

PLAT NUMBER 150020

RE-PLAT ESTABLISHING
THE RIDGE (EAST) 2
 BEING A TOTAL OF 13.95 ACRES, ESTABLISHING LOT 7, LOT 8, LOT 9,
 LOT 10, LOT 11, LOT 902 AND LOT 903, BLOCK 1, NEW CITY BLOCK
 17700 OF BEXAR COUNTY, TEXAS.



14603 Huebner Rd. Bldg. #3, San Antonio, TX 78230 - 1876 Firm #9513
 Phone: (210) 979-8444 • Fax: (210) 979-8441 • 1876 S Firm #102200

OWNER / DEVELOPER:
 SA LAND HOLDINGS, L.P.
 RICHARD ERENBERG
 5 FOUR COINS DRIVE
 CANONSBURG, PA. 15317

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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

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

DULY AUTHORIZED AGENT

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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF THE RIDGE (EAST) 2, 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

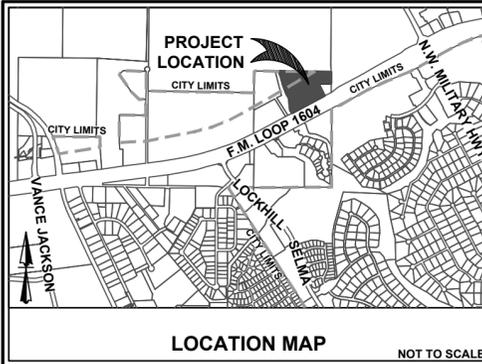
BY: _____
 SECRETARY

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



LOCATION MAP NOT TO SCALE



AREA BEING RE-PLATTED THROUGH PUBLIC HEARING
 THE AREA BEING RE-PLATTED BEING 13.95 ACRES KNOWN AS LOT 2, BLOCK 1, NEW CITY BLOCK
 17700 HAD BEEN PREVIOUSLY PLATTED IN THE RIDGE (EAST) RECORDED IN VOL. 9606, PG. 9 OF
 THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1" = 400'

LEGEND

- SURVEYOR NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE CONTOUR DATA SHOWN ON THIS PLAT IS DERIVED FROM THE COSA AERIAL 1" TOPOGRAPHY.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" UNLESS OTHERWISE NOTED.
- F.I.R. = FOUND 1/2" IRON ROD
 R.O.W. = RIGHT-OF-WAY
 D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 S.P.K. = SET PK NAIL
 --- = CITY OF SAN ANTONIO LIMITS
 -982- = PROPOSED CONTOURS

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT THE RIDGE (EAST) WHICH IS RECORDED IN VOLUME 9606, PAGE 9, 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

