

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
CREEKSIDE COURT (P.U.D.)

BEING A 10.23 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS CONVEYED TO RIALTO HOMES, LP OF RECORD IN VOLUME 17865 PAGES 2266-2273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

# 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

**OWNER / DEVELOPER:**  
RIALTO HOMES, LP  
1270 N LOOP 1604 E, SUITE 1116  
SAN ANTONIO, TX 78232  
PHONE: (210) 298-5400

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.

*John Adkins*  
OWNER / DEVELOPER  
RIALTO HOMES, LP

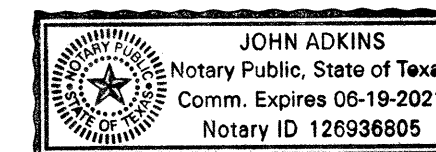
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John Adkins*, 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 23<sup>rd</sup> DAY OF October A.D. 2017

*John Adkins*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF CREEKSIDE COURT (P.U.D.) 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 \_\_\_\_\_

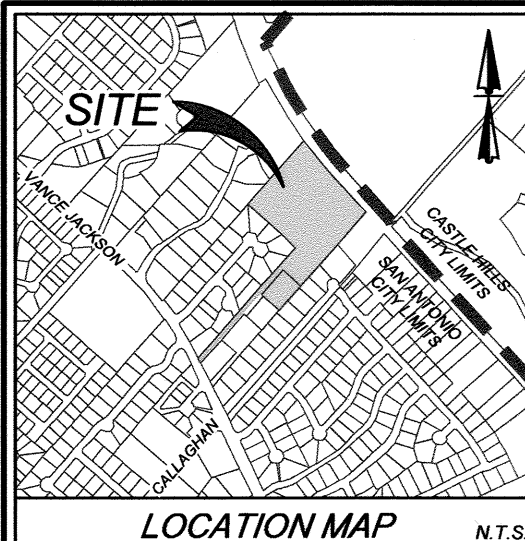
ON PAGE \_\_\_\_\_

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



## SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. A PORTION OF THE REFERENCED PROPERTY IS IN ZONE AE, AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 245 OF 785, COMMUNITY PANEL NO. 48029C0245G. THE LIMITS OF A LOWR WITH AN ISSUE DATE OF SEPTEMBER 11, 2015, EFFECTIVE DATE OF JANUARY 25, 2016 AND CASE NUMBER 14-06-2603P IS SHOWN.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

## 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 DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOTS 901, 902 AND 903, N.C.B. 11641.

## PRIVATE STREET DESIGNATION NOTE:

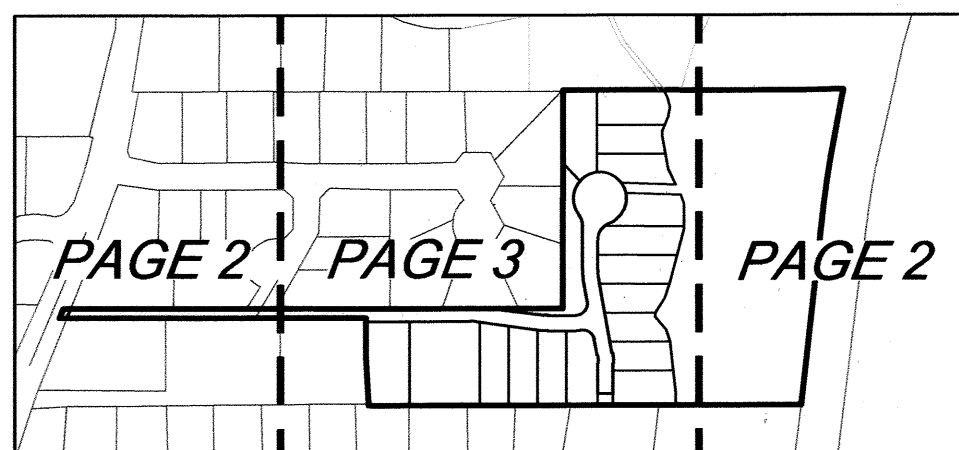
LOT 999, N.C.B. 11641 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

## 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 DFIRM PANEL 48029C0245G DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% 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 WITHOUT 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.

## FINISHED FLOOR ELEVATION NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.



PAGE INDEX  
NTS

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LOT 13, N.C.B. 11641, WHICH IS RECORDED IN VOLUME 4181, PAGE 25, 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.

