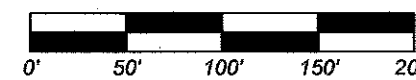


PLAT NUMBER: 130557

SUBDIVISION PLAT ESTABLISHING  
WATERFORD PARK UNIT 1A

BEING A TOTAL OF 8.55 ACRES TRACT OF LAND OUT OF A 132.62 ACRE TRACT, BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4406, THE L.L. LACY SURVEY NO. 848, ABSTRACT 969, COUNTY BLOCK 4407 AND THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



14603 HUEBNER RD, BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE (210) 979-8444  
FAX (210) 979-8441



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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DAPHNE DEVELOPMENT, LLC

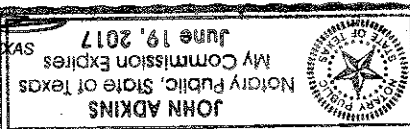
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon Hartman, 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 3rd DAY OF June, A.D. 2015

John Adkins  
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, 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, TEXAS

THIS PLAT OF WATERFORD PARK UNIT 1A 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

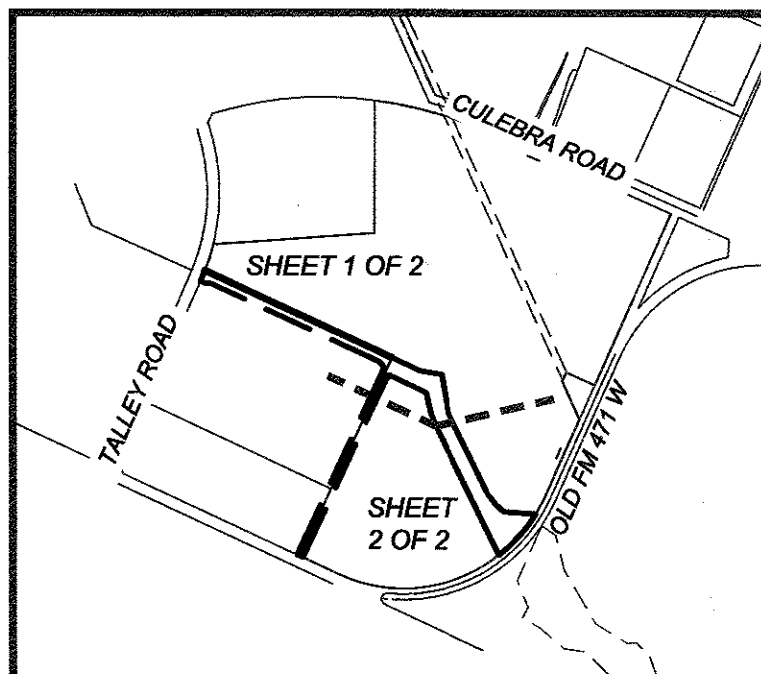
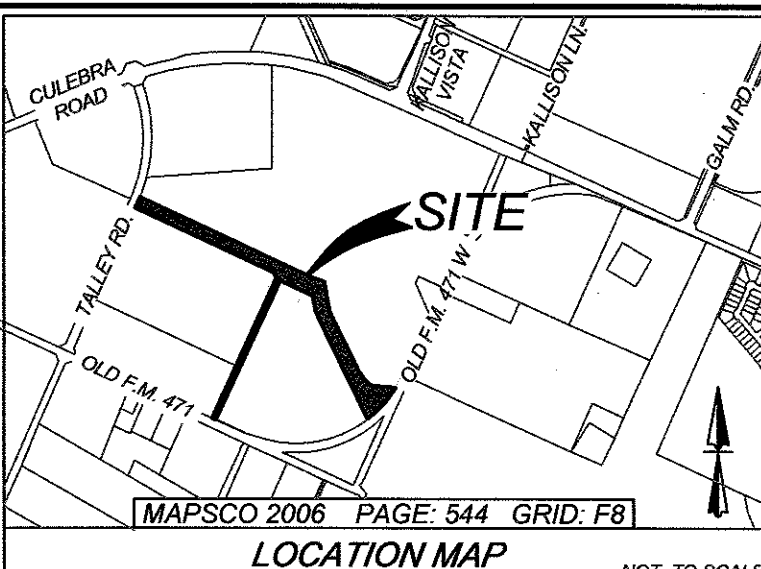
STATE OF TEXAS  
COUNTY OF BEXAR

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. \_\_\_\_\_, M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, 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

SHEET 1 OF 2



INDEX MAP  
N.T.S.

OFF-LOT OWNER/DEVELOPER:  
NORTHSIDE ISD.  
5900 EVERS RD.  
SAN ANTONIO, TX 78238  
PHONE: 210.397.1213  
FAX: 210.397.1212

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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
(2.76 AC OFF-LOT UTILITY AND DRAINAGE EASEMENT)

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 3rd DAY OF June, A.D. 2015

John Adkins  
NOTARY PUBLIC 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.

Blaine P. Lopez  
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.

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  
FIRM LICENSE # 10122300

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 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- LOT 902, BLOCK 8 IS TO BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, DRAINAGE, AND ACCESS EASEMENT.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREIN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE REASONABILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

C.P.S. NOTES:

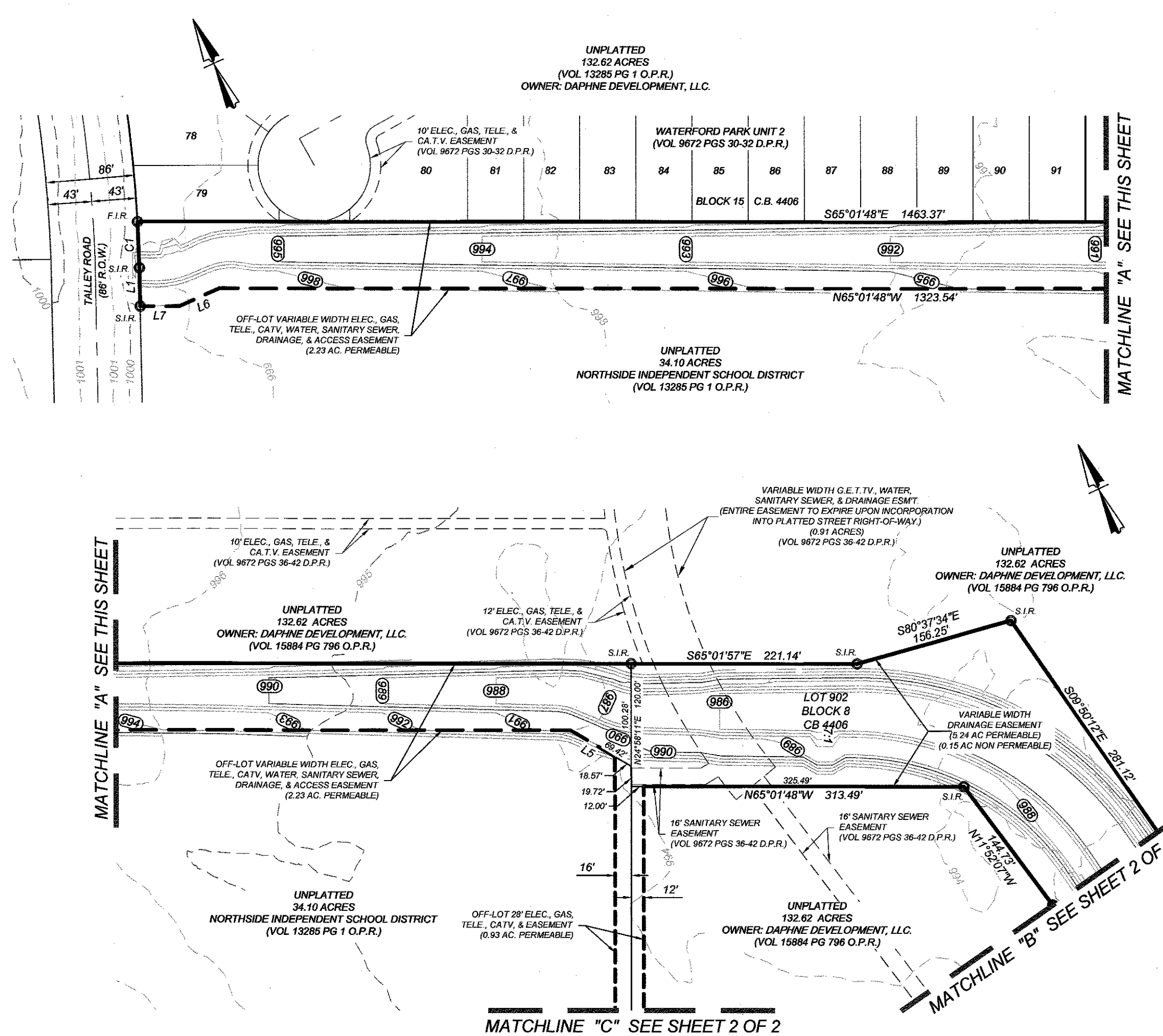
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE 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 ALTERATIONS.
- 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.

IMPACT FEE PAYMENT NOTE:

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.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BASIS OF BEARING 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% CHANCE ANNUAL FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 185 OF 785, COMMUNITY PANEL NO. 48028C01955, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).



Parcel Line Table			
Line #	Length	Direction	
L1	37.58'	N23° 48' 26"E	
L2	94.73'	S37° 19' 30"E	
L3	74.57'	S48° 25' 35"E	
L4	28.00'	N65° 01' 48"W	
L5	50.85'	N34° 29' 16"W	
L6	42.65'	N89° 15' 30"W	
L7	38.56'	N65° 01' 49"W	

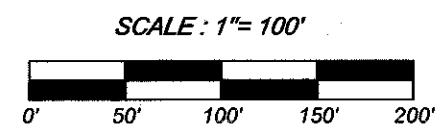
Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C1	44.97'	1107.34'	22.49'	2°19'37"	44.97'	N22°38'37"E
C2	392.63'	1106.30'	198.40'	20°20'05"	390.58'	S41°45'56"W

DRAWN BY: RG

Date: Jun 02, 2015, 8:39am User ID: AAcosta  
File: P:\2051301\Unit 1A\Design\Civil\PLAT\PLAT1301\_U1A.dwg

SUBDIVISION PLAT ESTABLISHING  
WATERFORD PARK UNIT 1A

BEING A TOTAL OF 8.55 ACRES TRACT OF LAND OUT OF A 132.62 ACRE TRACT, BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4406, THE L.L. LACY SURVEY NO. 848, ABSTRACT 969, COUNTY BLOCK 4407 AND THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**KFW**  
ENGINEERS & SURVEYING  
TBP# FIRM NO. 9513  
SURVEY FIRM NO. 10122300

14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE (210) 979-8444  
FAX (210) 979-8441

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: DAPHNE DEVELOPMENT, LLC  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon Hartman, 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 30 DAY OF June, A.D. 2015

NOTARY PUBLIC  
BEXAR COUNTY TEXAS

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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, TEXAS

THIS PLAT OF WATERFORD PARK UNIT 1A 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.

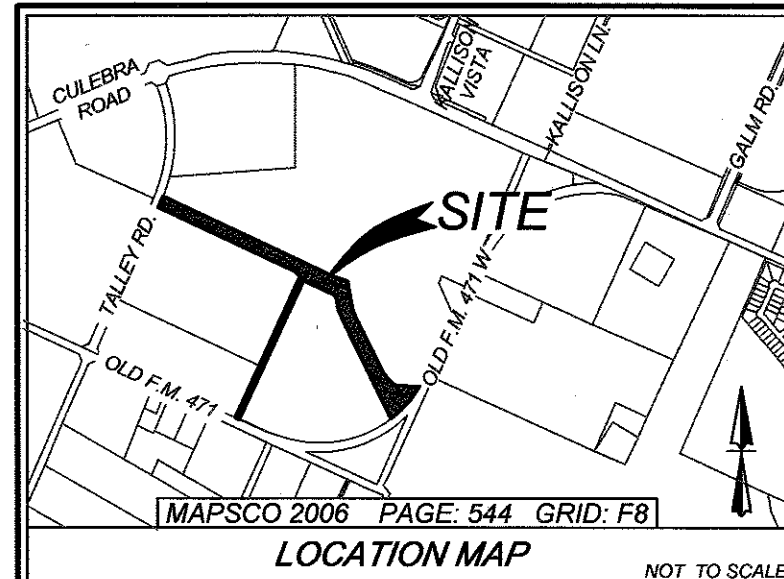
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

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



SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BASIS OF BEARING 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% CHANCE ANNUAL FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 1985 OF 785, COMMUNITY PANEL NO. 48028C0195G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

OFF-LOT OWNER/DEVELOPER:  
NORTHSIDE ISD.  
5900 EVERS RD.  
SAN ANTONIO, TX 78238  
PHONE: 210.397.1213  
FAX: 210.397.1212

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
(2.76 ACRE OFF-LOT UTILITY AND DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Woods, 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 30 DAY OF June, A.D. 2015

NOTARY PUBLIC  
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.

Blaine P. Lopez P.E.  
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.

TERESA A. SEIBEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BDLG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441  
FIRM LICENSE # 10122300

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 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- LOT 902, BLOCK 8 IS TO BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, DRAINAGE, AND ACCESS EASEMENT.

MAINTENANCE NOTE:

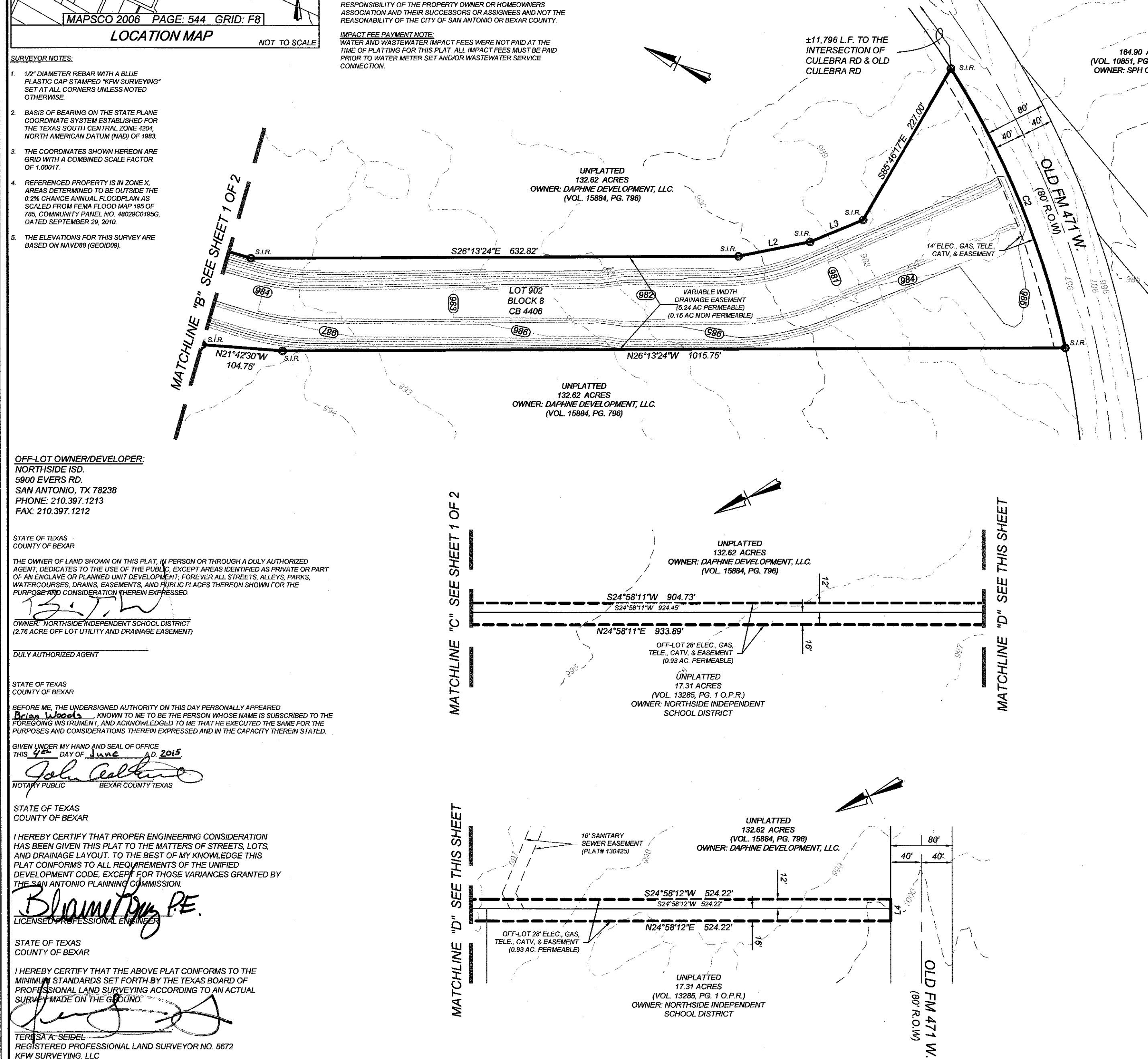
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IMPACT FEE PAYMENT NOTE:

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.

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.
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- CONCRETE DRIVEWAY APPROACHES AND STEPS 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



164.90 ACRES  
(VOL. 10851, PGS. 2285 O.P.R.)  
OWNER: SPH CULEBRA LTD.

±11,796 L.F. TO THE  
INTERSECTION OF  
CULEBRA RD & OLD  
CULEBRA RD

14" ELEC. GAS, TELE.  
CATV, & EASEMENT

OFF-LOT 28" ELEC., GAS,  
TELE., CATV, & EASEMENT  
(0.93 AC. PERMEABLE)

16" SANITARY  
SEWER EASEMENT  
(PLAT# 130425)

OFF-LOT 28" ELEC., GAS,  
TELE., CATV, & EASEMENT  
(0.93 AC. PERMEABLE)

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

STATE OF TEXAS  
BLAINE P. LOPEZ  
92685  
LICENSED PROFESSIONAL ENGINEER  
6/3/15

STATE OF TEXAS  
TERESA A. SEIBEL  
6372  
REGISTERED PROFESSIONAL LAND SURVEYOR  
6/3/2015