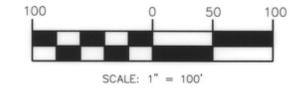


PLAT NO. 170179  
SUBDIVISION PLAT ESTABLISHING  
VISTA POINT 1B-DOS

BEING A 14.563 ACRE TRACT OF LAND SITUATED WITHIN THE M.F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, NEW CITY BLOCK 15269, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS CONVEYED UNTO FLOTEK DEVELOPERS LLC, A TEXAS LIMITED COMPANY BY WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 2260, BEXAR COUNTY REAL PROPERTY RECORDS AND BEING THE REMAINING PORTION OF AN 81.806 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 16094, PAGE 1, SAID REAL PROPERTY RECORDS.



**COURSEN-KOEHLER**  
ENGINEERING & ASSOCIATES

a division of **Westwood**  
1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259  
Tel: 210.285.8300 • Fax: 210.855.5530  
TBPE Firm No. F-11756 • TBPLS Firm No. 10194064  
www.westwoods.com  
JOB NUMBER: R0014266.00

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: FLOTEK DEVELOPERS LLC  
16607 BLANCO ROAD, SUITE 503  
SAN ANTONIO, TEXAS 78232  
MARK SPARROW, FLOTEK DEVELOPERS LLC

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.

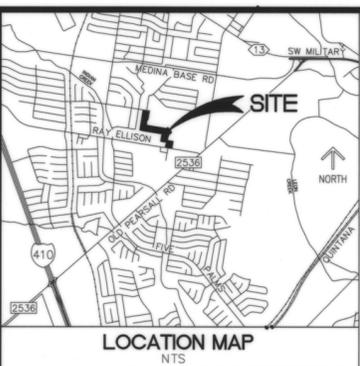
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 22<sup>nd</sup> DAY OF June, 2018

**SARAH FULCHER**  
My Notary ID # 130944790  
Expires December 29, 2020

*Sarah Fulcher*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF VISTA POINT 1B-DOS 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) DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20

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

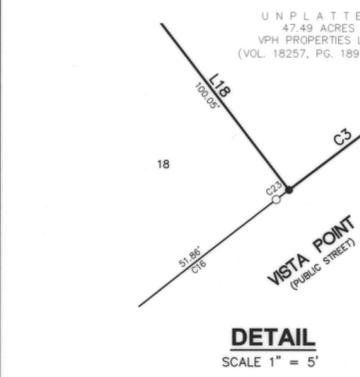


**LEGEND:**

---	CONTOUR
NTS	NOT TO SCALE
EGTTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
BSL	BUILDING SETBACK LINE
NCB	NEW CITY BLOCK
CL	CENTERLINE
ESMT	EASEMENT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
RPR	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
ROW	RIGHT OF WAY
○	1/2" IRON ROD SET WITH ORANGE PLASTIC CAP "WESTWOOD"
●	FOUND 1/2" IRON UNLESS OTHERWISE NOTED

**SURVEYOR NOTES:**

- UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD"
- BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD83, 2011 ADJUSTMENT) AND WAS DERIVED FROM GNSS OBSERVATIONS HOLDING RTKNET BASE STATION SSA\_91012 (PECAN VALLEY)
- ALL DIMENSIONS AND COORDINATE VALUES ARE SURFACE AND THE COMBINED SCALE FACTOR OF 1.00016571 (GRID TO SURFACE) WAS APPLIED AT N 1367788.95, E 2092293.70



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 BY:

*Jason R. Gabriel*  
JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530



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

*David Brodbeck*  
DAVID BRODBECK  
LICENSED PROFESSIONAL ENGINEER



**SAWS NOTES:**

- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND 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 SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WITH NORMALLY EXCEEDS 75 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

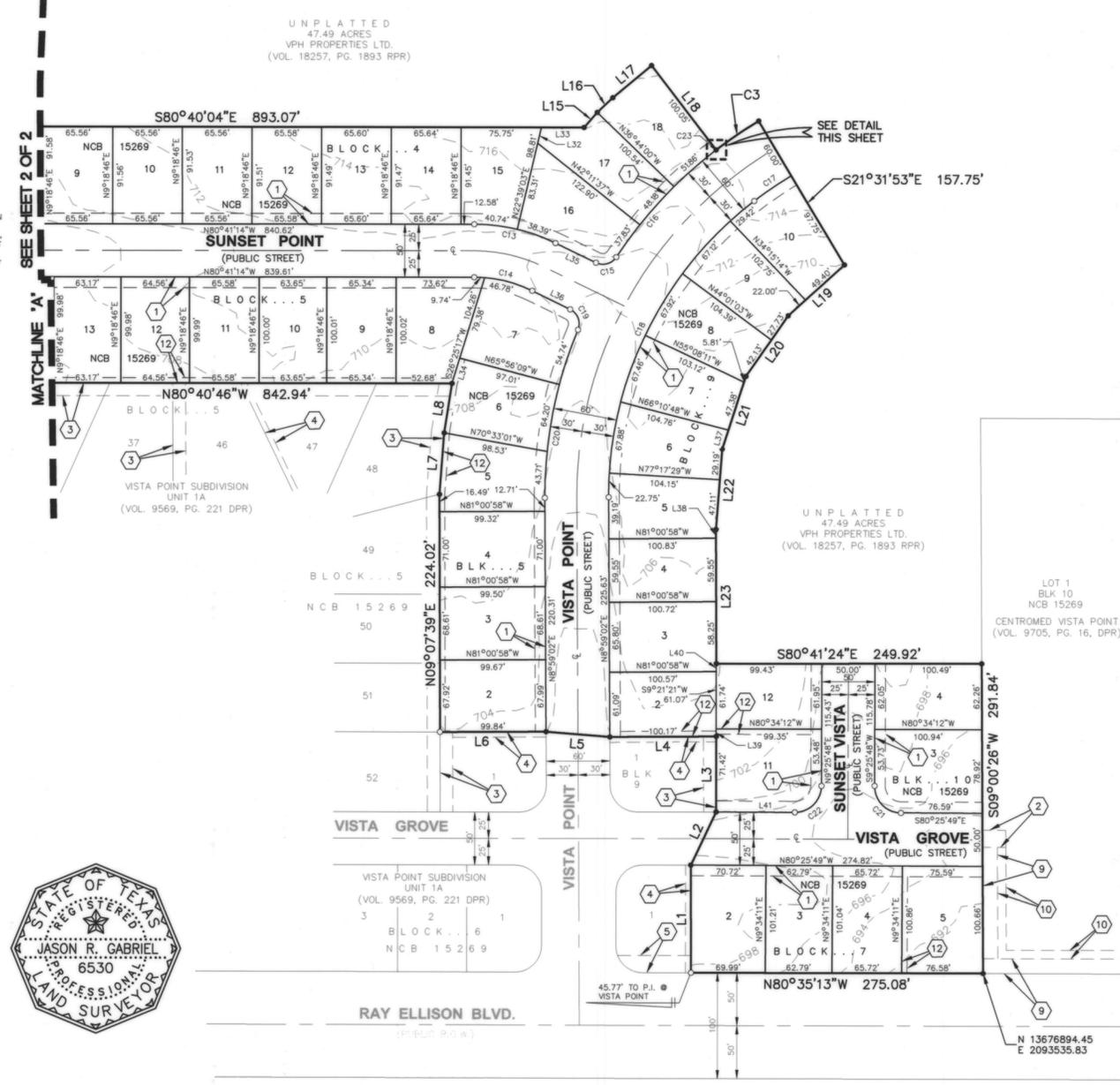
**IMPACT FEE PAYMENT NOTE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**GENERAL NOTES:**

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

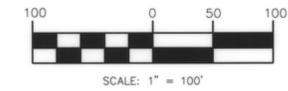
**KEYNOTE LEGEND**

①	10' EGGTVE
②	16' SANITARY SEWER EASEMENT (VOL. 9705, PG. 16 DPR)
③	12' UTILITY EASEMENT (VOL. 9569, PG. 221, DPR)
④	5' UTILITY EASEMENT (VOL. 9569, PG. 221, DPR)
⑤	16' UTILITY EASEMENT (VOL. 9569, PG. 221, DPR)
⑥	16' ACCESS & UTILITY EASEMENT (VOL. 6600, PG. 22, DPR)
⑦	16' ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND SANITARY SEWER EASEMENT (VOL. 9569, PG. 221, DPR)
⑧	VISIBILITY EASEMENT (VOL. 9569, PG. 221, DPR)
⑨	14' DRAINAGE EASEMENT (VOL. 9705, PG. 16, DPR)
⑩	8' PRIVATE SANITARY SEWER EASEMENT (VOL. 9705, PG. 16, DPR)
⑪	12' SANITARY SEWER EASEMENT (VOL. 13235, PG. 1940, OPR)
⑫	5' EGGTVE
⑬	16' EGGTVE
⑭	12' SANITARY SEWER EASEMENT (VOL. 13235, PG. 1946, OPR)
⑮	14' EGGTVE
⑯	5' x 35' SANITARY SEWER EASEMENT



