

### LOCATION MAP

NOT-TO-SCALE

### LEGEND

BSL	BUILDING SETBACK LINE	OPR	OFFICIAL PUBLIC RECORDS
CB	COUNTY BLOCK		(OFFICIAL PUBLIC RECORDS
CATV	CABLE TELEVISION		OF REAL PROPERTY) OF
CV	CLEAR VISION		BEXAR COUNTY, TEXAS
DOC	DOCUMENT NUMBER	R.O.W.	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF	TELE	TELEPHONE
	BEXAR COUNTY, TEXAS		
DR	DEED RECORDS OF BEXAR	●	FOUND 1/2" IRON ROD
	COUNTY, TEXAS	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)
NRL	NON RESIDENTIAL LOT	○	SET 1/2" IRON ROD (PD)-ROW

— 1140 —	EXISTING CONTOURS
— 1040 —	PROPOSED CONTOURS

- |    |  |    |   |
|----|--|----|---|
| 11 | 15' BUILDING SET BACK  | 10 | 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9661, PG 155-159, DPR)  |
| 1  | 10' BUILDING SET BACK (VOL 9661, PG 155-159, DPR)                            | 10 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9683, PGS 19-21, DPR) |
| 2  | 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9661, PG 155-159, DPR) | 12 | 20' BUILDING SETBACK LINE (VOL 9683, PGS 19-21, DPR)                          |
| 3  | 20' WATER EASEMENT (VOL 9661, PG 155-159, DPR)                               | 13 | 10' BUILDING SETBACK LINE (VOL 9683, PGS 19-21, DPR)                          |
| 4  | 12' SANITARY SEWER EASEMENT (VOL 9661, PGS 155-159, DPR)                     | 14 | 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9695, PG 95, DPR)       |
| 5  | 16' SANITARY SEWER EASEMENT (VOL 9661, PG 155-159, DPR)                      | 15 | 20' BUILDING SET BACK (VOL 9695, PG 95, DPR)                                  |
| 6  | CLEAR VISION EASEMENT (VOL 9661, PG 155-159, DPR)                            | 16 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9695, PG 95, DPR)                   |
| 7  | 1' VEHICLE NON-ACCESS EASEMENT (VOL 9661, PG 155-159, DPR)                   | 17 | VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9633, PG 118, DPR)                |
| 8  | 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9661, PG 155-159, DPR) | 18 | FALCON LANDING U1A OWNER: K.B. HOMES (VOL 9633, PG 118, DPR)                  |
| 15 | 15' BUILDING SET BACK (VOL 9633, PG 118, DPR)                                |    |   |

#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

#### WASTEWATER EDU 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 THE DEVELOPMENT SERVICES DEPARTMENT.

#### IMPACT FEE 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.

#### C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS ENERGY 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.
- ROAD OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

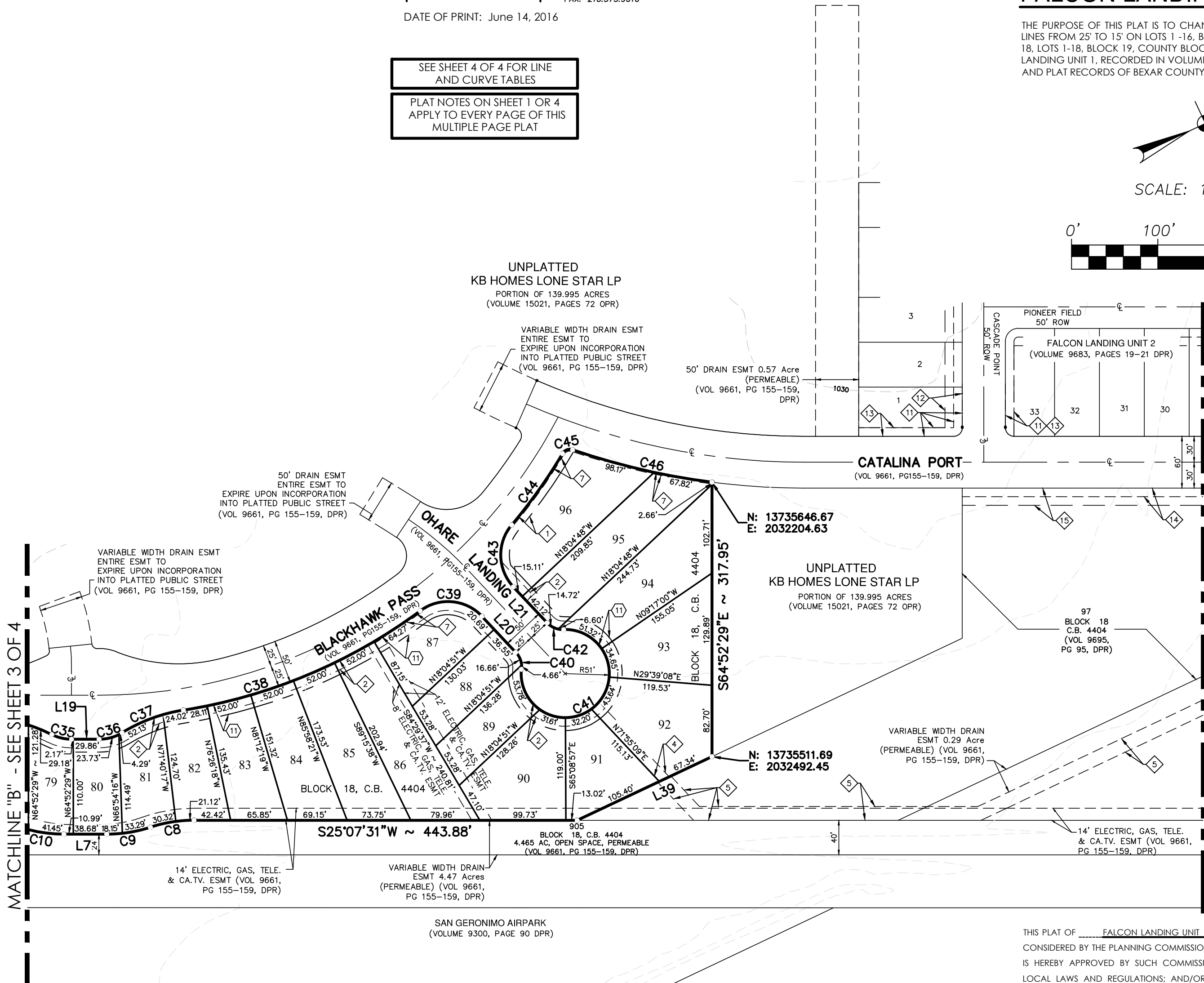


2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: June 14, 2016

SEE SHEET 4 OF 4 FOR LINE  
AND CURVE TABLES

PLAT NOTES ON SHEET 1 OR 4  
APPLY TO EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT



STATE OF TEXAS  
COUNTY OF BEXAR

OWNER/DEVELOPER:  
JOSEPH HERNANDEZ  
K.B HOME  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
(210) 301-2886

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ 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. 20 \_\_\_\_\_.

#### CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

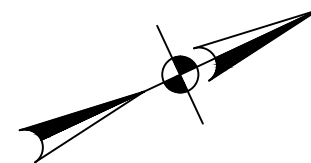
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NUMBER 160259

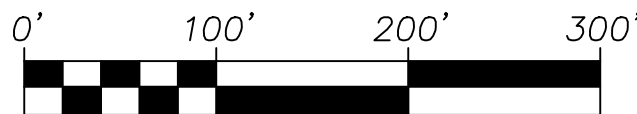
BUILDING SETBACK LINE PLAT OF

FALCON LANDING, UNIT 1 BSL

THE PURPOSE OF THIS PLAT IS TO CHANGE THE FRONT BUILDING SETBACK LINES FROM 25' TO 15' ON LOTS 1-16, BLOCK 29, LOTS 25-38, 41-96, BLOCK 18, LOTS 1-18, BLOCK 19, COUNTY BLOCK 4404 AS RECORDED ON FALCON LANDING UNIT 1, RECORDED IN VOLUME 9661, PAGES 155-159 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