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF BEXAR

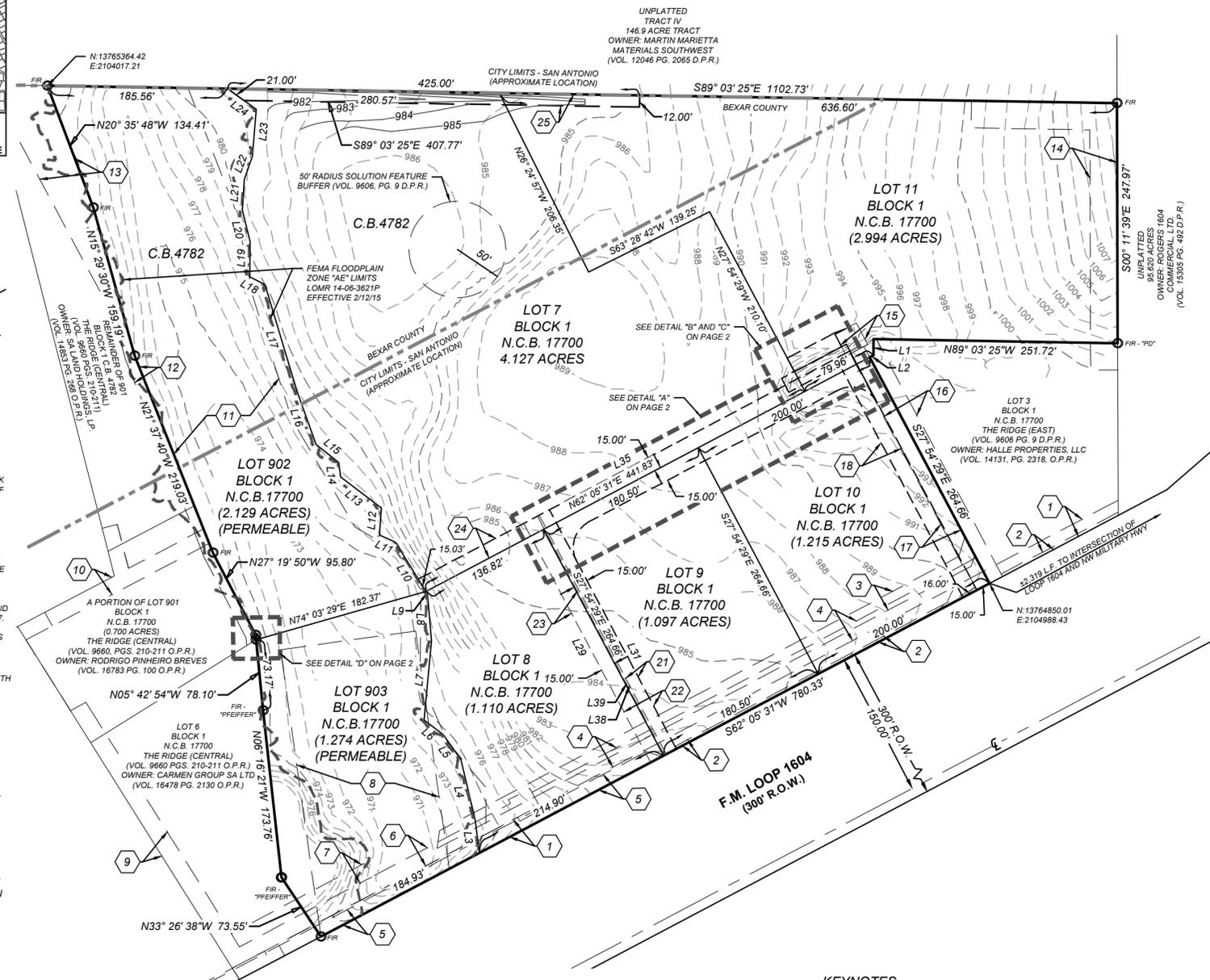
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 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.

KYLE PRESSLER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 KFW SURVEYING, LLC
 KPRESSLER@KFWENGINEERS.COM
 14603 HUEBNER ROAD, BUILDING 40
 SAN ANTONIO, TEXAS 78230
 PHONE: 210-979-8444
 FAX: 210-979-8441



KEYNOTES

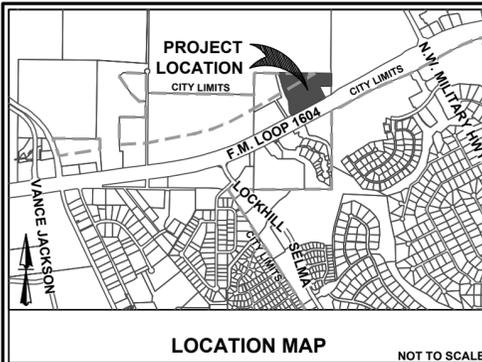
- | | |
|--|---|
| 1 14' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9534, PG. 208 D.P.R.) | 13 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9660, PG. 211 D.P.R.) |
| 2 1' NON-VEHICULAR EASEMENT (VOL. 9606, PG. 9 D.P.R.) | 14 28' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9606, PG. 9 D.P.R.) |
| 3 15' DRAINAGE EASEMENT (VOL. 14131, PG. 2325 O.P.R.) | 15 25' X 25' SANITARY SEWER EASEMENT (VOL. 14658, PG. 1769 O.P.R.) |
| 4 16' SANITARY SEWER EASEMENT (VOL. 9606, PG. 9 D.P.R.) | 16 30' IRREVOCABLE INGRESS / EGRESS, ELEC., GAS, TELE., CATV, AND DRAINAGE EASEMENT (VOL. 9606, PG. 9 D.P.R.) |
| 5 12' WATER EASEMENT (VOL. 7701, PG. 1855 O.P.R.) | 17 16' SANITARY SEWER EASEMENT (VOL. 14658, PG. 1763 O.P.R.) |
| 6 16' SANITARY SEWER EASEMENT (VOL. 9601, PG. 137 D.P.R.) | 18 16' WATER EASEMENT |
| 7 16' DRAINAGE EASEMENT (VOL. 9601, PG. 137 D.P.R.) | 19 16' SEWER EASEMENT |
| 8 TX DOT CHANNEL EASEMENT (VOL. 26, PG. 575 D.P.R.) | 20 VARIABLE WIDTH IRREVOCABLE INGRESS / EGRESS, ELEC., GAS, TELE., CATV, AND DRAINAGE EASEMENT |
| 9 18' SEWER EASEMENT (VOL. 9601, PG. 137 D.P.R.) | 21 12' WATER EASEMENT |
| 10 16' DRAINAGE EASEMENT (VOL. 9660, PG. 211 D.P.R.) | 22 30' IRREVOCABLE INGRESS EGRESS EASEMENT |
| 11 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9606, PG. 9 D.P.R.) | 23 16' SEWER EASEMENT |
| 12 10' DRAINAGE EASEMENT (VOL. 9660, PG. 211 D.P.R.) | 24 15' IRREVOCABLE INGRESS EGRESS EASEMENT |
| | 25 12' DRAINAGE EASEMENT |

