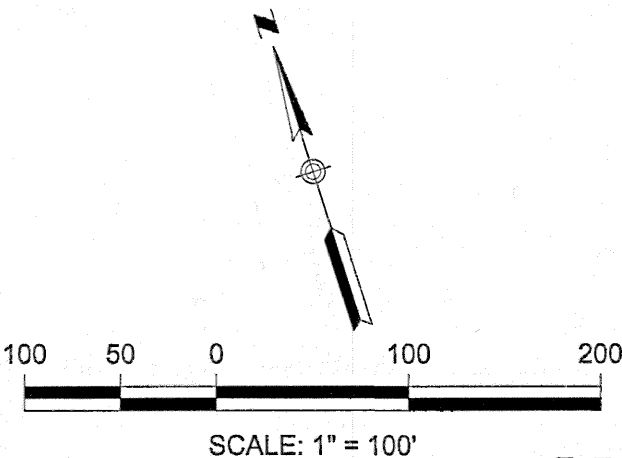


REPLAT ESTABLISHING
RABEL SUBDIVISION UNIT 1

CONTAINING 24.54 ACRES OF LAND OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF LOT 2, SUBDIVISION OF LAMM & SCHUWIRTH RANCH OF RECORD IN VOLUME 368, PAGE 112, MAP & PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING THE SAME CALLED 199.8277 ACRE TRACT DESCRIBED IN DEED TO S. FLORES-RABEL RD. JOINT VENTURE OF RECORD IN VOLUME 3355, PAGE 63, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LJA Engineering, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1396



RICKMAN LAND SURVEYING
TBPIS FIRM NO. 10191900
419 BIG BEND, CANYON LAKE, TX 78133
PHONE (830) 935-2457

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:
LUCCA RABEL, LLC
CONTACT: PAUL KUO
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
PHONE: (210) 363-4672

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 THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF Dec, 2020.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RABEL SUBDIVISION UNIT 1 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., 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CPS/SAWS/COSA UTILITY NOTES:

- 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 DEDICATED 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," "OVERHANG 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 EASEMENTS AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.
- 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.
- 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 EASEMENT ARE DESCRIBED HEREON.
- 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 GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE IF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT SAN ANTONIO WATER SYSTEM.

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.

SAWS NOTE:

THE DEVELOPER 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.

(A) 10' G.E.T.C.A. ESM'T

(B) 16' WATER ESM'T

(C) VARIABLE-WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT (22.87 AC).

(D) 10' FRONT BSL (TYPICAL)

(E) 5' REAR/SIDE BSL (TYPICAL)

(F) 35' R.O.W. DEDICATION (0.75 AC)

(G) VARIABLE-WIDTH SANITARY SEWER ESM'T

(H) 28' G.E.T.C.A. ESM'T

(I) 14' G.E.T.C.A. ESM'T

(J) 1' V.N.A. ESM'T

(K) VARIABLE-WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (2.39 AC).

