

**LEGEND**

- FOUND 1/2" IRON ROD
- 1/2" IRON ROD SET
- FF=XXX.XX
- 824 --- EXISTING CONTOUR LINE (FT)
- 100 YR FLOODPLAIN PER FEMA DFIRM PANEL 48028C02000 (EFFECTIVE SEPTEMBER 29, 2010)
- RIGHT-OF-WAY CENTERLINE
- ELEC = ELECTRIC
- TELE = TELEPHONE
- CATV = CABLE TELEVISION
- ESMT = EASEMENT
- N.T.S. = NOT TO SCALE
- B.S.L. = BUILDING SETBACK LINE
- VNAE = VEHICULAR NON-ACCESS EASEMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- Ⓟ 2500 S.F. PICNIC AREA FOR COSA PARKLAND CREDIT
- Ⓞ GAZEBO/PARKLON STRUCTURE FOR COSA PARKLAND CREDIT
- Ⓞ MINIMUM FINISHED FLOOR ELEVATION FOR OCCUPIABLE STRUCTURES (LOTS 11 & 12)
- Ⓞ VOL. = VOLUME
- Ⓞ PG. = PAGE
- Ⓞ CB = COUNTY BLOCK
- Ⓞ R.O.W. = RIGHT OF WAY
- Ⓞ COSA = CITY OF SAN ANTONIO

**GENERAL NOTES:**

- EAST AND NORTH (N) COORDINATES AND ELEVATION DATUM SHOWN ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204 NAD 83 AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
- BASIS OF BEARING: NORTH LINE OF 40' DRAINAGE R.O.W. PER CAMELOT SUBDIVISION UNIT 40, RECORDED IN VOLUME 7500, PAGE 122, D.P.R.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48028C02000, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	70.17'	N37°34'25"E
L2	132.50'	S00°34'35"E
L3	80.00'	S72°36'20"W
L4	48.16'	S37°36'20"W
L5	133.08'	N00°18'02"W
L6	133.62'	N00°18'02"W
L7	134.16'	N00°18'02"W
L8	134.70'	N00°18'02"W
L9	66.99'	N00°18'02"W
L10	69.92'	N00°18'02"W
L11	74.04'	N00°18'02"W
L12	44.73'	N72°36'09"E
L13	62.61'	N17°23'51"W
L14	39.88'	S00°18'02"E
L15	50.00'	N17°23'51"W
L16	96.62'	N72°36'09"E
L17	59.26'	N00°18'02"W
L18	95.50'	S00°18'02"E
L19	58.59'	N89°41'58"E
L20	26.65'	N72°36'09"E
L21	83.26'	N89°41'58"E
L22	95.50'	N00°18'02"W
L23	82.11'	N17°23'51"W
L24	105.45'	N89°41'58"E
L25	15.31'	S00°18'02"E
L26	70.03'	N72°36'09"E
L27	18.50'	N17°23'51"W
L28	220.47'	N72°36'09"E
L29	36.06'	N89°41'58"E

**LINE TABLE**

LINE	LENGTH	BEARING
L30	84.25'	S80°07'13"E
L31	194.59'	N89°41'58"E
L32	45.50'	N00°18'02"W
L33	158.00'	S89°41'58"W
L34	16.50'	N00°18'02"W
L35	79.68'	S00°18'02"E
L36	145.60'	N72°36'09"E
L37	23.00'	N17°23'51"W
L38	131.92'	N72°36'09"E
L39	115.97'	N89°41'58"E
L40	90.85'	S80°07'13"E
L41	16.06'	N00°18'02"W
L42	76.29'	S00°18'02"E
L43	250.84'	N72°36'09"E
L44	36.06'	N89°41'58"W
L45	84.03'	S80°07'13"E
L46	110.87'	N89°41'58"E
L47	20.00'	N00°18'02"W
L48	57.00'	S89°41'58"W
L49	14.50'	N00°18'02"W
L50	76.29'	S00°18'02"E
L51	250.84'	N72°36'09"E
L52	36.06'	N89°41'58"E
L53	59.55'	S80°07'13"E
L54	10.88'	N00°18'02"W
L55	86.87'	N89°41'58"E
L56	45.69'	N00°18'02"W
L57	38.61'	S17°23'51"E

**CITY PUBLIC SERVICE (CPS ENERGY) NOTES:**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "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 LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 ALTERATION.
- 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 HEREON.
- 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 THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**CURVE TABLE**

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD DISTANCE	CHORD BEARING
C1	108.00	370.00	16°43'27"	107.62'	S80°58'50"W
C2	126.52	207.11	35°00'04"	124.56'	S55°06'18"W
C3	58.93	197.50	17°05'49"	58.72'	N81°09'04"E
C4	35.09	197.50	10°10'49"	35.05'	S85°12'37"E
C5	46.73	25.00	107°05'49"	40.22'	S53°50'56"E
C6	93.46	50.00	107°05'49"	80.44'	S53°50'56"E
C7	59.68	200.00	17°05'49"	59.46'	S81°09'04"W
C8	35.54	200.00	10°10'49"	35.49'	S85°12'37"E
C9	39.27	25.00	90°00'00"	35.36'	N45°18'02"W
C10	56.08	30.00	107°05'49"	48.26'	S53°50'56"E
C11	65.65	220.00	17°05'49"	65.40'	S81°09'04"W
C12	39.09	220.00	10°10'49"	39.04'	S85°12'37"E
C13	43.71	25.00	100°10'49"	38.35'	N49°47'23"E

