: (210) 490 - 1798  
FAX: (210) 493 - 2811

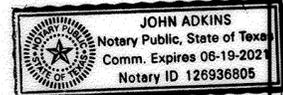
STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS,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

OWNER: DAPHNE DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY BY: BLAKE E. HARRINGTON  
V.P. - LAND ACQUISITION & DEVELOPMENT  
17319 SAN PEDRO, STE 140  
SAN ANTONIO, TX 78232  
PHONE: (210) 563 - 6988

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
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 15<sup>th</sup> DAY OF August, A.D. 2019  
Notary Public, State of Texas  
Notary ID 126936805



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

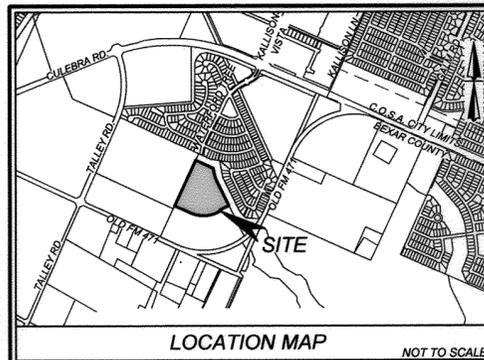
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF WATERFORD PARK, UNIT 8A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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. 20 \_\_\_\_\_

BY: CHAIRMAN

BY: SECRETARY



LOCATION MAP NOT TO SCALE

SURVEYOR NOTES:

- 1. 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 4. REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE OF FLOOD, FEMA FLOOD MAP 48029C01956, DATED SEPTEMBER 29, 2010.
- 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF WATERFORD PARK, UNIT 1, WHICH IS RECORDED IN VOLUME 9692, PAGES 36 - 42, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

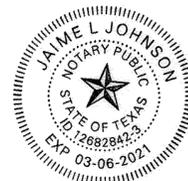
OWNER: DAPHNE DEVELOPMENT, LLC

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 15<sup>th</sup> DAY OF August, 2019  
Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 3/6/21



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: DAPHNE DEVELOPMENT, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
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 15<sup>th</sup> DAY OF August, A.D. 2019  
Notary Public, BEXAR COUNTY TEXAS



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.

Blaine P. Lopez  
LICENSED PROFESSIONAL ENGINEER

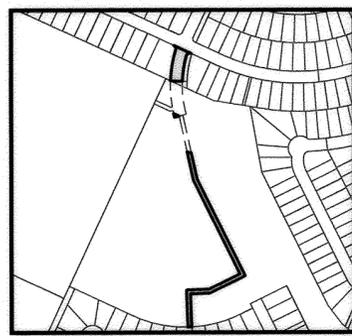
STATE OF TEXAS  
COUNTY OF BEXAR

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 MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

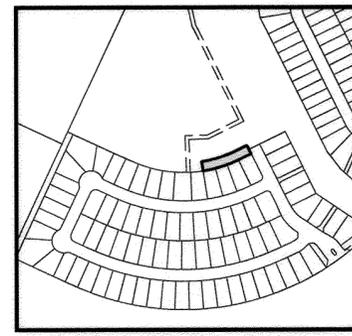
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER 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. CPS ENERGY AND SAWS 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, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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.

- 1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- 2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 3. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 904 & 905, BLOCK 11, LOTS 905 & 906 BLOCK 10, & LOT 906, BLOCK 8, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN WATERFORD PARK, UNIT 8A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 5. LOT 905, BLOCK 10 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT. LOT 906, BLOCK 10 IS DESIGNATED AS A PUBLIC WATER & SANITARY SEWER EASEMENT & OPEN SPACE. LOT 904, BLOCK 11 IS DESIGNATED AS A GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, DRAINAGE, & ACCESS EASEMENT & OPEN SPACE. LOT 905, BLOCK 11, C.B. 4406 IS DESIGNATED AS A CLEAR VISION EASEMENT. LOT 906, BLOCK 8, C.B. 4606 IS DESIGNATED AS A PUBLIC WATER AND SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT.
- 6. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C01956, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISION AND/OR AMENDMENTS.



