

LOCATION MAP

NOT-TO-SCALE

DEDICATION OF THE SANITARY SEWER & WATER MAINS:
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 EQUIVALENT:
THE NUMBER OF WASTE WATER 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 PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 1,800 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.

INGRESS / EGRESS NOTE (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 NOTE (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.

SAVES HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 785 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.

BUILDING SETBACK 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (MPR 1200245) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 36-4776(1).

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 903 BLOCK 127 IN MARBACH VILLAGE UNIT 3, RECORDED IN VOLUME 9700 PAGES 63-65 (COSA PLAT # 150193).

FEMA FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFRM PANEL 4802C0370G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 1% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITH THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LOWR NOTE:
THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY APPROVED BY FEMA ON JULY 17, 2013 CASE NO. 13-08-0000P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM BEXAR COUNTY.

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.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MARBACH VILLAGE UNIT 4 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SAN ANTONIO MARBACH VILLAGE 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 BLK 127 & LOT 907 BLK 127.

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.

GEORGE L. WERON, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 98203
KFW ENGINEERS & SURVEYING, INC.

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

KYLE L. FRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8528
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S. NOTES:

1. 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 PURPOSES 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 AREAS.
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 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT MARBACH VILLAGE UNIT 3 PLAT NO. 150193 WHICH IS RECORDED IN VOLUME 9700, PAGES 63-65, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

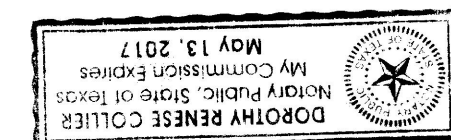
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282
Chris Barton
Dorothy Renee Collier
OWNERS DULY AUTHORIZED AGENT

SHOWN AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF March, 2017

Dorothy Renee Collier
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 05/15/17



REPLAT AREA

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 COORDINATE 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 AE, AREAS DETERMINED TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 4802C0370G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 12A).

MINIMUM FINISHED FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATIONS FOR THE 1% ANNUAL CHANCE (100 YR) STORM EVENT.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.I.R.-V = FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- = PT. OF TANGENCY/CURVATURE IN ROAD
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED AND PLAT RECORDS
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- CVE = CLEAR VISION EASEMENT
- = PROPOSED CONTOURS
- = EXISTING MAJOR CONTOURS
- = EXISTING MINOR CONTOURS
- = FEMA FLOODPLAIN
- = CITY LIMIT LINE

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

SEE PAGE 2 OF 3 FOR PAGE INDEX

PLAT NUMBER: 160505

REPLAT & SUBDIVISION PLAT ESTABLISHING MARBACH VILLAGE UNIT 4

BEING A TOTAL OF 20.19 ACRES OF LAND, OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT 737, COUNTY BLOCK 4332, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 15.597 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., OF RECORD IN VOLUME 17426 PAGE 1564 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF AN 11.089 ACRE TRACT OF LAND BEING LOT 905, BLOCK 127, C.B. 4332 OF RECORD IN VOLUME 9700 PAGES 63-65 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(210) 403-6282

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



SCALE: 1"=200'
0' 200' 600'
400'

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.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Chris Barton*, 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 15th DAY OF March, A.D. 2017
Dorothy Renee Collier
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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE UNIT 4 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: _____

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. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME _____ ON PAGE _____

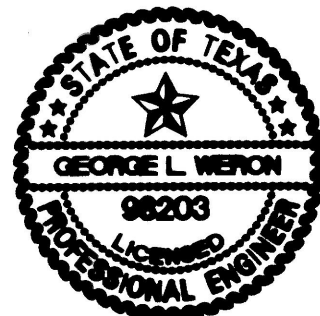
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS _____ DAY OF _____, A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PAGE 1 OF 3