PLAT NO. 170179  
SUBDIVISION PLAT ESTABLISHING  
VISTA POINT 1B-DOS

BEING A 14.563 ACRE TRACT OF LAND SITUATED WITHIN THE M.F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, NEW CITY BLOCK 15269, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS CONVEYED UNTO FLOTEX DEVELOPERS LLC, A TEXAS LIMITED COMPANY BY WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 2260, BEXAR COUNTY REAL PROPERTY RECORDS AND BEING THE REMAINING PORTION OF AN 81.806 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 16094, PAGE 1, SAID REAL PROPERTY RECORDS.



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JOB NUMBER: R0014266.00

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: FLOTEX DEVELOPERS LLC  
16607 BLANKENROAD, SUITE 503  
SAN ANTONIO, TEXAS 78232  
MARK SRRAROW, FLOTEX DEVELOPERS LLC

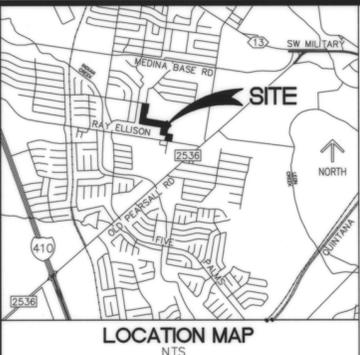
STATE OF TEXAS §  
COUNTY OF BEXAR §  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 22<sup>nd</sup> DAY OF June, 2018

SARAH FULCHER  
My Notary ID # 130944790  
Expires December 29, 2020

*Sarah Fulcher*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF VISTA POINT 1B-DOS 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) DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20

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



**LEGEND:**

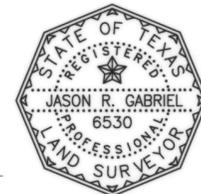
---	EXISTING CONTOUR
---	NOT TO SCALE
---	EGTTVE ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
---	BSL BUILDING SETBACK LINE
---	NCB NEW CITY BLOCK
---	CL CENTERLINE
---	ESM/T EASEMENT
---	DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
---	RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
---	VOL VOLUME
---	PG PAGE
---	RIGHT OF WAY
---	1/2" IRON ROD SET WITH ORANGE PLASTIC CAP WESTWOOD
---	FOUND 1/2" IRON UNLESS OTHERWISE NOTED

- SURVEYOR NOTES:**
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD"
  - BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD83, 2011 ADJUSTMENT) AND WAS DERIVED FROM GNSS OBSERVATIONS HOLDING TRINET BASE STATION SSA\_01012 (PECAN VALLEY)
  - ALL DIMENSIONS AND COORDINATE VALUES ARE SURFACE AND THE COMBINED SCALE FACTOR OF 1.00016571 (GRID TO SURFACE) WAS APPLIED AT N 13677788.95, E 2092293.70

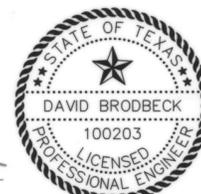
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S35°49'28"E	21.21'
C2	23.56'	15.00'	90°00'00"	N54°10'32"E	21.21'
C3	48.48'	430.00'	6°27'34"	N65°06'14"E	48.48'
C4	39.01'	25.00'	89°24'17"	S35°57'56"E	35.17'
C5	39.53'	25.00'	90°35'43"	S54°02'04"W	35.54'
C6	42.58'	140.00'	17°25'33"	N17°26'59"E	42.42'
C7	57.79'	190.00'	17°25'33"	S17°26'59"W	57.58'
C8	46.61'	25.00'	106°49'50"	S27°15'09"E	40.15'
C9	39.53'	25.00'	90°35'43"	S54°02'04"W	35.54'
C10	59.31'	195.00'	17°25'33"	N17°26'59"E	59.08'
C11	39.02'	25.00'	89°25'26"	S35°58'31"E	35.18'
C12	39.52'	25.00'	90°34'34"	S54°01'29"W	35.53'
C13	79.13'	175.00'	25°54'22"	S67°44'03"E	78.45'
C14	56.52'	125.00'	25°54'22"	N67°44'03"W	56.04'
C15	21.65'	15.00'	82°41'57"	N83°52'10"E	19.82'
C16	137.87'	409.87'	19°16'20"	N52°09'16"E	137.22'
C17	42.14'	370.00'	6°31'33"	S65°02'56"W	42.12'
C18	322.55'	350.00'	52°48'08"	S35°23'06"W	311.26'
C19	22.64'	15.00'	86°29'38"	N11°32'03"W	20.55'
C20	162.65'	410.00'	22°43'46"	N20°20'54"E	161.58'
C21	39.21'	25.00'	89°51'37"	S35°30'01"E	35.31'
C22	39.33'	25.00'	90°08'23"	N54°29'59"E	35.40'
C23	0.66'	430.00'	0°05'17"	S61°49'48"W	0.66'

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 BY:  
*Jason R. Gabriel*  
JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530



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.  
*David Brodbeck*  
DAVID BRODBECK  
100203  
LICENSED PROFESSIONAL ENGINEER



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION 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" 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 LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND 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, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

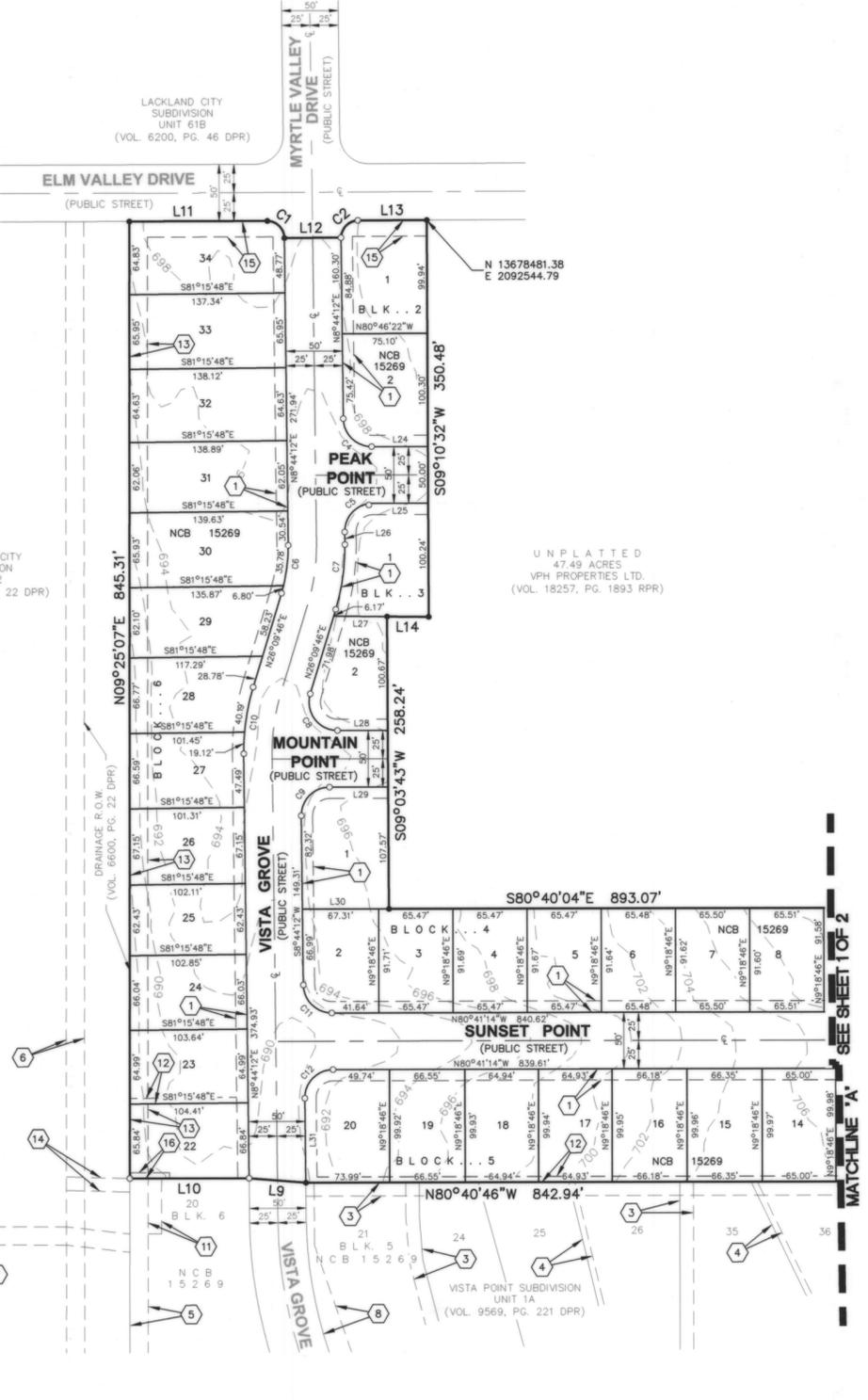
**EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	101.40'	N9°09'32"E
L2	55.34'	N34°42'55"E
L3	71.32'	N9°22'54"E
L4	100.17'	N81°01'25"W
L5	60.23'	N75°57'25"W
L6	99.85'	N80°58'28"W
L7	57.94'	N13°39'25"E
L8	47.26'	N18°10'59"E
L9	50.19'	N76°02'03"W
L10	105.20'	N80°42'51"W
L11	121.69'	S80°49'28"E
L12	50.00'	S80°49'28"E
L13	60.75'	S80°49'28"E
L14	36.78'	N80°05'54"W
L15	18.75'	N50°36'29"E
L16	20.10'	N55°54'32"E
L17	47.43'	N59°34'13"E
L18	100.05'	S28°08'57"E
L19	71.40'	S57°12'59"W
L20	69.86'	S43°55'49"W
L21	71.88'	S27°21'53"W
L22	76.30'	S13°38'51"W
L23	126.01'	S9°05'07"W
L24	49.59'	S80°40'04"E
L25	48.69'	N80°40'04"W
L26	11.26'	S8°44'12"W
L27	46.98'	N80°05'54"W
L28	44.36'	S80°40'04"E
L29	51.72'	N80°40'04"W
L30	76.37'	S80°40'04"E
L31	74.67'	S8°44'12"W
L32	15.49'	N22°39'03"E
L33	39.99'	S80°40'04"E
L34	24.88'	N26°25'17"E
L35	42.33'	S54°46'52"E
L36	39.68'	N54°46'52"W
L37	18.69'	S27°21'53"W
L38	8.21'	S9°05'07"W
L39	6.88'	N9°21'21"E
L40	7.55'	S9°21'21"W
L41	74.27'	S80°25'49"E