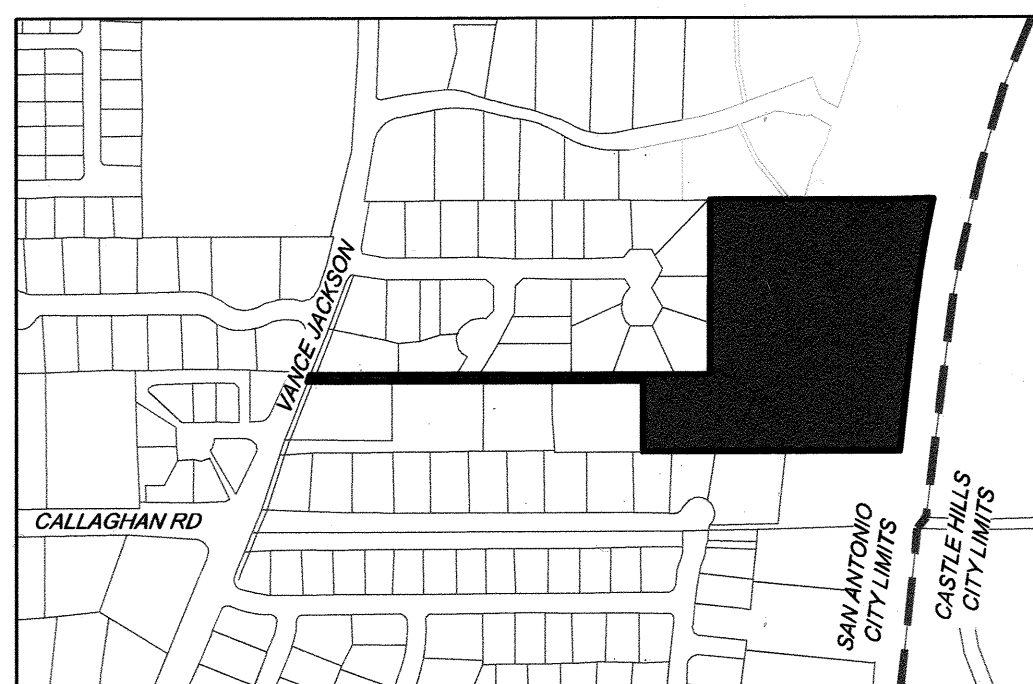
*John Adkins*  
RIALTO HOMES, LP  
1270 N. LOOP 1604 E, SUITE 1116  
SAN ANTONIO, TX 78232  
PHONE: (210) 298-5400

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 23<sup>rd</sup> DAY OF October 2017.

*John Adkins*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-19-2021

AREA BEING REPLATTED THROUGH PUBLIC  
HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS ALL OF LOT 13, N.C.B. 11641, ORIGINALLY RECORDED IN VOL. 4181, PG. 25 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 500'

STATE OF TEXAS  
COUNTY OF BEXAR

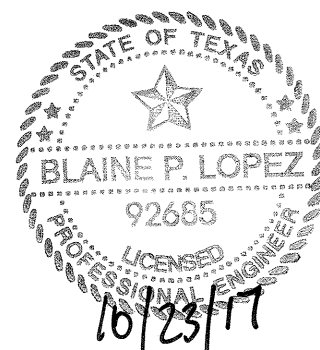
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION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