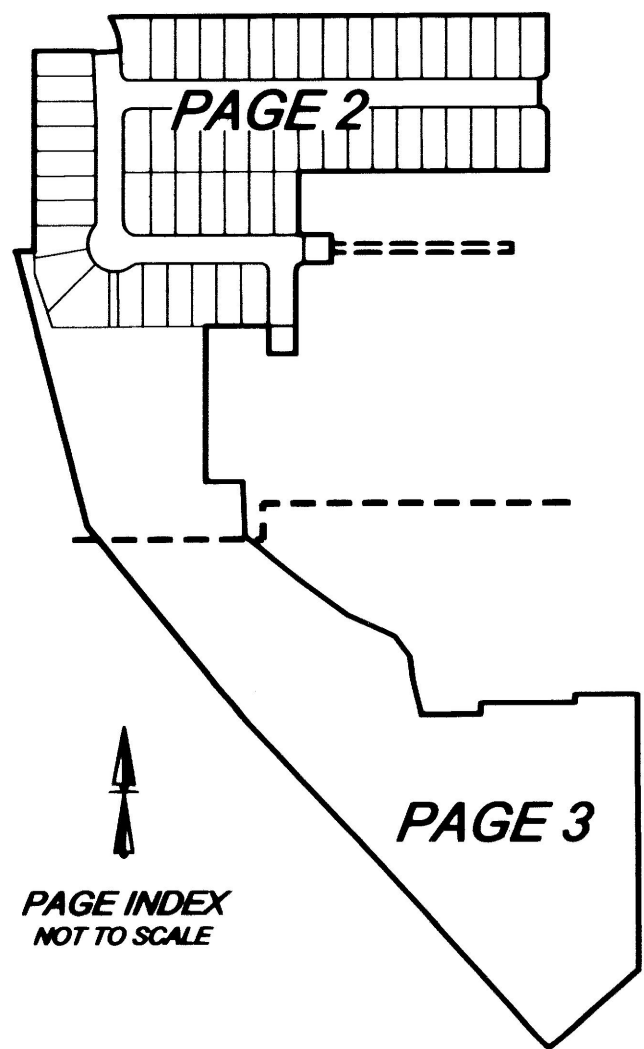
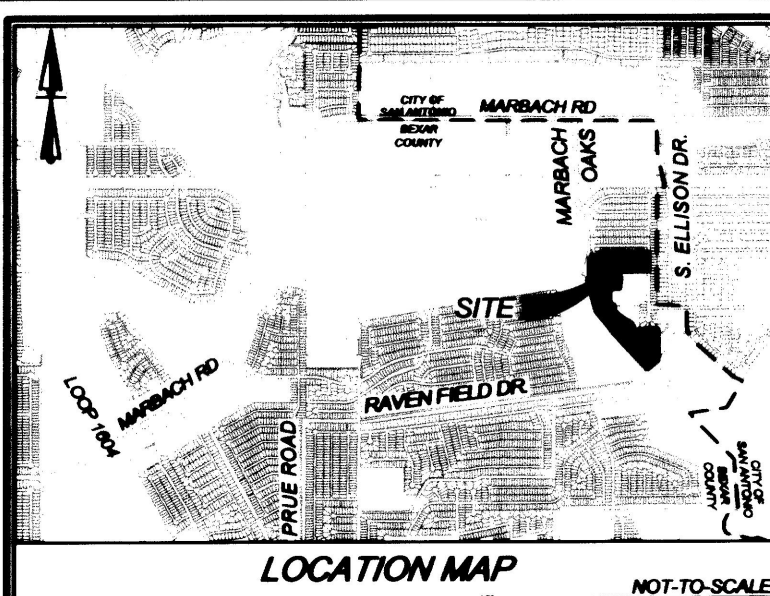
AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 11.089 ACRES, BEING REPLATTED IS LOT 905 BLOCK 127 C.B. 4332 FROM THE MARBACH VILLAGE UNIT 3 SUBDIVISION, RECORDED IN VOLUME 9700, PAGES 63-65 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

