

REPLAT AND SUBDIVISION PLAT ESTABLISHING KNOLL CREEK SUBDIVISION TRACT 15

A 15.65 ACRE TRACT OF LAND OUT OF THE L. JONES SURVEY NO. 88, ABSTRACT NO. 375, COUNTY BLOCK NO. 4964 AND THE W.A. ARTHUR SURVEY NO. 85, ABSTRACT NO. 836, COUNTY BLOCK 5016, NOW IN NEW CITY BLOCK (N.C.B.) 17726, IN THE CITY OF SAN ANTONIO, TEXAS, AND BEING ALL OF A 15.65 ACRE TRACT OF LAND CONVEYED TO CHESMAR HOMES CT, LTD., OR RECORD IN VOLUME 17336 PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER: CHESMAR HOMES CT, LTD. 1846 N. LOOP 1604 WEST, STE. 200 SAN ANTONIO, TX 78248 PHONE: (210) 957-3395

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.

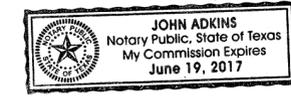
Not Swiler OWNER CHESMAR HOMES CT, LTD. 1846 N. LOOP 1604 WEST, STE. 200 SAN ANTONIO, TX 78248 PHONE: (210) 957-3395

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Not Swiler 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 20th DAY OF November A.D. 2015

John Adkins NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF KNOLL CREEK SUBDIVISION TRACT 15 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

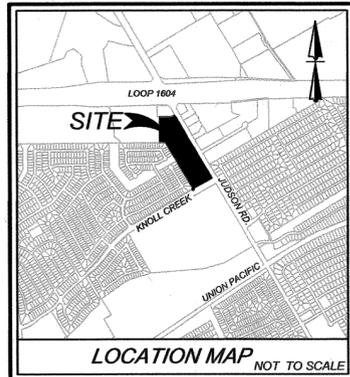
STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY, DO

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



- LEGEND: FPK = FOUND PK NAIL, F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", etc.

SAWS DEDICATION NOTE: THE DEVELOPER 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.

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...

George L. Weron 98203 LICENSED PROFESSIONAL ENGINEER 11/19/15

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...

Kyle L. Pressler 6528 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528 KFW SURVEYING, LLC 11/20/2015

- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...

- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

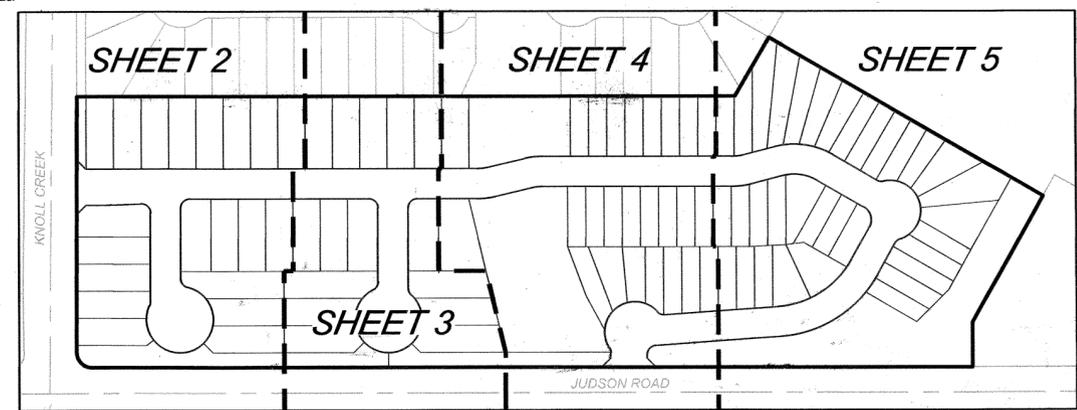
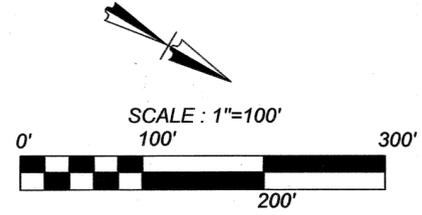
- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES...

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

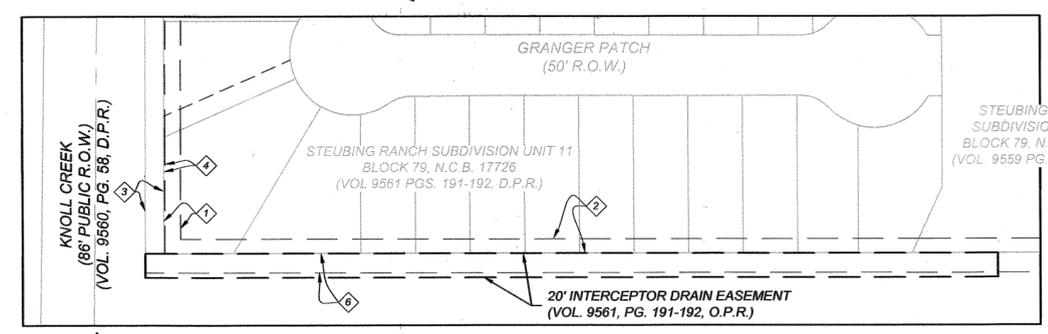
SEE SHEET 3 OF 7 FOR LINE AND CURVE TABLES

KEY NOTES

- 1. 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
3. 16" SANITARY SEWER EASEMENT
4. VARIABLE WIDTH SANITARY SEWER EASEMENT
5. 16" WATER LINE EASEMENT
6. 5" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7. 28" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 14" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9561, PGS. 191-192, D.P.R.)
9. 12" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9561, PGS. 191-192, D.P.R.)
10. 15" LANDSCAPE BUFFER AND WATER EASEMENT (VOL. 9561, PGS. 191-192, D.P.R.)
11. 1" VEHICULAR NON-ACCESS EASEMENT (VOL. 9561, PGS. 191-192, D.P.R.)
12. GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9558, PGS. 210-211, D.P.R.)
13. 16" ELECTRIC EASEMENT (VOL. 10002, PG. 1102, O.P.R.)
14. 16" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9559, PGS. 210-211, D.P.R.)
15. 16" SANITARY SEWER EASEMENT (VOL. 9558, PGD. 210-211, D.P.R.)



