
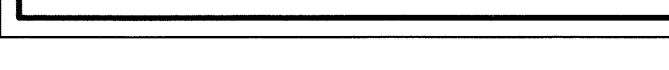
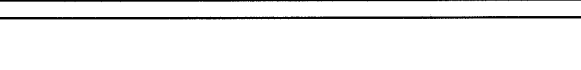


KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SCALE: 1"=100'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the values 0, 50, 100, 150, and 200 feet.





--	--

FEMA FLOOD INSURANCE NOTE:
 LOTS 18 THRU 28, BLOCK 9, LOTS 29 THRU 32 AND LOTS 55 THRU 57, BLOCK 8 & 9 WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD CURRENT EFFECTIVE MAP OF BEXAR COUNTY, TEXAS MAP NO. 48029C0098E, DATED FEBRUARY 16, 1996. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN APPROVED BY FEMA (CASE# 15449) ON 02/16/96. THE APPROVED CLOMR, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN, HOWEVER, UNTIL A LETTER OF MAP REVISION HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL SUBMIT TO THE CITY OF SAN ANTONIO FOR REVIEW. NO OTHER MAPS WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE OR OWNED OUT OF THE FLOODPLAIN BY OTHER DOCUMENTATION.

SEE PAGE 3 OF 3 FOR
LINE AND CURVE TABLES

Date: Mar 23, 2017, 12:58pm User ID: lmartinez
File: P:\205\18\02\Design\Civil\PLAT\PL2051802.dwg

SUBDIVISION PLAT ESTABLISHING
SUMMERHILL SUBDIVISION UNIT 2

BEING A TOTAL OF 22.865 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE REMAINDER OF A 214.49 ACRE TRACT CONVEYED TO VELMA DEVELOPMENT, LLC. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817 PAGES 2029-2039 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE J.F. SHEPHERD SURVEY NO. 334, ABSTRACT NO. 678, NEW CITY BLOCK 16554, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

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

OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

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:
VELMA DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

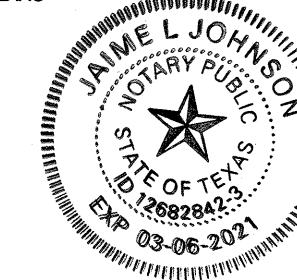
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon V. Hartman, 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 24 DAY OF March A.D. 2017

Jaimie L. Johnson
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF SUMMERHILL SUBDIVISION, UNIT 2 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

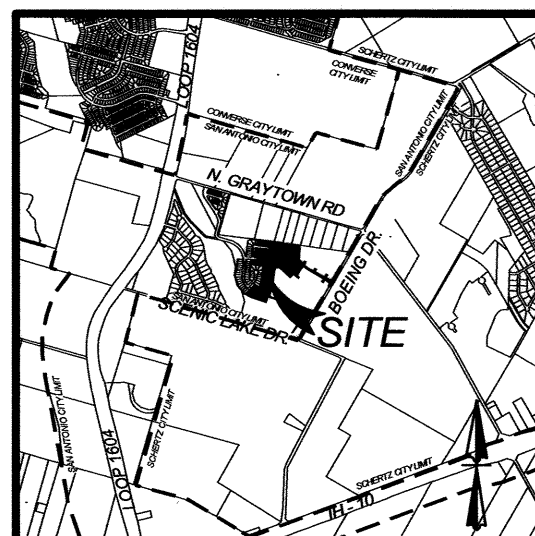
BY: _____, DEPUTY

KEY NOTES

- | | | | | | | |
|--|---|---|--|--|--|---|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ② 16' WATER EASEMENT (PERMEABLE) (0.05 ACRES) | ③ VARIABLE WIDTH CLEAR VISION EASEMENT | ④ 15' PRIVATE DRAINAGE EASEMENT (PERMEABLE) (0.04 ACRES) | ⑤ 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.01 ACRES) | ⑥ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑦ 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9704, PGS. 197-201 D.P.R.) | ② 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9704, PGS. 197-201 D.P.R.) | ③ VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9704, PGS. 197-201 D.P.R.) | ④ 10' PRIVATE DRAINAGE EASEMENT (VOL. 9704, PGS. 197-201 D.P.R.) | ⑤ 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9704, PGS. 197-201 D.P.R.) | ⑥ OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., & PUBLIC DRAINAGE EASEMENT (0.06 A.C.) (VOL. 9704, PGS. 197-201 D.P.R.) | ⑦ OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT (0.207 A.C.) (VOL. 9704, PGS. 197-201 D.P.R.) |
| ⑧ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 9645, PGS. 214-219 D.P.R.) | ⑧ OFF-LOT 16' SANITARY SEWER EASEMENT (0.71 ACRE) (VOL. 9704, PGS. 197-201 D.P.R.) | | | | | |

SEE PAGE 3 OF 3 FOR
LINE AND CURVE TABLES

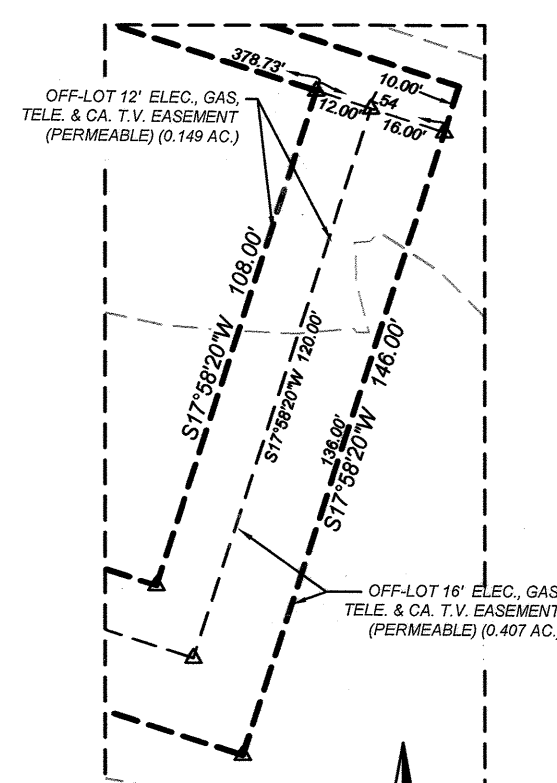
SEE PLATTING NOTES ON PAGE 1 OF 3



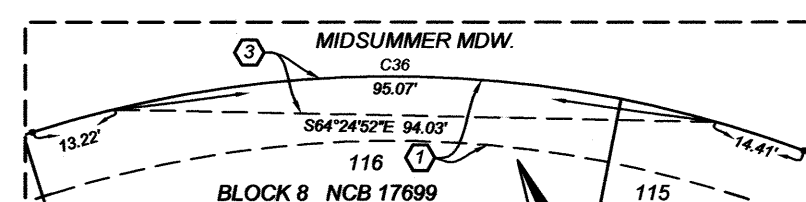
LOCATION MAP NOT TO SCALE

LEGEND

- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- = PROPOSED CONTOURS
- - - 970 - - - = EXISTING MAJOR CONTOURS
- - - - - = EXISTING MINOR CONTOURS
- FF = 527.6 = FLOOD PLAIN
- FF = 527.6 = MINIMUM FINISHED FLOOR ELEVATION
- = PROPOSED EASEMENT
- ◇ = EXISTING EASEMENT



DETAIL "E" SCALE: 1"=40'



DETAIL "A" SCALE: 1"=30'

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAEANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

DETAIL "B" SCALE: 1"=30'

PLAT NUMBER: 160595

SUBDIVISION PLAT ESTABLISHING
SUMMERHILL SUBDIVISION UNIT 2

BEING A TOTAL OF 22.865 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE REMAINDER OF A 214.49 ACRE TRACT CONVEYED TO VELMA DEVELOPMENT, LLC. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817 PAGES 2029-2039 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE J.F. SHEPHERD SURVEY NO. 334, ABSTRACT NO. 678, NEW CITY BLOCK 16554, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



3421 Paenos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TPE Firm #: 9513 • TPLS Firm #: 10122300

OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

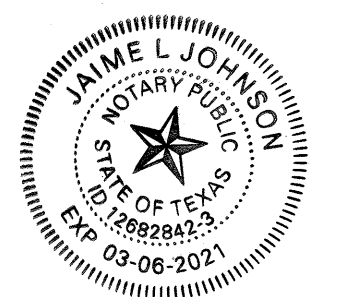
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER:
VELMA DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon V. Hartman 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 24 DAY OF March A.D. 2017
Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY TEXAS