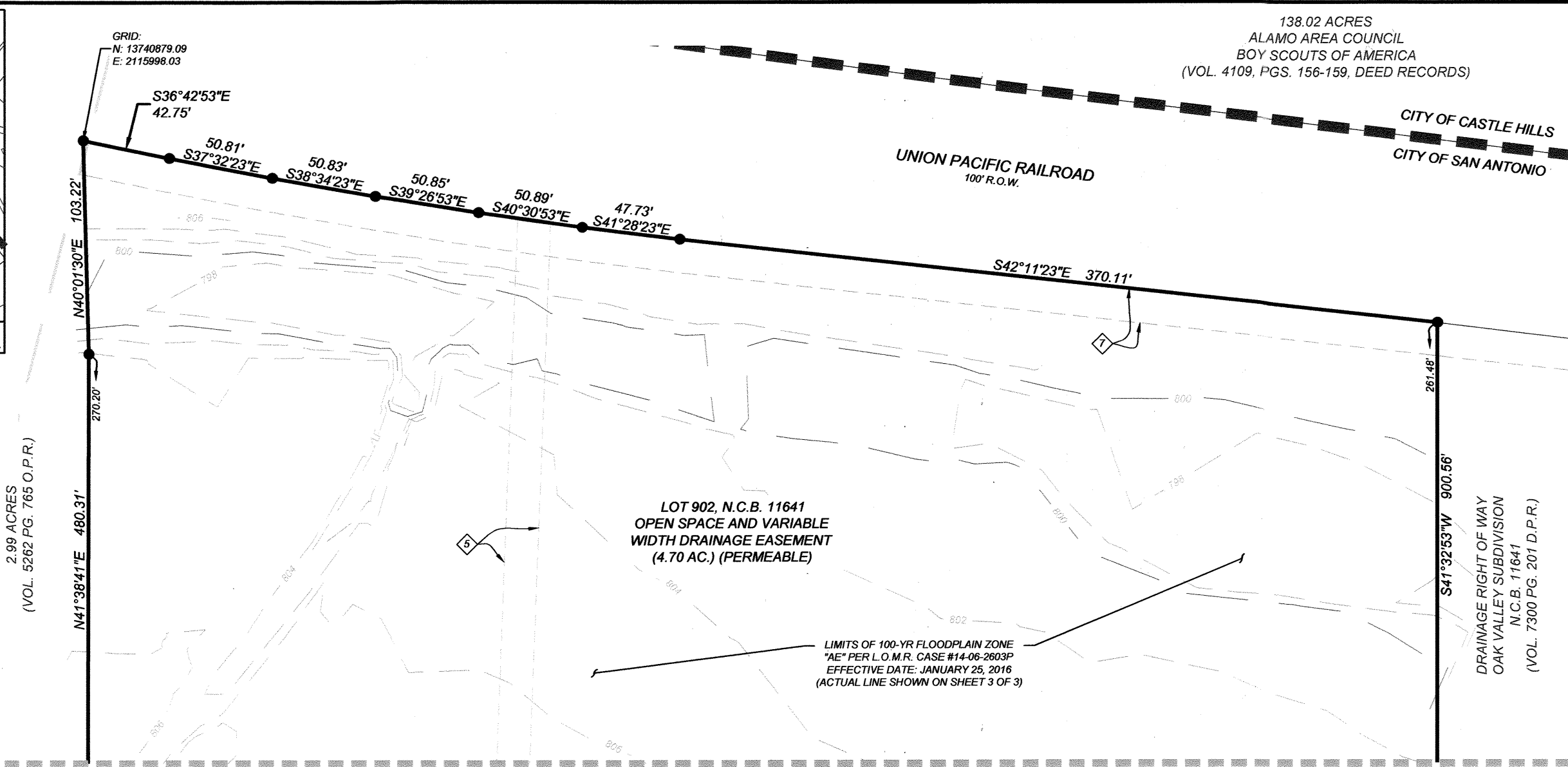
*Blaine P. Lopez*  
LICENSED PROFESSIONAL ENGINEER

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.

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





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TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SCALE : 1"=60'

A horizontal graphic scale bar with alternating black and white segments. The segments are labeled with their lengths: 0', 60', 120', and 180'.

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.

Eyer  
OWNER/DEVELOPER:  
BIALTO HOMES, LP


STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY  
APPEARED Eyal Avnon, 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 23<sup>rd</sup> DAY OF October A.D. 2017

  
NOTARY PUBLIC BEXAR COUNTY TEXAS

 JOHN ADKINS  
Notary Public, State of Texas  
Comm. Expires 06-19-2021  
Notary ID 126936805

THIS PLAT OF CREEKSIDE COURT (P.U.D.) HAS  
BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE  
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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  
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ON PAGE \_\_\_\_\_

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








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

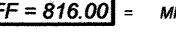
COUNTY CLERK, BEXAR COUNTY, TEXAS







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

PAGE 2 OF 3

### LEGEND

-  **S.P.K.** = SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING"
-  **F.I.R.** = FOUND 1/2" IRON ROD
-  **S.I.R.** = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
-  **S.I.R.** = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"
-  = PROPOSED EASEMENT
-  = EXISTING EASEMENT
-  = CENTERLINE OF STREET
- O.P.R.** = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R.** = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
- ESMT** = EASEMENT
- N.T.S.** = NOT TO SCALE
- N.C.B.** = NEW CITY BLOCK
- AC.** = ACRE
- VOL.** = VOLUME
- PG.** = PAGE



-  = PROPOSED CONTOURS
-  = EXISTING MAJOR CONTOURS
-  = EXISTING MINOR CONTOURS
-  = FLOODPLAIN LIMITS
-  = MINIMUM FINISHED FLOOR ELEVATION
-  = CITY LIMITS LINE