SHEET INDEX SCALE: 1" = 200'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION AREA BEING REPLATTED IS 0.32 ACRE INTERCEPTOR DRAIN EASEMENT WHICH IS RECORDED IN VOLUME 9561, PAGES 191-192 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

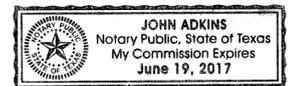
STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT STEUBING RANCH SUBDIVISION UNIT 11, WHICH IS RECORDED IN VOLUME 9561, PAGES 191-192, BEXAR COUNTY PLAT AND DEED RECORDS...

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.

Not Swiler OWNER CHESMAR HOMES CT, LTD. 1846 N. LOOP 1604 WEST, STE. 200 SAN ANTONIO, TX 78248

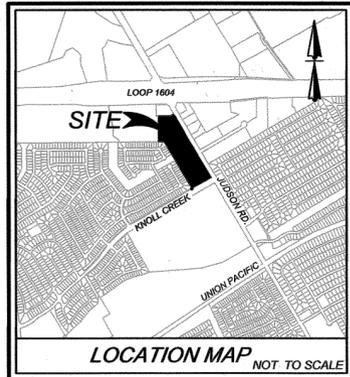
SWORN AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF November, 2015

John Adkins NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 6-19-17



REPLAT AND SUBDIVISION PLAT ESTABLISHING  
**KNOLL CREEK SUBDIVISION TRACT 15**

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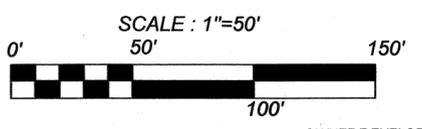
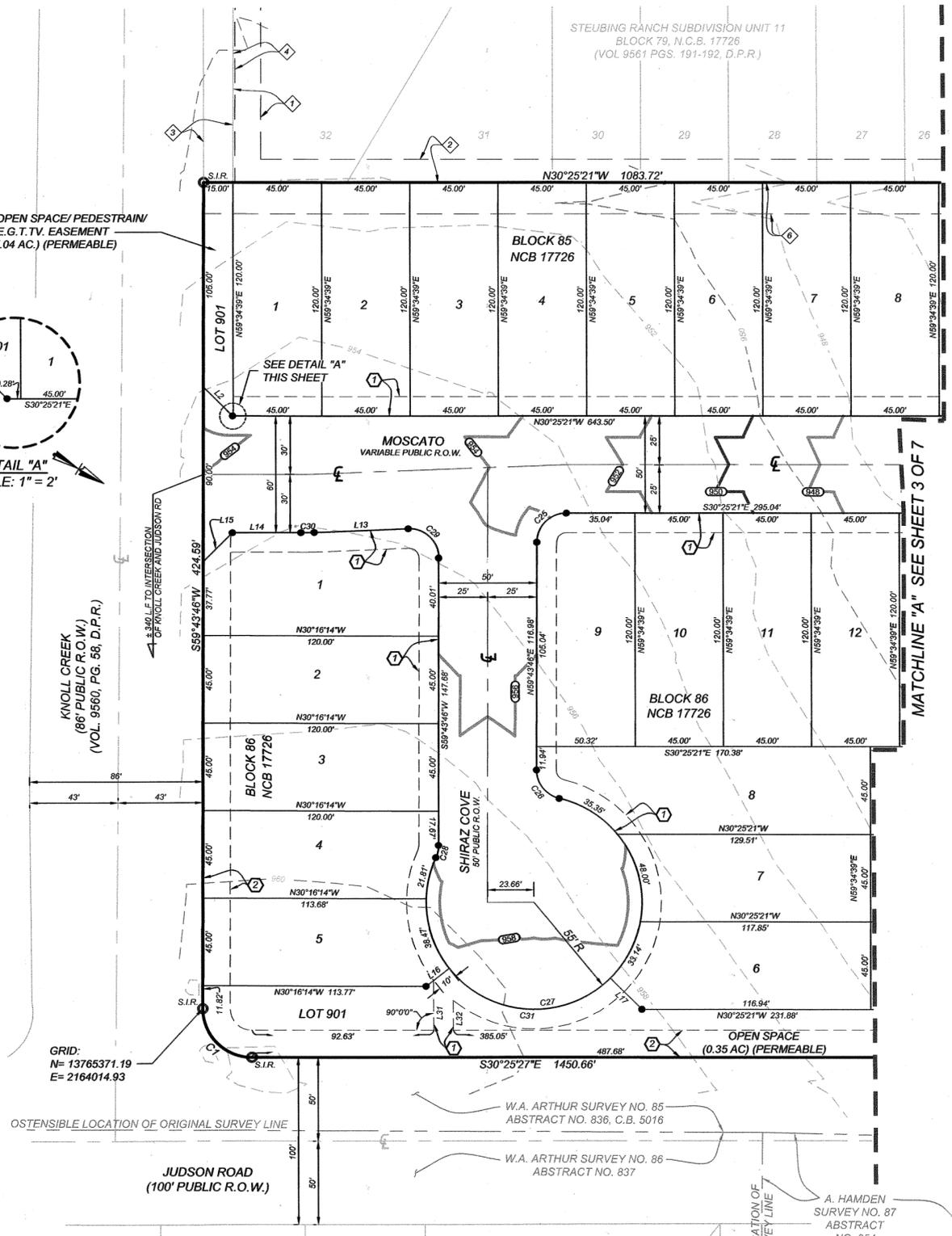
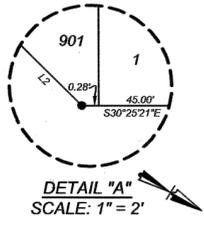


**LEGEND**

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- △ S.I.R. = SET 1/2" IRON ROD WITH CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TX
- E.S.M.T. = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE, & CABLE T.V.
- VOL. = VOLUME
- PG. = PAGE
- NCB = NEW COUNTY BLOCK
- 950--- = PROPOSED CONTOURS
- 952--- = EXISTING MAJOR CONTOURS
- 952--- = EXISTING MINOR CONTOURS
- |--- = COMMON TOWNHOUSE LOT LINE

**KEY NOTES**

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
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OWNER/DEVELOPER:  
CHESMAR HOMES CT, LTD.  
1846 N. LOOP 1604 WEST, STE. 200  
SAN ANTONIO, TX 78248  
PHONE: (210) 957-3395

STATE OF TEXAS  
COUNTY OF BEXAR

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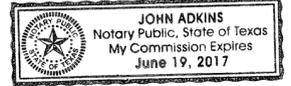
*Pat Sudek*  
OWNER:  
CHESMAR HOMES CT, LTD.  
1846 N. LOOP 1604 WEST, STE. 200  
SAN ANTONIO, TX 78248  
PHONE: (210) 957-3395

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Pat Sudek*, 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 20<sup>th</sup> DAY OF November A.D. 2015

*John Adkins*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF KNOLL CREEK SUBDIVISION TRACT 15, 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 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.