THIS PLAT OF \_\_\_\_\_ FALCON LANDING UNIT 1 BSL \_\_\_\_\_ 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

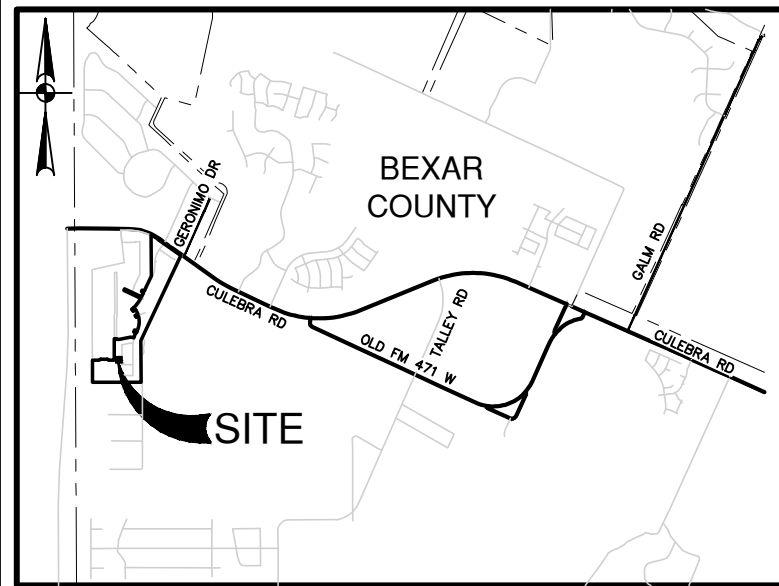
STATE OF TEXAS  
COUNTY OF BEXAR

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

SHEET 2 OF 4



## LOCATION MAP

NOT-TO-SCALE

## LEGEND

BSL	BUILDING SETBACK LINE	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	R.O.W.	RIGHT-OF-WAY
CATV	CABLE TELEVISION	TELE	TELEPHONE
CV	CLEAR VISION		
DOC	DOCUMENT NUMBER		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		
ESMT	EASEMENT		
NRL	NON RESIDENTIAL LOT		

1140	EXISTING CONTOURS	1	FALCON LANDING U1A OWNER: K.B. HOMES (VOL 9633, PG 118, DPR)
1040	PROPOSED CONTOURS	9	16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9661, PG 155-159, DPR)
11	15' BUILDING SET BACK	10	12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9661, PG 155-159, DPR)
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- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

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REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

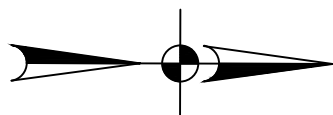
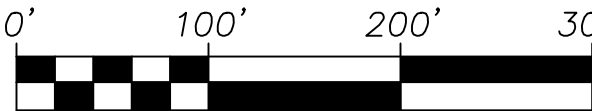
OWNER/DEVELOPER: JOSEPH HERNANDEZ  
K.B. HOME  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
(210) 301-2886

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ 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. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**  
TBPE, FIRM REGISTRATION # 470  
TBPS, FIRM REGISTRATION # 10028800

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: June 14, 2016

PLAT NUMBER 160259

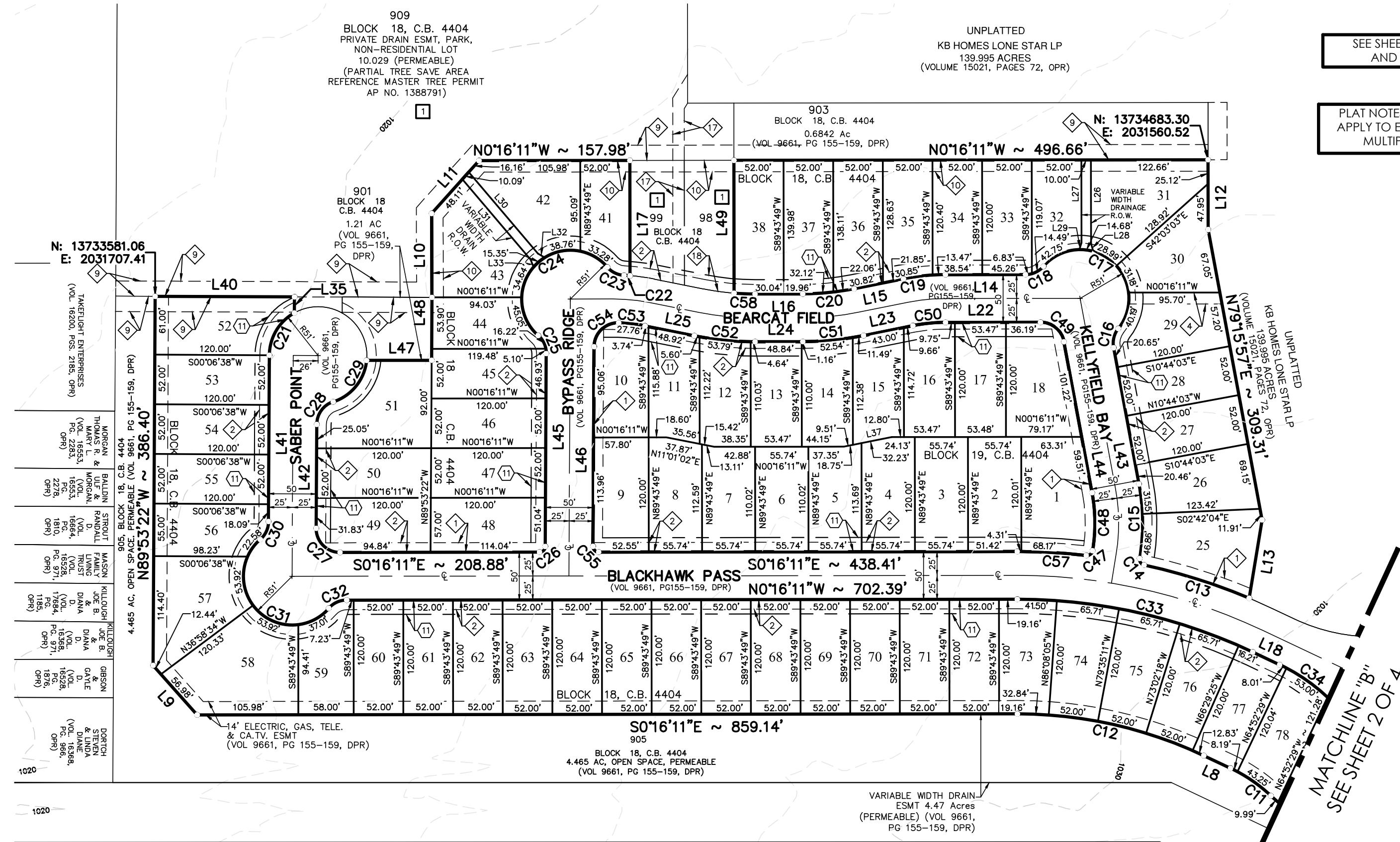
BUILDING SETBACK LINE PLAT OF

FALCON LANDING, UNIT 1 BSL

THE PURPOSE OF THIS PLAT IS TO CHANGE THE FRONT BUILDING SETBACK LINES FROM 25' TO 15' ON LOTS 1-16, BLOCK 29, LOTS 25-38, 41-96, BLOCK 18, LOTS 1-18, BLOCK 19, COUNTY BLOCK 4404 AS RECORDED ON FALCON LANDING UNIT 1, RECORDED IN VOLUME 9661, PAGES 155-159 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SEE SHEET 4 OF 4 FOR LINE  
AND CURVE TABLES

PLAT NOTES ON SHEET 1 OR 4  
APPLY TO EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT



SAN GERONIMO AIRPARK  
(VOLUME 9300, PAGE 90 DPR)

### 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

SHEET 3 OF 4

BY: \_\_\_\_\_, DEPUTY