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

## KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 3 7x10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 4 5' PEDESTRIAN AND WATER EASEMENT
- 5 5' PEDESTRIAN EASEMENT
- 6 13' RIGHT OF WAY DEDICATION TO CITY OF SAN ANTONIO (0.006 A.C.)
- 7 15' WATER EASEMENT
- 8 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 9 16' PRIVATE DRAINAGE EASEMENT
- 10 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT
- 11 5' IRREVOCABLE INGRESS, EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND SEWER EASEMENT
- 12 CLEAR VISION EASEMENT
- 13 5x5' WATER EASEMENT
- 1 EASEMENT AGREEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (VOL. 4757, PG. 982)
- 2 EASEMENT OF PASSING (VOL. 2505, PG. 178)
- 3 16' UTILITY EASEMENT (VOL. 4400, PG. 78)
- 4 10' STORM SEWER AND UTILITY OVERHANG EASEMENT (VOL. 4400, PG. 78)
- 5 SANITARY SEWER EASEMENT (VOL. 4445, PG. 562)
- 6 SANITARY SEWER EASEMENT (VOL. 4765, PG. 33)
- 7 SANITARY SEWER EASEMENT (VOL. 5345, PG. 335)
- 8 SANITARY SEWER EASEMENT (VOL. 4765, PG. 31)
- 9 ELECTRIC AND GAS EASEMENT (VOL. 4705, PG. 583)
- 10 15' OFF-SITE WATER EASEMENT (VOL. 18142, PGS. 2413-2419)
- 11 10' DRAIN (VOL. 2575, PG. 185)

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.33	N26°23'17"W
L2	46.37	S41°37'11"W
L3	33.65	N58°48'03"W
L4	64.06	N48°23'34"E
L5	32.00	S41°36'26"W
L6	24.60	S48°23'34"E
L7	24.57	N48°23'34"W
L8	64.06	S48°23'34"E
L9	108.00	N49°16'11"E
L10	46.37	N41°37'11"E
L11	44.85	N58°48'04"W
L12	58.88	N48°15'54"W
L13	91.01	S48°15'54"E
L14	52.25	S88°46'06"W
L15	25.75	S43°46'06"W
L16	7.00	S76°11'20"W
L17	10.00	N13°48'00"W
L18	7.00	N76°11'20"E
L19	16.00	S48°23'34"E
L20	8.99	N41°32'53"W
L21	16.00	S48°27'07"E
L22	9.01	S41°32'53"W
L23	10.00	S79°15'28"E
L24	13.50	S72°03'06"E
L25	5.00	S46°13'54"E
L26	5.00	S31°11'20"W
L27	5.00	N58°48'04"E
L28	5.00	N31°11'20"E
L29	16.50	S72°06'05"E
L30	20.94	S61°48'05"E

LINE TABLE		
LINE	LENGTH	BEARING
L31	20.74'	S38°22'07"E
L32	31.52'	N26°14'11"W
L33	10.77'	N48°15'54"W
L34	67.81'	N67°58'56"W
L35	37.92'	S74°23'45"E
L36	19.24'	S69°36'43"E
L37	51.81'	N48°23'34"W
L38	30.36'	S29°28'37"E
L39	37.25'	S15°30'40"E
L40	8.64'	S49°23'34"E
L41	34.60'	S89°55'29"E
L42	26.82'	S66°45'59"E
L43	24.70'	S48°23'34"E
L44	15.00'	N48°21'19"W
L45	15.00'	N48°15'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	13.68'	98.00'	6.55'	7°39'00"	13.07'	S45°26'41"W
C2	13.02'	102.00'	6.82'	7°39'00"	13.61'	S45°26'41"W
C3	39.27'	25.00'	25.00'	90°00'00"	35.36'	S76°11'20"W
C4	15.27'	84.00'	7.86'	10°25'07"	15.25'	N53°36'07"W
C5	21.09'	116.00'	10.58'	10°25'07"	21.06'	S33°36'07"E
C6	15.46'	84.00'	7.75'	10°32'47"	15.44'	S53°32'17"E
C7	45.70'	38.00'	26.07'	68°54'03"	42.99'	S13°48'52"E
C8	274.20'	55.00'	41.71'	285°38'45"	66.47'	N57°48'47"E
C9	24.37'	38.00'	12.62'	36°44'42"	23.95'	N66°38'15"W
C10	21.35'	116.00'	10.71'	10°32'47"	21.32'	N53°32'17"W
C11	39.27'	25.00'	25.00'	90°00'00"	35.36'	N13°48'40"W
C12	9.35'	70.00'	4.68'	7°39'00"	9.34'	N45°26'41"E
C13	10.40'	38.00'	5.23'	15°40'35"	10.36'	N12°47'52"E
C14	9.58'	84.00'	4.80'	6°32'15"	9.58'	S55°32'33"E
C15	15.29'	84.00'	7.67'	10°25'51"	15.27'	N36°24'15"E
C16	21.12'	116.00'	10.59'	10°25'51"	21.09'	S36°24'15"W