**IMPACT FEE PAYMENT DUE:**

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

**FINISHED FLOOR NOTES:**

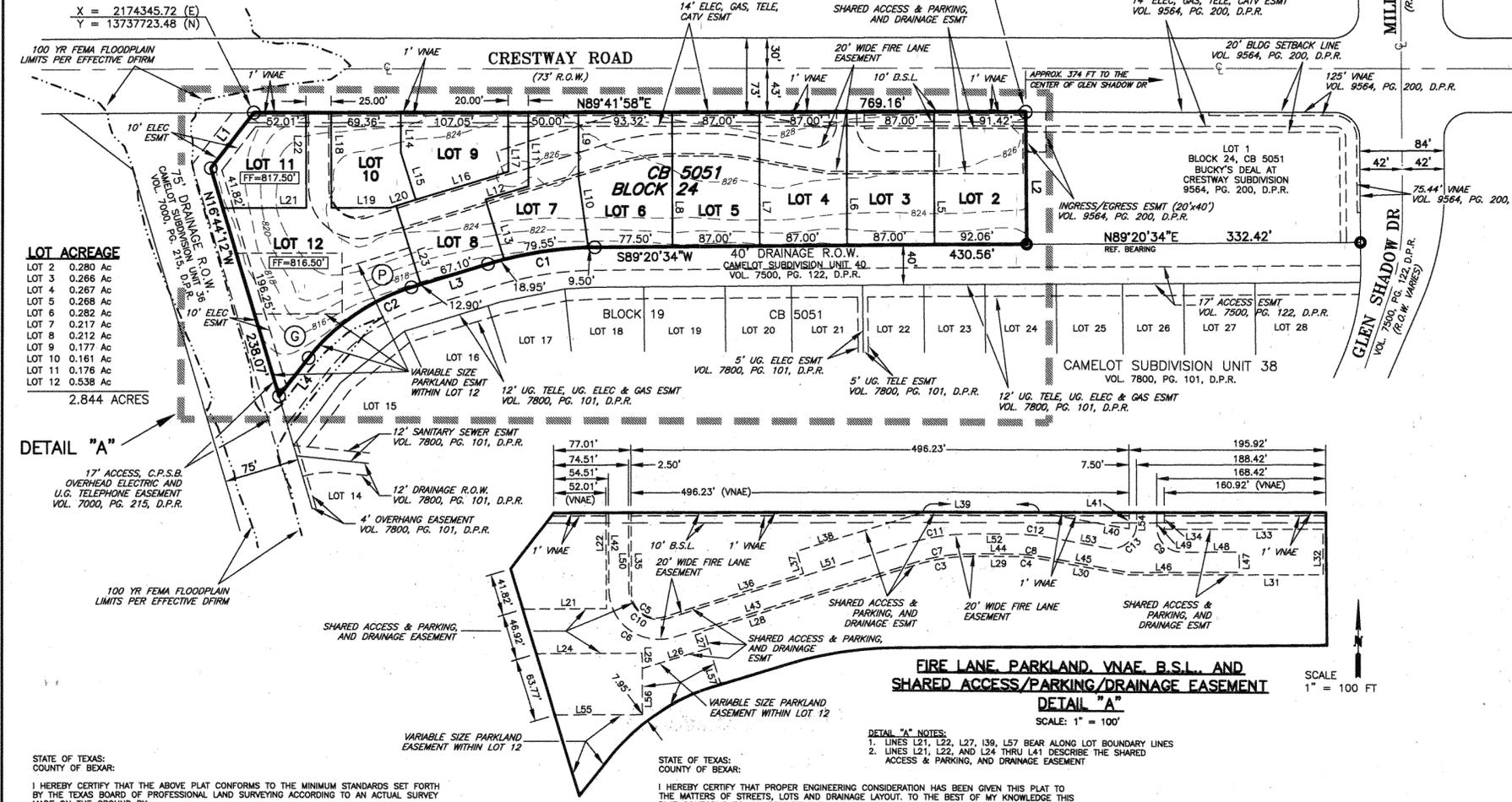
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**DRAINAGE EASEMENT NOTE:**

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 PUBLIC WORKS, 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 WITHIN SAID DRAINAGE EASEMENTS.

