

SUBDIVISION PLAT ESTABLISHING
GRAYTOWN SUBDIVISION

A 47.20 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE DAVID DUNCAN SURVEY NO. 315, ABSTRACT NO. 192, NEW CITY BLOCK 16555, BEXAR COUNTY, TEXAS AND BEING OUT OF A 148.7 ACRE TRACT OF LAND CONVEYED TO VELMA DEVELOPMENT, LLC OF RECORD IN VOLUME 16766 PAGE 459 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210)493-2811

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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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 _____ GRAYTOWN 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 _____

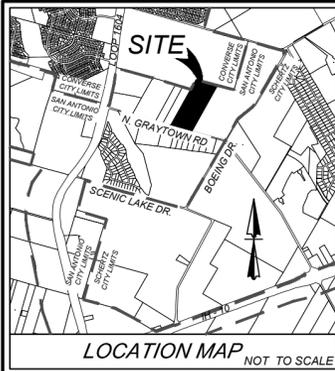
ON PAGE _____

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

THIS _____ DAY OF _____ A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- CD --- = PROPOSED CONTOURS
- 970 --- = EXISTING MAJOR CONTOURS
- --- = EXISTING MINOR CONTOURS

IMPACT FEE PAYMENT DUE:
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.

WASTE WATER EDU NOTE
LOTS WITHIN THE LIMITS OF THIS PLAT WILL BE SERVICED WITH INDIVIDUAL SEPTIC SYSTEMS.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY WITHIN THE PLATTED BOUNDARY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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 BY _____

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

NOTES:

- 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GRAYTOWN SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE GRAYTOWN SUBDIVISION HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 901, 902, 904 & 905 BLOCK 1 AND LOT 901 BLOCK 2

SURVEYOR NOTES:

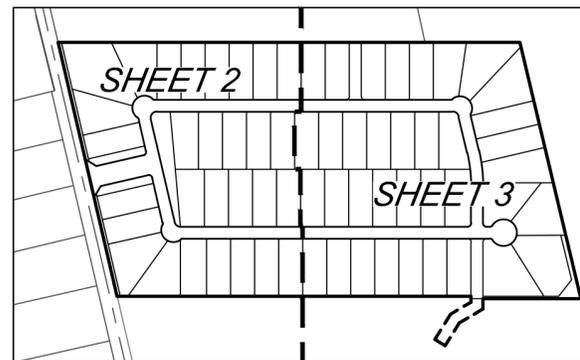
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1,000.7.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS REFERENCED IN FEMA MAP NO. 435 OF 785 COMMUNITY PANEL NO. 48029004355 DATED SEPTEMBER 29, 2010.
- THE CONTOURS USED ON THIS PLAT ARE CITY OF SAN ANTONIO DIGITAL LADAR DATA.

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.
- 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 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.

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 16' WATER LINE EASEMENT
- 13' RIGHT OF WAY DEDICATION TO CITY OF SAN ANTONIO (0.28 ACRES TOTAL)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9557 PG. 200, D.P.R.)
- 90'x157' DENTION POND AREA EASEMENT (VOL. 9557 PG. 200, D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9557 PG. 200, D.P.R.)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9557 PG. 200, D.P.R.)
- 41' DRAINAGE EASEMENT (VOL. 9557 PG. 200, D.P.R.)
- 25' BUILDING SETBACK LINE (VOL. 9557 PG. 200, D.P.R.)



SHEET INDEX
NOT TO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.59'	15.00'	15.03'	90°06'20"	21.23'	N29°24'49"W
C2	10.64'	15.00'	5.55'	40°37'30"	10.41'	S85°13'16"W
C3	160.82'	50.00'	1336.69'	184°17'04"	99.93'	N22°56'57"W
C4	10.64'	15.00'	5.55'	40°37'30"	10.41'	N48°52'50"E
C5	9.74'	15.00'	5.05'	37°12'35"	9.57'	N9°57'47"E
C6	131.83'	50.00'	193.80'	151°03'58"	96.83'	N66°53'29"E
C7	9.74'	15.00'	5.05'	37°12'35"	9.57'	S56°10'48"E
C8	151.49'	650.00'	76.09'	13°21'11"	151.14'	S68°06'31"E
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	N73°34'05"E
C10	14.44'	15.00'	7.83'	55°09'00"	13.89'	N0°59'34"E
C11	278.67'	55.00'	38.30'	290°18'01"	62.86'	S61°25'55"E
C12	14.44'	15.00'	7.83'	55°09'00"	13.89'	S56°08'35"W
C13	9.75'	15.00'	5.05'	37°14'51"	9.58'	S9°56'39"W
C14	132.17'	50.00'	196.59'	151°27'37"	96.91'	S67°03'03"W
C15	9.75'	15.00'	5.05'	37°14'51"	9.58'	N55°50'34"W
C16	23.53'	15.00'	14.97'	89°53'40"	21.19'	S60°35'11"W
C17	44.96'	25.00'	31.45'	103°02'04"	39.14'	N22°56'57"W
C18	33.44'	25.00'	19.76'	76°38'48"	31.01'	N66°53'29"E
C19	139.83'	600.00'	70.23'	13°21'11"	139.52'	S68°06'31"E
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°25'55"E
C21	33.58'	25.00'	19.87'	76°57'56"	31.11'	S67°03'03"W
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	S73°34'05"W
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N16°25'55"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°25'55"E
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	N73°34'05"E
C26	70.40'	600.00'	35.24'	6°43'20"	70.36'	S64°47'36"E
C27	69.44'	600.00'	34.76'	6°37'51"	69.40'	S71°28'11"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.79'	N60°35'11"E
L2	12.55'	N28°34'05"E
L3	53.69'	S29°24'49"E
L4	43.10'	S61°25'48"E
L5	50.00'	S60°21'12"W
L6	14.54'	N61°25'55"W
L7	50.00'	S28°34'05"W
L8	10.00'	N61°25'55"W

SUBDIVISION PLAT ESTABLISHING
GRAYTOWN SUBDIVISION

A 47.20 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE DAVID DUNCAN SURVEY NO. 315, ABSTRACT NO. 192, NEW CITY BLOCK 16555, BEXAR COUNTY, TEXAS AND BEING OUT OF A 148.7 ACRE TRACT OF LAND CONVEYED TO VELMA DEVELOPMENT, LLC OF RECORD IN VOLUME 16766 PAGE 459 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210)493-2811



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COUNTY OF BEXAR

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CHAIRMAN

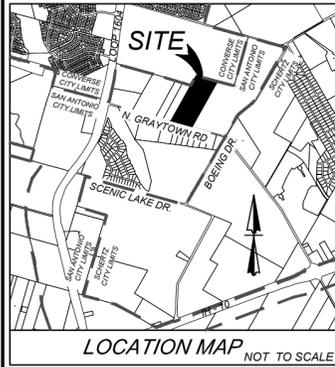
BY: _____
SECRETARY

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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

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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- — — PROPOSED CONTOURS
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KEY NOTES

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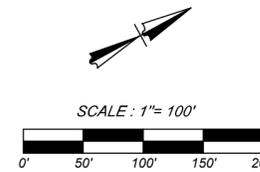


SEE SHEET 3 OF 3

MATCHLINE "A"