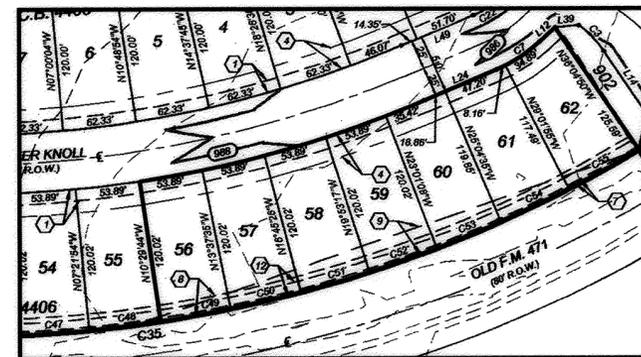
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREAS BEING REPLATTED ARE 0.17 ACRES OF STREET RIGHT-OF-WAY PREVIOUSLY PLATTED IN WATERFORD PARK, UNIT 3A & 5A WHICH IS RECORDED IN VOLUME 9692, PAGES 37 - 42, 0.004 ACRES OF GAS, ELECTRIC, TELEPHONE, CABLE, T.V., SANITARY SEWER & DRAINAGE EASEMENT AND 0.35 ACRES OF SANITARY SEWER EASEMENT BOTH PREVIOUSLY PLATTED IN WATERFORD PARK, UNIT 1, WHICH IS RECORDED IN VOLUME 9672, PAGES 36 - 42 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



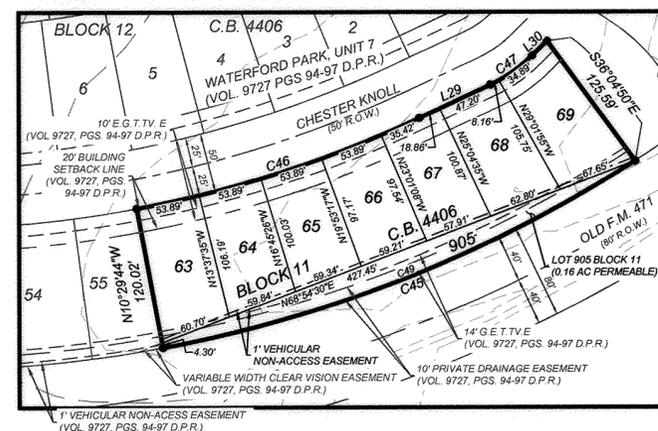
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREAS BEING REPLATTED ARE 0.19 ACRES OF OFF-LOT DRAINAGE EASEMENT PREVIOUSLY PLATTED IN WATERFORD PARK, UNIT 7 WHICH IS RECORDED IN VOLUME 9727, PAGE 95 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREAS BEING REPLATTED IS 1.27 ACRES BEING BLOCK 11, C.B. 4406, LOTS 56 - 62 PREVIOUSLY PLATTED IN WATERFORD PARK, UNIT 7 RECORDED IN VOLUME 9727, PAGES 94 - 97 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



AREA AS REPLATTED

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

- SAWS IMPACT FEE: 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.
- SAWS WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- SAWS DEDICATION: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- BUILDING SETBACK LINE: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OF BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- DEDICATION OF THE SANITARY SEWER MAINS: THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- DEDICATION OF THE WATER MAINS: THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985' FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80' PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- C = CENTERLINE
- PROPOSED CONTOURS
- EXISTING CONTOURS

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF WATERFORD PARK, UNIT 7, WHICH IS RECORDED IN VOLUME 9727, PAGES 94 - 97, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

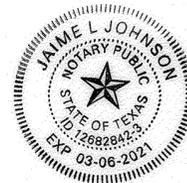
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: DAPHNE DEVELOPMENT, LLC

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS  
THE 15<sup>th</sup> DAY OF August, 2019  
Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 3/6/21