*George L. Weron*  
LICENSED PROFESSIONAL ENGINEER

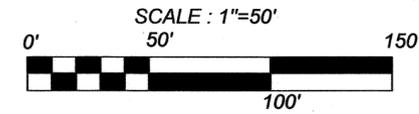
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

*Kyle L. Pressler*  
KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528  
KFW SURVEYING, LLC  
14603 HUEBNER RD, BLDG. 40  
SAN ANTONIO, TX 78230  
PHONE: (210) 979-8444  
FAX: (210) 979-8441



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**KFW**  
ENGINEERS + SURVEYING  
14603 Huebner Rd, Bldg 40, San Antonio, TX 78230  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 1012300

OWNER/DEVELOPER:  
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STATE OF TEXAS  
COUNTY OF BEXAR

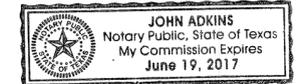
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*John Adkins*  
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SAN ANTONIO, TX 78248  
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STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John Adkins* 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.

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THIS 20<sup>th</sup> DAY OF *November* A.D. 2015  
*John Adkins*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

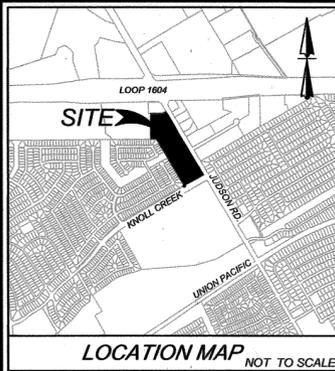


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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

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

STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO  
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DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
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THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY



LOCATION MAP NOT TO SCALE

LEGEND

- ⊙ FPK = FOUND PK NAIL
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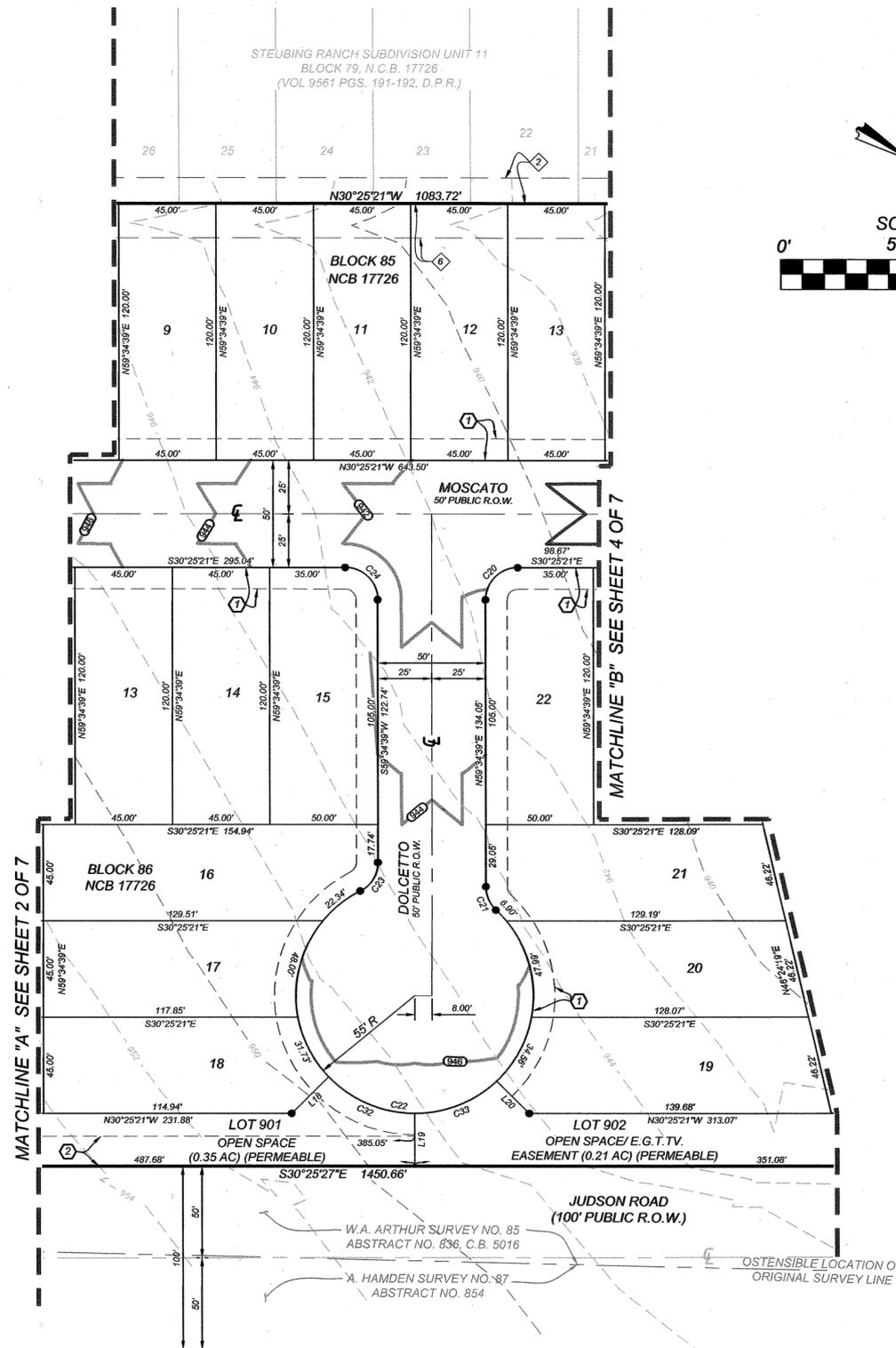
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	39.34'	25.00'	25.07'	90°09'13"	35.40'	S14°39'10"W
C2	17.59'	75.00'	8.83'	13°26'08"	17.55'	N37°08'26"W
C3	29.31'	125.00'	14.72'	13°26'08"	29.24'	N37°08'26"W
C4	19.29'	75.00'	9.70'	14°44'15"	19.24'	N37°47'29"W
C5	98.28'	125.00'	51.84'	45°02'48"	95.76'	N22°38'13"W
C6	11.22'	15.00'	5.89'	42°51'49"	10.96'	N21°32'43"W
C7	151.83'	50.00'	951.04'	173°58'52"	99.86'	N44°00'48"E
C8	11.15'	15.00'	5.84'	42°34'35"	10.89'	S70°17'03"E
C9	198.97'	200.00'	108.59'	57°00'00"	190.86'	S63°04'21"E
C10	22.46'	15.00'	13.94'	85°48'25"	20.42'	S77°28'34"E
C11	8.44'	15.00'	4.34'	32°14'54"	8.33'	S43°29'46"W
C12	148.42'	50.00'	575.88'	170°04'32"	99.63'	N67°35'25"W
C13	13.62'	15.00'	7.32'	52°01'12"	13.16'	N8°33'45"W
C14	149.23'	150.00'	81.44'	57°00'00"	143.15'	N63°04'21"W
C15	38.63'	25.00'	24.37'	88°32'28"	34.90'	S44°09'25"W
C16	58.97'	75.00'	31.10'	45°02'48"	57.46'	S22°38'13"E
C17	32.15'	125.00'	16.17'	14°44'15"	32.06'	S37°47'29"E
C18	17.59'	75.00'	8.83'	13°26'08"	17.55'	S37°08'26"E
C19	29.31'	125.00'	14.72'	13°26'08"	29.24'	S37°08'26"E
C20	23.96'	15.00'	15.00'	90°00'00"	21.21'	S75°25'21"E
C21	12.23'	15.00'	6.48'	46°42'29"	11.89'	N36°13'24"E
C22	277.91'	55.00'	38.87'	289°30'19"	63.48'	S22°22'41"E
C23	16.44'	15.00'	9.16'	62°47'50"	15.63'	N89°01'27"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°34'39"W
C25	23.52'	15.00'	14.98'	89°50'53"	21.19'	S75°20'48"E
C26	20.03'	15.00'	11.82'	76°29'50"	18.57'	N21°28'51"E
C27	269.82'	55.00'	45.27'	281°04'46"	69.91'	S56°13'41"E
C28	6.44'	15.00'	3.27'	24°34'55"	6.39'	S72°01'14"W
C29	24.17'	15.00'	15.62'	92°19'51"	21.64'	S13°33'51"W
C30	6.84'	180.00'	3.42'	21°04'44"	6.84'	S31°30'43"E
C31	93.05'	55.00'	62.10'	96°59'09"	62.34'	N26°57'20"W
C32	44.61'	55.00'	23.62'	46°28'27"	43.40'	N7°11'13"W
C33	41.78'	55.00'	21.98'	43°31'33"	40.78'	N52°11'13"W
C34	31.81'	50.00'	16.47'	36°27'24"	31.28'	N45°36'01"E
C35	15.37'	50.00'	7.74'	17°36'29"	15.31'	N55°01'29"E
C36	23.88'	50.00'	12.17'	27°22'02"	23.66'	S3°45'51"W
C37	16.06'	200.00'	8.04'	4°36'05"	16.06'	N58°46'26"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	74.28'	N59°34'52"E
L2	21.21'	N14°34'39"E
L3	62.52'	N43°51'30"W
L4	53.83'	N45°09'37"W
L5	58.63'	N88°25'39"E
L6	5.71'	N59°37'14"E
L7	21.21'	N14°37'14"E
L8	21.21'	N75°22'46"W
L9	8.64'	S59°37'14"W
L10	61.31'	S88°25'39"W
L11	53.83'	S45°09'37"E
L12	62.52'	S43°51'30"E
L13	47.96'	S32°36'05"E
L14	34.67'	S30°25'21"E
L15	21.21'	S75°25'21"E
L16	14.88'	N68°29'16"W
L17	22.78'	N14°34'36"E
L18	24.21'	N75°25'24"W
L19	24.64'	N59°34'33"E
L20	21.39'	N14°34'36"E
L21	29.69'	N37°32'14"W

LINE TABLE		
LINE	LENGTH	BEARING
L22	81.68'	N0°10'29"W
L23	20.85'	N14°34'39"E
L24	64.61'	N30°25'21"W
L25	49.13'	N75°25'21"W
L26	71.78'	S75°25'21"E
L27	77.87'	S30°25'21"E
L28	43.47'	S14°34'39"W
L29	21.67'	S34°34'21"E
L30	64.16'	N46°24'19"E
L31	25.57'	S59°34'33"W
L32	15.39'	S59°34'33"W
L33	19.10'	N36°03'52"E
L34	24.37'	S36°03'52"W
L35	28.28'	N14°30'40"E
L36	28.28'	S14°30'40"W
L37	13.74'	N30°29'20"W
L38	22.46'	S30°29'20"E
L39	7.76'	N45°25'38"W
L40	10.16'	S45°25'38"E
L41	16.00'	N43°29'38"E



11/19/15

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.

*George L. Werh*  
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 L. Pressler*  
KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528  
KFW SURVEYING, LLC  
14603 HUEBNER RD, BLDG. 40  
SAN ANTONIO, TX 78230  
PHONE: (210) 979-8444  
FAX: (210) 979-8441



11/20/2015



REPLAT AND SUBDIVISION PLAT ESTABLISHING  
KNOLL CREEK SUBDIVISION TRACT 15

A 15.65 ACRE TRACT OF LAND OUT OF THE L. JONES SURVEY NO. 88, ABSTRACT NO. 375, COUNTY BLOCK NO. 4964 AND THE W.A. ARTHUR SURVEY NO. 85, ABSTRACT NO. 836, COUNTY BLOCK 5016, NOW IN NEW CITY BLOCK (N.C.B.) 17726, IN THE CITY OF SAN ANTONIO, TEXAS, AND BEING ALL OF A 15.65 ACRE TRACT OF LAND CONVEYED TO CHESMAR HOMES CT, LTD., OR RECORD IN VOLUME 17336 PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:  
CHESMAR HOMES CT, LTD.  
1846 N. LOOP 1604 WEST, STE. 200  
SAN ANTONIO, TX 78248  
PHONE: (210) 957-3395



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.

