

SUBDIVISION PLAT ESTABLISHING
POMONA PARK SUBDIVISION

BEING A TOTAL OF 19.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NCB. 19099, OUT OF THE FRANZ BADALICK SURVEY NO. 342, ABSTRACT NO. 77, BEXAR COUNTY, TEXAS AND BEING ALL OF THE 19.9817 ACRE TRACT OF LAND CONVEYED TO BEST EQUITY VENTURES ORGANIZATION III OF TEXAS LLC OF RECORD IN VOLUME 17629 PAGE 102, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



FRM# 10122000
14603 HUEBNER RD., BLD. 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441

OWNER:
BEST EQUITY VENTURES
ORGANIZATION III OF TEXAS, LLC.
1611 W. 5TH STREET, SUITE 100
AUSTIN, TEXAS 78703
PHONE: 512-531-2907

DEVELOPER:
HOPPER COMMUNITIES, INC.
1611 W. 5TH STREET, SUITE 100
AUSTIN, TEXAS 78703
PHONE: 512-531-2907

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.
- LOT 902 BLOCK 13 IS DESIGNATED AS A DRAINAGE EASEMENT. LOT 904 BLOCK 13 IS DESIGNATED AS A SANITARY SEWER AND DRAINAGE EASEMENT. LOT 905 BLOCK 13 IS DESIGNATED AS ELECTRICAL, GAS, TELEPHONE, CABLE T.V., AND LANDSCAPE EASEMENT.
- LOT 901 AND LOT 903 BLOCK 13 ARE DESIGNATED AS OPEN SPACE, GREENBELT, TREE SAVE AREA AND DRAINAGE EASEMENT.
- CLEAR VISION AREA TO BE CLEAR OF TREES, STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INHIBIT VISIBILITY.

S.A.W.S. 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.

WASTE WATER 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 THE 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.

INGRESS & EGRESS (SEWER) NOTE

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) NOTE

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.

S.A.W.S. HIGH PRESSURE NOTE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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 OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

C.P.S. NOTES

- THE CITY OF SAN ANTONIO AS A 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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 (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.

MAINTENANCE NOTE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN POMONA 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 901, LOT 902, LOT 903, LOT 904 AND LOT 905 BLOCK 13.

MINIMUM FINISHED FLOOR ELEVATION

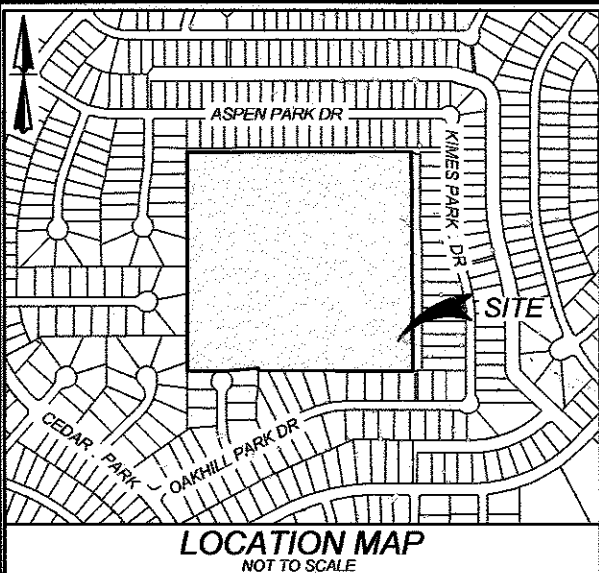
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

BUILDING SETBACK LINE

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.

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 1,500 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 MARSHAL.



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- C.V.E. = CLEAR VISION EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) 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 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 220 OF 785, COMMUNITY PANEL NO. 48029C0220G, DATED SEPTEMBER 28, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

Parcel Line Table		
Line #	Length	Direction
L1	10.00'	N00° 20' 47"W
L2	10.06'	S21° 19' 22"W
L3	10.21'	N23° 56' 47"W
L4	119.87'	N04° 18' 21"W
L5	11.83'	S89° 37' 44"W
L6	10.00'	S57° 25' 29"W
L8	18.73'	N54° 05' 47"W
L9	14.12'	N35° 54' 13"E
L10	9.97'	N48° 23' 09"W
L11	6.40'	N35° 54' 13"E
L12	2.74'	N80° 57' 51"W
L13	26.07'	S89° 37' 44"W
L14	13.16'	N18° 33' 58"W
L16	76.37'	N35° 54' 13"E
L17	87.62'	S70° 39' 28"E
L18	34.11'	S16° 06' 38"E
L19	26.83'	S35° 54' 13"W
L20	79.37'	S53° 42' 44"W
L21	47.31'	N54° 05' 47"W
L22	64.84'	N77° 48' 02"W
L23	17.84'	N54° 05' 47"W
L24	6.40'	S35° 54' 13"W

Parcel Line Table		
Line #	Length	Direction
L26	99.62'	S04° 18' 21"E
L27	19.74'	N58° 03' 04"E
L28	63.55'	S36° 28' 54"E
L29	38.80'	S89° 37' 45"W
L30	14.00'	S01° 07' 42"W
L34	42.01'	N85° 51' 11"W
L35	68.42'	N21° 25' 55"E
L37	16.67'	S80° 57' 51"E
L39	17.74'	S68° 28' 23"E
L40	33.47'	S58° 16' 10"W
L41	15.54'	S73° 45' 32"W
L43	19.74'	N29° 27' 43"E
L45	125.72'	N48° 01' 18"W
L46	99.41'	N85° 51' 11"W
L47	50.64'	S85° 51' 11"E
L48	126.20'	S48° 01' 18"E
L49	11.92'	S65° 43' 51"E
L50	10.00'	S06° 23' 14"E
L51	69.87'	S53° 40' 11"W
L52	59.91'	S31° 52' 34"W
L53	34.96'	N22° 21' 01"E
L60	32.02'	S38° 17' 19"W

Parcel Line Table		
Line #	Length	Direction
L68	114.96'	S20° 57' 49"W
L69	31.69'	N00° 22' 16"W
L71	34.05'	N41° 27' 31"E
L72	59.30'	N43° 09' 45"E
L74	30.18'	N53° 05' 06"W
L76	125.70'	S44° 21' 17"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	251.30'	55.00'	261°47'12"	83.15'	S48°43'36"W
C2	21.41'	15.00'	81°47'12"	19.64'	S41°16'23"E
C3	274.92'	175.00'	90°00'31"	247.51'	S44°37'29"W
C4	353.46'	225.00'	90°00'31"	318.22'	N44°37'28"E
C5	15.71'	10.00'	89°59'59"	14.14'	N45°22'16"W
C6	15.71'	10.00'	90°00'01"	14.14'	N44°37'44"E
C7	54.75'	75.00'	41°49'47"	53.55'	N20°32'37"E
C8	91.26'	125.00'	41°49'47"	89.24'	S20°32'37"W
C9	105.09'	125.00'	48°10'13"	102.02'	S65°32'37"W
C10	63.05'	75.00'	48°10'13"	61.21'	N65°32'37"E
C11	21.41'	15.00'	81°47'12"	19.64'	S49°28'40"E
C12	251.30'	55.00'	261°47'12"	83.15'	N40°31'20"E
C14	149.13'	212.50'	40°12'34"	146.09'	N15°47'56"E
C16	16.74'	27.50'	34°53'04"	16.49'	N72°55'44"W
C17	131.59'	187.50'	40°12'34"	128.90'	S15°47'56"W
C18	149.69'	300.00'	28°35'22"	148.15'	N43°45'23"E
C19	196.58'	175.00'	64°21'44"	186.41'	S43°45'23"W
C34	54.75'	75.00'	41°49'47"	53.55'	N20°32'37"E

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.

John R. Swanson
OWNER: BEST EQUITY VENTURES ORGANIZATION III OF TEXAS, LLC.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John R. Swanson*, 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 30th DAY OF March A.D. 2016

John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF POMONA PARK 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

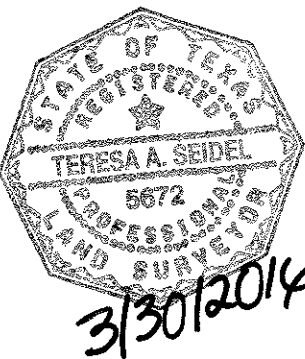
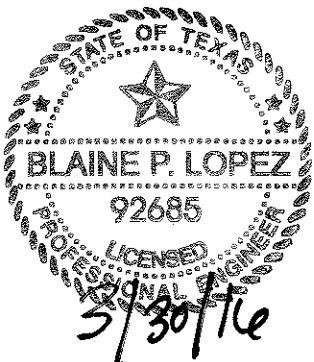
DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME _____

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



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 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 BY:

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

KFW
ENGINEERS + SURVEYING
FIRM# 9513 FIRM# 10122300
14603 HUEBNER RD., BLD. 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441

○ F.I.R. = FOUND ½" IRON ROD
 ● S.I.R. = SET ½" IRON ROD WITH
 BLUE CAP STAMPED "KFW
 SURVEYING"
 ▲ S.I.R. = SET ¾" IRON ROD WITH
 YELLOW CAP STAMPED
 "KFW EASEMENT"
 R.O.W. = RIGHT-OF-WAY
 C.V.E. = CLEAR VISION EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 D.P.R. = DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS

SCALE : 1"=100'

0' 100' 200' 300'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 100', 200', and 300' from left to right. The bar is divided into four equal segments, each representing 100 feet. The first segment (0-100) is white with black borders. The second segment (100-200) is black with white borders. The third segment (200-300) is white with black borders. The fourth segment (300-400) is black with white borders.

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.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John R Swanson, 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 30th DAY OF March A.D. 2016

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF POMONA PARK 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

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 _____

PAGE 2 OF 2

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1. 12" DIAMETER RIBBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE SURVEY FLOOD AREA AS SCALED FROM FEMA FLOOD MAP 220 OF 785, COMMUNITY PANEL NO. 48029C020G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID89).

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 20' BUILDING SET BACK LINE
- ③ 30' SANITARY SEWER AND DRAINAGE EASEMENT
(0.08 AC PERMEABLE)
(0.02 AC NON-PERMEABLE)
- ④ 15' DRAINAGE EASEMENT
(0.04 AC PERMEABLE)
- ⑤ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑥ VARIABLE WIDTH LANDSCAPE EASEMENT
(0.01 AC PERMEABLE)
- ⑦ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑧ 12' ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
PARKWOOD SUBDIVISION UNIT 6
(VOL. 9524, PG 52-53 D.P.R.)
- ⑨ 5' ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
PARKWOOD SUBDIVISION UNIT 6
(VOL. 9524, PG 52-53 D.P.R.)
- ⑩ 12' ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
PARKWOOD SUBDIVISION UNIT 6
(VOL. 9521, PG 183 D.P.R.)
- ⑪ 12' ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
PARKWOOD SUBDIVISION UNIT 6
(VOL. 9521, PG 107 D.P.R.)
- ⑫ 12' ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
PARKWOOD SUBDIVISION UNIT 4
(VOL. 9514, PG 183-187 D.P.R.)
- ⑬ 5' ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
PARKWOOD SUBDIVISION UNIT 4
(VOL. 9514, PG 183-187 D.P.R.)
- ⑭ 12' ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
PARKWOOD SUBDIVISION UNIT 4
(VOL. 9526, PG 107 D.P.R.)

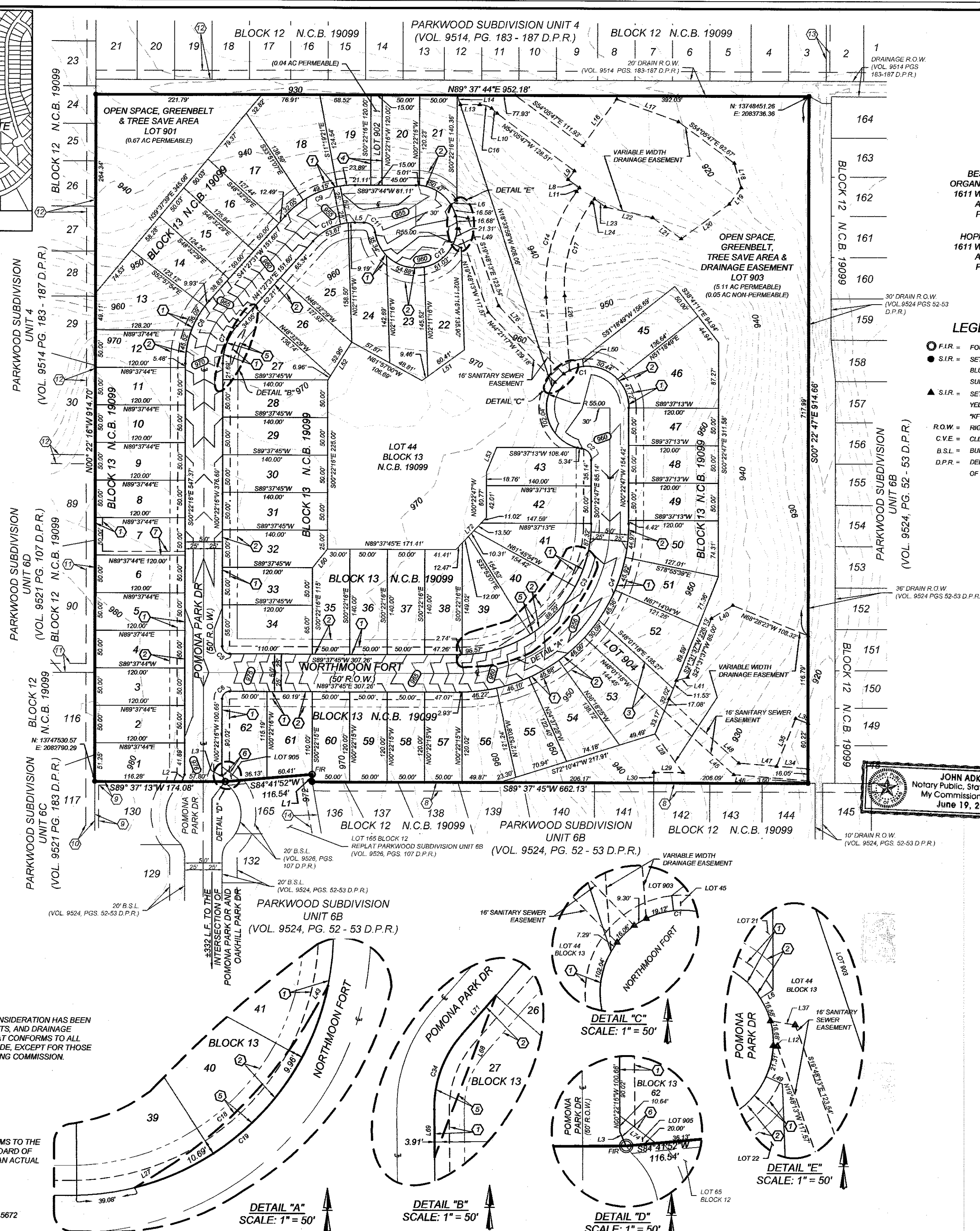
STATE OF TEXAS
COUNTY OF BEXAR

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

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., BLD. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