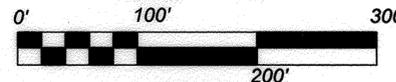


**PLAT NUMBER 180395**

**REPLAT & SUBDIVISION PLAT ESTABLISHING WATERFORD PARK, UNIT 8A**

BEING A TOTAL OF 13.27 ACRES TRACT OF LAND, INCLUDING 11.81 ACRES TRACT OF LAND OUT OF A 132.62 ACRE TRACT CONVEYED TO DAPHNE DEVELOPMENT, LLC AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15884, PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE J.J. SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4406, THE L.L. LACY SURVEY NO. 848, ABSTRACT 969, COUNTY BLOCK 4408, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND 0.17 ACRES OF STREET RIGHT-OF-WAY PREVIOUSLY PLATTED IN WATERFORD PARK, UNIT 3A & 5A, RECORDED IN VOLUME 9697, PAGES 41-42, AND 1.27 ACRES BEING LOTS 55 - 62 BLOCK 11 PREVIOUSLY PLATTED IN WATERFORD PARK, UNIT 7, RECORDED IN VOLUME 9727, PAGES 94 - 97 ALL IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE : 1"=100'



**KFW ENGINEERS + SURVEYING**  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

**OWNER/DEVELOPER:**  
DAPHNE DEVELOPMENT, LLC  
1202 W. BITTERS, BLDG 1, SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: (210) 490 - 1798  
FAX: (210) 493 - 2811

- SURVEYOR NOTES:**
- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - REFERENCED PROPERTY IS IN ZONE X; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE OF FLOOD, FEMA FLOOD MAP 48029C0196G, DATED SEPTEMBER 29, 2010.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF WATERFORD PARK, UNIT 8A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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. 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

**LEGEND**

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- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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- ℄ = CENTERLINE
- = PROPOSED CONTOURS
- - - = EXISTING CONTOURS

**KEYNOTES**

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 20' SANITARY SEWER EASEMENT
- OFF-LOT VARIABLE WIDTH WATER EASEMENT (0.006 AC PERMEABLE)
- DRAINAGE EASEMENT (0.02 AC NON-PERMEABLE) (0.03 AC PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

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.

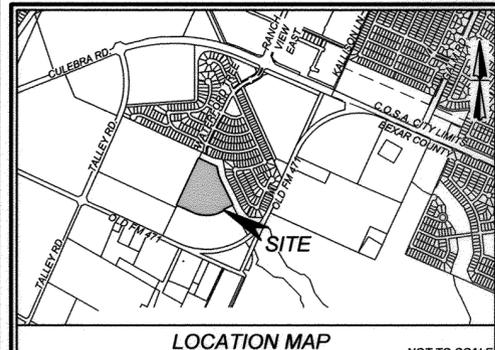
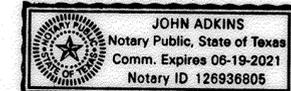
OWNER: ASHTON SAN ANTONIO RESIDENTIAL, LLC A TEXAS LIMITED LIABILITY COMPANY BY: BLAKE HARRINGTON  
V.P. - LAND ACQUISITION & DEVELOPMENT  
17319 SAN PEDRO, STE 140  
SAN ANTONIO, TX 78232  
PHONE: (210) 563 - 6988

**DULY AUTHORIZED AGENT**

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Harrington 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 15<sup>th</sup> DAY OF August A.D. 2019