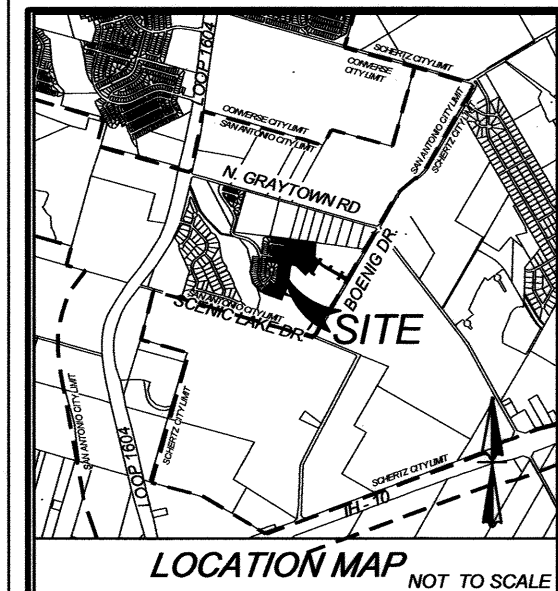
THIS PLAT OF SUMMERHILL SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE 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

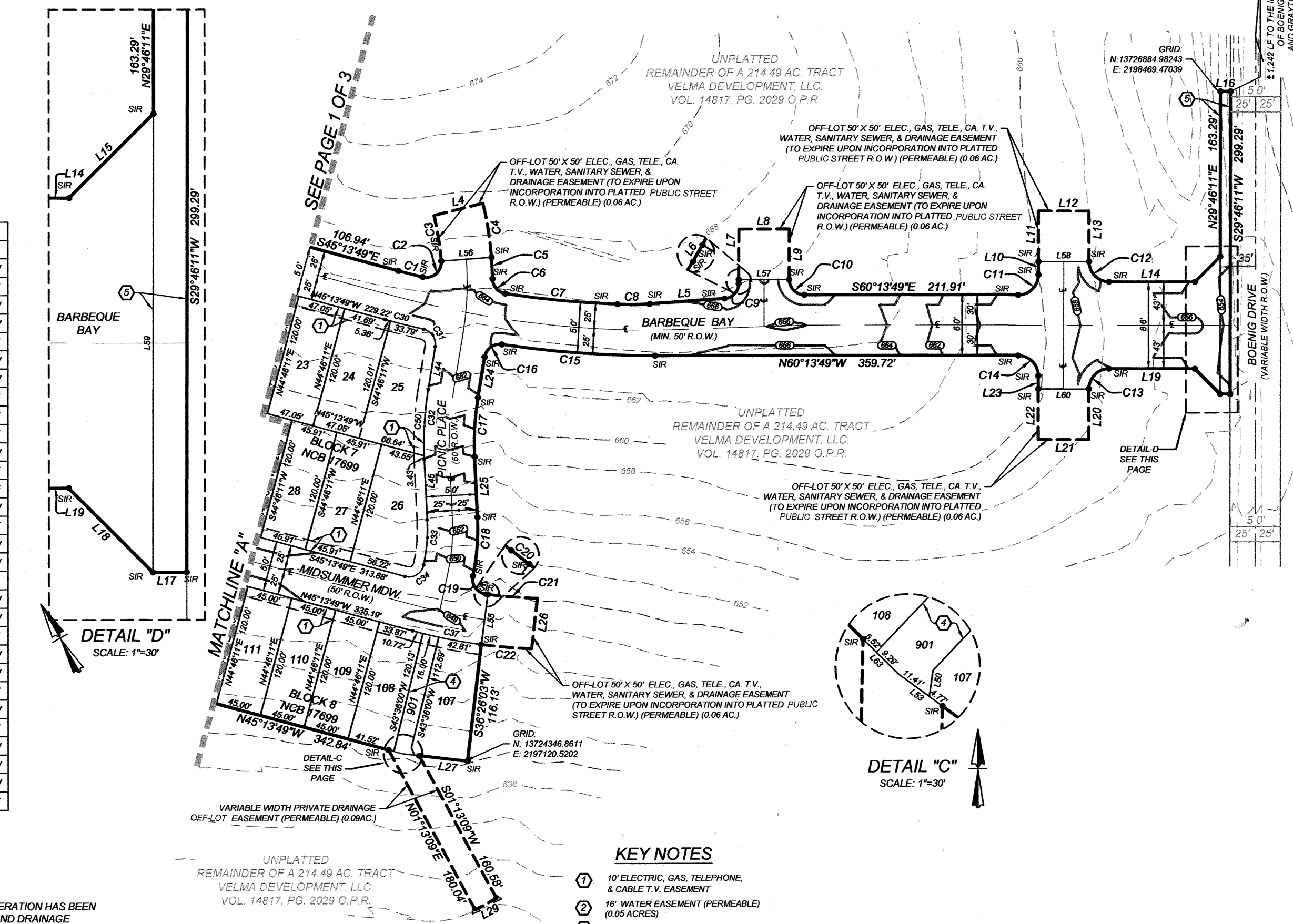


LOCATION MAP NOT TO SCALE

LEGEND

- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- PROPOSED CONTOURS
- - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- - - FLOOD PLAIN
- FF = 527.6
- PROPOSED EASEMENT
- ◇ EXISTING EASEMENT

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	20.01'	N6°46'05"E	L33	75.16'	S17°56'50"W
L2	20.01'	S6°46'05"W	L34	50.00'	S72°01'40"E
L3	33.98'	S44°46'11"W	L35	40.00'	S17°56'20"W
L4	50.00'	S74°14'05"E	L36	49.70'	N72°01'40"W
L5	74.41'	S64°07'17"E	L37	21.51'	S72°01'40"E
L6	3.80'	N29°46'11"E	L38	87.70'	N66°25'22"W
L7	50.00'	N29°46'11"E	L39	109.54'	N58°30'12"W
L8	50.00'	S60°13'49"E	L40	83.12'	S53°34'38"E
L9	50.00'	S29°46'11"W	L41	45.27'	S72°01'40"E
L10	13.00'	N29°46'11"E	L42	12.43'	S83°13'55"E
L11	50.00'	N29°46'11"E	L43	19.33'	N83°13'55"W
L12	50.00'	S60°13'49"E	L44	42.83'	N39°06'21"E
L13	50.00'	S29°46'11"W	L45	58.77'	N26°51'21"E
L14	85.00'	S60°13'49"E	L46	1.62'	N83°13'55"W
L15	35.38'	N74°46'11"E	L47	2.89'	S75°20'58"E
L16	10.00'	S60°13'49"E	L48	24.06'	N75°20'58"W
L17	10.00'	N60°13'49"W	L49	50.00'	S17°57'56"W
L18	35.38'	N15°13'49"W	L50	7.87'	S75°10'33"W
L19	85.00'	N60°13'49"W	L51	1.47'	N83°13'55"W
L20	50.00'	S29°46'11"W	L52	10.54'	N64°13'52"E
L21	50.00'	N60°13'49"W	L53	16.18'	S53°52'47"E
L22	50.00'	N29°46'11"E	L54	28.00'	N72°01'40"W
L23	13.00'	N29°46'11"E	L55	50.00'	S37°10'54"W
L24	40.83'	S39°06'21"W	L56	50.00'	S64°41'08"E
L25	58.77'	S26°51'21"W	L57	50.00'	N60°13'49"W
L26	50.19'	S36°26'03"W	L58	50.00'	S60°13'49"E
L27	48.26'	N53°52'47"W	L59	138.00'	S29°46'11"W
L28	64.06'	S75°20'58"E	L60	50.00'	N60°13'49"W
L29	24.00'	N88°46'51"W	L61	54.18'	N46°15'20"W
L30	42.88'	N75°20'58"W	L62	14.81'	S45°13'49"E
L31	42.33'	N64°13'52"W			
L32	81.90'	N83°13'55"W			



KEY NOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 16' WATER EASEMENT (PERMEABLE) (0.05 ACRES)
- ③ VARIABLE WIDTH CLEAR VISION EASEMENT
- ④ 15' PRIVATE DRAINAGE EASEMENT (PERMEABLE) (0.04 ACRES)
- ⑤ 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.01 ACRES)
- ⑥ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑦ 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑧ OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PUBLIC DRAINAGE EASEMENT (0.06 A.C.) (VOL. 9704, PGS. 197-201 D.P.R.)
- ⑨ OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT (0.207 A.C.) (VOL. 9704, PGS. 197-201 D.P.R.)
- ⑩ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 9645, PGS. 214-219 D.P.R.)
- ⑪ OFF-LOT 16' SANITARY SEWER EASEMENT (0.71 ACRE) (VOL. 9704, PGS. 197-201 D.P.R.)
- ⑫ 10' PRIVATE DRAINAGE EASEMENT (VOL. 9704, PGS. 197-201 D.P.R.)
- ⑬ 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9704, PGS. 197-201 D.P.R.)

SEE PLATTING NOTES ON PAGE 1 OF 3

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 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.
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAENOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

