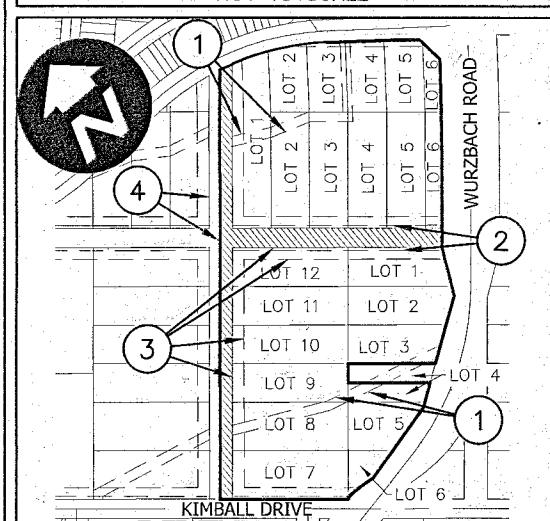
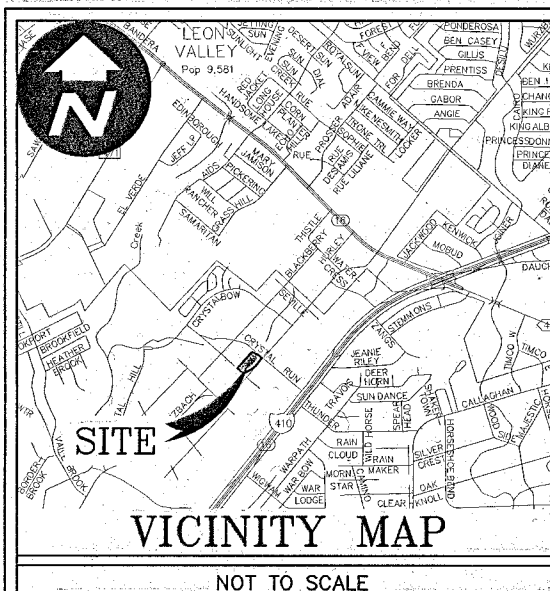




AREA BEING REPLATTED THROUGH A PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

BEING LOTS 1-12, BLOCK 16, N.C.B. 18106, LOTS 1-6, BLOCK 13, N.C.B. 18103, AND A PORTION OF A 25' DRAINAGE EASEMENT RECORDED IN VOLUME 2805, PAGE 2, AND LOTS 1-6, BLOCK 10, N.C.B. 18100, RECORDED IN VOLUME 2575, PAGE 295, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LEALAND DRIVE AND BLACKBERRY DRIVE THAT WAS VACATED BY ORDINANCE 2017-03-09-0155 RECORDED IN DOC#20170056967 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

- 25' DRAINAGE EASEMENT, ROLLINGWOOD ESTATES SUBD. UNIT-3 VOL. 2805 PG. 2 D.P.R.B.C.T.
- 7.5' SETBACK, EASEMENT, ROLLINGWOOD ESTATES SUBD. UNIT-3 VOL. 2805 PG. 2 D.P.R.B.C.T.
- 30' BUILDING LINE, ROLLINGWOOD ESTATES SUBDIVISION UNIT-3 VOL. 2805 PG. 2 D.P.R.B.C.T.
- ORD. 2017-03-09-0155 CLOSING, VACATING AND ABANDONING 1.001 OF THE UNIMPROVED PORTIONS OF BLACKBERRY DRIVE AND LEALAND DRIVE IN COUNCIL DIST. 7 DOC. #20170056967

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF ROLLINGWOOD ESTATES WHICH IS RECORDED IN VOLUME 2805, PAGE 2, BEXAR COUNTY DEED AND PLAT 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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER / DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME
THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

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 TEXAS LANDMARK SURVEYING.

NAME: DOUGLAS A. KRAMER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6632
JOB #11605051

DATE: 7/20/17

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.

PETER RUSSELL YEAGER, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 113399 - STATE OF TEXAS

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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 AND 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 AREAS.
- 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 ALTERATIONS.
- 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. REMOVE PORTION OF 25' DRAINAGE EASEMENT RECORDED IN VOL. 2805, PG. 2, D.P.R.B.C.T. AND REMOVE 25' DRAINAGE RECORDED IN VOL. 2575, PG. 295, D.P.R.B.C.T.

BUILDING SETBACK LINE 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.
- 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.

SAWS HIGH PRESSURE NOTE:

- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATION, 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.

IMPACT FEE NOTE:

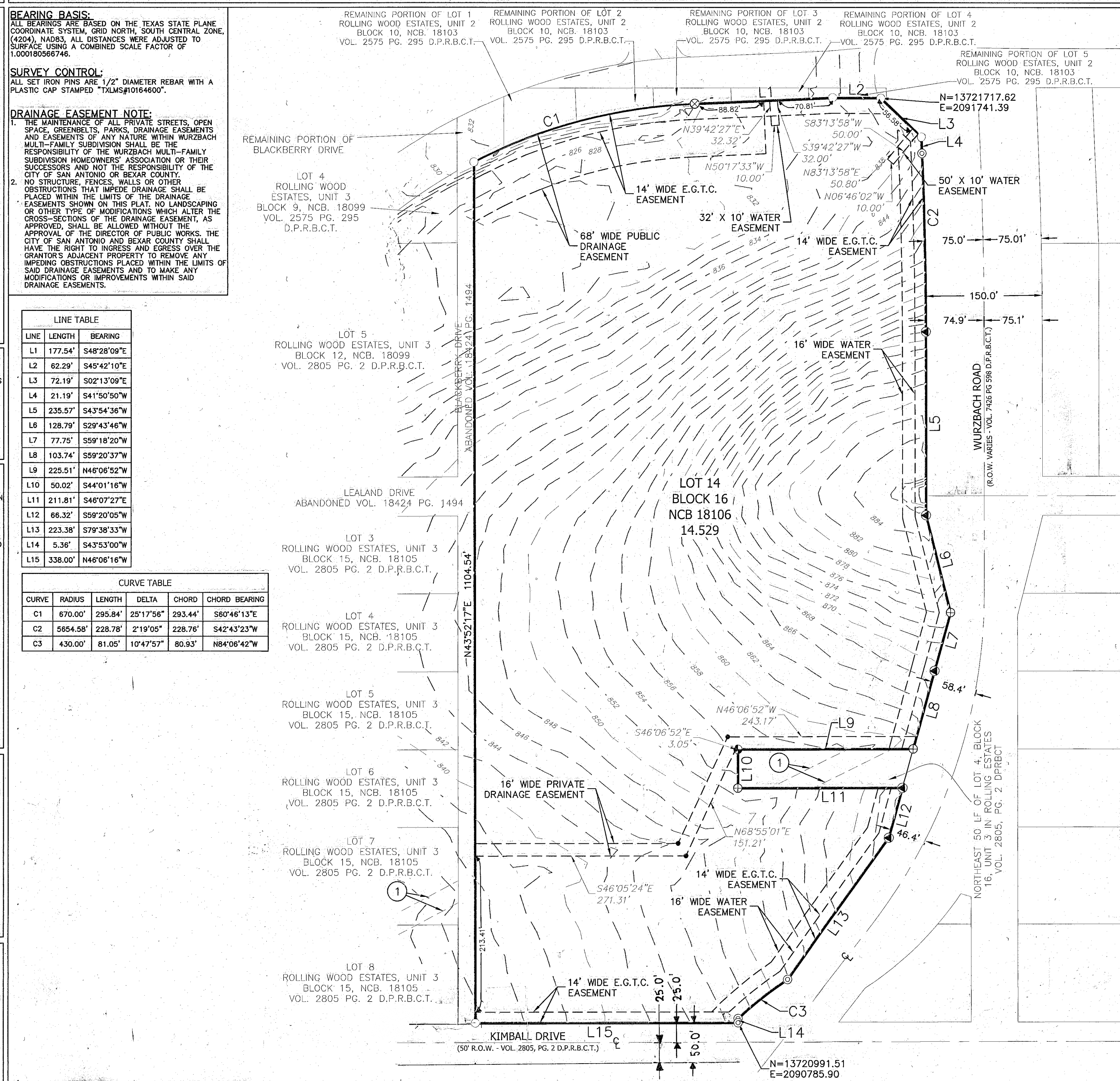
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

LEGEND

—	PROPERTY LINE	⊙	1/2" REBAR W/ NO IDENTIFICATION (UNLESS OTHERWISE NOTED)	⊙	FOUND 3" ALUMINUM TxDOT MONUMENT	⊗	SET MAG NAIL W/ WASHER "TXLMS#10164600"	R.O.W.	RIGHT-OF-WAY	E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	DPRBCT	DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- - -	EXISTING CONTOUR	⊙	FOUND 1 1/2" PIPE	⊙	CALCULATED POINT	○	1/2" IRON ROD WITH CAP SET	℄	CENTER LINE	OPBCT	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS	VOL./PG.	VOLUME AND PAGE
- - -	EASEMENT							ARB	ARBITRARY			NCB	NEW CITY BLOCK



PLAT NO. 160526

REPLAT ESTABLISHING
**WURZBACH MULTI-FAMILY
SUBDIVISION**

BEING A TOTAL OF 14.529 ACRES ESTABLISHING LOT 14, BLOCK 16, NCB 18106, OUT OF THE 23.860 ACRES BEING COMPRISED OF ROLLINGWOOD ESTATES-UNIT 2, 1.927 ACRE TRACT DESCRIBED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ROLLINGWOOD ESTATES-UNIT 3, 21.9323 ACRE TRACT DESCRIBED IN VOLUME 2805, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

0 50' 100' 200'
SCALE: 1" = 100'

TEXAS LANDMARK SURVEYING
39350 Interstate 10 West, Suite 1, Boerne, TX 78006
info@landmarksurveying.net (830) 428-0290
"Do not move the ancient landmarks..." (Proverbs 22:28)
TBPLS FIRM #10164600

210.860.9224 WWW.BIGREDDOG.COM

BIG REDDOG
ENGINEERING | CONSULTING
5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201

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:
WURZBACH 2016 LLC
3104 EDLOE ST., SUITE 350
HOUSTON, TX 77027
(713) 893-8981

BY: *Paul Covey*
PAUL COVEY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL COVEY, 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 19 DAY OF July A.D., 2017.

NOTARY PUBLIC,
Amanda Saldivar
AMANDA SALDIVAR
Notary Public, State of Texas
My Commission Expires April 08, 2018

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF WURZBACH MULTI-FAMILY HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2017.

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 _____, A.D. 2017 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2017 AT _____ M. 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 _____, A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

PAGE 1 OF 1