John Adkins  
NOTARY PUBLIC BEXAR COUNTY TEXAS



**Curve Table**

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	470.19'	526.18'	51°11'59"	454.70'	S89°22'13"W
C2	23.56'	15.00'	90°00'00"	21.21'	N71°13'24"W
C3	363.03'	406.30'	51°11'58"	351.07'	S89°22'24"W
C4	10.70'	15.00'	40°52'57"	10.48'	N85°28'16"W
C5	152.89'	51.00'	171°45'53"	101.74'	N20°01'48"W
C6	10.70'	15.00'	40°52'57"	10.48'	N45°24'40"E
C7	10.70'	15.00'	40°52'57"	10.48'	N04°31'43"E
C8	152.89'	51.00'	171°45'56"	101.74'	N69°58'12"E
C9	10.70'	15.00'	40°52'57"	10.48'	S44°35'19"E
C10	111.69'	125.00'	51°11'37"	108.01'	N89°22'24"E
C11	23.17'	15.00'	88°29'28"	20.93'	N19°31'52"E
C12	125.01'	1025.00'	6°59'17"	124.93'	N21°13'14"W
C13	20.91'	15.00'	79°52'24"	19.26'	N57°39'48"W
C14	263.14'	55.00'	263°42'34"	81.93'	N34°15'17"E
C15	209.87'	975.00'	12°19'59"	209.46'	S20°03'25"E
C16	318.35'	356.30'	51°11'38"	307.87'	S89°22'24"W
C17	39.27'	25.00'	89°59'59"	35.36'	N20°01'48"W
C18	39.27'	25.00'	90°00'01"	35.36'	N69°58'12"E
C19	156.36'	175.00'	51°11'37"	151.21'	N89°22'24"E
C20	23.56'	15.00'	90°00'00"	21.21'	S71°13'24"E
C21	23.56'	15.00'	90°00'00"	21.21'	S18°46'36"W
C32	26.79'	260.00'	5°54'13"	26.78'	S86°43'42"W
C33	77.72'	260.00'	17°07'37"	77.43'	S78°14'38"W
C34	77.75'	260.00'	17°07'59"	77.48'	N84°37'34"W
C35	50.05'	260.00'	11°01'47"	49.97'	N70°32'41"W
C36	36.08'	260.00'	7°57'02"	36.05'	S69°00'18"E
C37	60.76'	260.00'	13°23'19"	60.62'	S79°40'28"E
C38	61.55'	260.00'	13°33'50"	61.41'	N86°50'57"E
C39	59.62'	260.00'	13°08'22"	59.49'	N73°29'51"E
C40	14.30'	260.00'	3°09'05"	14.30'	N65°21'08"E
C41	134.04'	525.00'	14°37'43"	133.68'	N09°31'05"E
C42	21.43'	15.00'	81°51'52"	19.65'	N24°05'59"W
C43	26.07'	15.00'	99°33'44"	22.91'	S65°11'11"W
C44	109.44'	475.00'	13°12'05"	109.20'	S08°48'16"W

**Curve Table**

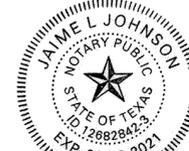
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C45	430.98'	1108.21'	22°19'21"	428.26'	S88°20'35"W
C46	250.99'	986.30'	14°34'50"	250.32'	N72°12'50"E
C47	43.05'	125.00'	19°43'58"	42.84'	N55°03'27"E
C49	430.98'	1108.21'	22°19'21"	428.26'	S88°20'35"W

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: DAPHNE DEVELOPMENT, LLC  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blaine P. Lopez 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 15<sup>th</sup> DAY OF August A.D. 2019



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE 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.

Blaine P. Lopez  
LICENSED PROFESSIONAL ENGINEER

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 MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



**Parcel Line Table**

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	
L1	40.90'	S65°01'57"E	L10	42.75'	S65°01'48"E	L19	112.21'	N63°46'38"E	L28	29.80'	S00°19'38"W	
L2	26.75'	S83°59'53"W	L11	14.30'	N63°46'36"E	L20	108.87'	S80°03'26"W	L29	66.06'	N64°55'29"E	
L3	21.13'	S26°13'24"E	L12	42.06'	S63°46'36"W	L21	20.59'	S12°22'29"E	L30	17.80'	N45°11'28"E	
L4	57.06'	S63°46'36"W	L13	73.96'	N65°01'48"W	L22	45.71'	S63°46'36"W	L31	42.75'	N65°01'48"W	
L5	118.00'	S65°01'48"E	L14	45.84'	S65°01'48"E	L23	104.75'	S21°42'30"E				
L6	25.58'	N75°10'57"E	L15	13.94'	N63°46'36"E	L24	32.14'	N85°01'48"W				
L7	83.87'	N26°13'24"W	L16	110.06'	N63°46'36"E	L25	76.97'	N65°01'57"W				
L8	42.06'	S63°46'36"W	L17	11.48'	N33°46'36"E	L26	80.96'	S65°01'57"E				
L9	70.86'	N65°01'48"W	L18	9.00'	S86°13'24"E	L27	20.00'	S87°47'46"E				

**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT**