

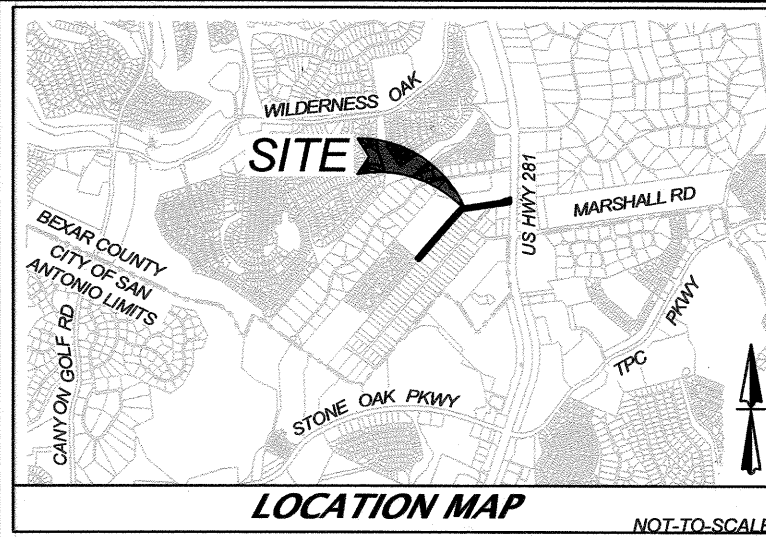
REPLAT & SUBDIVISION PLAT ESTABLISHING  
CORONADO SUBDIVISION ENTRY RD ENCLAVE

BEING A TOTAL OF 3.63 ACRES OF LAND OUT OF A 112.911 ACRE TRACT SITUATED IN THE WILLIAM BRISMAN SURVEY NO. 89 1/4, ABSTRACT NO. 54 AND BEATY, SEALE AND FORWOOD SURVEY NO. 1, ABSTRACT NO. 113 AND BERTHA STAFFEL SURVEY NO. 2 ABSTRACT NO. 946, AS RECORDED IN VOLUME 12419 PAGE 302 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**KFW**  
ENGINEERS & SURVEYING  
FIRM 9513 FIRM 10122300  
14603 HUEBNER RD, BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE (210) 979-8444  
FAX (210) 979-8441

OWNER/DEVELOPER:  
ROBERT D. TIPS  
23645 U.S. HWY 281 NORTH  
SAN ANTONIO, TX 78258  
(210) 224-0999

SCALE: 1" = 100'



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 A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD  
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"  
ESMT = EASEMENT  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.  
B.S.L. = BUILDING SETBACK LINE  
R.O.W. = RIGHT-OF-WAY  
- - - 874 - - - PROPOSED CONTOURS  
- - - 970 - - - EXISTING CONTOURS  
○ = BOUNDARY LIMITS PIN

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 THEREON. 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 1, CB 4925 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

WASTEWATER 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 DEVELOPMENT SERVICES DEPARTMENT.

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 AND/OR WASTEWATER SERVICE CONNECTION.

SAWS 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.

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.

BUILDING SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:

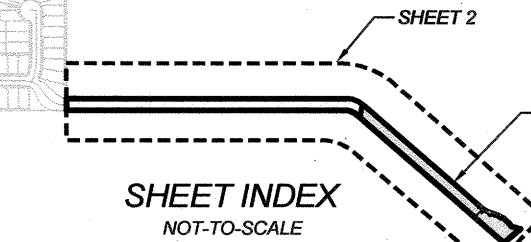
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY KIND SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 999 BLK 1, REFERENCE MAINTENANCE COVENANT FOR CORONADO SUBDIVISION RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS 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 REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES 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 ONE ACCESS POINT ALONG U.S. HWY 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 112.28'.
- FROM AND AFTER THE DATE HEREOF, ANY ACCESS OFF THE TXDOT RIGHT-OF-WAY VIA THE EXISTING 20' ACCESS EASEMENT (VOL. 9553, PG. 138) SHALL BE SHARED WITH THE ACCESS EASEMENT OVER THE 3.663 ACRES SHOWN HEREON WHICH WAS GRANTED TO HT STONE OAK LAND LP BY ROBERT D. TIPS PURSUANT TO THE USE AGREEMENT RECORDED IN DOCUMENT #20130154895. ACCORDINGLY, NO ADDITIONAL ACCESS WILL BE PERMITTED ALONG THE RESPECTIVE FRONTAGE OF THE TXDOT RIGHT-OF-WAY ENCOMPASSING THE 20' ACCESS EASEMENT (VOL. 9553, PG. 138), AS ANY ACCESS RIGHTS PREVIOUSLY GRANTED OVER SUCH 20' EASEMENT WILL NOW BE VIA THE ACCESS EASEMENT OVER THE 3.663 ACRES SHOWN HEREON AND CREATED BY THE FOREMENTIONED USE AGREEMENT.
- LOT 1, BLOCK 1 OF THE MTM LIFE INSURANCE SUBDIVISION SHALL HAVE THE ABILITY TO ACCESS THE PRIVATE ROAD ESTABLISHED HEREIN PURSUANT TO THE 3.663 ACRE USE AGREEMENT RECORDED IN DOCUMENT #20130154895 D.P.R.



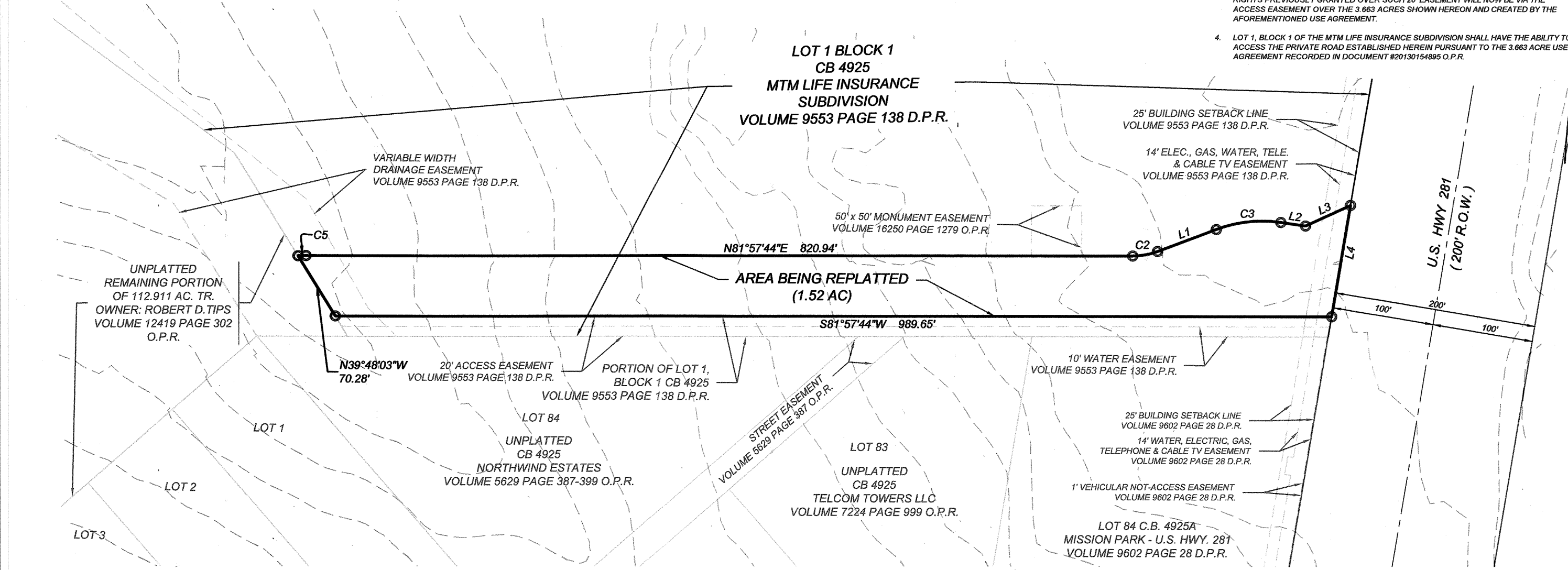
PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

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 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 145 OF 785, COMMUNITY PANEL NO. 48028C140G, DATED SEPTEMBER 28, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 08)

KEY NOTES

- 10' G.E.T.V. E CORONADO SUBDIVISION UNIT 1 ENCLAVE (VOLUME 9682 PAGE 8 D.P.R.)
- VARIABLE WIDTH CLEAR VISION EASEMENT CORONADO SUBDIVISION UNIT 1 ENCLAVE (VOLUME 9682 PAGE 8 D.P.R.)
- 20' BUILDING SETBACK LINE CORONADO SUBDIVISION UNIT 1 ENCLAVE (VOLUME 9682 PAGE 8 D.P.R.)



AREA BEING REPLATTED THROUGH PUBLIC HEARING

AREA BEING REPLATTED IS A 1.52 ACRE PORTION OF LOT 1 BLOCK 1 CB 4925 PREVIOUSLY PLATTED IN THE SUBDIVISION PLAT OF MTM LIFE INSURANCE SUBDIVISION, WHICH IS RECORDED IN VOLUME 9553 PAGE 138 OF THE DEED AND PLAT 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.

*Gretchen Thomas*  
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

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (MTM LIFE INSURANCE SUBDIVISION) WHICH IS RECORDED IN VOLUME 9553, PAGE 138, 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 THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER  
ROBERT D. TIPS  
23645 U.S. HWY 281 NORTH  
SAN ANTONIO, TX 78258

SWORN AND SUBSCRIBED BEFORE ME THIS  
THE 22 DAY OF May 2015

*Gretchen Thomas*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 1-11-17

GRETCHEN THOMAS  
MY COMMISSION EXPIRES  
January 11, 2017

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

THIS PLAT OF CORONADO SUBDIVISION ENTRY RD ENCLAVE 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

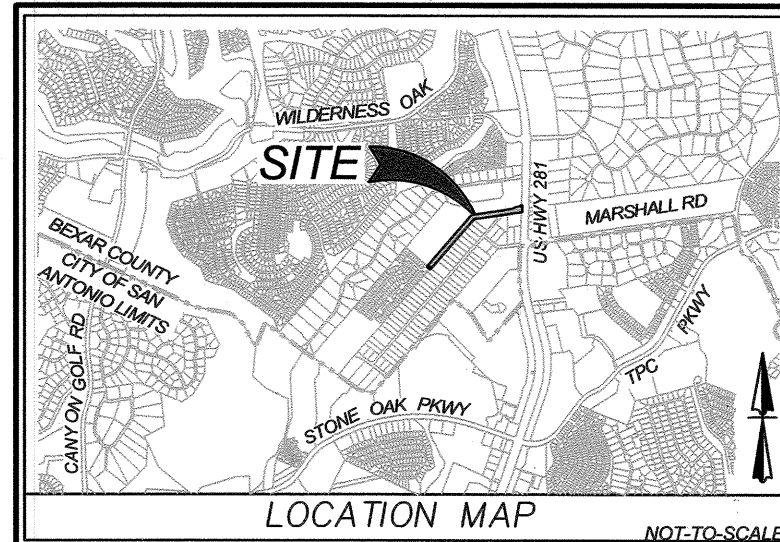
STATE OF TEXAS  
COUNTY OF BEXAR

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. AT M. AND DULY RECORDED THE DAY OF A.D. 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. 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"  
ESMT = EASEMENT  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS  
B.S.L. = BUILDING SETBACK LINE  
R.O.W. = RIGHT-OF-WAY  
- - - 974 - - - PROPOSED CONTOURS  
- - - 970 - - - EXISTING CONTOURS  
O = BOUNDARY LIMITS PIN

### KEY NOTES

- 10' G.E.T.V.E. CORONADO SUBDIVISION UNIT 1 ENCLAVE (VOLUME 9682 PAGE 8 D.P.R.)
- VARIABLE WIDTH CLEAR VISION EASEMENT CORONADO SUBDIVISION UNIT 1 ENCLAVE (VOLUME 9682 PAGE 8 D.P.R.)
- 20' BUILDING SETBACK LINE CORONADO SUBDIVISION UNIT 1 ENCLAVE (VOLUME 9682 PAGE 8 D.P.R.)

### 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 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 145 OF 785, COMMUNITY PANEL NO. 48029C140G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

SEE PLATTING NOTES ON PAGE 1 OF 2

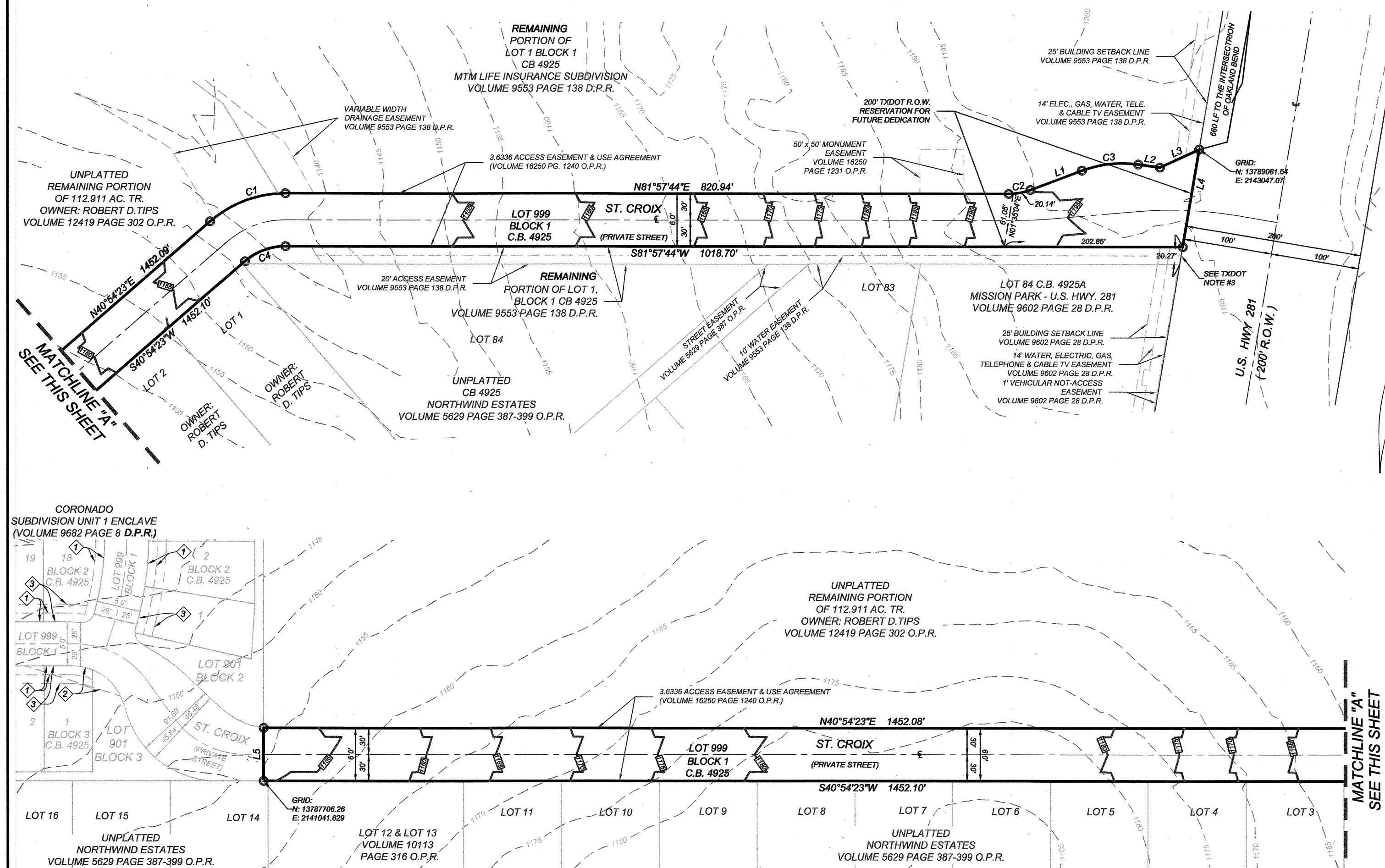
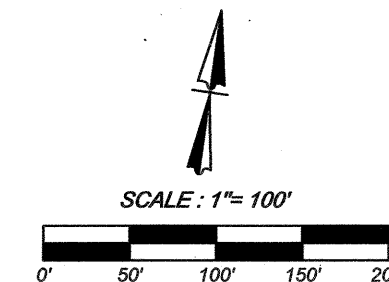
PLAT NUMBER: 150239

### REPLAT & SUBDIVISION PLAT ESTABLISHING CORONADO SUBDIVISION ENTRY RD ENCLAVE

BEING A TOTAL OF 3.63 ACRES OF LAND OUT OF A 112.911 ACRE TRACT SITUATED IN THE WILLIAM BRISBIN SURVEY NO. 89 1/4, ABSTRACT NO. 54 AND BEATY, SCALE AND FORWOOD SURVEY NO. 1, ABSTRACT NO. 113 AND BERTHA STAFFEL SURVEY NO. 2 ABSTRACT NO. 946, AS RECORDED IN VOLUME 12419 PAGE 302 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:  
ROBERT D. TIPS  
23645 U.S. HWY 281 NORTH  
SAN ANTONIO, TX 78258  
(210) 224-0999



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:  
ROBERT D. TIPS  
23645 U.S. HWY 281 NORTH  
SAN ANTONIO, TX 78258

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert D. Tips, 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 22 DAY OF May, A.D. 2015  
Gretchen Thomas  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CORONADO SUBDIVISION ENTRY RD ENCLAVE 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

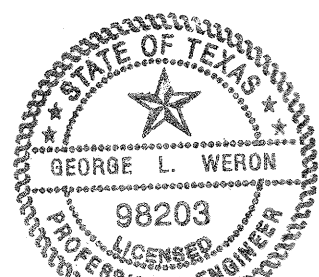
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

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

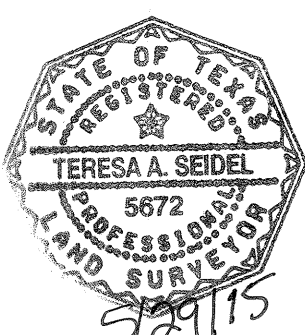
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

PAGE 2 OF 2



5/29/15



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.

Teresa A. Seidel  
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

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L1         | 62.53'  | N61°17'27"E |
| L2         | 24.87'  | N90°00'00"E |
| L3         | 49.10'  | N57°17'00"E |
| L4         | 112.28' | S1°35'04"W  |
| L5         | 80.00'  | N40°04'29"W |

| CURVE TABLE |        |         |         |           |        |               |
|-------------|--------|---------|---------|-----------|--------|---------------|
| CURVE       | LENGTH | RADIUS  | TANGENT | DELTA     | CHORD  | CHORD BEARING |
| C1          | 93.15' | 130.00' | 48.68'  | 41°03'20" | 91.17' | N61°26'03"E   |
| C2          | 25.25' | 70.00'  | 12.77'  | 20°40'17" | 25.12' | N71°37'35"E   |
| C3          | 65.14' | 130.00' | 33.27'  | 28°42'33" | 64.46' | N75°38'43"E   |
| C4          | 50.16' | 70.00'  | 26.21'  | 41°03'20" | 49.09' | S61°26'03"W   |
| C5          | 7.95'  | 130.00' | 3.98'   | 3°30'21"  | 7.95'  | S80°12'33"W   |

DRAWN BY: MG

Date: May 15, 2015, 1:57pm User ID: jadtkins  
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