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 BY \_\_\_\_\_

Blaine H. G.  
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:

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

Date: Oct 18, 2017, 3:49pm User ID: mwarren  
File: N:\36704\01\Design\Civil\Plan\PL 3670401.dwg



PLAT NUMBER: 160494

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
CREEKSIDE COURT (P.U.D.)

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PHONE: (210) 298-5400

SCALE: 1"=60'  
0' 60' 180'  
120'

STATE OF TEXAS  
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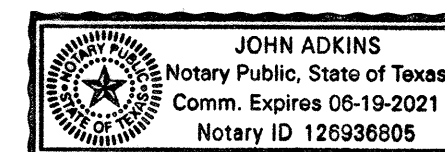
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COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Adkins 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 23<sup>rd</sup> DAY OF October A.D. 2017

John Adkins  
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF CREEKSIDE COURT (P.U.D.) 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

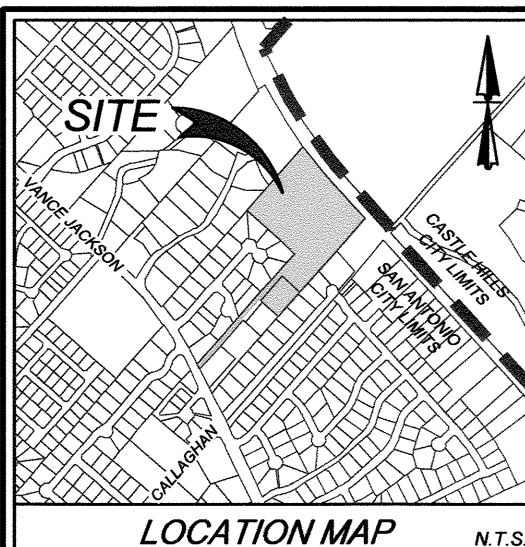
BY: \_\_\_\_\_  
SECRETARY

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

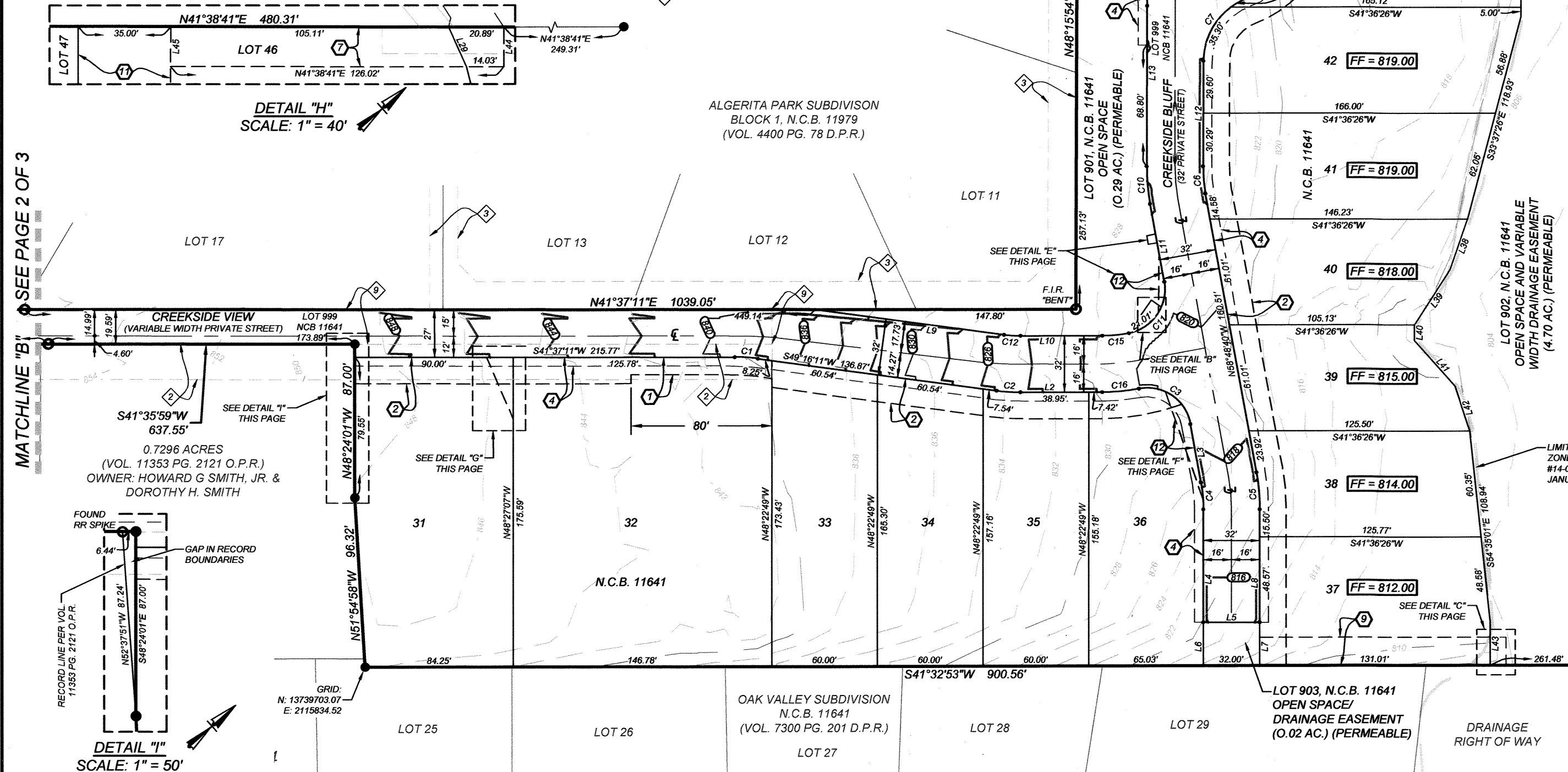


REFER TO PAGE 1 OF 3 FOR  
ALL ENGINEERING AND  
SURVEYING PLAT NOTES

SEE PAGE 2 OF 3 FOR  
LINE AND CURVE TABLES

- LEGEND**
- SPK = SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING"
  - F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - CENTERLINE OF STREET
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
  - ESMT = EASEMENT
  - N.T.S. = NOT TO SCALE
  - N.C.B. = NEW CITY BLOCK
  - AC. = ACRE
