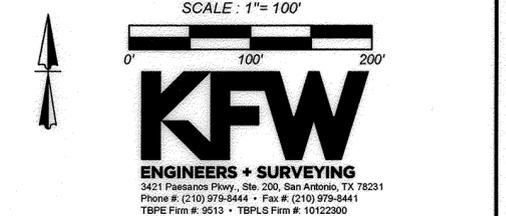
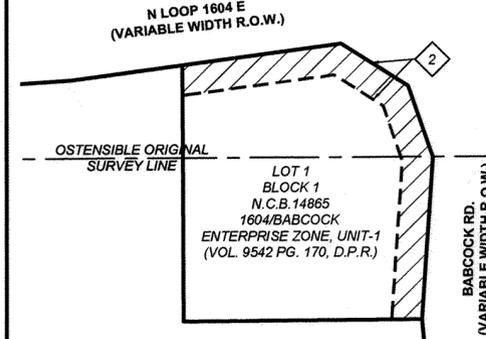
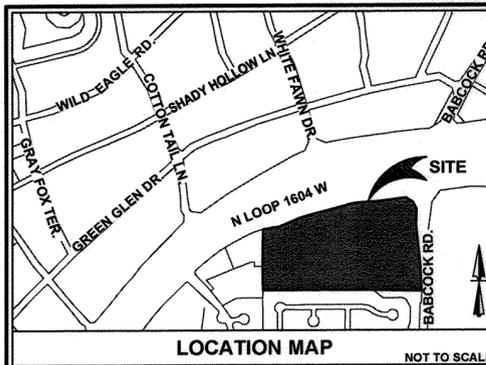


REPLAT AND SUBDIVISION PLAT ESTABLISHING THE SHOPS AT BABCOCK BEING A TOTAL OF 19.72 ACRES IN N.C.B. 14865, CONSISTING OF A 0.1423 OF AN ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 2, 3, 4, 5 & 901, BLOCK 1, N.C.B. 14865, SITUATED IN THE ANSELMO PARK SURVEY NO. 20, A-574, THE FRANK FELLE SURVEY NO. 21, A-1273, AND THE RAMON ORTEGA SURVEY NO. 435, A-987, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



SCALE: 1" = 100'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, N.C.B. 14865 AND A 29' BUILDING SETBACK LINE RECORDED IN THE SUBDIVISION PLAT ESTABLISHING 1604/BABCOCK ENTERPRISE ZONE, UNIT-1, RECORDED IN VOLUME 9542, PAGE 170 OUT OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF 1604/BABCOCK ENTERPRISE ZONE, UNIT-1, WHICH IS RECORDED IN VOLUME 9542, PAGE 170, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER: DOROTHY J. MILLER, HEDAD INC., 11850 MILL ROCK RD., SAN ANTONIO, TX 78230-2624. DULY AUTHORIZED AGENT: BLAKE HONIGBLUM, ABISO DEVELOPMENT, LLC, 120 AUSTIN HWY, SUITE 105, SAN ANTONIO, TX 78209, (210)-802-0110.

SWORN AND SUBSCRIBED BEFORE ME THIS THE 3 DAY OF November, 20 20. My Notary ID # 128336695 Expires July 26, 2022. My Commission Expires: July 26, 20 22.

- 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. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A). 5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF 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.

ARMANDO J. NIEBLA LICENSED PROFESSIONAL ENGINEER NO. 102296 KFW ENGINEERS, LLC 3421 PASSANOS PKWY., SUITE 200 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: 3 Nov 2020

TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PASSANOS PKWY., SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

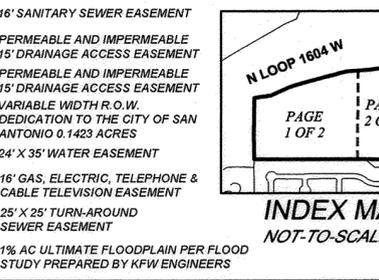
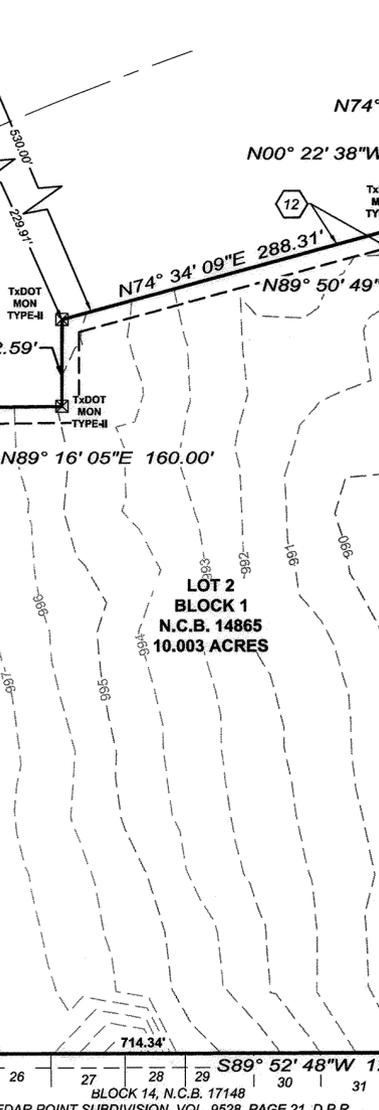
- CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY PLAT MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED, 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, C.L. = CENTER LINE, N.C.B. = NEW CITY BLOCK, -900 = EXISTING CONTOURS, - = EXISTING EASEMENT, = PROPOSED EASEMENT, = 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS, -900 = PROPOSED CONTOURS

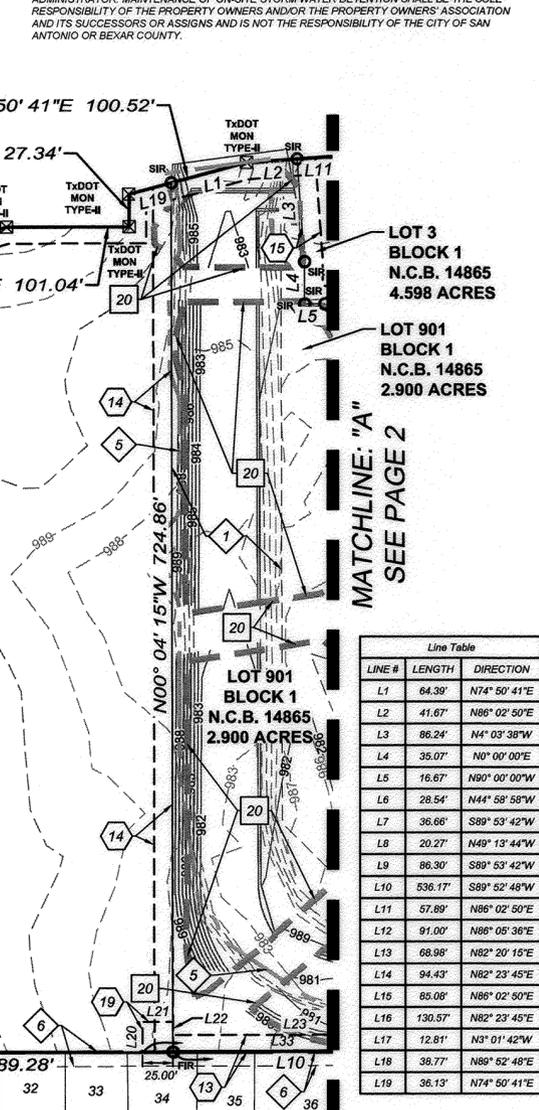
Sanitary Sewer Easement Table with columns: LINE #, LENGTH, DIRECTION. Includes lines L20 through L33 with bearings and distances.

- KEY NOTES: 1. CHANNEL EASEMENT (VOL. 1340 PG. 994 O.P.R.), 2. 25' BUILDING SETBACK LINE (VOL. 9542 PG. 170 D.P.R.), 3. 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9542 PG. 170 D.P.R.), 4. 5' X 30' ANCHOR EASEMENT (VOL. 9542 PG. 170 D.P.R.), 5. 100 YEAR FLOOD PLAIN (ZONE "A" AS SCALED FROM PANEL #48029C0210G, DATED SEPTEMBER 29, 2010), 6. 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9528 PG. 21 D.P.R.), 7. 16' DRAINAGE EASEMENT (VOL. 9510, PG.12 D.P.R.), 8. 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9510 PG. 12 D.P.R.), 9. COMMUNICATIONS TOWER EASEMENT (VOL. 8127, PG.1582 O.P.R.), 10. UTILITY EASEMENT (VOL. 9572, PG.40 D.P.R.), 11. 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9528 PG. 21 D.P.R.), 12. 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9528 PG. 21 D.P.R.)

- DRAINAGE EASEMENT ENCROACHMENTS 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... TXDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY... 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL"... 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY... FIRE DEPARTMENT ACCESS EASEMENT NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE... EASEMENTS FOR FLOODPLAIN APPROVAL: LOT(S) 2, 3, 4, 5 & 901, BLOCK 1, N.C.B. 14865, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFRM PANEL NUMBER 48029C0210G, DATED SEPTEMBER 29, 2010... STORM WATER DETENTION NOTE: STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR...



- LINE TABLE: L1 64.39' N74° 50' 41"E, L2 41.67' N88° 02' 50"E, L3 66.24' N4° 03' 38"W, L4 35.07' N0° 00' 00"E, L5 16.67' N90° 00' 00"W, L6 28.54' N44° 58' 58"W, L7 36.66' S89° 53' 42"W, L8 20.27' N49° 13' 44"W, L9 86.30' S89° 53' 42"W, L10 636.17' S89° 52' 48"W, L11 67.89' N86° 02' 50"E, L12 91.00' N88° 05' 36"E, L13 68.98' N82° 20' 15"E, L14 94.43' N82° 23' 45"E, L15 65.08' N86° 02' 50"E, L16 130.57' N82° 23' 45"E, L17 12.81' N3° 01' 42"W, L18 38.77' N89° 52' 48"E, L19 36.13' N74° 50' 41"E



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. PAGE 1 OF 2

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.

NOTARY PUBLIC BEXAR COUNTY TEXAS 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.

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DATE: Oct 29, 2020, 10:45am User ID: hmartinez DRAWN BY: HM File: M:155A13103Design\Civil\PLAT\PL541303.dwg

**PLAT NO. 20-11800150**

**REPLAT AND SUBDIVISION PLAT ESTABLISHING THE SHOPS AT BABCOCK**  
 BEING A TOTAL OF 19.72 ACRES IN N.C.B. 14865, CONSISTING OF A 0.1423 OF AN ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 2, 3, 4, 5 & 901, BLOCK 1, N.C.B. 14865, SITUATED IN THE ANSELMO PRU SURVEY NO. 20, A-574, THE FRANK FELLE SURVEY NO. 21, A-1273, AND THE RAMON ORTEGA SURVEY NO. 435, A-987, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



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.

DULY AUTHORIZED AGENT

OWNER: ALAN GOPAL, MAHA LAXMI, LTD, 2010 CACTUS CIR., SAN ANTONIO, TX 78258  
 DULY AUTHORIZED AGENT: BLAKE HONIGBLUM, ABISO DEVELOPMENT, LLC, 120 AUSTIN HWY, SUITE 105, SAN ANTONIO, TX 78209

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HONIGBLUM, 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 3 DAY OF November, A.D. 2020

*Gretchen H. Selland*  
 NOTARY PUBLIC BEXAR COUNTY TEXAS



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.

DULY AUTHORIZED AGENT

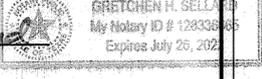
OWNER: DOROTHY J. MILLER, HEADAD INC., 11850 MILL ROCK ROAD, SAN ANTONIO, TX 78230  
 DULY AUTHORIZED AGENT: BLAKE HONIGBLUM, ABISO DEVELOPMENT, LLC, 120 AUSTIN HWY, SUITE 105, SAN ANTONIO, TX 78209

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 COUNTY OF BEXAR

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*Gretchen H. Selland*  
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DULY AUTHORIZED AGENT

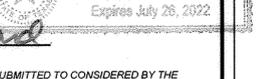
OWNER / AGENT: SAM S. MILLER, MILLER SAM S., 11850 MILL ROCK ROAD, SAN ANTONIO, TX 78230  
 DULY AUTHORIZED AGENT: BLAKE HONIGBLUM, ABISO DEVELOPMENT, LLC, 120 AUSTIN HWY, SUITE 105, SAN ANTONIO, TX 78209

STATE OF TEXAS  
 COUNTY OF BEXAR

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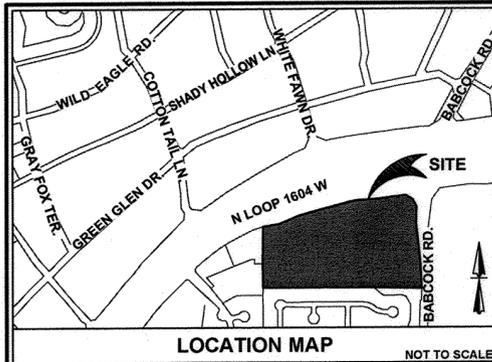
THIS 3 DAY OF November, A.D. 2020

*Gretchen H. Selland*  
 NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF THE SHOPS AT BABCOCK HAS BEEN SUBMITTED TO BE 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 3 DAY OF November, A.D. 2020

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



**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- TxDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- 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
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 900- = EXISTING CONTOURS
- = EXISTING EASEMENT
- = PROPOSED EASEMENT
- = 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS
- 900- = PROPOSED CONTOURS

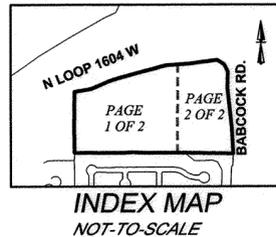
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	123.78	173.50	40°52'33"	121.17	N69° 40' 01"W	64.66
C2	28.89	40.50	40°52'33"	28.28	N69° 40' 01"W	15.09
C3	122.02	173.50	40°17'38"	119.62	N69° 57' 29"W	63.65
C4	41.82	194.50	12°19'13"	41.74	S19° 40' 12"E	20.99
C5	25.05	55.60	25°51'52"	24.84	S12° 53' 53"E	12.74

Sanitary Sewer Easement Table		
LINE #	LENGTH	DIRECTION
L20	25.00'	N0° 07' 12"W
L21	25.00'	N89° 52' 48"E
L22	11.00'	S0° 07' 12"E
L23	207.01'	N69° 52' 48"E
L24	137.97'	N72° 34' 09"E
L25	160.43'	N89° 12' 46"E
L26	60.92'	N44° 52' 56"E
L27	30.23'	N89° 52' 48"E
L28	16.06'	S4° 58' 06"E
L29	24.98'	S89° 52' 48"W
L30	60.81'	S44° 52' 56"W
L31	164.61'	S89° 12' 46"W
L32	137.97'	N72° 34' 09"E
L33	240.86'	S89° 52' 48"W

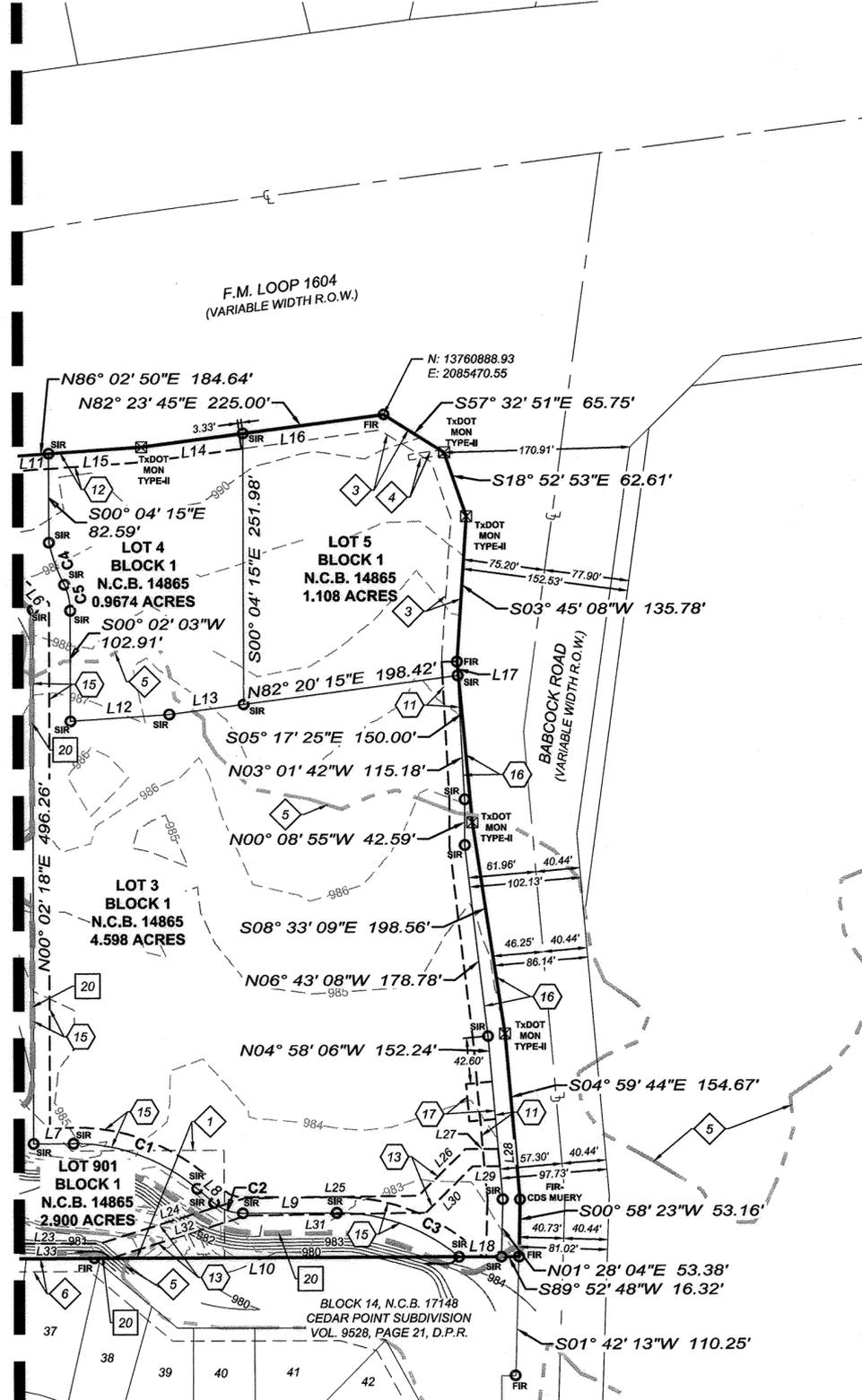
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LINE #	LENGTH	DIRECTION
L1	64.39'	N74° 50' 41"E
L2	41.67'	N89° 02' 50"E
L3	86.24'	N4° 03' 38"W
L4	35.07'	N0° 00' 00"E
L5	16.67'	N80° 00' 00"W
L6	28.54'	N44° 58' 59"W
L7	36.68'	S89° 53' 42"W
L8	20.27'	N49° 13' 44"W
L9	86.30'	S89° 53' 42"W
L10	536.17'	S89° 52' 48"W
L11	57.89'	N86° 02' 50"E
L12	91.00'	N86° 00' 36"E
L13	68.98'	N82° 20' 15"E
L14	94.43'	N82° 23' 45"E
L15	85.08'	N86° 02' 50"E
L16	130.57'	N82° 23' 45"E
L17	12.81'	N3° 01' 42"W
L18	38.77'	N89° 52' 48"E
L19	36.13'	N74° 50' 41"E