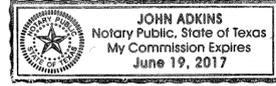
OWNER:  
*Chesmar Homes*  
CHESMAR HOMES CT, LTD.  
1846 N. LOOP 1604 WEST, STE. 200  
SAN ANTONIO, TX 78248  
PHONE: (210) 957-3395

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Dart Swider*, 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 10<sup>th</sup> DAY OF *November* A.D. 2015

*John Adkins*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF KNOLL CREEK SUBDIVISION TRACT 15 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

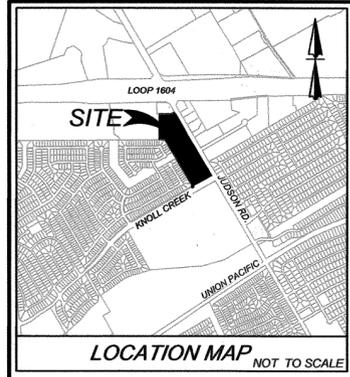
RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

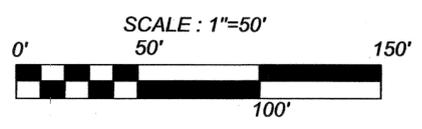
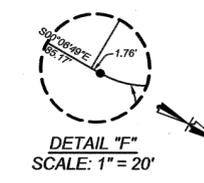
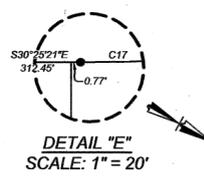
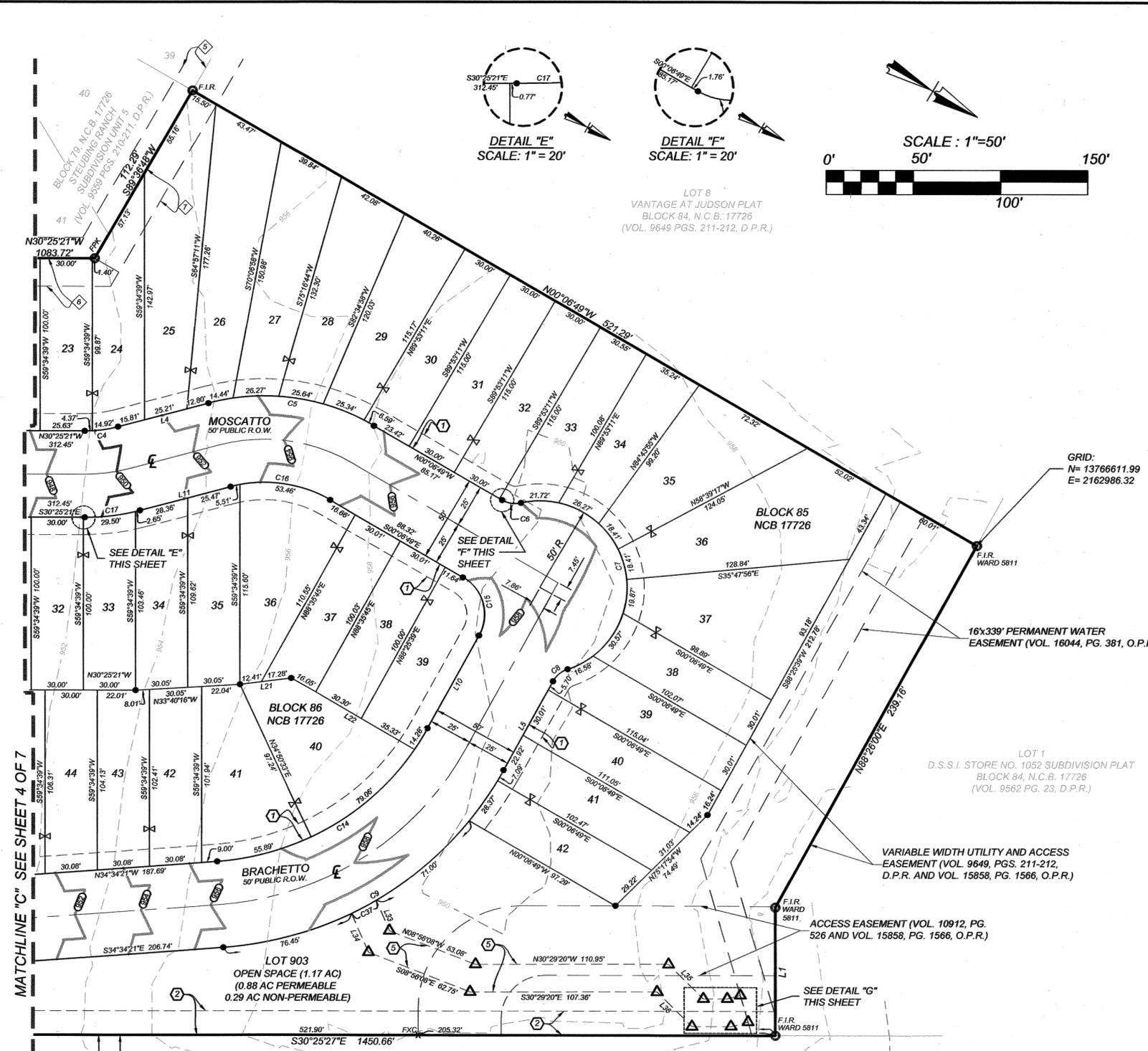
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

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



- LEGEND
- FPK = FOUND PK NAIL
- X = FOUND "X" IN CONCRETE
- O = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- A.S.I.R. = SET 1/2" IRON ROD WITH CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TX
- EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE, & CABLE T.V.
- VOL. = VOLUME
- PG. = PAGE
- NCB = NEW COUNTY BLOCK
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- COMMON TOWNHOUSE LOT LINE

- KEY NOTES
1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
3. 16' SANITARY SEWER EASEMENT
4. VARIABLE WIDTH SANITARY SEWER EASEMENT
5. 16' WATER LINE EASEMENT
6. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7. 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9561, PGS. 191-192, D.P.R.)
9. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9561, PGS. 191-192, D.P.R.)
10. 15' LANDSCAPE BUFFER AND WATER EASEMENT (VOL. 9561, PGS. 191-192, D.P.R.)
11. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9561, PGS. 191-192, D.P.R.)
12. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9559, PGS. 210-211, D.P.R.)
13. 16' ELECTRIC EASEMENT (VOL. 10902, PG. 1102, O.P.R.)
14. 16' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9559, PGS. 210-211, D.P.R.)
15. 16' SANITARY SEWER EASEMENT (VOL. 9559, PGD. 210-211, D.P.R.)



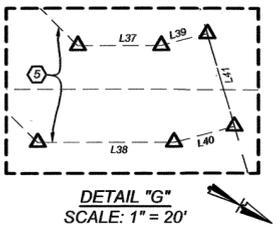
LOT 8  
VANTAGE AT JUDSON PLAT  
BLOCK 84, N.C.B. 17726  
(VOL. 9649 PGS. 211-212, D.P.R.)

