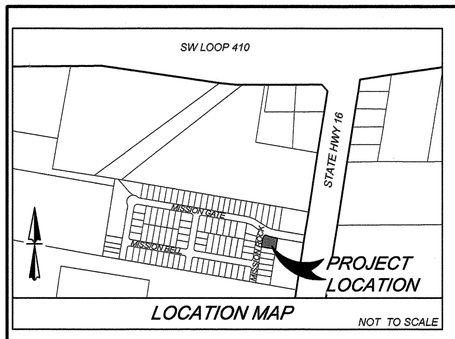
PLAT NUMBER: 160234

REPLAT ESTABLISHING

MISSIONES MONUMENTATION SUBDIVISION

BEING 0.215 OF AN ACRE ESTABLISHING LOT 8 & 901, BLOCK 16, N.C.B. 14552, PREVIOUSLY PLATTED AS LOT 1, BLOCK 16, N.C.B. 14552, OUT OF THE MISSIONES SUBDIVISION, IN THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 9674, PAGE 125 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998300289
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
5. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 560 OF 785, COMMUNITY PANEL NO. 48029C0560F, DATED SEPTEMBER 29, 2010.
6. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	25.61'	75.00'	019°34'04"	N18°38'32"E	25.49'
C2	22.35'	15.00'	085°21'28"	N71°06'18"E	20.34'
C3	58.90'	236.80'	014°15'06"	S73°20'31"E	58.75'
C4	80.93'	266.80'	017°22'49"	S71°46'40"E	80.62'

WASTEWATER 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.

EDU 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

GENERAL NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
2. THE MAINTENANCE OF LOT 901, BLOCK 16 LOCATED WITH THE MISSIONES MONUMENTATION SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

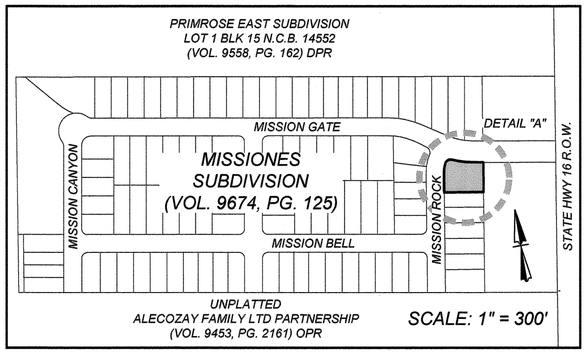
C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. 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.
3. 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:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. 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.

SCALE : 1"= 40'

0' 20' 40' 60' 80'

KFW ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Ste 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

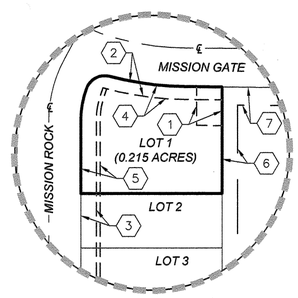
DATE PREPARED: 02/18/16



LEGEND

SIR	=	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W.	=	RIGHT-OF-WAY
DPR	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TX
OPR	=	OFFICE OF PUBLIC RECORDS OF BEXAR COUNTY, TX
BLK	=	BLOCK
N.C.B.	=	NEW CITY BLOCK
VOL.	=	VOLUME
PG.	=	PAGE
℄	=	CENTERLINE ROAD

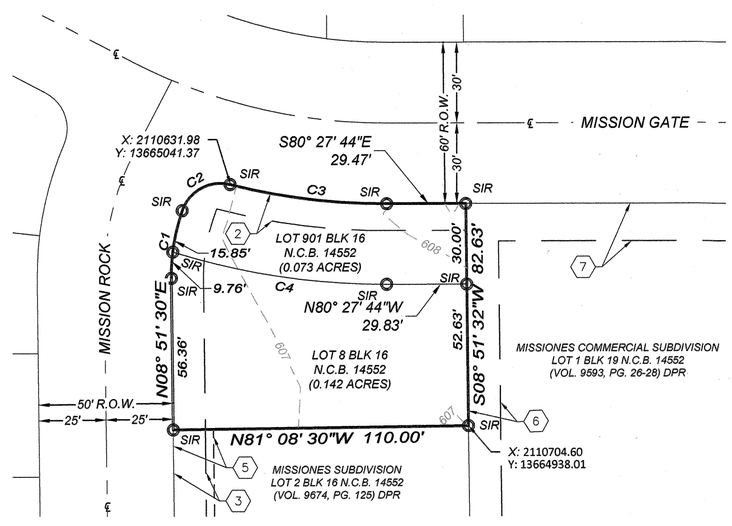
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
0.215 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 16, N.C.B. 14552, OUT OF THE MISSIONES SUBDIVISION, RECORDED IN VOLUME 9674, PAGE 125 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DETAIL "A"
N.T.S.

KEYED NOTES

1. MONUMENT EASEMENT (VOL. 9674, PG. 125) DPR
2. 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOL. 9674, PG. 125) DPR
3. 12' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOL. 9674, PG. 125) DPR
4. 10' BUILDING SETBACK LINE (VOL. 9674, PG. 125) DPR
5. 15' BUILDING SETBACK LINE (VOL. 9674, PG. 125) DPR
6. 12' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOL. 9593, PG. 26) DPR
7. 14' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOL. 9593, PG. 26) DPR



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:
KB HOMES LONE STAR, INC.
JOE HERNANDEZ
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX. 78229

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ, 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 12th DAY OF May A.D. 2016.

NOTARY PUBLIC BEXAR COUNTY TEXAS

JOHN ADKINS
Notary Public, State of Texas
My Commission Expires
June 19, 2017

THIS PLAT OF MISSIONES MONUMENTATION SUBDIVISION 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

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 DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20 ____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 12th DAY OF May, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-19-17

JOHN ADKINS
Notary Public, State of Texas
My Commission Expires
June 19, 2017

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
BOBBY J. TORRES
91195
LICENSED
PROFESSIONAL ENGINEER

5/12/16

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:

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
KFW SURVEYING, LLC
3421 PAESANOS PKWY, STE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444,FAX: 210-979-8441

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6528
PROFESSIONAL
LAND SURVEYOR

5/12/2016

DRAWN BY: AC

Date: May 12, 2016, 10:09am User ID: ACeja
File: P:\418\02\01\Design\Civil\PLAT\PL160234.dwg