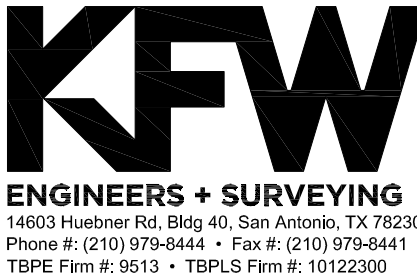
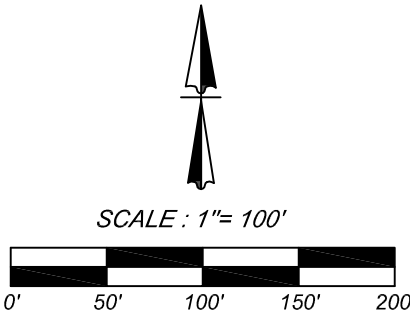


PLAT NUMBER: 150472

REPLAT ESTABLISHING
BEXAR COUNTY WCID NO. 10

BEING 1.812 ACRES ESTABLISHING LOT 29 BLOCK 1 N.C.B. 13758 PREVIOUSLY
PLATTED AS LOTS 1-4 & 14-19, BLOCK 1, N.C.B. 13758 OUT OF THE BEXAR
SUBDIVISION IN THE CITY OF SAN ANTONIO RECORDED IN VOLUME 2805, PAGE
25 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DATE PREPARED: 9/28/15

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,
DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE
AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
BEXAR COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10
DAVID WALLACE
8601 MIDCROWN DRIVE
WINDCREST, TX. 78239

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 _____ BEXAR COUNTY WCID NO. 10 _____ 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

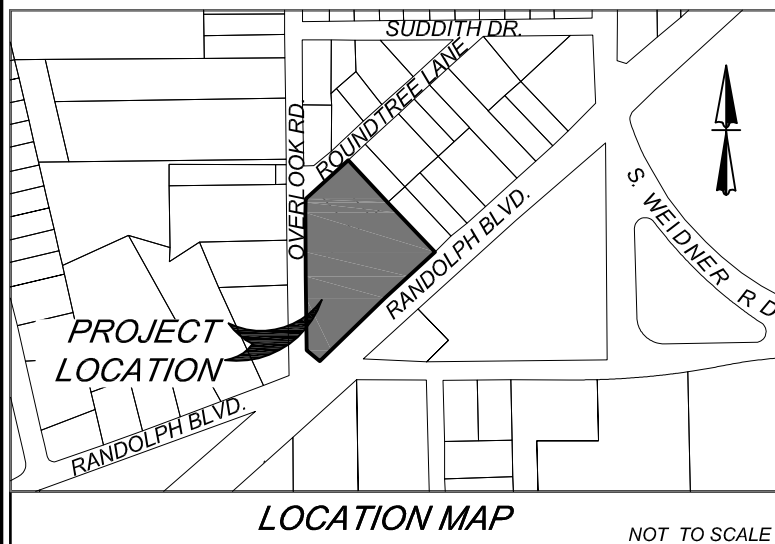
BY: _____
SECRETARY

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 _____.

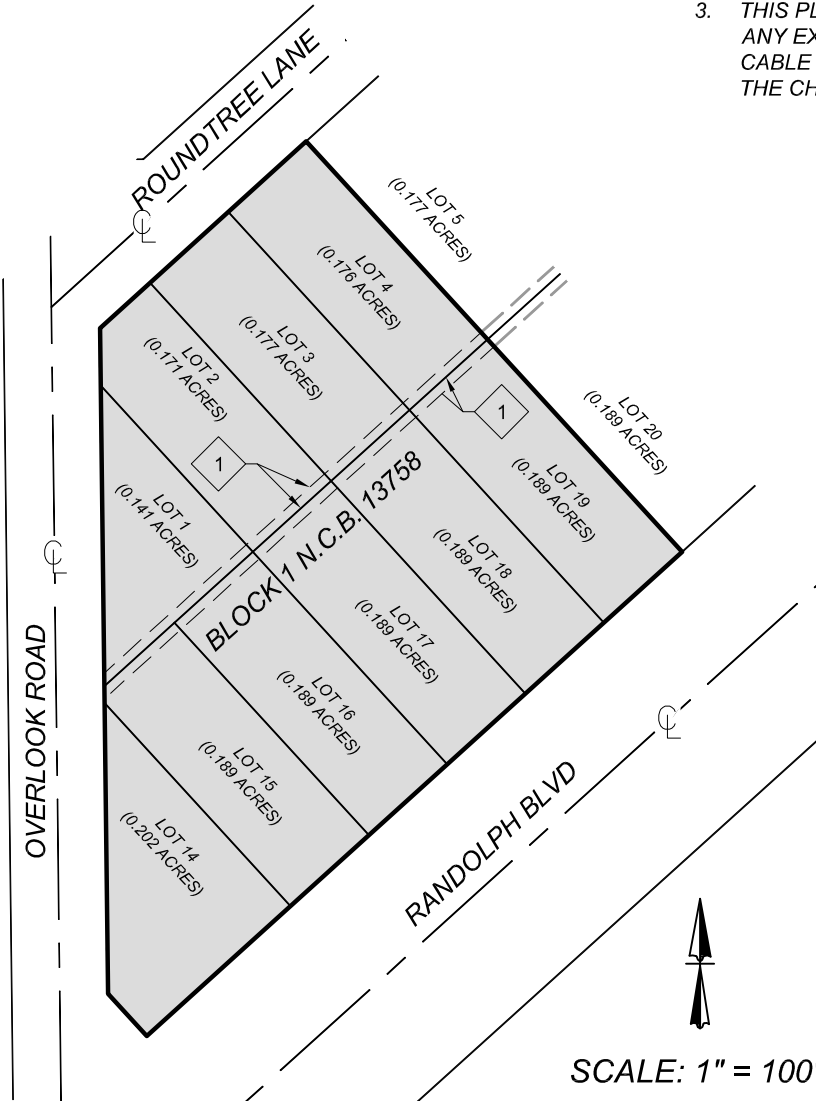
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



LEGEND

- FIR = FOUND 1/2" IRON ROD
SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED
"KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS
O.P.R. = OFFICE OF PUBLIC RECORDS
FPK = FOUND PK NAIL
BLK = BLOCK
N.C.B. = NEW CITY BLOCK
SQ FT = SQUARE FEET



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
1.812 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1-4 &
14-19, BLOCK 1, N.C.B. 13758 OUT OF THE BEXAR SUBDIVISION IN THE CITY
OF SAN ANTONIO RECORDED IN VOLUME 2805, PAGE 25 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.

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

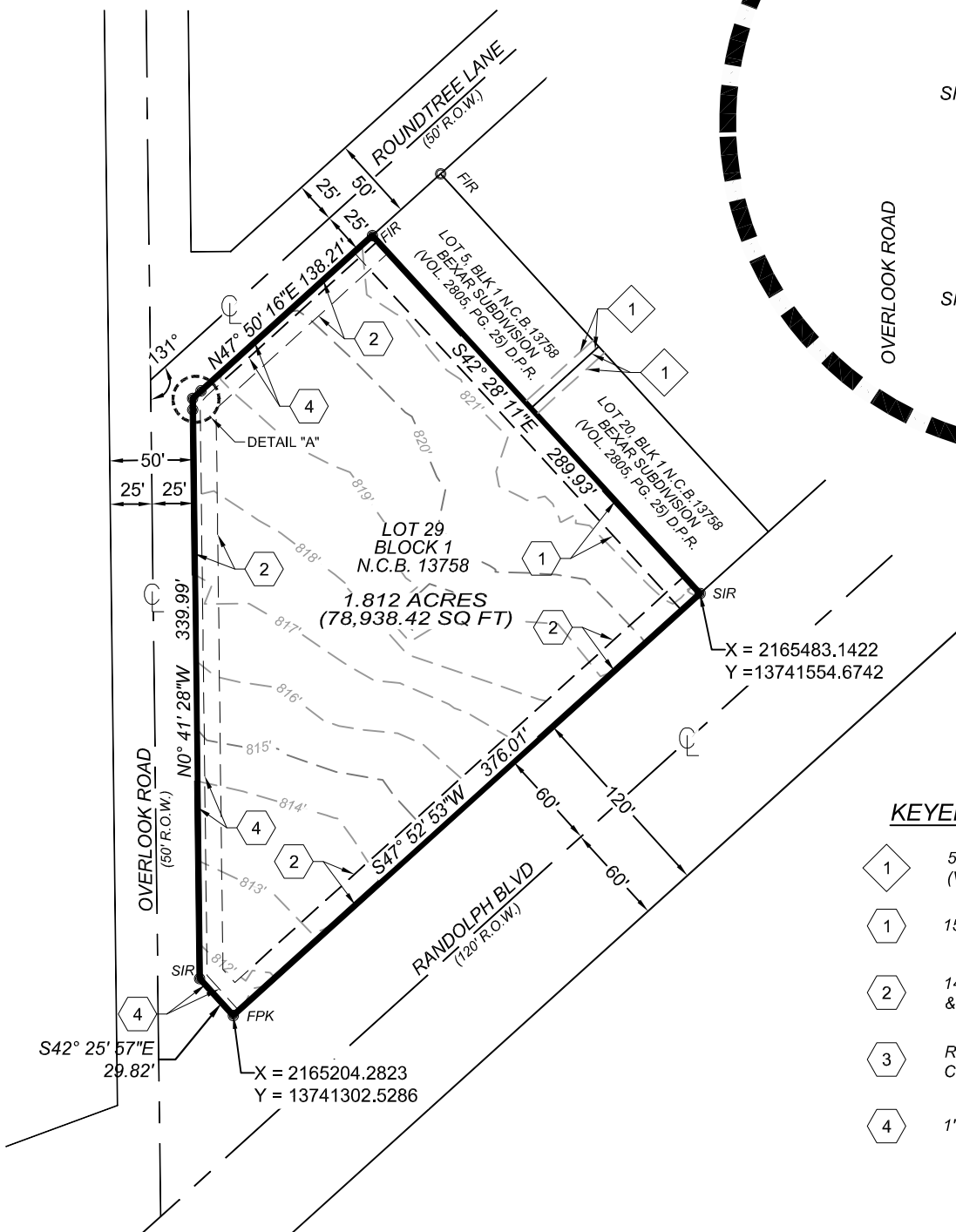
SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH
AMERICAN DATUM (NAD) OF 1983.
- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW
SURVEYING".
- BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
- 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 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 270 OF 785,
COMMUNITY PANEL NO. 48029C0270G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

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:

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C1	12.70	15.00	048.53	6.762	12.33	S23° 34' 24.38"W



KEYED NOTES

- 5' UTILITY EASEMENT
(VOL. 2805 PG.25) D.P.R.
- 15' PRIVATE DRAINAGE EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE,
& CABLE TV EASEMENT
- RIGHT-OF-WAY DEDICATION TO THE
CITY OF SAN ANTONIO (0.0006 ACRES)
- 1' VEHICULAR NON-ACCESS EASEMENT

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER 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.

EDU IMPACT FEE PAYMENT NOTE:

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 PRIOR TO THE
WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC
PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, 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.

GENERAL NOTES:

- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS
PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER
DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO
POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY
WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER
DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY
OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL
BE PLACED WITHIN 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 TO INGRESS AND EGRESS OVER THE 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.

CLEAR VISION NOTE:

ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN
ACCORDANCE WITH UDC 35-506(d)(5).

DRAWN BY: RG

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