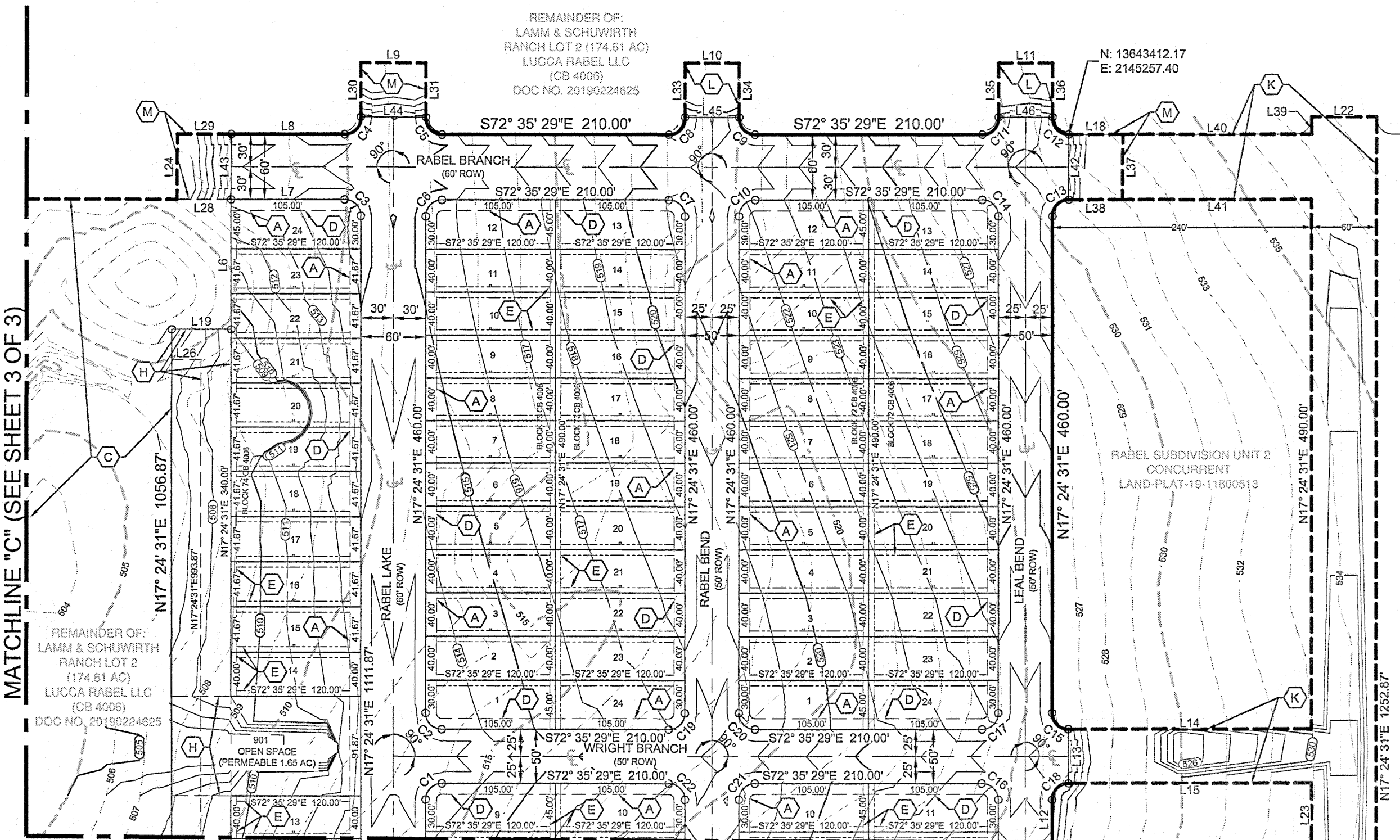
(L) 50' X 50' OFF-LOT WATER, SEWER, AND DRAINAGE TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.11 AC)

(M) 60' X 50' OFF-LOT WATER, SEWER, AND DRAINAGE TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.21 AC)

(N) 5' G.E.T.C.A. ESM'T

(O) 3.73 ACRE 100 FOOT PERMANENT SEWER ESM'T (VOL. 14326, PG. 2061) OPR

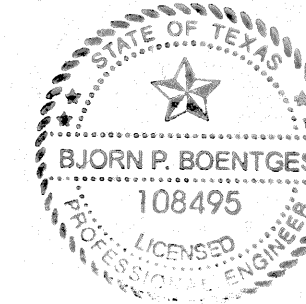
(P) 35' R.O.W. DEDICATION (CONCURRENT RABEL SUBDIVISION UNIT 2 LAND-PLAT-19-11800513)



MATCHLINE "C" (SEE SHEET 3 OF 3)

MATCHLINE "A" (SEE SHEET 1 OF 3)

PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT
SEE SHEET 3 FOR LINE
AND CURVE TABLES



STATE OF TEXAS
COUNTY OF COMAL

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:

AMIL M. BAKER, JR., R.P.L.S. NO. 1469
TBPIS FIRM NO. 10191900

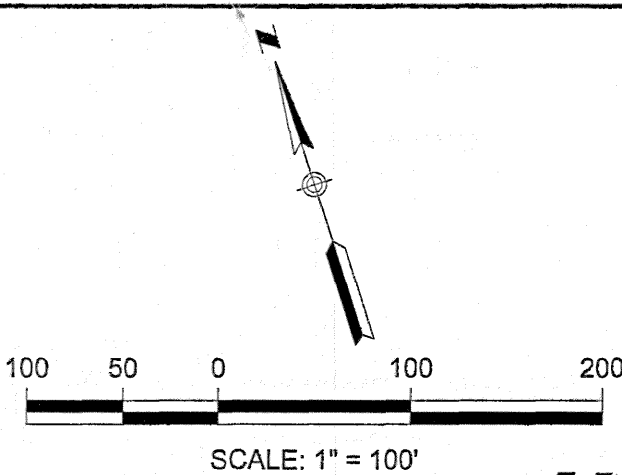
STATE OF TEXAS
COUNTY OF BEXAR

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.

BJORN P. BOENTGES, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

REPLAT ESTABLISHING
RABEL SUBDIVISION UNIT I

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LJA Engineering, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

RICKMAN
LAND SURVEYING, LLC

RICKMAN LAND SURVEYING
TSPS FIRM NO. 10191900
419 BIG BEND, CANYON LAKE, TX 78133
PHONE (830) 935-2457

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:
LUCCA RABEL, LLC
CONTACT: PAUL KUO
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78259
PHONE: (210) 353-6572

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 THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF DEC, 2020.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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, TEXAS

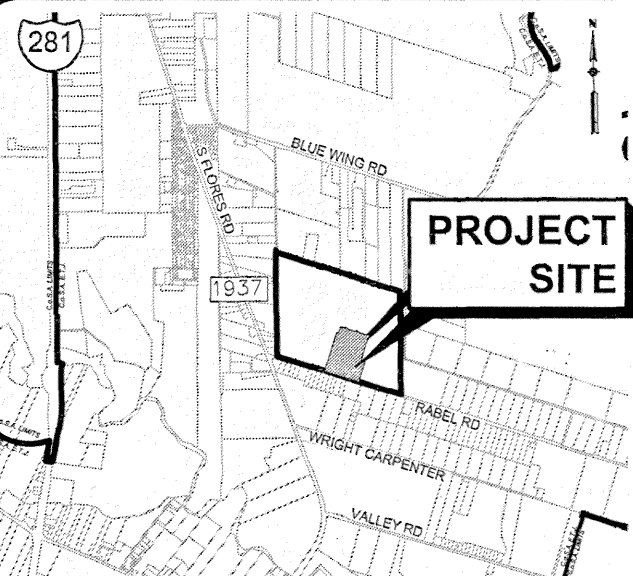
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RABEL SUBDIVISION UNIT 1 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.

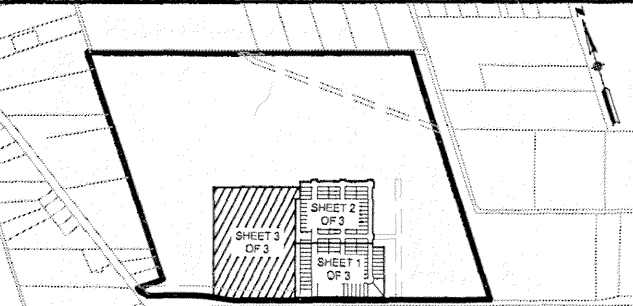
DATED THIS _____ DAY OF _____ A.D., 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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
- PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRBCT DEED RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.ESMT VEHICULAR NON-ACCESS EASEMENT
- ESMT EASEMENT
- CB COUNTY BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION BUILDING SETBACK LINE
- BSL CENTERLINE
- C SAME AS ADJACENT
- AC ACRES

