

LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- BEARINGS ARE BASED ON THE SUBDIVISION PLAT OF QUAIL RUN SUBDIVISION UNIT 2 AS RECORDED IN VOL. 9561, PGS.218-220, DEED AND PLAT, BEXAR COUNTY, TEXAS.
- ALL OVERALL BOUNDARY CORNERS SET ARE MARKED WITH A 1/2" IRON ROD WITH A RED CAP STAMPED "RPLS 5558".

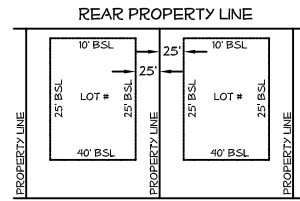
LEGEND	
⊙	FOUND 1/2-INCH IRON ROD
○	SET 1/2-INCH IRON ROD
ESMT	EASEMENT
PP	POWER POLE
GA	GUY ANCHOR
SP	SERVICE POLE
EM	ELECTRIC METER
TP	TELEPHONE PEDESTAL
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
BSL	BUILDING SETBACK LINE
BWF	BARBED WIRE FENCE
E,G,T,CATV	ELECTRIC, GAS, TELEPHONE, CABLE TV
BCDPR	BEXAR COUNTY DEED AND PLAT RECORDS
BCRPR	BEXAR COUNTY REAL PUBLIC RECORDS
---	EXISTING CONTOURS
----	FINISHED CONTOURS

TYPICAL BUILDING SETBACK LINES

25' BUILDING SETBACK LINES ARE GRANTED ALONG SIDE LOT LINES AS SHOWN IN THIS PLAT.

40' BUILDING SETBACK LINES ARE GRANTED ALONG FRONT LOT LINES AS SHOWN IN THIS PLAT.

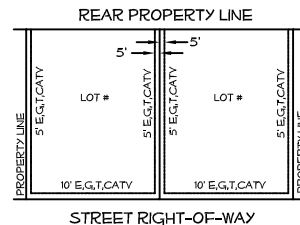
10' BUILDING SETBACK LINES ARE GRANTED ALONG THE REAR LOT LINES AS SHOWN IN THIS PLAT.



TYPICAL UTILITY EASEMENTS

5' E,G,T,CATV EASEMENTS ARE GRANTED ALONG SIDE LOT LINES AS SHOWN IN THIS PLAT.

10' E,G,T,CATV EASEMENTS ARE GRANTED ALONG FRONT LOT LINES AS SHOWN IN THIS PLAT.



STATE OF TEXAS
COUNTY OF WILSON

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 NO. 107748

STATE OF TEXAS
COUNTY OF WILSON

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:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

GENERAL NOTES:

- THIS PLAT IS PART OF THE QUAIL RUN MASTER DEVELOPMENT PLAN #733 APPROVED SEPTEMBER 26, 2002.
- ALL STREETS ARE DEDICATED TO THE PUBLIC.
- EAST CENTRAL SPECIAL UTILITY DISTRICT SUPPLIES POTABLE WATER AND FIRE PROTECTION TO QUAIL RUN SUBDIVISION UNIT 3.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0605F, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS ENERGY 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", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERRECTING 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 LACED 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 THE 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.

CLEAR VISION NOTE:

- CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN (8) FEET ABOVE THE STREET PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506 (D) (5).

CITY OF SAN ANTONIO PUBLIC WORKS STORM WATER 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 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

SAWS:

WASTEWATER EDU NOTE:

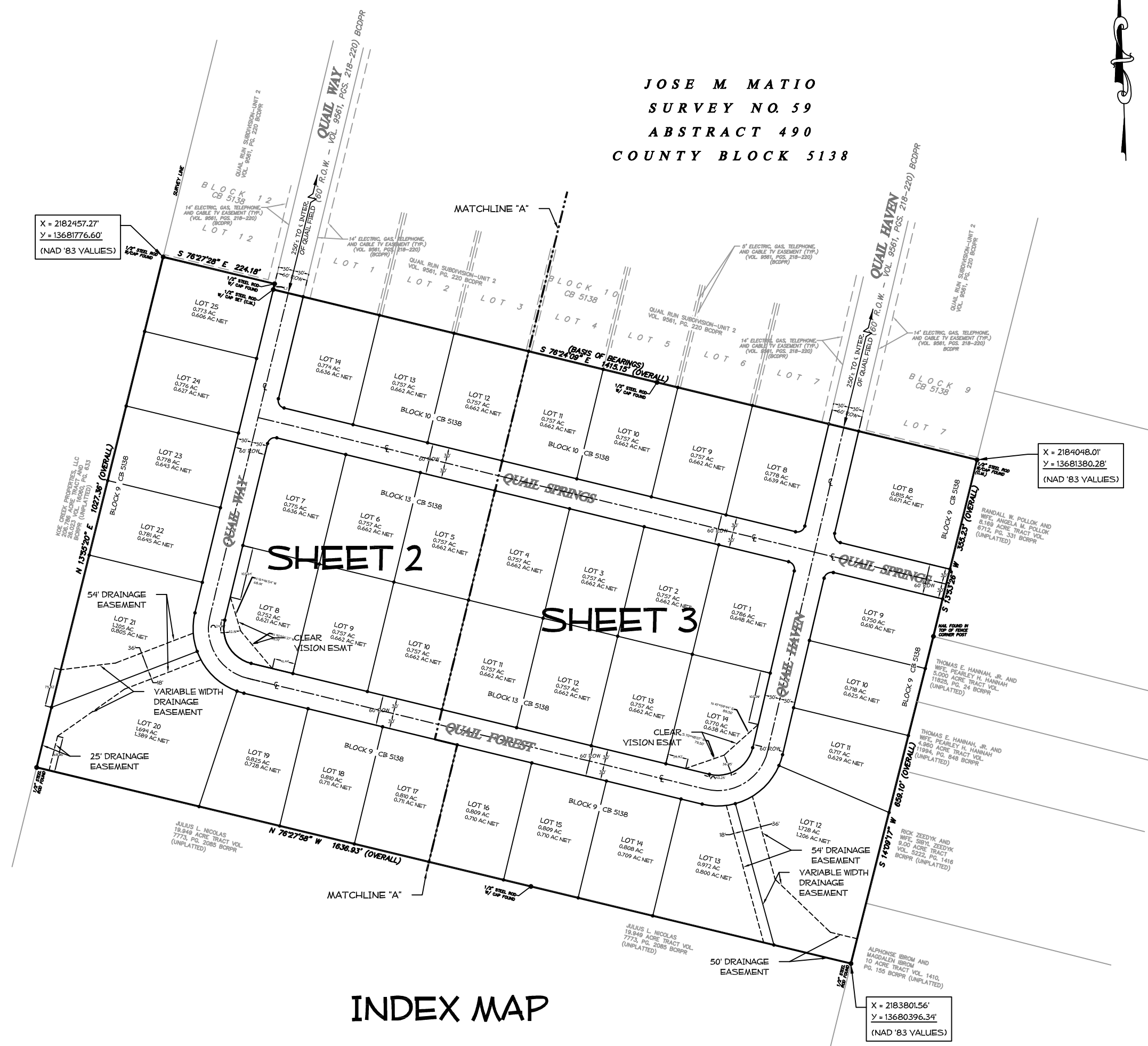
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

B.S.L. 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.

BEXAR COUNTY MAINTENANCE NOTE:

- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.



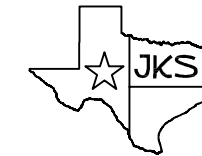
INDEX MAP

PLAT NO. 150564

SUBDIVISION PLAT ESTABLISHING

QUAIL RUN
SUBDIVISION UNIT 3

BEING A 38.249 ACRE TRACT IN THE JOSE M. MATIO SURVEY NO. 59, ABSTRACT 490, COUNTY BLOCK 5138, BEXAR COUNTY, TEXAS AND CONSISTING OF A 23.250 ACRE TRACT AS DESCRIBED IN A CONVEYANCE FROM GATES HERITAGE PROPERTIES, LTD. TO B & Z PROPERTIES, LLC RECORDED IN VOL. 17258, PG. 577 AND A 15.000 ACRE TRACT AS DESCRIBED IN A CONVEYANCE FROM WILLIAM Z. GATES AND WIFE BRITTNEY A. GATES TO B & Z PROPERTIES, LLC. RECORDED IN VOL. 17216, PG. 332, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



ENGINEERING CO., P.L.L.C.
CIVIL CONSULTANTS - LAND PLANNERS

PHYSICAL ADDRESS: 7660 FM 775
LA VERNIA, TX. 78121
MAILING ADDRESS: P.O. BOX 1161
LA VERNIA, TX. 78121

Firm No. 13260

jeff@jks-engineering.com
(210) 422-8529

BERGER
LAND
SURVEYING

172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756

TEL. (830)-217-4228
FAX (866) 806-3636
TBPLS FIRM NO. 10171400



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

B & Z PROPERTIES, LLC
8410 HWY 87 E.
SAN ANTONIO TEXAS 78263

W. BURNELL GATES - OWNER/DEVELOPER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W. BURNELL GATES KNOWN TO ME TO BE THE PERSON WHO NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS DAY OF _____, 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____.

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, AD. 20__.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF QUAIL RUN SUBDIVISION UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED 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 _____, AD. 20__.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, AD. 20__ AT _____, TX. AND DULY RECORDED THE _____ DAY OF _____, AD. 20__ AT _____ AM. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, AD. 20__.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: _____, DEPUTY

SHEET 1 OF 3

DATE: MARCH 30, 2016



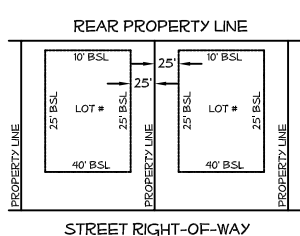
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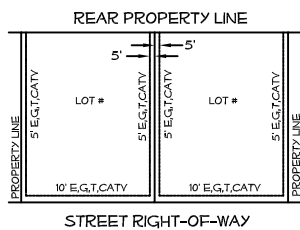
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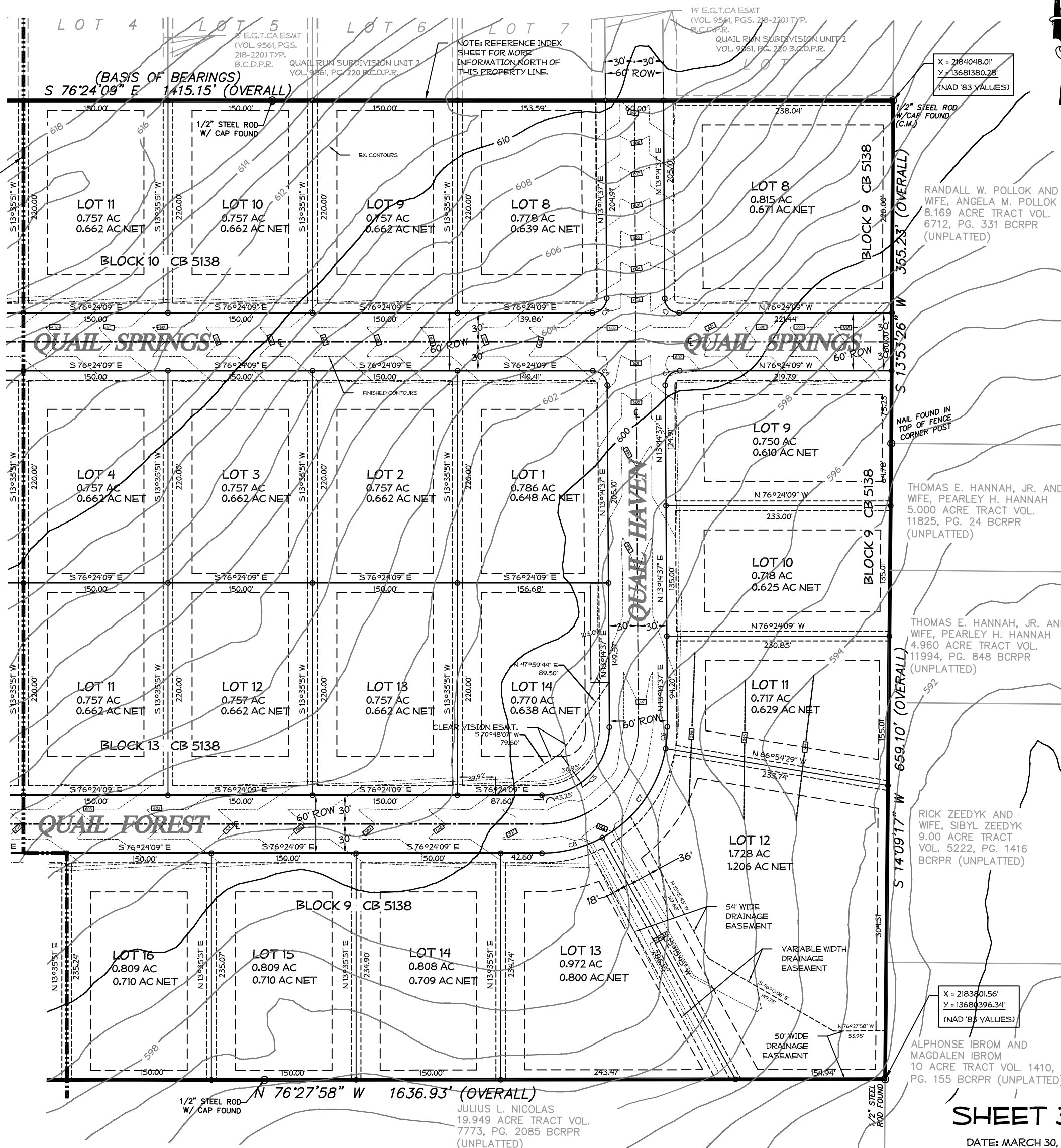


10' E,G,T,CATV EASEMENTS ARE GRANTED ALONG FRONT LOT LINES AS SHOWN IN THIS PLAT.



REGISTERED PROFESSIONAL SURVEYOR NO. 5558

MATCHLINE "A"
SEE SHEET 2 OF 3



SHEET 3 OF 3

DATE: MARCH 30, 2016

BY: _____, DEPUTY