RE-PLAT ESTABLISHING
THE RIDGE (EAST) 2
 BEING A TOTAL OF 13.95 ACRES, ESTABLISHING LOT 7, LOT 8, LOT 9,
 LOT 10, LOT 11, LOT 902 AND LOT 903, BLOCK 1, NEW CITY BLOCK
 17700, COUNTY BLOCK 4782 OF BEXAR COUNTY, TEXAS.



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OWNER / DEVELOPER:
 SA LAND HOLDINGS, L.P.
 RICHARD ERENBERG
 5 FOUR COINS DRIVE
 CANONSBURG, PA. 15317



LOCATION MAP
 NOT TO SCALE

C.P.S. NOTES:

- 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.
- 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 BELOW.

SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SAID SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SAWS INGRESS / EGRESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS / EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER / WATER EASEMENTS SHOWN ON THIS PLAT.

SAWS IMPACT FEE PAYMENT DUE:

WATER AND 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.

EDU NOTE:

THE NUMBER OF 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 THE DEVELOPMENT SERVICES DEPARTMENT.

DEDICATION OF THE SANITARY SEWER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER 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 WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES 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 WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

SAWS HIGH PRESSURE NOTE (PRV'S REQUIRED):

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET, 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. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV IS/ARE REQUIRED FOR SUCH LOT(S)". ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

TxDOT:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURE FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 ACCESS POINTS ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 780.33'.

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. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SHARED CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-006(R)(3).

DRAINAGE:

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 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.

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENT OF RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH LOMR 14-08-38212 EFFECTIVE FEBRUARY 12, 2015, WHICH REVISES DFIRM PANEL 230, DATED SEPTEMBER 29, 2010, AND THE LOWER OF THE 4% ANNUAL CHANCE (25 YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100 YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FINISHED FLOOR NOTE:

- 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE RIDGE (EAST) 2 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 902, & LOT 903, BLOCK 1, N.C.B. 17700 AND C.B. 4782.

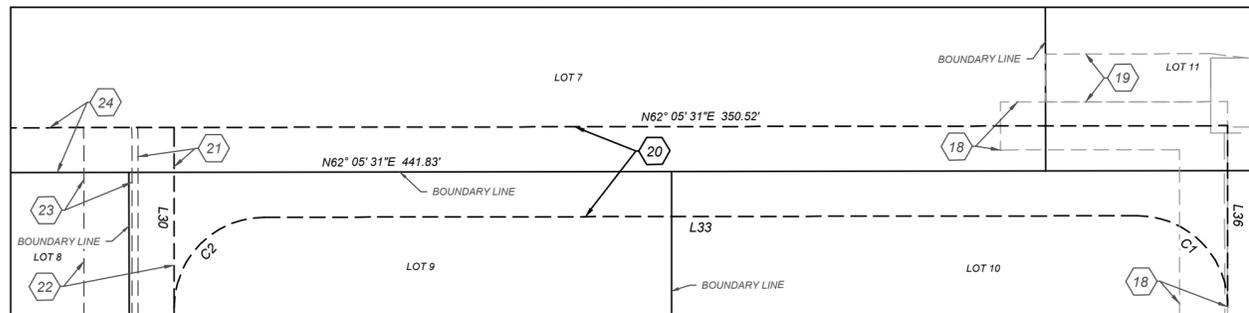
LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- S.P.K. = SET PK NAIL
- = CITY OF SAN ANTONIO LIMITS

