

IMPACT FEE 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.

DEDICATION OF THE WATER MAINS:
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.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

CPS/SAWS/COSA UTILITY NOTES:
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 DEDICATED THE 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," "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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR NOTES:
1. 1/2" 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 (NAD) 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 435 OF 785, COMMUNITY PANEL NO. 48029C04350, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 09)

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.

TRAVIS ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:

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

FLOOD PLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C04350, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H. 15.2)

RESIDENTIAL FINISHED FLOOR ELEVATION:
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOOD PLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO THE OCCUPANCY OF THE RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. (F125(a)(2) & F142(a)(1))

DRAINAGE EASEMENT ENCROACHMENTS:
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 TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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. (APPENDIX H)

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS 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 (35-598(a)(5)).

FIRE FLOW 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 THE 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.

FIRE NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APP240346) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(b).

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 BLOCK 10, LOT 902 BLOCK 6 AND LOT 904 BLOCK 5 DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS 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.

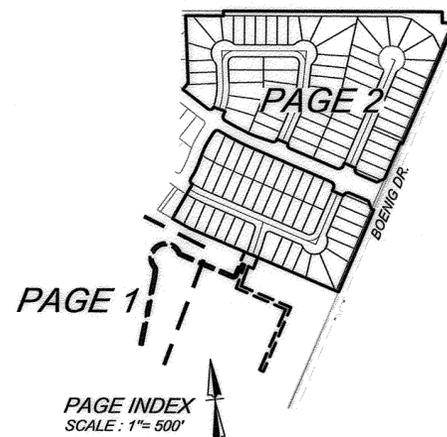
OPEN SPACE NOTE:
LOTS 901, 902, 903, BLOCK 6, NCB 17899 AND LOT 901, BLOCK 11, NCB 17899 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

- KEY NOTES**
- 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 2. VARIABLE WIDTH PRIVATE OPEN SPACE & DRAINAGE EASEMENT (0.65 ACRES) (PERMEABLE)
 - 3. 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.21 ACRES)
 - 4. 15' PRIVATE DRAINAGE EASEMENT (PERMEABLE) (0.04 ACRES)
 - 5. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 6. 5' WATER EASEMENT
 - 7. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
 - 8. LOT 903 BLOCK 6 N.C.B. 17899, OPEN SPACE LOT, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (PERMEABLE) (0.04 ACRES)
 - 9. LOT 901 BLOCK 11 N.C.B. 17899, OPEN SPACE LOT, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (PERMEABLE) (0.04 ACRES)
 - 10. 15' PRIVATE DRAINAGE EASEMENT
 - 11. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 12. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (OFF-LOT)(PERMEABLE)(0.196 ACRES)
 - 13. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET R.O.W.) (OFF-LOT)(PERMEABLE)(0.01 ACRES)
 - 14. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9721, PG. 89-91 D.P.R.)
 - 15. 20' PRIVATE OPEN SPACE & DRAINAGE EASEMENT (VOL. 9721, PG. 89-91 D.P.R.)
 - 16. OFF-LOT 16' SANITARY SEWER EASEMENT (0.71 ACRE) (VOL. 9704, PGS. 191-201 D.P.R.)
 - 17. 15' DRAINAGE EASEMENT (VOL. 9557, PG. 200, D.P.R.)
 - 18. 12' ELEC. GAS, TELE. & CABLE T.V. EASEMENT (VOL. 9557, PG. 200, D.P.R.)
 - 19. OFF-LOT 10' ELEC. GAS, TELE. & CA. T.V. EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (PERMEABLE) (0.09 AC.) (VOL. 9721, PAGE 90, D.P.R.)
 - 20. OFF-LOT 12' ELEC. GAS, TELE. & CA. T.V. EASEMENT (PERMEABLE) (0.149 AC.) (VOL. 9721, PAGE 90, D.P.R.)
 - 21. OFF-LOT 16' ELEC. GAS, TELE. & CA. T.V. EASEMENT (PERMEABLE) (0.407 AC.) (VOL. 9721, PAGE 90, D.P.R.)

LINE	LENGTH	BEARING
L1	50.00'	N37°10'54"E
L2	59.77'	N26°51'21"E
L3	40.83'	N38°06'21"E
L4	13.00'	S29°46'11"W
L5	50.00'	S60°13'49"W
L6	85.00'	S60°13'49"W
L7	35.36'	S15°13'49"E
L8	10.00'	S60°13'49"E
L9	50.00'	S60°13'49"E
L10	50.01'	N29°46'11"E
L11	11.47'	S60°13'49"E
L12	50.01'	S29°46'11"W
L13	33.98'	N44°46'11"E
L14	108.94'	N45°13'49"W
L15	50.00'	N64°41'08"W
L16	74.41'	N64°07'17"W
L17	50.00'	N60°13'49"W
L18	3.80'	S29°46'11"W
L19	13.00'	S29°46'11"W
L20	50.00'	N60°13'49"W

LINE	LENGTH	BEARING
L21	85.00'	N60°13'49"W
L22	35.36'	S74°46'11"W
L23	10.00'	N60°13'49"W
L24	50.00'	S83°21'00"E
L25	46.00'	N5°14'44"E
L26	20.01'	N6°46'05"E
L27	19.37'	N49°24'36"W
L28	39.05'	N54°44'27"W
L29	21.38'	N54°44'27"W
L30	23.73'	N58°24'02"W
L31	36.63'	N58°24'02"W
L32	8.39'	N60°13'49"W
L33	79.66'	N24°08'03"E
L34	71.76'	S24°08'03"W
L35	22.51'	N60°13'49"W
L36	16.03'	N60°13'49"W
L37	16.00'	N60°13'49"W
L38	10.00'	S72°01'40"E
L39	54.99'	S29°46'11"W
L40	10.00'	S60°13'49"E

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

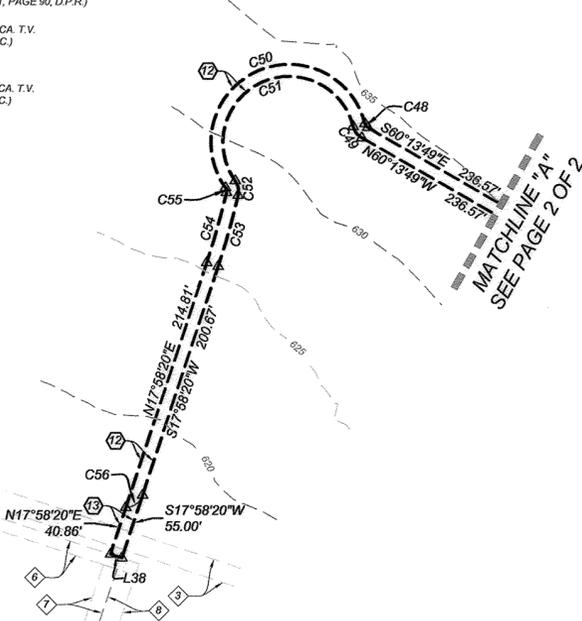


CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	2.22'	475.00'	1.11'	0°16'08"	2.22'	N52°41'03"W
C2	24.68'	15.00'	16.16'	94°16'00"	21.99'	N5°25'00"W
C3	58.42'	225.25'	29.38'	14°51'39"	58.26'	N34°17'01"E
C4	58.80'	275.00'	29.51'	12°15'00"	58.68'	N32°58'51"E
C5	23.35'	15.00'	14.79'	89°10'25"	21.06'	N63°41'33"E
C6	152.24'	1025.00'	76.26'	8°30'35"	152.10'	S55°58'32"E
C7	31.42'	20.00'	20.00'	90°00'00"	28.28'	S15°13'49"E
C8	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°46'11"E
C9	31.42'	20.00'	20.00'	90°00'00"	28.28'	S15°13'49"E
C10	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°46'11"W
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°13'49"W
C12	22.54'	15.00'	14.01'	86°06'32"	20.48'	S72°49'27"W
C13	31.83'	300.00'	15.93'	6°04'44"	31.81'	N61°04'55"W
C14	111.69'	975.00'	55.91'	6°33'48"	111.63'	N54°45'39"W
C15	21.09'	15.00'	12.71'	80°33'02"	19.39'	N11°12'14"W
C16	21.31'	325.00'	10.66'	3°45'25"	21.31'	N27°11'35"E
C17	28.28'	15.00'	20.65'	108°00'19"	24.27'	S79°19'02"W
C18	24.67'	975.00'	12.34'	1°27'00"	24.67'	N45°57'19"W
C19	67.92'	525.00'	34.01'	7°24'43"	67.87'	N56°31'27"W
C20	61.45'	475.00'	30.77'	7°24'43"	61.41'	S56°31'27"E
C21	22.09'	15.00'	13.59'	84°21'52"	20.14'	N18°02'53"W
C22	25.04'	15.00'	16.55'	95°38'06"	22.23'	S71°57'07"W
C23	27.25'	277.00'	13.63'	5°38'08"	27.23'	N26°57'07"E
C24	32.16'	327.00'	16.09'	5°38'08"	32.15'	S26°57'07"W
C25	11.44'	15.00'	6.01'	43°42'05"	11.17'	N38°22'47"W
C26	170.29'	55.00'	2426.07'	177°24'09"	109.97'	S74°46'11"W
C27	39.27'	25.00'	25.00'	90°00'00"	35.36'	N74°46'11"E
C28	11.44'	15.00'	6.01'	43°42'05"	11.17'	S7°55'09"W
C29	101.10'	275.00'	51.13'	21°03'49"	100.53'	N14°46'58"E
C30	11.51'	15.00'	6.06'	43°58'47"	11.23'	N17°44'20"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C31	40.37'	25.00'	26.12'	92°31'02"	36.12'	S50°30'34"W
C32	11.51'	15.00'	6.06'	43°58'47"	11.23'	S61°14'31"E
C33	173.24'	55.00'	13227.85'	180°28'35"	110.00'	N50°30'34"E
C34	41.77'	25.00'	27.63'	95°43'42"	37.08'	N35°22'04"W
C35	11.61'	15.00'	6.11'	44°20'28"	11.32'	N74°35'51"E
C36	11.61'	15.00'	6.11'	44°20'28"	11.32'	S34°40'01"W
C37	82.91'	275.00'	41.77'	17°16'24"	82.59'	N21°07'59"E
C38	98.51'	325.00'	49.63'	17°21'58"	98.13'	S21°05'11"W
C39	18.08'	15.00'	10.32'	68°04'31"	17.01'	N6°46'04"W
C40	275.78'	55.00'	40.48'	287°17'18"	65.21'	S75°39'41"E
C41	10.00'	15.00'	5.20'	38°12'48"	9.82'	S48°52'35"W
C42	177.02'	55.00'	1428.27'	184°24'36"	109.92'	S35°22'04"E
C43	119.48'	325.00'	60.42'	21°03'49"	118.81'	S14°46'58"W
C44	7.85'	5.00'	5.00'	90°00'00"	7.07'	N74°46'11"E
C45	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°46'11"W
C46	4.02'	5.00'	2.13'	46°05'44"	3.91'	S37°10'57"E
C47	12.07'	15.00'	6.38'	46°05'44"	11.74'	N37°10'57"W
C48	228.76'	65.00'	339.70'	201°39'52"	127.68'	N65°01'59"E
C49	193.58'	55.00'	287.44'	201°39'52"	108.04'	S65°01'59"W
C50	12.71'	15.00'	6.77'	48°33'07"	12.33'	S11°31'24"E
C51	61.49'	675.00'	30.77'	5°13'10"	61.47'	S15°21'45"W
C52	60.58'	665.00'	30.31'	5°13'10"	60.56'	N15°21'45"E
C53	4.24'	5.00'	2.26'	48°33'07"	4.11'	N11°31'24"W
C54	18.46'	15.00'	10.61'	70°31'44"	17.32'	S53°14'12"W

LEGEND

- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- 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
- ESMT = EASEMENT
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- = PROPOSED CONTOURS
- 970— = EXISTING MAJOR CONTOURS
- --- — = EXISTING MINOR CONTOURS
- --- --- — = FLOOD PLAIN
- = PROPOSED EASEMENT
- ◇ = EXISTING EASEMENT
- = CENTERLINE



PLAT NUMBER: 180175

SUBDIVISION PLAT ESTABLISHING
SUMMERHILL SUBDIVISION UNIT 3

BEING A TOTAL OF 20.051 ACRES, INCLUSIVE OF A 0.20 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE REMAINDER OF A 214.49 ACRE TRACT CONVEYED TO VELMA DEVELOPMENT, L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817 PAGES 2029-2039 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE J.F. SHEPHERD SURVEY NO. 334, ABSTRACT NO. 678, NEW CITY BLOCK 16554, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:
VELMA DEVELOPMENT, L.L.C.
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210)493-2811



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AG

SUBDIVISION PLAT ESTABLISHING
SUMMERHILL SUBDIVISION UNIT 3

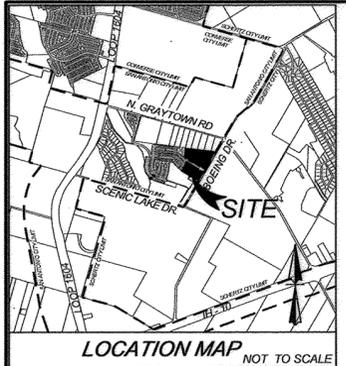
BEING A TOTAL OF 20.051 ACRES, INCLUSIVE OF A 0.20 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE REMAINDER OF A 214.49 ACRE TRACT CONVEYED TO VELMA DEVELOPMENT, L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817 PAGES 2029-2039 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE J.F. SHEPHERD SURVEY NO. 334, ABSTRACT NO. 678, NEW CITY BLOCK 16554, CITY OF SAN ANTONIO, 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 #: 10123300

OWNER/DEVELOPER:
VELMA DEVELOPMENT, L.L.C.
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210)493-2811

CEMETERY TRACT
UNPLATTED
OWNER:
NEILL BOLDRICK, JR.
(VOL. 5285, PG. 927 W.D.)
GRID:
N = 13725023.08
E = 2198376.88



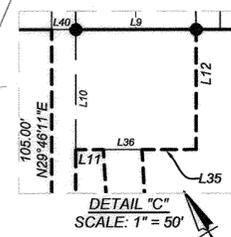
IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

DEDICATION OF THE WATER MAINS:
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.

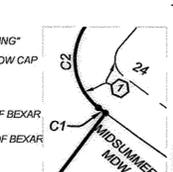
SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

CPS/SAWS/COSA UTILITY NOTES:
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 DEDICATED THE 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", "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 GRANATOR'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 UTILITIES 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 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.



UNPLATTED
LEANIN DIPPER INVESTMENT LTD
LOT P-7&P7A N.C.B. 16564
(VOL. 18141, PG. 1815 O.P.R.)



- LEGEND
- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- 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
- ESMT = EASEMENT
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- FLOOD PLAIN
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE

- KEY NOTES
1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT VARIABLE WIDTH PRIVATE OPEN SPACE & DRAINAGE EASEMENT (0.65 ACRES) (PERMEABLE)
2. 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.20 ACRES)
3. 15' PRIVATE DRAINAGE EASEMENT (PERMEABLE) (0.04 ACRES)
4. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5. 5' WATER EASEMENT
6. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
7. LOT 903 BLOCK 6 N.C.B. 17699, OPEN SPACE LOT, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (PERMEABLE) (0.04 ACRES)
8. LOT 901 BLOCK 11 N.C.B. 17699, OPEN SPACE LOT, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (PERMEABLE) (0.04 ACRES)
9. 15' PRIVATE DRAINAGE EASEMENT
10. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (OFF-LOT) (PERMEABLE) (0.196 ACRES)
11. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET R.O.W.) (OFF-LOT) (PERMEABLE) (0.01 ACRES)

REFER TO PAGE 1 OF 2 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLES

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.

TRAVIS ELSETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS & SURVEYING, INC.

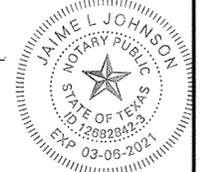
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

THIS PLAT OF SUMMERHILL SUBDIVISION, UNIT 3 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



OWNER/DEVELOPER: GORDON HARTMAN VELMA DEVELOPMENT, L.L.C. 1202 W. BITTERS, BLDG 1, STE. 1200 SAN ANTONIO, TX 78216 PHONE: (210) 493-2811

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 21 DAY OF March A.D. 2019

Notary Public, Bexar County Texas