  - VOL. = VOLUME
  - PG. = PAGE
  - PROPOSED CONTOURS
  - EXISTING MAJOR CONTOURS
  - EXISTING MINOR CONTOURS
  - FLOODPLAIN LIMITS
  - FF = 816.00 = MINIMUM FINISHED FLOOR ELEVATION
  - CITY LIMITS LINE

- KEY NOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 7x10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 5' PEDESTRIAN AND WATER EASEMENT
  - 5' PEDESTRIAN EASEMENT
  - 15' RIGHT OF WAY DEDICATION TO CITY OF SAN ANTONIO (0.006 A.C.)
  - 15' WATER EASEMENT
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
  - 16' PRIVATE DRAINAGE EASEMENT
  - VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT
  - 35' IRREVOCABLE INGRESS, EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND SEWER EASEMENT
  - CLEAR VISION EASEMENT
  - 5x5' WATER EASEMENT
  - EASEMENT AGREEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (VOL. 4757, PG. 962)
  - EASEMENT OF PASSING (VOL. 2505, PG. 178)
  - 16' UTILITY EASEMENT (VOL. 4400, PG. 78)
  - 10' STORM SEWER AND UTILITY OVERHANG EASEMENT (VOL. 4400, PG. 78)
  - SANITARY SEWER EASEMENT (VOL. 4445, PG. 562)
  - SANITARY SEWER EASEMENT (VOL. 4765, PG. 33)
  - SANITARY SEWER EASEMENT (VOL. 5345, PG. 335)
  - SANITARY SEWER EASEMENT (VOL. 4765, PG. 31)
  - ELECTRIC AND GAS EASEMENT (VOL. 4705, PG. 583)
  - 15' OFF-SITE WATER EASEMENT (VOL. 18142, PGS. 2413-2419)
  - 10' DRAIN (VOL. 2575, PG. 185)



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 BY.

Blaine P. Lopez  
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

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