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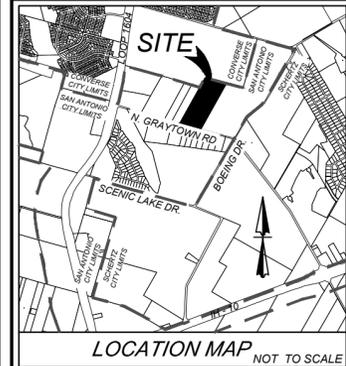
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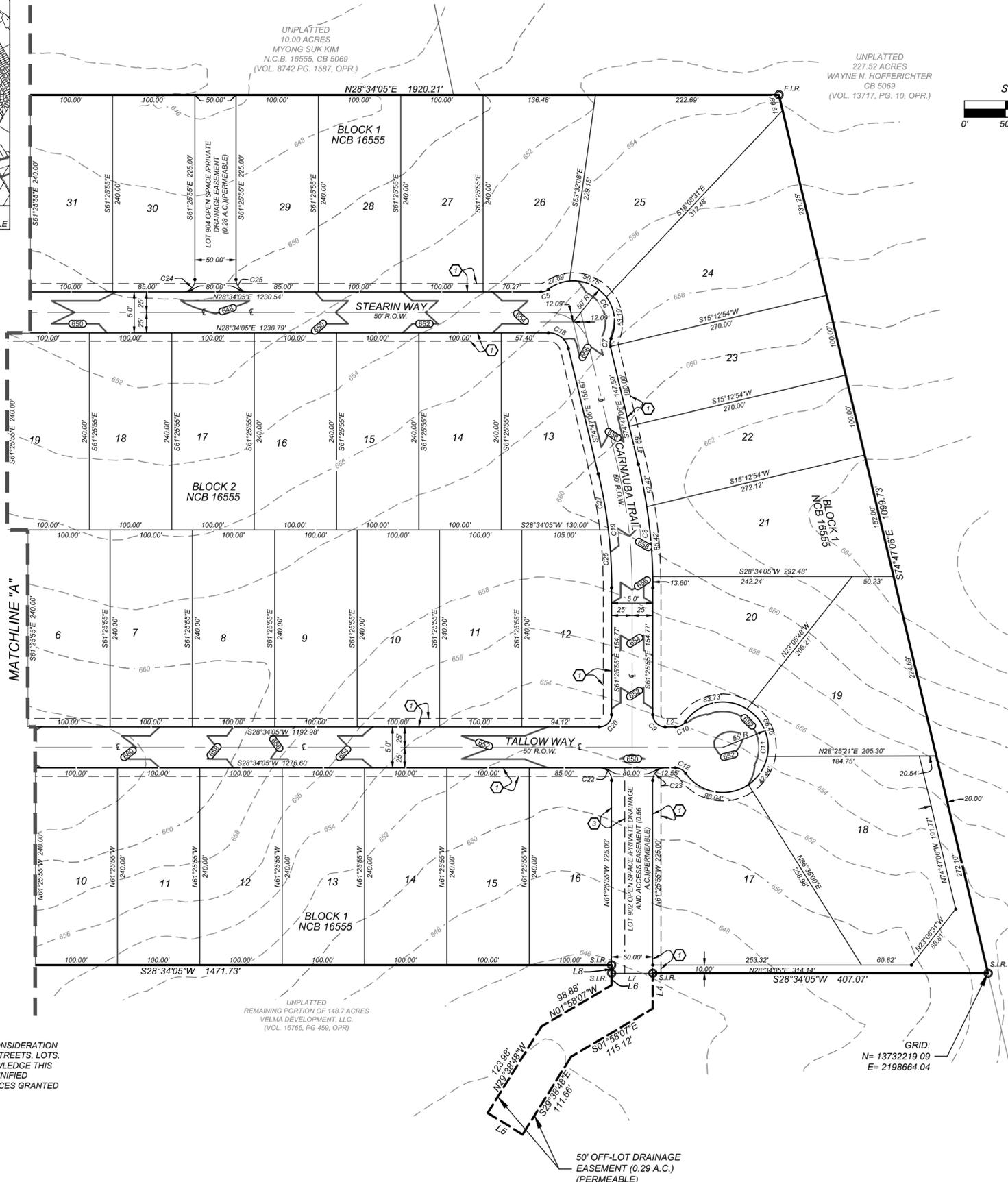


- LEGEND**
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 - ② 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ③ 16' WATER LINE EASEMENT
 - ④ 13' RIGHT OF WAY DEDICATION TO CITY OF SAN ANTONIO (0.28 ACRES TOTAL)
 - ⑤ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ⑥ 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9557 PG. 200, D.P.R.)
 - ⑦ 90'x157' DENTON POND AREA EASEMENT (VOL. 9557 PG. 200, D.P.R.)
 - ⑧ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9557 PG. 200, D.P.R.)
 - ⑨ 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9557 PG. 200, D.P.R.)
 - ⑩ 41' DRAINAGE EASEMENT (VOL. 9557 PG. 200, D.P.R.)
 - ⑪ 25' BUILDING SETBACK LINE (VOL. 9557 PG. 200, D.P.R.)

SEE SHEET 2 OF 3

MATCHLINE "A"



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 BY _____

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

UNPLATTED
REMAINING PORTION OF 148.7 ACRES
VELMA DEVELOPMENT, LLC.
(VOL. 16766, PG. 459, O.P.R.)

UNPLATTED
227.52 ACRES
WAYNE N. HOFFERICHTER
CB 5069
(VOL. 13717, PG. 10, O.P.R.)

UNPLATTED
10.00 ACRES
MYONG SUK KIM
N.C.B. 16555, CB 5069
(VOL. 8742 PG. 1587, O.P.R.)

GRID:
N= 13732219.09
E= 2198664.04

50' OFF-LOT DRAINAGE
EASEMENT (0.29 A.C.)
(PERMEABLE)