**BEXAR COUNTY MAINTENANCE NOTE:**

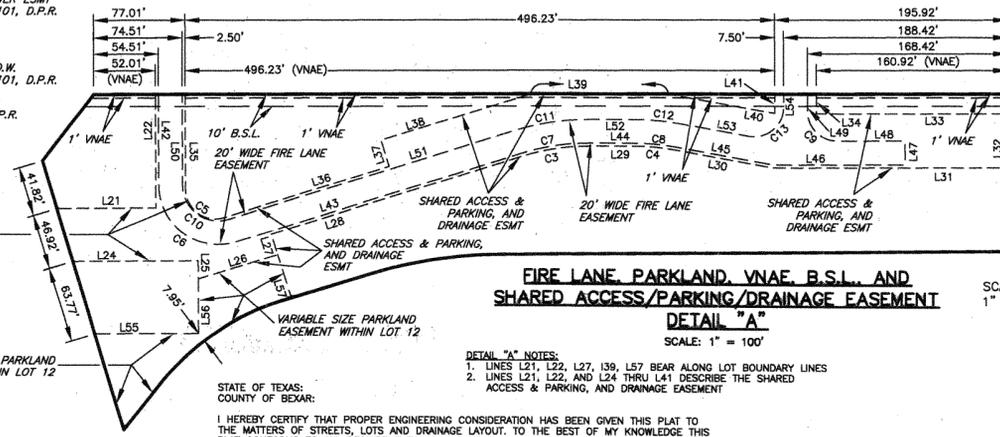
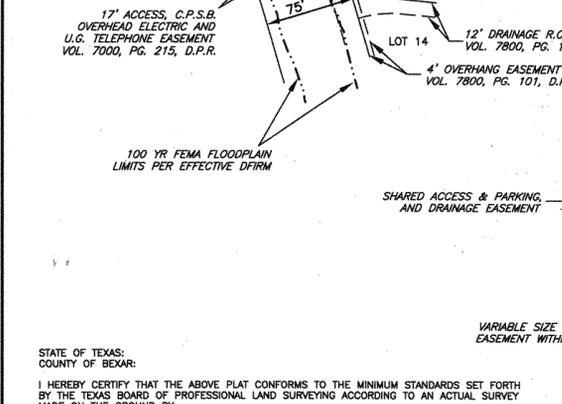
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.



**LOT ACREAGE**

LOT 2	0.280 Ac
LOT 3	0.266 Ac
LOT 4	0.267 Ac
LOT 5	0.268 Ac
LOT 6	0.282 Ac
LOT 7	0.217 Ac
LOT 8	0.212 Ac
LOT 9	0.177 Ac
LOT 10	0.161 Ac
LOT 11	0.176 Ac
LOT 12	0.538 Ac

**DETAIL "A"**



**FIRE LANE PARKLAND, VNAE, B.S.L., AND SHARED ACCESS/PARKING/DRAINAGE EASEMENT DETAIL "A"**

SCALE: 1" = 100'

DETAIL "A" NOTES:  
 1. LINES L21, L22, L27, L39, L57 BEAR ALONG LOT BOUNDARY LINES  
 2. LINES L21, L22, AND L24 THRU L41 DESCRIBE THE SHARED ACCESS & PARKING, AND DRAINAGE EASEMENT

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:

*Stephen G. Cook*  
 STEPHEN G. COOK, P.E., R.P.L.S.  
 c/o STEPHEN G. COOK ENGINEERING, INC.  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 5293  
 TSPS FIRM No. 10005400



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.

*Donald Oroian*  
 DONALD OROIAN, M.S., P.E.  
 c/o ADA CONSULTING GROUP, INC. (TBP# F-3512)  
 TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

11-13-2015

**PLAT NO. 150543**

**SUBDIVISION PLAT ESTABLISHING:**

**CRESTWAY CROSSING**

BEING 2.844 ACRES OF LAND OUT OF THE Wm. WINFORD SURVEY No. 326, ABSTRACT No. 798, COUNTY BLOCK 5051, ESTABLISHING LOTS 2-12, BLOCK 24, CB 5051, BEING THE SAME DESCRIBED BY SPECIAL WARRANTY DEED AS TRACT 12, RECORDED IN VOLUME 5992, PAGE 908 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A PORTION CONVEYED TO BEXAR COUNTY BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11192, PAGE 835, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100 FT

**ADA CONSULTING GROUP, INC.**  
 TEXAS REGISTERED ENGINEERING FIRM No. F-3512  
 221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216  
 (210) 340-5670 WWW.ADACG.COM

ADACG PROJECT No. 631-02 DATE: NOVEMBER 05, 2015

**OWNER/DEVELOPER:**  
 CRESTWAY CROSSING LLC  
 507 S. MAIN  
 SAN ANTONIO, TX 78204

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.

*Milton R. Chisum*  
 CRESTWAY CROSSING LLC  
 BY: MILTON R. CHISUM, ITS MEMBER

STATE OF TEXAS, COUNTY OF BEXAR:  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MILTON R. CHISUM, 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 13 DAY OF NOVEMBER, 2015.

*Donald Oroian*  
 DONALD OROIAN  
 Notary Public  
 State of Texas  
 My Comm. Exp. 08-04-2018  
 NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT OF CRESTWAY CROSSING 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. 2015.

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

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

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\_\_\_\_\_

BY: \_\_\_\_\_ COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF BEXAR:  
 I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY