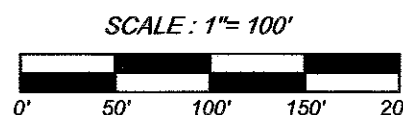


PLAT NUMBER: 140549

SUBDIVISION PLAT ESTABLISHING
WATERFORD PARK, UNIT 3B

BEING A TOTAL OF 14.44 ACRES TRACT OF LAND OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

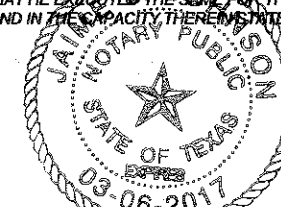
OWNER: DAPHNE DEVELOPMENT, LLC
DULY AUTHORIZED AGENT

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC
1202 W. BITTERS, BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-490-1738
FAX: 210-493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James A. Dunsen, 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 25 DAY OF October, A.D. 2015
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 3B _____ 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: _____

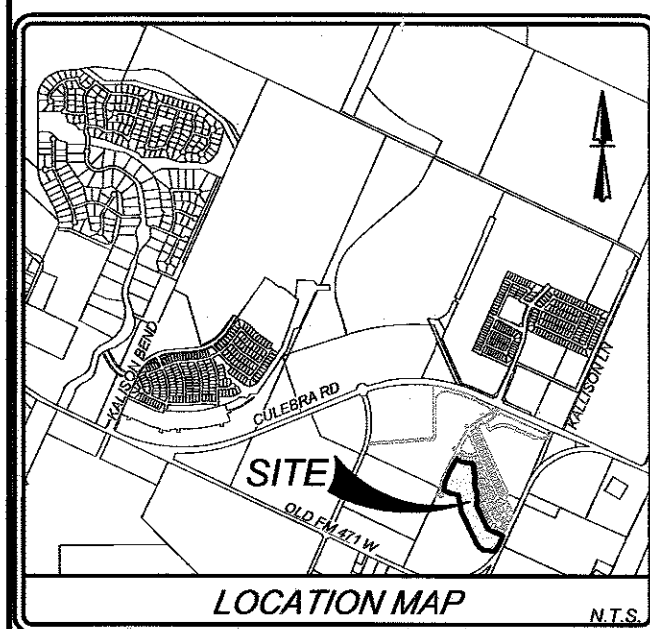
SECRETARY

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'S 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 COORDINATED 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 OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD, FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C01956, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED): A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985. FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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.

KEY NOTES

- 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10" BUILDING SET BACK LINE
- 20" BUILDING SET BACK LINE
- 1" VEHICULAR NON-ACCESS EASEMENT
- 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10" DRAINAGE EASEMENT
- 15" DRAINAGE EASEMENT
- 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9672, PGS 36-42 D.P.R.)
- 20" BUILDING SET BACK LINE (VOL. 9672, PGS 36-42 D.P.R.)

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.

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

NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED THE 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.

WASTEWATER E.D.U. NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) 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 PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 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 BUYING 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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY GPS MONITARY 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.
3. 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.
4. 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.
5. 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.

MINIMUM FINISHED FLOOR ELEVATION:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WATERFORD PARK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 903, LOT 904, BLOCK 8

BUILDING SETBACK LINE:
THE 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.

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

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

LEGEND

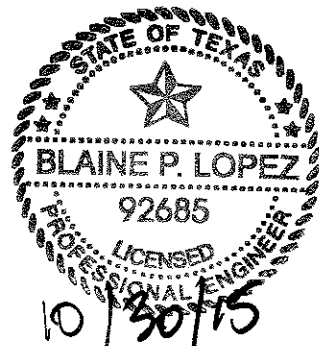
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
- STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- F.F. MIN. = FINISHED FLOOR MINIMUM ELEVATION
- 981 = PROPOSED CONTOUR
- 991 = EXISTING CONTOUR

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	200.34'	355.00'	32°20'00"	197.69'	S81°11'57"E
C2	6.77'	523.00'	0°44'19"	6.77'	N82°17'04"E
C3	21.91'	645.00'	1°56'47"	21.91'	S82°53'09"W
C4	21.63'	815.00'	1°31'15"	21.63'	N83°05'47"E
C5	8.91'	930.00'	0°25'24"	8.91'	S82°32'51"W
C6	17.21'	1055.00'	0°56'05"	17.21'	S83°13'36"W
C7	142.27'	1106.30'	7°22'05"	142.17'	S27°54'51"W
C8	148.97'	455.00'	19°45'34"	148.31'	N07°49'50"E
C9	13.62'	15.00'	52°01'12"	13.16'	S86°21'41"W
C10	247.87'	50.00'	284°02'25"	61.54'	N24°22'17"E
C11	13.62'	15.00'	52°01'12"	13.16'	S39°37'07"E
C12	267.89'	475.00'	32°18'49"	264.35'	S81°11'21"E
C13	296.09'	525.00'	32°18'49"	292.18'	N81°11'21"W
C14	33.48'	355.00'	5°24'15"	33.47'	S67°44'04"E
C15	41.81'	355.00'	6°44'54"	41.79'	S73°48'39"E
C16	41.67'	355.00'	6°43'31"	41.64'	S80°32'51"E
C17	41.70'	355.00'	6°43'47"	41.67'	S87°16'30"E
C18	41.67'	355.00'	6°43'34"	41.65'	N85°59'50"E
C19	415.38'	765.00'	31°06'36"	410.29'	S80°35'15"E
C20	442.53'	815.00'	31°06'39"	437.12'	N80°35'16"W
C21	54.89'	645.00'	4°52'33"	54.87'	S84°21'02"W
C22	54.89'	645.00'	4°52'32"	54.87'	S89°13'35"W
C23	54.89'	645.00'	4°52'32"	54.87'	N85°53'53"W
C24	54.88'	645.00'	4°52'32"	54.87'	N81°01'21"W
C25	54.88'	645.00'	4°52'31"	54.87'	N76°08'50"W
C26	54.88'	645.00'	4°52'31"	54.87'	N71°16'19"W
C27	42.80'	645.00'	3°48'06"	42.79'	N66°56'00"W
C28	32.50'	645.00'	2°53'13"	32.50'	S66°26'34"E
C29	45.39'	645.00'	4°01'57"	45.38'	S69°56'09"E
C30	45.39'	645.00'	4°01'52"	45.37'	S73°58'03"E
C31	45.38'	645.00'	4°01'53"	45.37'	S77°59'56"E
C32	45.39'	645.00'	4°01'54"	45.38'	S82°01'49"E
C33	45.39'	645.00'	4°01'54"	45.38'	S86°03'43"E
C34	45.38'	645.00'	4°01'53"	45.37'	N89°54'24"E
C35	45.39'	645.00'	4°01'54"	45.38'	N85°52'30"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C36	148.97'	455.00'	19°45'34"	148.31'	N07°49'50"E
C37	50.75'	935.00'	3°06'35"	50.74'	S83°53'27"W
C38	50.38'	935.00'	3°05'13"	50.37'	S86°59'21"W
C39	50.38'	935.00'	3°05'13"	50.37'	N89°55'25"W
C40	50.38'	935.00'	3°05'13"	50.37'	N86°50'12"W
C41	50.38'	935.00'	3°05'13"	50.37'	N83°44'58"W
C42	34.35'	935.00'	2°06'17"	34.34'	N81°08'13"W
C43	44.24'	815.00'	3°06'35"	44.23'	N83°53'27"E
C44	127.71'	935.00'	7°49'34"	127.61'	S84°00'52"E
C45	64.09'	935.00'	3°55'38"	64.08'	S89°53'28"E
C46	44.05'	935.00'	2°41'58"	44.05'	N86°47'44"E
C47	43.84'	935.00'	2°41'11"	43.84'	N84°06'09"E
C48	120.30'	1119.48'	6°09'25"	120.24'	S28°28'34"W
C49	21.97'	1119.48'	1°07'27"	21.97'	S24°50'08"W
C50	10.78'	15.00'	41°10'55"	10.59'	S72°02'41"E
C51	149.65'	51.00'	168°07'05"	101.45'	N44°29'13"E
C52	10.41'	15.00'	39°46'36"	10.21'	N19°41'02"W
C53	38.17'	25.00'	87°26'14"	34.57'	N43°56'23"E
C54	34.59'	75.00'	26°25'41"	34.29'	N13°00'34"W
C55	5.03'	51.00'	5°38'50"	5.02'	N54°16'40"W
C56	67.59'	1055.00'	3°40'12"	67.57'	S85°31'45"W
C57	76.78'	1104.61'	3°58'57"	76.76'	N85°41'05"E
C58	2.88'	15.00'	11°00'38"	2.88'	S05°18'03"E
C59	7.53'	15.00'	26°45'57"	7.45'	S25°11'21"E
C60	57.66'	125.00'	26°25'41"	57.15'	N13°00'34"W
C61	86.16'	125.00'	39°30'08"	84.48'	N45°36'28"W
C62	10.46'	15.00'	39°56'08"	10.24'	S04°18'25"W
C63	39.27'	25.00'	90°00'00"	35.36'	S69°16'20"W
C64	51.71'	75.00'	39°30'08"	50.69'	S45°58'28"E
C65	8.80'	15.00'	32°50'08"	8.48'	N00°45'24"E

Parcel Line Table		
Line #	Length	Direction
L1	108.43'	S65°01'57"E
L2	50.00'	S06°18'21"E
L3	11.36'	N24°16'20"E
L4	74.57'	N48°25'35"W
L5	94.73'	N37°19'30"W
L6	6.23'	N65°01'57"W
L7	2.59'	S65°05'33"E
L8	3.86'	S65°01'57"E
L9	50.00'	N24°58'03"E
L10	9.60'	S65°01'58"E
L11	9.75'	N65°01'57"W
L12	13.05'	S65°01'57"E
L13	13.05'	N65°01'57"W
L14	15.05'	S65°01'57"E
L15	15.05'	N65°01'57"W
L16	50.00'	N24°58'03"E
L17	50.00'	S06°09'07"E
L18	10.04'	N80°37'34"W
L19	16.04'	N80°37'34"W
L20	3.56'	S58°52'18"W
L21	1.35'	S30°14'59"E
L22	121.37'	S14°18'40"W
L23	120.51'	S14°18'40"W
L25	17.66'	N48°25'35"W
L26	15.71'	N48°25'35"W
L27	12.62'	N85°46'17"W
L28	155.30'	S24°16'20"W
L29	150.72'	S24°16'20"W
L30	4.04'	N85°46'17"W
L31	14.48'	S26°13'36"E
L32	20.14'	S65°43'31"E
L33	18.87'	N00°12'16"E
L34	15.06'	N00°12'16"E
L36	4.71'	S26°13'24"E
L37	7.04'	S07°37'11"E

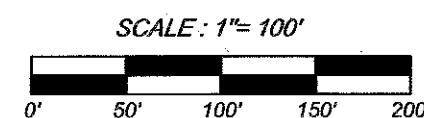
Parcel Line Table		
Line #	Length	Direction
L38	6.85'	S56°40'29"W
L39	51.93'	N65°43'31"W
L40	54.90'	S65°43'31"E
L41	44.17'	S80°37'34"E



PLAT NUMBER: 140549

SUBDIVISION PLAT ESTABLISHING
WATERFORD PARK, UNIT 3B

BEING A TOTAL OF 14.44 ACRES TRACT OF LAND OUT OF A 132.62 ACRE TRACT,
AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY
BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY, TEXAS.



14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8441
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, PONDS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE
PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC

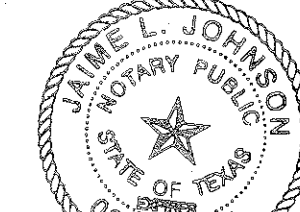
1202 W. BITTERS, BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-490-1798
FAX: 210-493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
[Signature] BEING 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 October, A.D. 2015

[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DO 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 3B _____ 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

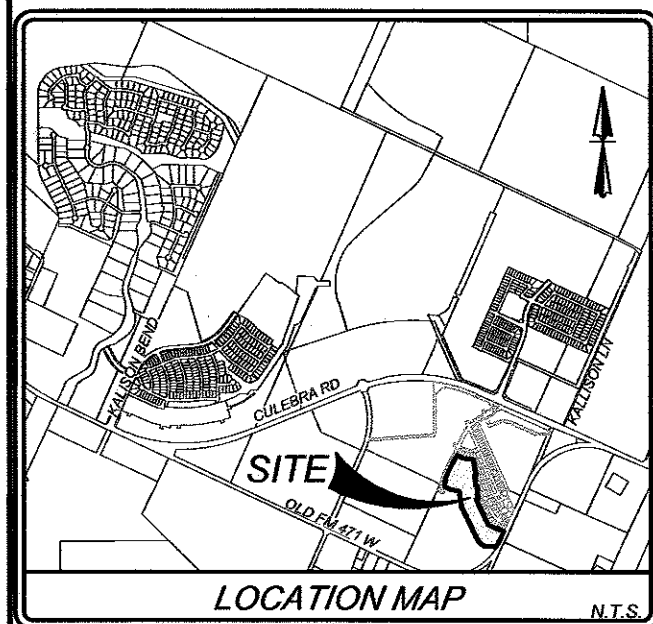
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN
BOOK/VOLUME _____ ON PAGE _____

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

THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



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. 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.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL
NORMALLY EXCEED 80 PSI. 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.

INGRESS & EGRESS (SEWER):

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

INGRESS & EGRESS (WATER):

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

WASTEWATER EASEMENT:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS
SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT
NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

WATER AND/OR WASTEWATER IMPACT FEES:

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.

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
- E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE,
CABLE TV EASEMENT
- F.F. MIN. = FINISHED FLOOR MINIMUM ELEVATION
- 991— = PROPOSED CONTOUR
- 991— = EXISTING CONTOUR

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 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.
2. 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.
3. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC
AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE
T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
5. 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.

MINIMUM FINISHED FLOOR ELEVATION:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE
FINISHED ADJACENT GRADE.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR
ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD
ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE
EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WATERFORD PARK SUBDIVISION
SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS
AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO
INCLUDE BUT NOT LIMITED TO: LOT 903, LOT 904, BLOCK 8

BUILDING SETBACK LINE:

THE 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.

KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, &
CABLE T.V. EASEMENT
2. 5' ELECTRIC, GAS, TELEPHONE, &
CABLE T.V. EASEMENT
3. 10' BUILDING SET BACK LINE
4. 20' BUILDING SET BACK LINE
5. 1' VEHICULAR NON-ACCESS
EASEMENT
6. 14' ELECTRIC, GAS, TELEPHONE, &
CABLE T.V. EASEMENT
7. 10' DRAINAGE EASEMENT
8. 15' DRAINAGE EASEMENT
9. 10' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT
(VOL. 9672, PGS 36-42 D.P.R.)
10. 20' BUILDING SET BACK LINE
(VOL. 9672, PGS 36-42 D.P.R.)

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.

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.

[Signature]
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.

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

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC
CAP STAMPED "KFW SURVEYING" SET AT
ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE
COORDINATED SYSTEM ESTABLISHED FOR
THE TEXAS SOUTH CENTRAL ZONE 4204,
NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE
GRID WITH A COMBINED SCALE FACTOR OF
1.00017.
4. REFERENCED PROPERTY IS IN ZONE X.
AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE OF FLOOD
WITH AVERAGE DEPTHS OF LESS THAN 1
FOOT OR WITH DRAINAGE AREAS LESS THAN
1 SQUARE MILE; AND AREAS PROTECTED BY
LEVEES FROM 1% ANNUAL CHANCE OF
FLOOD. FEMA FLOOD MAP 195 OF 785,
COMMUNITY PANEL NO. 48028C0195G, DATED
SEPTEMBER 20, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE
BASED ON NAVD83 (GEOID09).



10/30/15



10/30/15