CURVE TABLE					
Curve #	I	Rad	Arc	Tan	Chord
C1	90°00'00"	15.00'	23.56'	15.00'	21.21'
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'
C3	90°00'00"	15.00'	23.56'	15.00'	21.21'
C4	89°59'59"	15.00'	23.56'	15.00'	21.21'
C5	90°00'19"	15.00'	23.56'	15.00'	21.21'
C6	90°00'00"	15.00'	23.56'	15.00'	21.21'
C7	90°00'00"	15.00'	23.56'	15.00'	21.21'
C8	89°54'21"	15.00'	23.54'	14.98'	21.20'
C9	89°59'59"	15.00'	23.56'	15.00'	21.21'
C10	90°00'00"	15.00'	23.56'	15.00'	21.21'
C11	90°00'00"	15.00'	23.56'	15.00'	21.21'
C12	90°02'00"	15.00'	23.56'	15.00'	21.21'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.00'	N17° 24' 31"E
L2	160.00'	S72° 35' 29"E
L3	21.21'	N62° 24' 31"E
L4	18.54'	N17° 24' 31"E
L5	21.21'	N27° 35' 29"W
L6	120.00'	S17° 24' 31"W
L7	105.00'	S72° 35' 30"E
L8	105.00'	S72° 35' 29"E
L9	60.00'	S72° 35' 29"E
L10	50.00'	S72° 35' 29"E
L11	50.00'	S72° 35' 29"E
L12	70.00'	N17° 24' 31"E
L13	50.00'	N17° 24' 31"E
L14	225.00'	S72° 35' 29"E
L15	225.00'	S72° 35' 29"E
L16	2.97'	N72° 35' 29"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L17	35.00'	N17° 24' 31"E
L18	50.00'	S72° 35' 29"E
L19	55.00'	S72° 35' 29"E
L20	120.00'	S72° 35' 29"E
L21	180.00'	S72° 35' 29"E
L22	60.00'	S72° 35' 29"E
L23	601.87'	N17° 24' 31"E
L24	60.00'	N17° 42' 42"E
L25	27.02'	S72° 35' 29"E
L26	27.00'	N72° 35' 29"W
L27	80.50'	S72° 35' 29"E
L28	50.00'	S72° 35' 29"E
L29	50.00'	S72° 35' 29"E
L30	50.00'	N17° 24' 31"E
L31	50.00'	S17° 24' 31"W
L32	28.00'	S72° 35' 29"E

CURVE TABLE					
Curve #	I	Rad	Arc	Tan	Chord
C13	90°00'00"	15.00'	23.56'	15.00'	21.21'
C14	90°00'00"	15.00'	23.56'	15.00'	21.21'
C15	90°00'00"	15.00'	23.56'	15.00'	21.21'
C16	90°00'00"	15.00'	23.56'	15.00'	21.21'
C17	90°00'00"	15.00'	23.56'	15.00'	21.21'
C18	90°00'00"	15.00'	23.56'	15.00'	21.21'
C19	90°00'00"	15.00'	23.56'	15.00'	21.21'
C20	90°00'00"	15.00'	23.56'	15.00'	21.21'
C21	90°00'00"	15.00'	23.56'	15.00'	21.21'
C22	90°00'00"	15.00'	23.56'	15.00'	21.21'
C23	90°00'00"	25.00'	39.27'	25.00'	35.36'
C24	19°25'09"	50.00'	16.95'	8.56'	16.87'

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	50.00'	N17° 24' 31"E
L34	50.00'	S17° 24' 31"W
L35	50.00'	N17° 23' 22"E
L36	50.00'	S17° 24' 31"W
L37	60.00'	S17° 24' 31"W
L38	50.00'	N72° 35' 29"W
L39	16.00'	S17° 24' 31"W
L40	175.00'	S72° 35' 29"E
L41	175.00'	S72° 35' 29"E
L42	60.00'	S17° 24' 31"W
L43	60.00'	N17° 24' 31"E
L44	60.00'	S72° 35' 29"E
L45	50.00'	S72° 35' 29"E
L46	50.00'	S72° 35' 29"E

- A 10' G.E.T.CA. ESMT
- B 16' WATER ESMT
- C VARIABLE-WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT (22.87 AC)
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- P 35' R.O.W. DEDICATION (CONCURRENT RABEL SUBDIVISION UNIT 2 LAND-PLAT-19-11800513)

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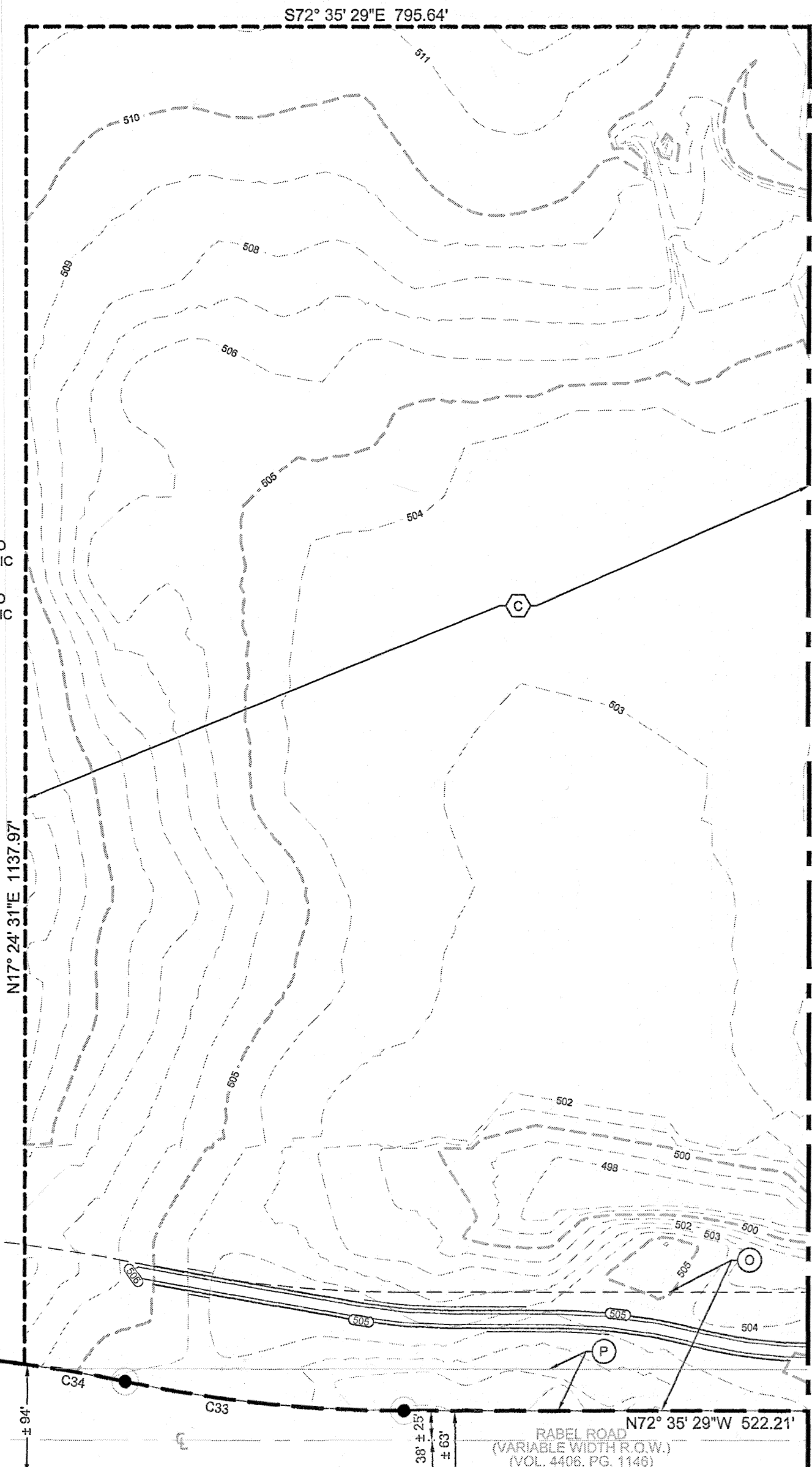
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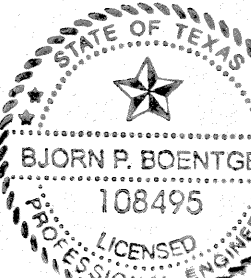
SAWS NOTE:

THE DEVELOPER 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.

REMAINDER OF:
LAMM & SCHUWIRTH
RANCH LOT 2 (174.61 AC)
LUCCA RABEL LLC
(CB 4006)
DOC NO. 20190224625



PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT



STATE OF TEXAS
COUNTY OF COMAL

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:

AMIL M. BAKER, JR., R.P.L.S. NO. 1469
TSPS FIRM NO. 10191900

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.

BJORN P. BOENTGES, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495