

**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 EDU NOTE.**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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 1,500 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 MARSHALL.

**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.

**SAWS HIGH PRESSURE NOTE (PRVS REQUIRED).**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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 BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**TREE NOTE.**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APR 129824) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

**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 (COSEA 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 OFIRM PANEL 48029C0370G, 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, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM BEAR COUNTY.

**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. 13-06-0886P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM BEAR 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 BEAR 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 5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MARBACH VILLAGE HOMEOWNERS' ASSOCIATION, PROPERTY OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 908 BLK 127, LOT 910 BLK 127 & LOT 911 BLK 127.  
4. LOT 911 BLOCK 127 IS A MAINTENANCE ACCESS DRAINAGE EASEMENT TO ACCESS AND MAINTAIN THE DETENTION AND ADJACENT FLOOD PLAIN AREA.

**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.

**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

**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

**STATE OF TEXAS**  
**COUNTY OF BEAR**

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**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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERRECTING 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 OPS 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 BEAR**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MARBACH VILLAGE UNIT 3, PLAT NO. 150193 RECORDED IN VOLUME 9700, PGS. 63-65, BEAR COUNTY DEED AND PLAT RECORDS AND ON PLAT MARBACH VILLAGE UNIT 4 PLAT NO. 160505 WHICH IS RECORDED IN VOLUME 9720, PAGES 185-187, BEAR 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 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

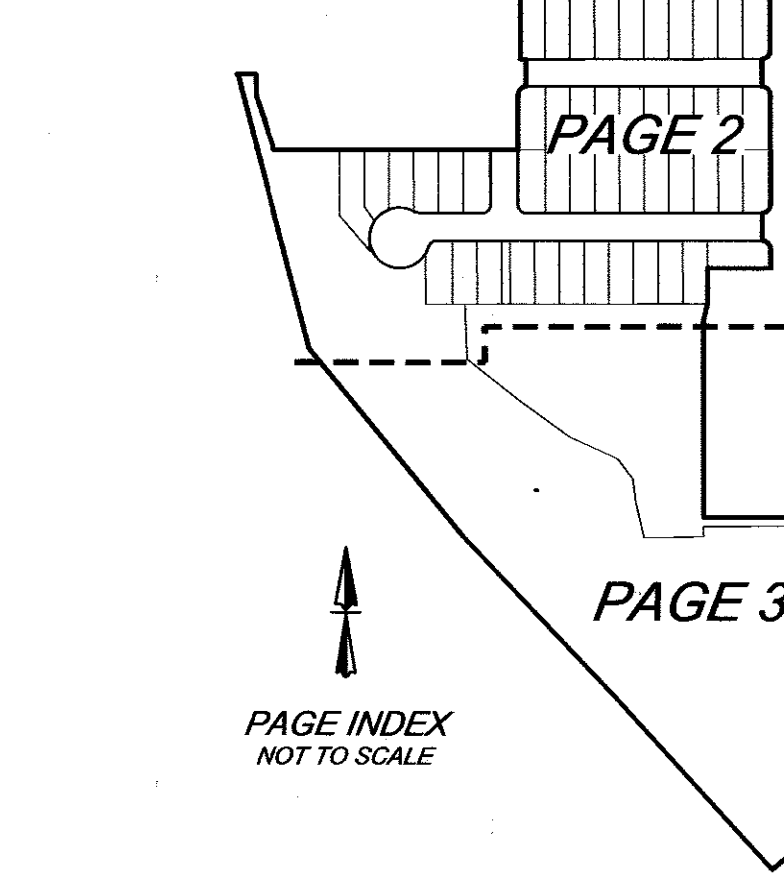
**OWNER'S DULY AUTHORIZED AGENT**  
OWNED AND SUBSCRIBED BEFORE ME THIS THE 2nd DAY OF October, 2017.

**RENESE COLLIER**  
Notary Public, State of Texas  
Comm. Expires 05-15-2021  
Notary ID 125299461

MY COMMISSION EXPIRES: 5/15/21

**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. 48029C0370G, DATED SEPTEMBER 29, 2010.  
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES



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**LEGEND**  
● 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 EASEMENT"  
\* = PT. OF TANGENCY/CURVATURE IN ROW  
R.O.W. = RIGHT-OF-WAY  
FF = FINISHED FLOOR ELEVATION  
O.P.R. = OFFICIAL PUBLIC RECORDS  
D.P.R. = DEED AND PLAT RECORDS  
V.O.L. = VOLUME  
PG. = PAGE  
PGS. = PAGES  
CB = COUNTY BLOCK  
ESMT = EASEMENT  
CL = CENTER LINE  
B.S.L. = BUILDING SETBACK LINE  
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASMENT  
C.V.E. = CLEAR VISION EASEMENT  
--- 970 --- = EXISTING MAJOR CONTOURS  
--- --- = EXISTING MINOR CONTOURS  
--- --- = FEMA FLOODPLAIN  
--- --- = STREET CENTERLINE  
--- --- = CITY LIMIT LINE

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**PLAT NUMBER: 170221**

**REPLAT & SUBDIVISION PLAT ESTABLISHING MARBACH VILLAGE UNIT 5**

BEING A TOTAL OF 20.634 ACRES OF LAND OUT OF 68.50 ACRE TRACT OF LAND CONVEYED 9604 MARBACH PLACE VENTURES LTD, A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 11759, PG 1455 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND INCLUDES A 2.806 ACRE TRACT DESCRIBED AS LOT 903, BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9700, PGS. 63-65 AND A 11.09 ACRE TRACT DESCRIBED AS LOT 905 BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9720 PGS 185-187 BOTH OUT OF THE DEED AND PLAT RECORDS OF BEAR, COUNTY TEXAS, AND BEING OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332 OF BEAR COUNTY, TEXAS.

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 8513 • TBPLS Firm #: 10122300

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

**STATE OF TEXAS**  
**COUNTY OF BEAR**

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 BEAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Rene Collier, 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 2nd DAY OF October, A.D. 2017

**RENESE COLLIER**  
Notary Public, State of Texas  
Comm. Expires 05-15-2021  
Notary ID 125299461

**STATE OF TEXAS**  
**COUNTY OF BEAR**

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE UNIT 5 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 BEAR**

I, \_\_\_\_\_ COUNTY CLERK OF BEAR 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 BEAR 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, BEAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

**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

**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

**STATE OF TEXAS**  
**COUNTY OF BEAR**

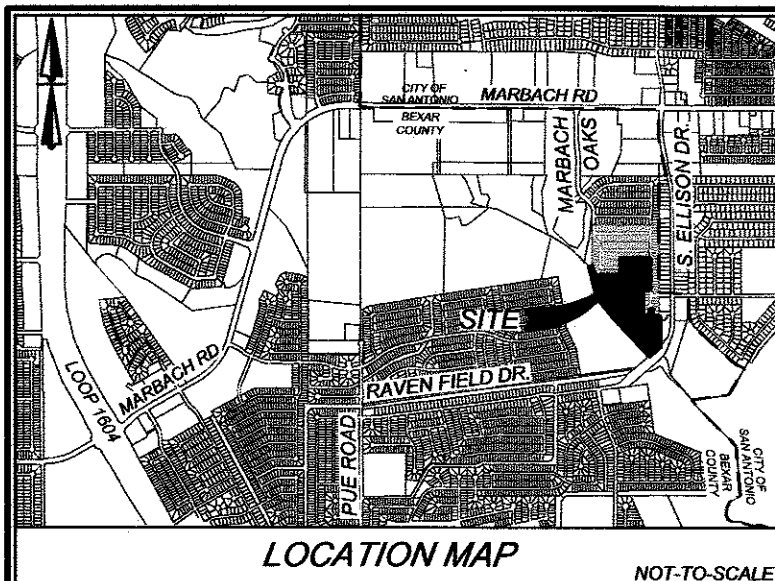
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**STATE OF TEXAS**  
**COUNTY OF BEAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSION





LOCATION MAP

NOT-TO-SCALE

- LEGEND**
- 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"
  - = PT. OF TANGENCY/CURVATURE IN ROW
  - R.O.W. = RIGHT-OF-WAY
  - FF = FINISHED FLOOR ELEVATION
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - D.P.R. = DEED AND PLAT RECORDS
  - V.O.L. = VOLUME
  - PG. = PAGE
  - PGS. = PAGES
  - CB = COUNTY BLOCK
  - ESMT = EASEMENT
  - CL = CENTER LINE
  - B.S.L. = BUILDING SETBACK LINE
  - G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
  - CVE = CLEAR VISION EASEMENT
  - 970 --- = EXISTING MAJOR CONTOURS
  - 970 --- = EXISTING MINOR CONTOURS
  - 970 --- = FEMA FLOODPLAIN
  - 970 --- = STREET CENTERLINE
  - 970 --- = CITY LIMIT LINE

**KEY NOTES**

- 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9720, PGS. 185-187 D.P.R.)
- 15' BUILDING SETBACK LINE (VOL. 9720, PGS. 185-187 D.P.R.)
- 10' BUILDING SETBACK LINE (VOL. 9720, PGS. 185-187 D.P.R.)
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- 28' ELECTRIC EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
- 20' DRAINAGE EASEMENT (VOL. 9718, PG. 219-220 D.P.R.)
- 20' DRAINAGE EASEMENT (VOL. 9718, PG. 219-220 D.P.R.)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9720, PGS. 185-187 D.P.R.)
- 16' SANITARY SEWER & ACCESS EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)

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

SEE PAGE 3 OF 3 FOR  
LINE AND CURVE TABLES

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

PLAT NUMBER: 170221

REPLAT & SUBDIVISION PLAT ESTABLISHING  
MARBACH VILLAGE UNIT 5

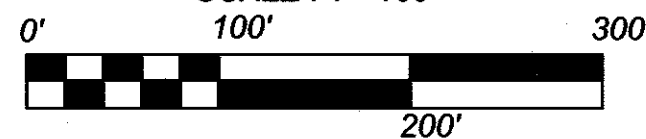
BEING A TOTAL OF 20.634 ACRES OF LAND OUT OF 68.50 ACRE TRACT OF LAND CONVEYED 9604 MARBACH PLACE VENTURES LTD, A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 11759, PG. 1455 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDES A 2.806 ACRE TRACT DESCRIBED AS LOT 903, BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9700, PGS. 63-65 AND A 11.09 ACRE TRACT DESCRIBED AS LOT 905 BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9720 PGS. 185-187 BOTH OUT OF THE DEED AND PLAT RECORDS OF BEXAR, COUNTY TEXAS; AND BEING OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332 OF BEXAR COUNTY, TEXAS.

**KFW**  
ENGINEERS + SURVEYING

3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
TDD: (210) 979-8444 • TDD: (210) 979-8444  
Phone #: (210) 979-8444 • Fax #: (210) 979-8444



SCALE: 1"=100'



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 Renese Collier, 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 2nd DAY OF October, A.D. 2017  
Renese Collier  
NOTARY PUBLIC  
BEXAR COUNTY TEXAS

RENESE COLLIER  
Notary Public, State of Texas  
Comm. Expires 05-15-2021  
Notary ID 125299461

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 5 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 IN 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

STATE OF TEXAS  
COUNTY OF BEXAR

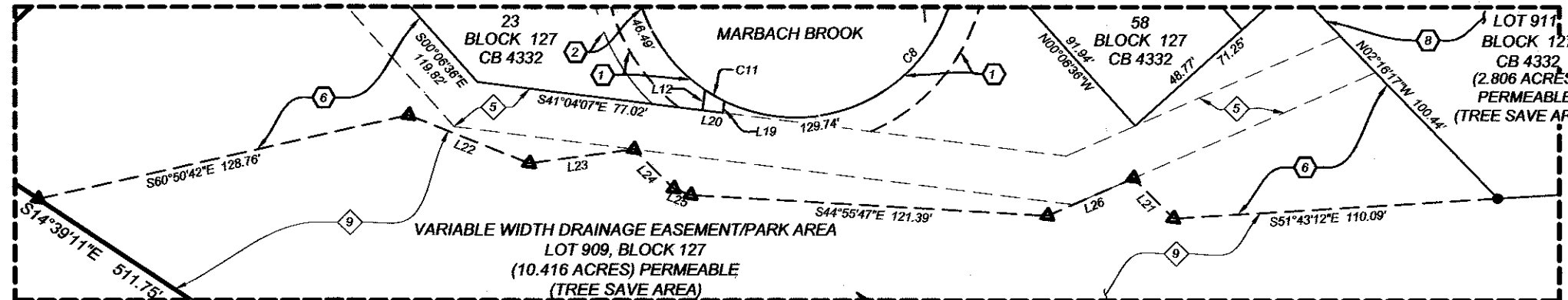
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Travis R. Elbeth  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

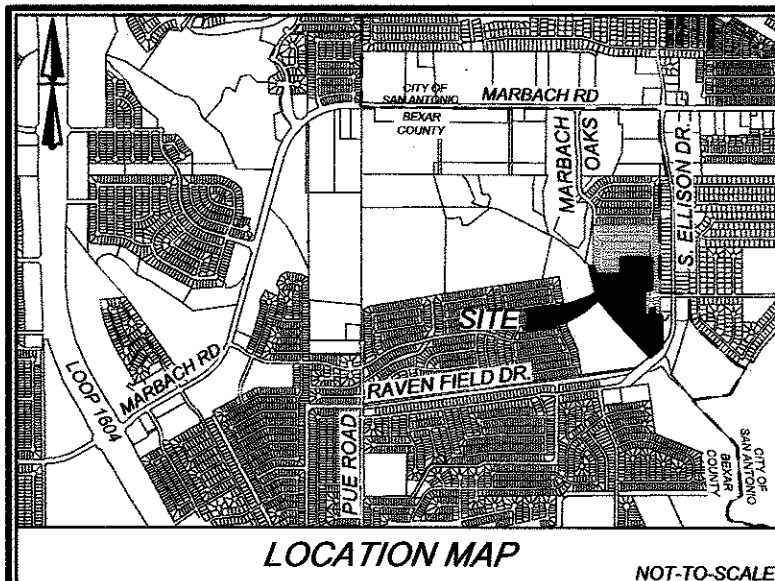
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Teresa A. Seidel  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
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3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



DETAIL "C"  
SCALE: 1" = 30'





- KEY NOTES**
- 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' BUILDING SETBACK LINE
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  - 16' SANITARY SEWER EASEMENT (VOL. 9574, PG 132-133 D.P.R.)
  - 12' ELECTRIC EASEMENT (VOL. 9501 PG 122-123 D.P.R.)
  - 28' ELECTRIC EASEMENT (VOL. 9501 PG 122-123 D.P.R.)
  - 12' X 30' ANCHOR EASEMENT (VOL. 9501 PG 122-123 D.P.R.)
  - CHANNEL DRAINAGE EASEMENT (VOL. 8277 PG 1547 O.P.R.)

- LEGEND**
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  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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REFER TO PAGE 1 OF 3 FOR  
ALL ENGINEERING AND  
SURVEYING PLAT NOTES

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1922 DRY CREEK WAY, SUITE 101  
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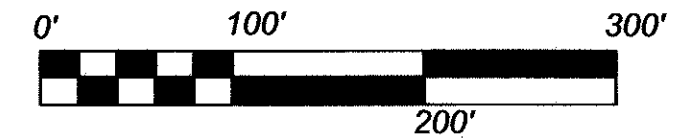
PLAT NUMBER: 170221

REPLAT & SUBDIVISION PLAT ESTABLISHING  
MARBACH VILLAGE UNIT 5

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**KFW**  
ENGINEERS + SURVEYING  
3421 PASANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441

SCALE: 1"=100'



LINE	LENGTH	BEARING
L1	10.07'	S88°53'24"W
L2	50.00'	S0°06'18"E
L3	50.00'	S0°06'18"E
L4	35.00'	S0°07'40"E
L5	64.97'	S0°07'40"E
L6	30.61'	S14°47'46"W
L7	50.00'	N0°06'19"W
L8	31.97'	N35°37'40"W
L9	41.89'	N6°52'30"W
L10	66.59'	N13°07'38"W
L11	50.03'	N0°06'36"W
L12	6.90'	S48°55'53"W
L13	19.00'	S0°00'00"E
L14	16.00'	S0°18'15"E
L15	4.53'	N41°00'43"W
L16	22.12'	S89°59'57"E
L17	13.23'	N89°59'59"E
L18	39.52'	S0°06'36"E
L19	3.96'	S48°55'53"W
L20	7.00'	S41°04'07"E
L21	19.23'	S3°05'50"E
L22	43.99'	N26°36'50"W
L23	35.88'	N55°48'57"W
L24	18.98'	N3°35'33"W
L25	6.13'	N27°06'20"W
L26	31.84'	S71°46'07"E
L27	46.49'	N37°14'18"W
L28	18.55'	N13°14'06"W
L29	48.24'	S89°59'57"W
L30	40.24'	N76°44'23"W
L31	100.00'	S0°06'36"E
L32	100.00'	S0°06'36"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.57'	15.00'	15.01'	90°02'12"	21.22'	S44°52'52"W
C2	23.56'	15.00'	15.00'	89°58'58"	21.21'	S45°07'08"E
C3	23.57'	15.00'	15.01'	90°02'12"	21.22'	S44°52'52"W
C4	23.56'	15.00'	15.00'	89°58'58"	21.21'	S45°07'08"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°53'24"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°06'36"E
C7	19.21'	15.00'	11.18'	73°23'44"	17.93'	S53°11'32"W
C8	273.01'	55.00'	42.66'	284°24'13"	67.42'	N21°18'14"W
C9	8.12'	15.00'	4.16'	31°00'28"	8.02'	S74°36'22"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°53'24"E
C11	7.60'	55.00'	3.81'	7°55'06"	7.59'	S18°14'22"E
C12	17.11'	55.00'	8.63'	17°49'37"	17.04'	N69°29'49"E

MATCHLINE "A" SEE PAGE 2 OF 3

100 YEAR FEMA FLOODPLAIN  
LIMITS PANEL NO. 48029C0370G  
EFFECTIVE DATE: SEPTEMBER 29,  
2010 LOMR CASE NO. 13-06-0866P

PARK AREA  
LOT 909, BLOCK 127  
(10.416 ACRES)  
PERMEABLE  
(TREE SAVE AREA)

UNPLATTED  
P-33 C.B. 4332  
(VOL. 11004, PG 552 O.P.R.)  
SUNSET VISTA ASSOCIATION, INC.

UNPLATTED  
P-35, 21 E, C.B. 4332  
(VOL. 8296, PG 86 O.P.R.)  
CHRISTOPHER M. SAMUDIO

UNPLATTED  
P-130 & 131, C.B. 4332  
(VOL. 15414, PG 1147 O.P.R.)  
CITY OF SAN ANTONIO/SAWS

UNPLATTED  
TEXAS H & PROPERTIES LP  
P-29, C.B. 4332  
(VOL. 17201, PG 0061 O.P.R.)

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.

*Terese A. Seidel*  
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

*Terese A. Seidel*  
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STATE OF TEXAS  
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OWNER/DEVELOPER:  
LENNAR HOMES OF TEXAS AND 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 *Renese Collier*, 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 2nd DAY OF October, A.D. 2017

*Renese Collier*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

RENESE COLLIER  
Notary Public, State of Texas  
Comm. Expires 05-15-2021  
Notary ID 125299461

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 5 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

PAGE 3 OF 3

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