GRID:  
N= 13766611.99  
E= 2162986.32

LOT 1  
D.S.S.I. STORE NO. 1052 SUBDIVISION PLAT  
BLOCK 84, N.C.B. 17726  
(VOL. 9562 PG. 23, D.P.R.)

VARIABLE WIDTH UTILITY AND ACCESS  
EASEMENT (VOL. 9649, PGS. 211-212,  
D.P.R. AND VOL. 15858, PG. 1566, O.P.R.)

ACCESS EASEMENT (VOL. 10912, PG.  
526 AND VOL. 15858, PG. 1566, O.P.R.)



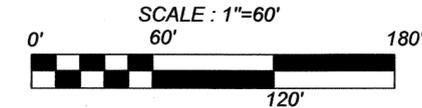
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

*George L. Weron*  
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 L. Pressler*  
KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528  
KFW SURVEYING, LLC  
14603 HUEBNER RD, BLDG. 40  
SAN ANTONIO, TX 78230  
PHONE: (210) 979-8444  
FAX: (210) 979-8441

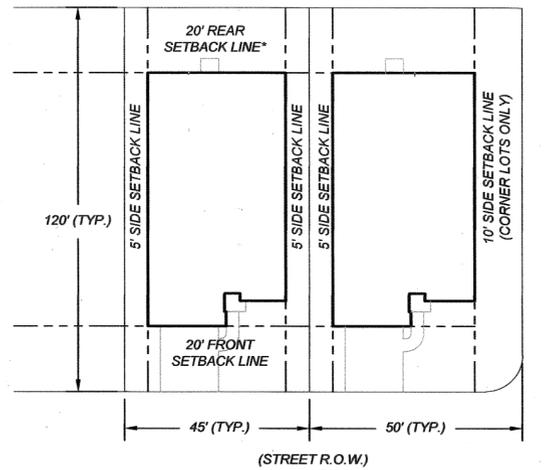
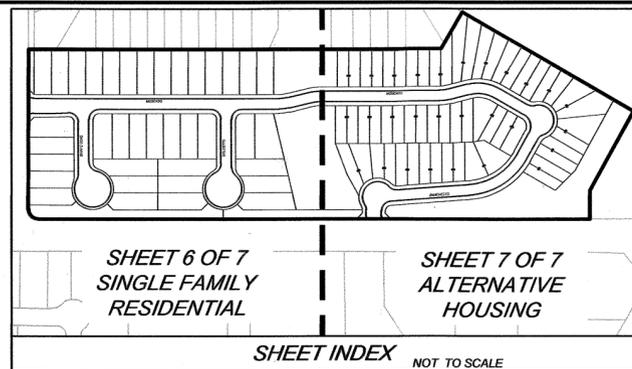
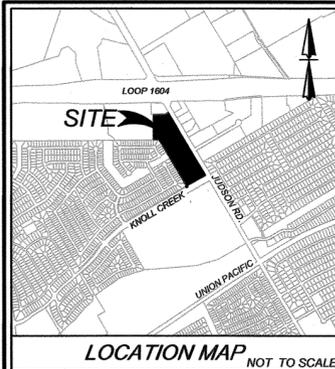




OWNER/DEVELOPER:  
CHESMAR HOMES CT, LTD.  
1846 N. LOOP 1604 WEST, STE. 200  
SAN ANTONIO, TX 78248  
PHONE: (210) 957-3395