**KEY NOTES**

- 1 CHANNEL EASEMENT (VOL. 1340 PG. 994 O.P.R.)
- 2 25' BUILDING SETBACK LINE (VOL. 9542 PG. 170 D.P.R.)
- 3 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9542 PG. 170 D.P.R.)
- 4 5' X 30' ANCHOR EASEMENT (VOL. 9542 PG. 170 D.P.R.)
- 5 100 YEAR FLOOD PLAIN (ZONE "A" AS SCALED FROM PANEL #48029C0210G, DATED SEPTEMBER 29, 2010)
- 6 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9528 PG. 21 D.P.R.)
- 7 16' DRAINAGE EASEMENT (VOL. 9510, PG. 12 D.P.R.)
- 8 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9510 PG. 12 D.P.R.)
- 9 COMMUNICATIONS TOWER EASEMENT (VOL. 8127, PG. 1582 O.P.R.)
- 10 10' UTILITY EASEMENT (VOL. 9572, PG. 40 D.P.R.)
- 11 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 12 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 13 16' SANITARY SEWER EASEMENT
- 14 PERMEABLE AND IMPERMEABLE 15' DRAINAGE ACCESS EASEMENT
- 15 PERMEABLE AND IMPERMEABLE 15' DRAINAGE ACCESS EASEMENT
- 16 VARIABLE WIDTH R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.1423 ACRES
- 17 24' X 35' WATER EASEMENT
- 18 16' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 19 25' X 25' TURN-AROUND SEWER EASEMENT
- 20 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS



MATCHLINE: "A" SEE PAGE 1



**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. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEXAR

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.

ARMANDO J. NIEBLA  
 LICENSED PROFESSIONAL ENGINEER NO. 102296  
 KFW ENGINEERS, LLC  
 3421 PAESANOS PKWY., SUITE 200  
 SAN ANTONIO, TEXAS 78231  
 PHONE: 210-979-8444  
 FAX: 210-979-8441

STATE OF TEXAS  
 COUNTY OF BEXAR

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:

*Tim C. Pappas*  
 3 NOV 2020

TIM C. PAPPAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 KFW SURVEYING, LLC  
 3421 PAESANOS PKWY., SUITE 101  
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