SURVEYOR NOTES:

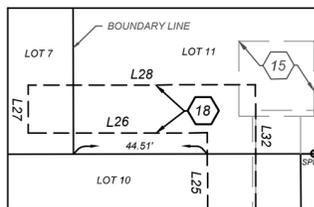
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE CONTOUR DATA SHOWN ON THIS PLAT IS DERIVED FROM THE COSA AERIAL 1" TOPOGRAPHY.
- ALL LOT CORNERS ARE SET 1/2" IRON RODS WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" UNLESS OTHERWISE NOTED.

INGRESS / EGRESS EASEMENTS



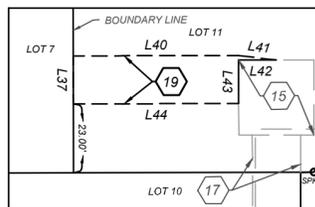
DETAIL "A"
 SCALE : 1" = 40"

WATER EASEMENT

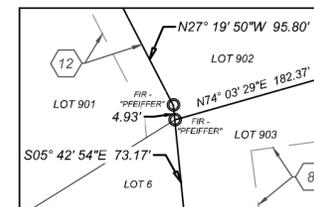


DETAIL "B"
 SCALE : 1" = 40"

SEWER EASEMENT



DETAIL "C"
 SCALE : 1" = 40"



DETAIL "D"
 SCALE : 1" = 40"

LINE #	LENGTH	DIRECTION
L1	16.56'	S0° 56' 35"W
L2	4.47'	S62° 05' 31"W
L3	34.27'	N7° 23' 19"W
L4	64.25'	N13° 12' 31"W
L5	31.77'	N35° 03' 01"W
L6	24.62'	N52° 32' 01"W
L7	81.92'	N5° 18' 29"E
L8	47.60'	N4° 59' 16"W
L9	4.18'	N20° 13' 53"W
L10	60.06'	N31° 45' 47"W
L11	17.84'	N66° 27' 26"W
L12	28.16'	N3° 57' 19"E
L13	52.89'	N52° 41' 57"W
L14	15.10'	N7° 44' 22"W
L15	29.96'	N51° 15' 21"W
L16	58.10'	N19° 46' 24"W
L17	115.33'	N16° 34' 07"W
L18	17.61'	N63° 37' 14"W
L19	36.30'	N0° 30' 00"E
L20	33.56'	N13° 46' 04"W
L21	31.92'	N3° 45' 46"E
L22	25.19'	N19° 09' 12"E

LINE #	LENGTH	DIRECTION
L23	48.88'	N4° 36' 41"E
L24	36.53'	N54° 12' 32"W
L25	271.66'	S27° 54' 15"E
L26	59.51'	N62° 05' 31"E
L27	16.00'	S27° 54' 29"E
L28	75.51'	N62° 05' 31"E
L29	279.66'	S27° 54' 29"E
L30	60.00'	N27° 54' 29"W
L31	219.66'	S27° 54' 29"E
L32	287.66'	S27° 54' 17"E
L33	290.51'	N62° 05' 31"E
L35	503.34'	N62° 05' 31"E
L36	60.00'	N27° 54' 17"W
L37	16.00'	N27° 54' 29"W
L38	279.66'	S27° 54' 29"E
L39	279.66'	S27° 54' 29"E
L40	54.99'	N62° 05' 31"E
L41	12.59'	N68° 53' 37"E
L42	12.50'	S62° 05' 43"W
L43	14.51'	S27° 54' 17"E
L44	54.99'	N62° 05' 43"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	47.13'	30.00'	90°00'34"	42.43'	N72° 54' 23"W	30.00
C2	47.12'	30.00'	89°99'95"	42.43'	S17° 05' 32"W	30.00

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
 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.

KYLE PRESSLER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 KFW SURVEYING, LLC
 KPRESSLER@KFWENGINEERS.COM
 14603 HUEBNER ROAD, BUILDING 40
 SAN ANTONIO, TEXAS 78230
 PHONE: 210-979-8444
 FAX: 210-979-8441

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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

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

DULY AUTHORIZED AGENT

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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF THE RIDGE (EAST) 2, 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