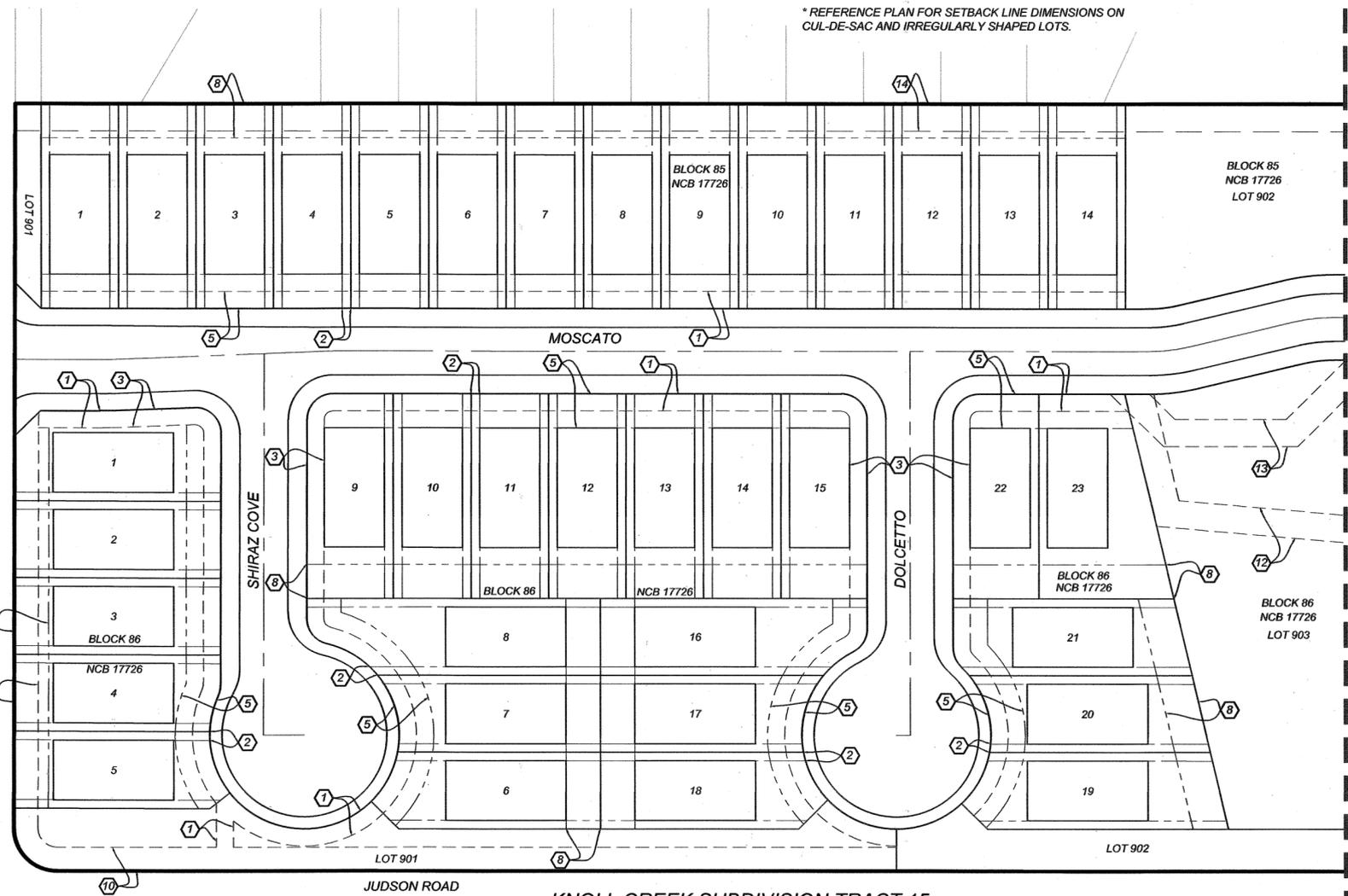
**LEGEND**

- = APPROXIMATE BUILDING FOOTPRINT SINGLE FAMILY
- = APPROXIMATE BUILDING FOOTPRINT ALTERNATIVE HOUSING (ALLOWED AS PER SECTION 35-310.06 (b) (2) OF THE UNIFIED DEVELOPMENT CODE)
- = PROPOSED EASEMENT LINE
- = PROPOSED BUILDING SETBACK LINE



**KEYNOTES**

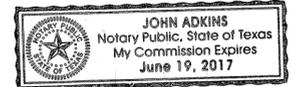
- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 5' SIDE SETBACK (TYP.)
- 3 10' SIDE SETBACK (TYP.)
- 4 15' FRONT SETBACK (TYP.)
- 5 20' FRONT SETBACK (TYP.)
- 6 10' REAR SETBACK (TYP.)
- 7 15' REAR SETBACK (TYP.)
- 8 20' REAR SETBACK (TYP.)
- 9 18' REAR SETBACK (TYP.)
- 10 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 11 16' SANITARY SEWER EASEMENT
- 12 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 13 16' WATER LINE EASEMENT
- 14 16' ELECTRIC EASEMENT (VOL. 10902, PG. 1102, O.P.R.)
- 15 16' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9559, PG. 210, O.P.R.)
- 16 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 17 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



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.

*Bart Swider*  
OWNER:  
CHESMAR HOMES CT, LTD.  
1846 N. LOOP 1604 WEST, STE. 200  
SAN ANTONIO, TX 78248  
PHONE: (210) 957-3395



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider* 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 20<sup>th</sup> DAY OF November A.D. 2015

*John Adkins*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS HOUSING SITE PLAN OF KNOLL CREEK SUBDIVISION TRACT 15 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

GROSS DENSITY CALCULATION							
TOTAL AREA (ACRES)	TOTAL DWELLING UNITS	ZONING DISTRICT	SINGLE FAMILY DETACHED LOTS	ALTERNATIVE HOUSING TYPE LOTS	DENSITY (DWELLING UNITS/ACRES)	PERCENTAGE OF SINGLE FAMILY DETACHED LOTS	PERCENTAGE OF ALTERNATIVE HOUSING LOTS
15.65	93	RM-4	37	56	5.94	40	60

**NOTES:**

1. ALL LOTS WILL HAVE A MINIMUM OF 15 FEET OF STREET FRONTAGE AND A MINIMUM OF 15 FEET LOT WIDTH AS OUTLINED IN SEC 35-310.01 OF THE UNIFIED DEVELOPMENT CODE.
2. THE MAXIMUM HEIGHT FOR STRUCTURES ON LOTS ZONED RM-4 IS 35' - 2 1/2".
3. REFERENCE THE ATTACHED SUBDIVISION PLAT FOR LOT DIMENSIONS, LEGAL DESCRIPTIONS AND ADDITIONAL CALLOUTS.

STATE OF TEXAS  
COUNTY OF BEXAR

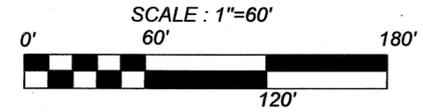
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION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

*George L. Weron*  
LICENSED PROFESSIONAL ENGINEER



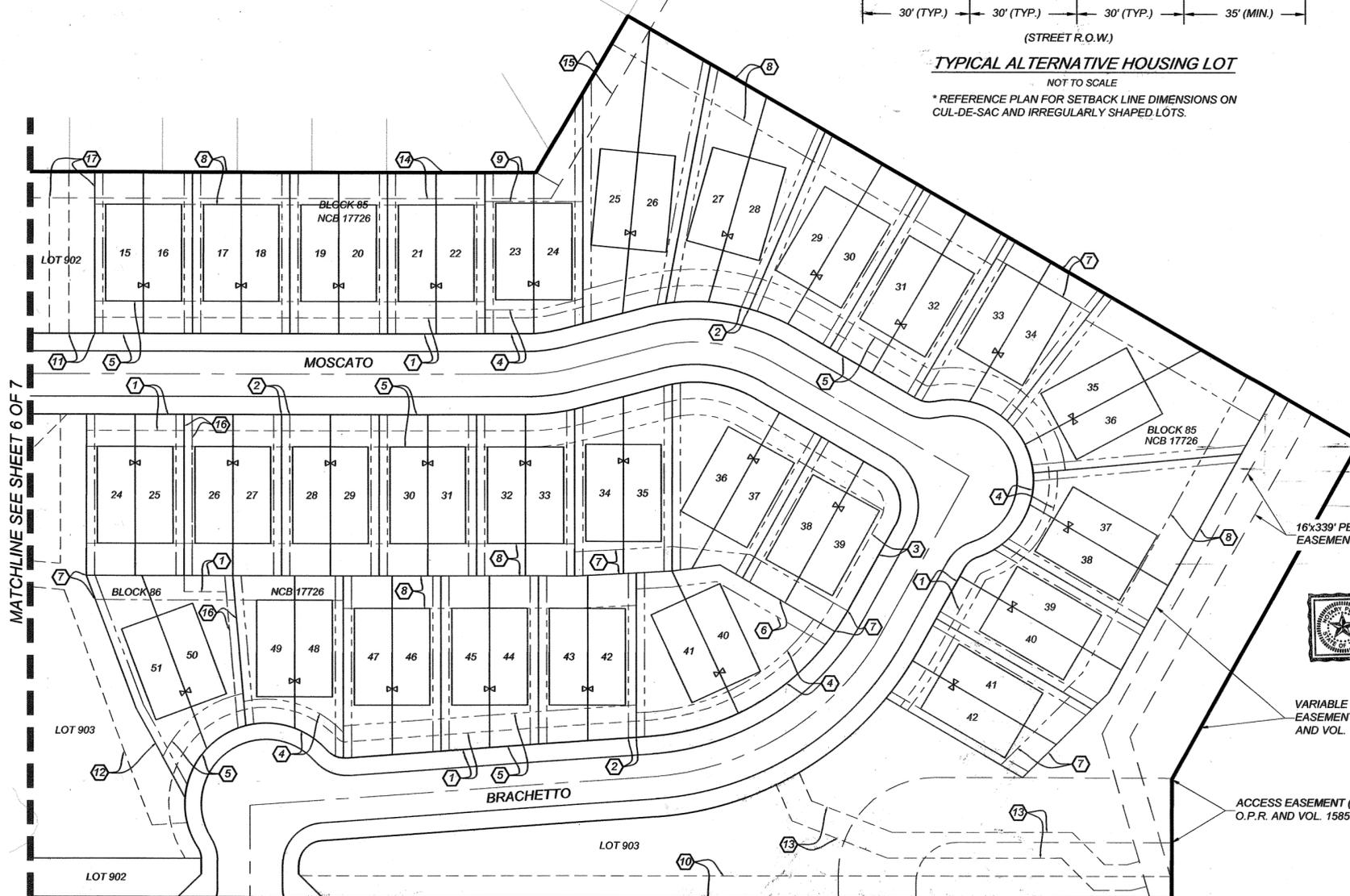
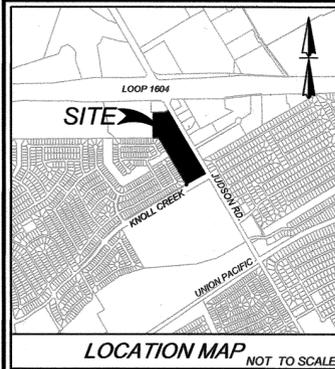
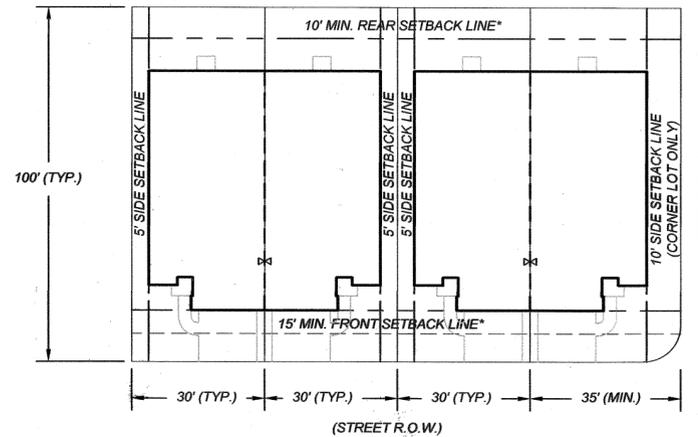