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- KEY NOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 15' BUILDING SETBACK LINE
 - 10' BUILDING SETBACK LINE
 - 50' X 50' OFF-LOT SANITARY SEWER & WATER INGRESS/EGRESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
 - 16' PRIVATE DRAINAGE EASEMENT/OPEN SPACE (0.16 AC.) (PERMEABLE)
 - 16' SANITARY SEWER OFF-LOT EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.12 AC.) (PERMEABLE)
 - 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - LOT 807 BLK 127 - 16' PRIVATE DRAINAGE & ACCESS EASEMENT OPEN SPACE (0.04 AC.) (PERMEABLE)
 - 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
 - 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (VOL. 9700 PGS. 63-65 D.P.R.)
 - VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9700 PGS. 63-65 D.P.R.)
 - 50' X 50' OFF-LOT DRAIN, SANITARY SEWER & WATER INGRESS/EGRESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (VOL. 9700 PGS. 63-65 D.P.R.)
 - 20' BUILDING SETBACK LINE (VOL. 9700 PGS. 63-65 D.P.R.)
 - CHANNEL DRAINAGE EASEMENT (VOL. 9700 PGS. 63-65 D.P.R.)
 - 15' DRAINAGE EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
 - 16' SANITARY SEWER EASEMENT (VOL. 9700 PG. 132-133 D.P.R.)
 - 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
 - 12' ELECTRIC EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
 - 12' X 30' ANCHOR EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
 - 20' ELECTRIC EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
 - 16' SANITARY SEWER & ACCESS EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
 - 10' BUILDING SETBACK LINE (VOL. 9700 PG. 63-65 D.P.R.)
 - VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
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REFER TO PAGE 1 OF 3 FOR ALL ENGINEERING AND SURVEYING PLAT NOTES

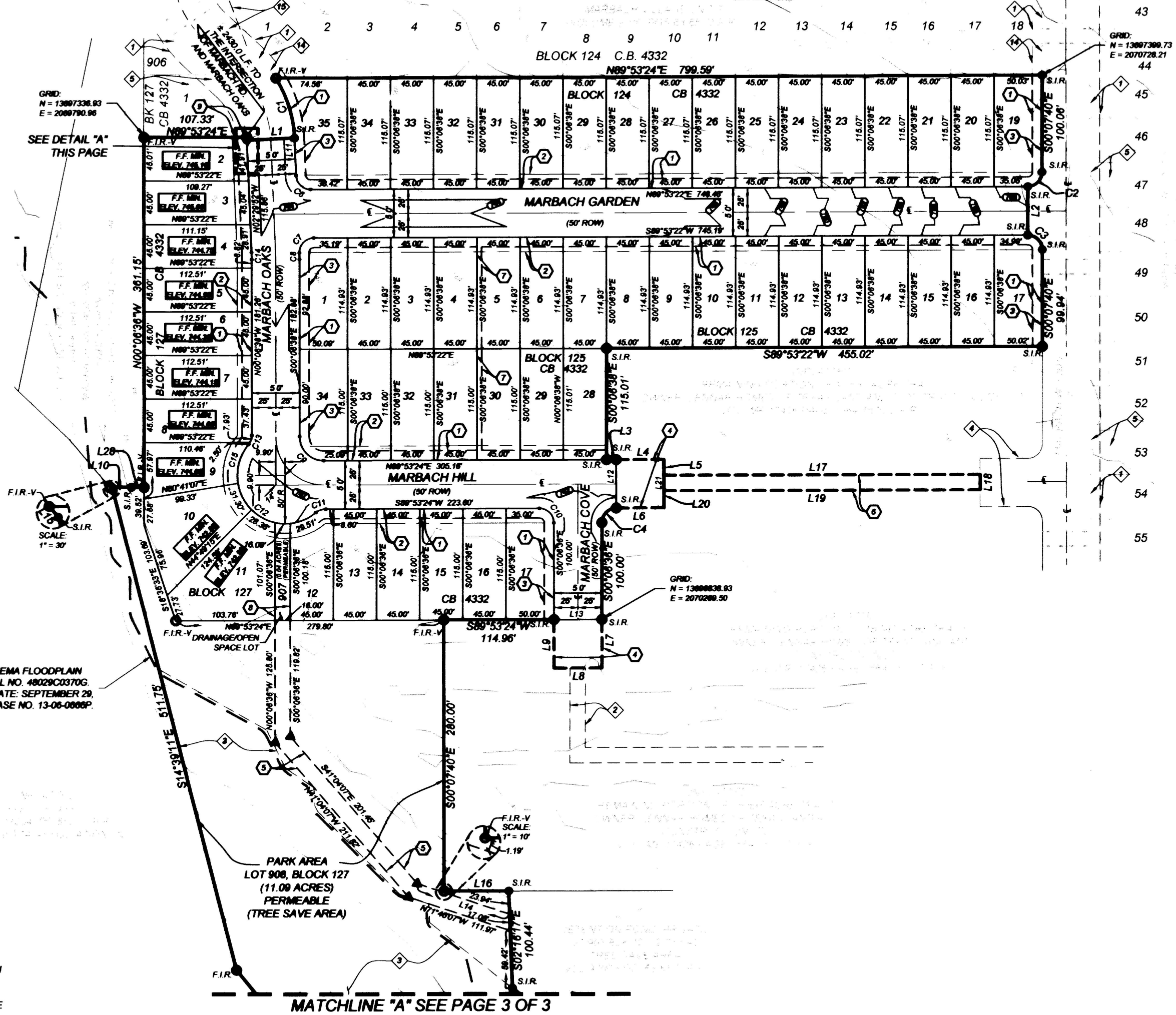
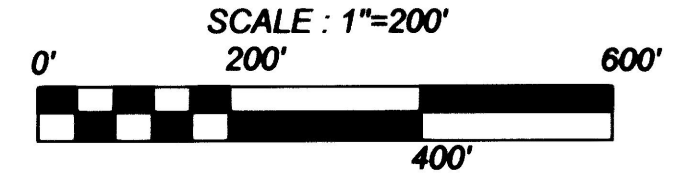
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OWNER/DEVELOPER:
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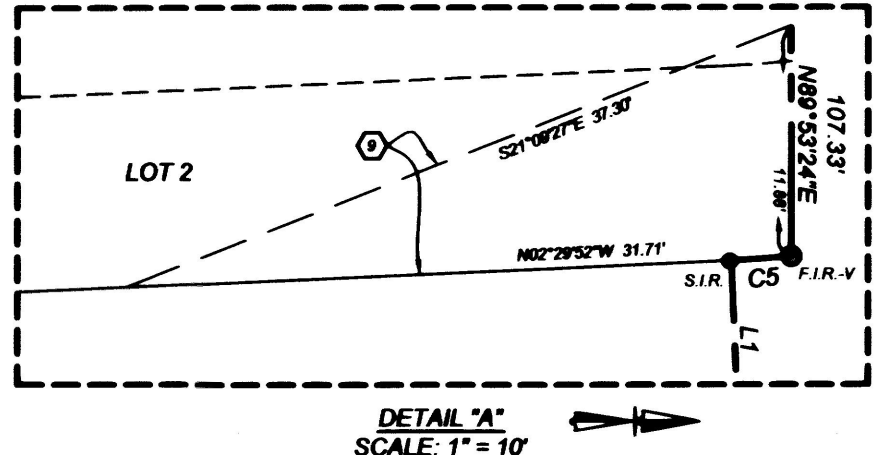
PLAT NUMBER: 160505

REPLAT & SUBDIVISION PLAT ESTABLISHING
MARBACH VILLAGE UNIT 4

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100 YEAR FEMA FLOODPLAIN LIMITS PANEL NO. 48029C0370G. EFFECTIVE DATE: SEPTEMBER 29, 2010 LOMR CASE NO. 13-06-0000P.



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.

GEORGE L. WERON, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 98203
KFW ENGINEERS & SURVEYING, INC.

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

KYLE L. PRESSLER
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3421 PAESANOS PKWY, SUITE 101
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PHONE: 210-979-8444
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STATE OF TEXAS
COUNTY OF BEXAR

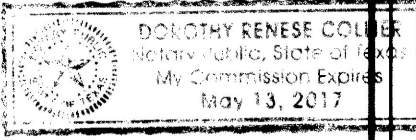
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OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

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 15th DAY OF March, A.D. 2017
Dorothy Renee Collier
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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE UNIT 4 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

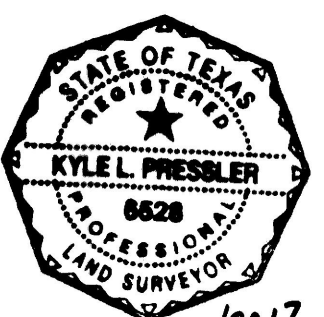
BY: _____
SECRETARY

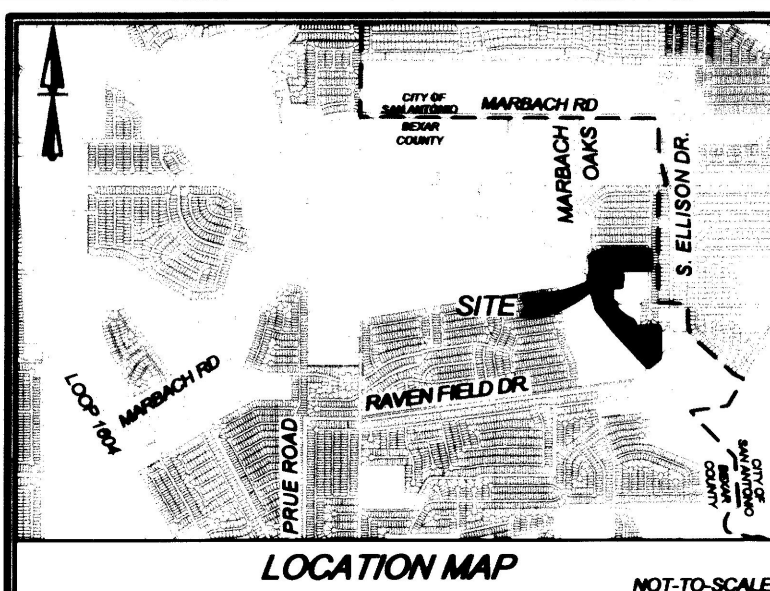
STATE OF TEXAS
COUNTY OF BEXAR

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





KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. 50' X 50' OFF-LOT DRAIN, SANITARY SEWER & WATER INGRESS/EGRESS ESMT. (0.115 ACRES TOTAL) EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
5. 18' PRIVATE DRAINAGE EASEMENT/OPEN SPACE (0.16 AC.) (PERMEABLE)
6. 18' SANITARY SEWER OFF-LOT EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.121 AC.) (PERMEABLE)
7. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 10' BUILDING SETBACK LINE
9. 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
10. 16' OFF-LOT SANITARY SEWER ESMT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (VOL. 9700 PGS. 63-65 D.P.R.)
11. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9700 PGS. 63-65 D.P.R.)
12. 50' X 50' OFF-LOT DRAIN, SANITARY SEWER & WATER INGRESS/EGRESS ESMT. (0.074 ACRES) EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (VOL. 9700 PGS. 63-65 D.P.R.)
13. 20' BUILDING SETBACK LINE (VOL. 9700 PGS. 63-65 D.P.R.)
14. CHANNEL DRAINAGE EASEMENT (VOL. 8277 PG. 1547 O.P.R.)
15. DRAINAGE EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
16. SANITARY SEWER EASEMENT (VOL. 9574 PG. 132-133 D.P.R.)
17. 18' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
18. 12' ELECTRIC EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
19. 12' X 30' ANCHOR EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
20. 28' ELECTRIC EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
21. 18' SANITARY SEWER & ACCESS EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
22. 10' BUILDING SETBACK LINE (VOL. 9700 PG. 63-65 D.P.R.)
23. VARIABLE WIDTH CLEAR VISION ESMT. (VOL. 9700 PG. 63-65 D.P.R.)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.I.R.-V = FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- * = PT. OF TANGENCY/CURVATURE IN ROW
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED AND PLAT RECORDS
- ESMT. = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- CVE = CLEAR VISION EASEMENT
- = PROPOSED CONTOURS
- - - = EXISTING MAJOR CONTOURS
- - - = EXISTING MINOR CONTOURS
- - - = FEMA FLOODPLAIN
- - - = CITY LIMIT LINE

REFER TO PAGE 1 OF 3 FOR
ALL ENGINEERING AND
SURVEYING PLAT NOTES

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND
& CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(210) 403-6262

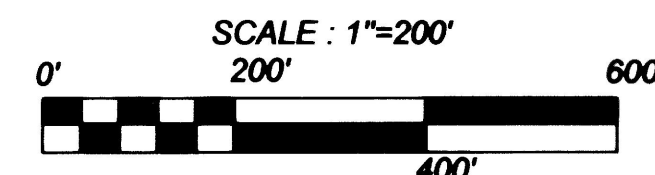
PLAT NUMBER: 160505

REPLAT & SUBDIVISION PLAT ESTABLISHING
MARBACH VILLAGE UNIT 4

BEING A TOTAL OF 20.19 ACRES OF LAND, OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT 737, COUNTY BLOCK 4332, BEAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 15.597 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., OF RECORD IN VOLUME 17426 PAGE 1564 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND ALL OF AN 11.089 ACRE TRACT OF LAND BEING LOT 905, BLOCK 127, C.B. 4332 OF RECORD IN VOLUME 9700 PAGES 63-65 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

3421 Passmore Pkwy, Suite 200, San Antonio, TX 78231
TYPE Firm # 9513 - TPLS Firm # 10122300
Phone # (210) 979-8444 - Fax # (210) 979-8441



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	85.83	125.00	33.70	30°10'24"	85.07	N17°35'01"W
C2	23.57	15.00	15.00	90°01'02"	21.22	S44°52'51"W
C3	23.56	15.00	15.00	86°58'56"	21.21	S45°07'08"E
C4	23.56	15.00	15.00	90°00'00"	21.21	S44°53'24"W
C5	3.14	75.00	1.57	2°23'56"	3.14	S3°41'45"E
C6	22.94	15.00	14.36	87°36'46"	20.77	S46°18'15"E
C7	24.00	15.00	15.45	91°41'05"	21.52	S44°02'40"W
C8	6.82	225.00	3.31	1°41'05"	6.82	N0°57'11"W
C9	38.27	25.00	25.00	89°59'58"	35.36	S45°08'37"E
C10	23.56	15.00	15.00	90°00'00"	21.21	N45°08'36"W
C11	10.43	15.00	5.44	36°51'13"	10.22	S66°57'47"W
C12	148.10	50.00	555.12	188°42'24"	98.80	S45°08'37"E
C13	10.43	15.00	5.44	36°51'13"	10.22	N18°48'58"E
C14	7.29	175.00	3.65	2°23'14"	7.29	N1°18'15"W
C15	42.81	50.00	22.82	49°03'26"	41.52	N15°12'51"E

LINE TABLE	
LINE	BEARING
L1	50.00' N87°30'10"E
L2	50.00' S0°08'07"E
L3	10.07' N86°53'24"E
L4	50.00' N86°53'24"E
L5	16.36' S0°08'19"E
L6	50.00' N86°53'24"E
L7	50.00' S0°08'36"E
L8	50.00' S86°53'24"W
L9	50.00' N0°06'38"W
L10	22.12' S86°56'57"E

LINE TABLE	
LINE	BEARING
L11	38.86' S2°29'52"E
L12	50.00' N0°08'19"W
L13	50.00' S86°53'24"W
L14	101.56' N71°46'07"W
L15	4.53' S41°00'43"E
L16	67.46' N86°53'24"E
L17	328.99' S86°59'56"E
L18	15.92' S0°08'16"E
L19	330.00' S86°59'15"W
L20	17.61' S0°08'19"E

LINE TABLE	
LINE	BEARING
L21	18.00' S0°08'19"E
L22	96.17' S85°57'35"E
L23	18.00' N0°18'15"W
L24	18.00' N0°00'00"E
L25	86.56' S13°07'38"E
L26	41.86' S6°52'30"E
L27	46.46' S37°14'19"E
L28	13.23' N86°58'58"E

STATE OF TEXAS
COUNTY OF BEAR

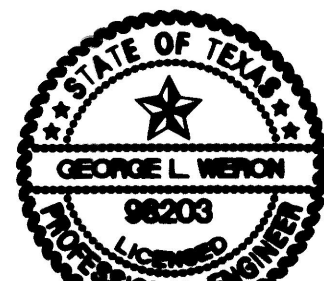
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

GEORGE L. WERON, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 98203
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS
COUNTY OF BEAR

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

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



DRAWN BY: LM

Date: Mar 15, 2017, 11:00am User ID: lmarlincz
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