- SAWS NOTES:**
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
  - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND 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 SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
  - 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 OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- IMPACT FEE PAYMENT NOTE:**  
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.
- GENERAL NOTES:**
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
  - 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
  - IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

- KEYNOTE LEGEND**
- 10' EGGTVE
  - 16' SANITARY SEWER EASEMENT (VOL. 9705, PG. 16 DPR)
  - 12' UTILITY EASEMENT (VOL. 9569, PG. 221, DPR)
  - 5' UTILITY EASEMENT (VOL. 9569, PG. 221, DPR)
  - 16' UTILITY EASEMENT (VOL. 9569, PG. 221, DPR)
  - 16' ACCESS & UTILITY EASEMENT (VOL. 6600, PG. 22, DPR)
  - 16' ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND SANITARY SEWER EASEMENT (VOL. 9569, PG. 221, DPR)
  - VISIBILITY EASEMENT (VOL. 9569, PG. 221, DPR)
  - 14' DRAINAGE EASEMENT (VOL. 9705, PG. 16, DPR)
  - 8' PRIVATE SANITARY SEWER EASEMENT (VOL. 9705, PG. 16, DPR)
  - 12' SANITARY SEWER EASEMENT (VOL. 13235, PG. 1940, RPR)
  - 5' EGGTVE
  - 16' EGGTVE
  - 12' SANITARY SEWER EASEMENT (VOL. 13235, PG. 1946, RPR)
  - 14' EGGTVE
  - 5' x 35' SANITARY SEWER EASEMENT



SEE SHEET 1 OF 2  
MATCHLINE 'A'