**OWNER/DEVELOPER:**  
CHESMAR HOMES CT, LTD.  
1846 N. LOOP 1604 WEST, STE. 200  
SAN ANTONIO, TX 78248  
PHONE: (210) 957-3395



**KEYNOTES**

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 5' SIDE SETBACK (TYP.)
- ③ 10' SIDE SETBACK (TYP.)
- ④ 15' FRONT SETBACK (TYP.)
- ⑤ 20' FRONT SETBACK (TYP.)
- ⑥ 10' REAR SETBACK (TYP.)
- ⑦ 15' REAR SETBACK (TYP.)
- ⑧ 20' REAR SETBACK (TYP.)
- ⑨ 18' REAR SETBACK
- ⑩ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑪ 16' SANITARY SEWER EASEMENT
- ⑫ VARIABLE WIDTH SANITARY SEWER EASEMENT
- ⑬ 16' WATER LINE EASEMENT
- ⑭ 16' ELECTRIC EASEMENT (VOL. 10902, PG. 1102, O.P.R.)
- ⑮ 16' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9559, PG. 210, O.P.R.)
- ⑯ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑰ 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



- LEGEND**
- [Symbol] = APPROXIMATE BUILDING FOOTPRINT SINGLE FAMILY
  - [Symbol] = APPROXIMATE BUILDING FOOTPRINT ALTERNATIVE HOUSING (ALLOWED AS PER SECTION 35-310.06 (b) (2) OF THE UNIFIED DEVELOPMENT CODE)
  - [Symbol] = PROPOSED EASEMENT LINE
  - [Symbol] = PROPOSED BUILDING SETBACK LINE

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.

*Bart Swider*  
OWNER:  
CHESMAR HOMES CT, LTD.  
1846 N. LOOP 1604 WEST, STE. 200  
SAN ANTONIO, TX 78248  
PHONE: (210) 957-3395

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider*, 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 20<sup>th</sup> DAY OF November, A.D. 2015

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

*John Adkins*  
NOTARY PUBLIC - BEXAR COUNTY TEXAS

16x339' PERMANENT WATER EASEMENT (VOL. 16044, PG. 381, O.P.R.)

VARIABLE WIDTH UTILITY AND ACCESS EASEMENT (VOL. 9649, PG. 211, O.P.R. AND VOL. 15858, PG. 1566, O.P.R.)

ACCESS EASEMENT (VOL. 10912, PG. 526, O.P.R. AND VOL. 15858, PG. 1566, O.P.R.)

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

**KNOLL CREEK SUBDIVISION TRACT 15  
HOUSING SITE PLAN - ALTERNATIVE HOUSING**

GROSS DENSITY CALCULATION							
TOTAL AREA (ACRES)	TOTAL DWELLING UNITS	ZONING DISTRICT	SINGLE FAMILY DETACHED LOTS	ALTERNATIVE HOUSING TYPE LOTS	DENSITY (DWELLING UNITS/ACRES)	PERCENTAGE OF SINGLE FAMILY DETACHED LOTS	PERCENTAGE OF ALTERNATIVE HOUSING LOTS
15.65	93	RM-4	37	56	5.94	40	60

- NOTES:**
- ALL LOTS WILL HAVE A MINIMUM OF 15 FEET OF STREET FRONTAGE AND A MINIMUM OF 15 FEET LOT WIDTH AS OUTLINED IN SEC 35-310.01 OF THE UNIFIED DEVELOPMENT CODE.
  - THE MAXIMUM HEIGHT FOR STRUCTURES ON LOTS ZONED RM-4 IS 35' - 2 1/2".
  - REFERENCE THE ATTACHED SUBDIVISION PLAT FOR LOT DIMENSIONS, LEGAL DESCRIPTIONS AND ADDITIONAL CALLOUTS.



11/19/15

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 BY:

*George L. Weron*  
LICENSED PROFESSIONAL ENGINEER