

LOCATION MAP

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	TELE	TELEPHONE
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
CV	CLEAR VISION		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		EASEMENT P.I. POINT
			COUNTY LINE
			EXISTING CONTOURS
			MINIMUM FINISHED FLOOR ELEVATION
1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	31	31' DRAINAGE EASEMENT (1.568 ACRES, PERMEABLE, OFF-LOT)
2	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	20	TURNAROUND, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.287 OF AN ACRE, OFF-LOT) (PERMEABLE)
3	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	12" SANITARY SEWER EASEMENT (VOL. 9718, PG. 190-193 DPR)
4	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (VOL. 9718, PG. 190-193 DPR)
5	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9718, PG. 190-193 DPR)
6	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	14" DRAINAGE AND ELECTRIC EASEMENT (VOL. 9521, PG. 153-163 DPR)
7	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	14" DRAINAGE AND ELECTRIC EASEMENT (VOL. 9521, PG. 153-163 DPR)
8	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	6	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.073 OF AN ACRE, OFF-LOT) (PERMEABLE)
9	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	7	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9707, PG. 53-58 DPR)
10	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	8	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9707, PG. 53-58 DPR)
11	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	3" FENCE, LANDSCAPE AND MAINTENANCE EASEMENT (VOL. 9707, PG. 53-58 DPR)
12	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	20' BUILDING SETBACK LINE RIGHT-OF-WAY (1.184 ACRES, OFF-LOT) (PERMEABLE)

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADATIONS AND UNDERGROUND, FOR THE PURPOSE OF RELOCATING 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 THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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.
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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS
COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FEMA NOTE:
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY JONES - CARTER AND APPROVED BY FEMA ON JUNE 8, 2016 CASE NO. 16-06-1351R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM BEXAR COUNTY OR 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER 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 THE DEVELOPMENT SERVICES DEPARTMENT.

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: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 820-0977

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK, 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 DAY OF October, A.D. 2017.

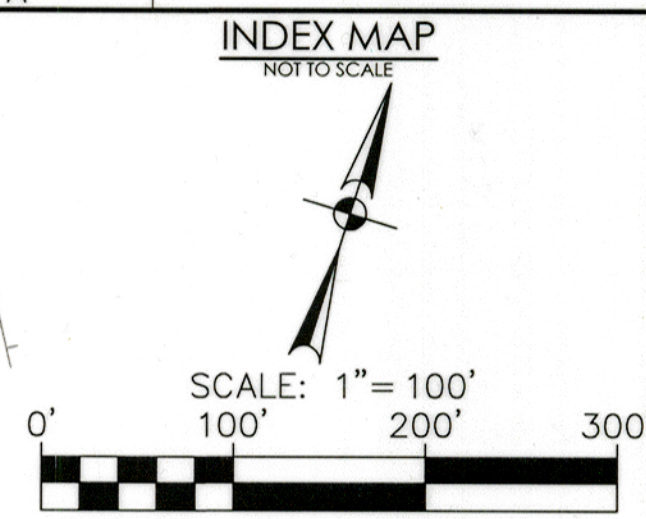
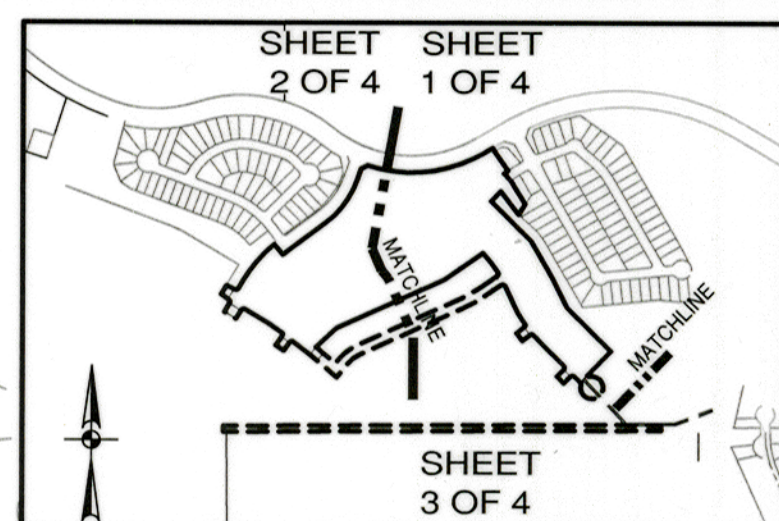
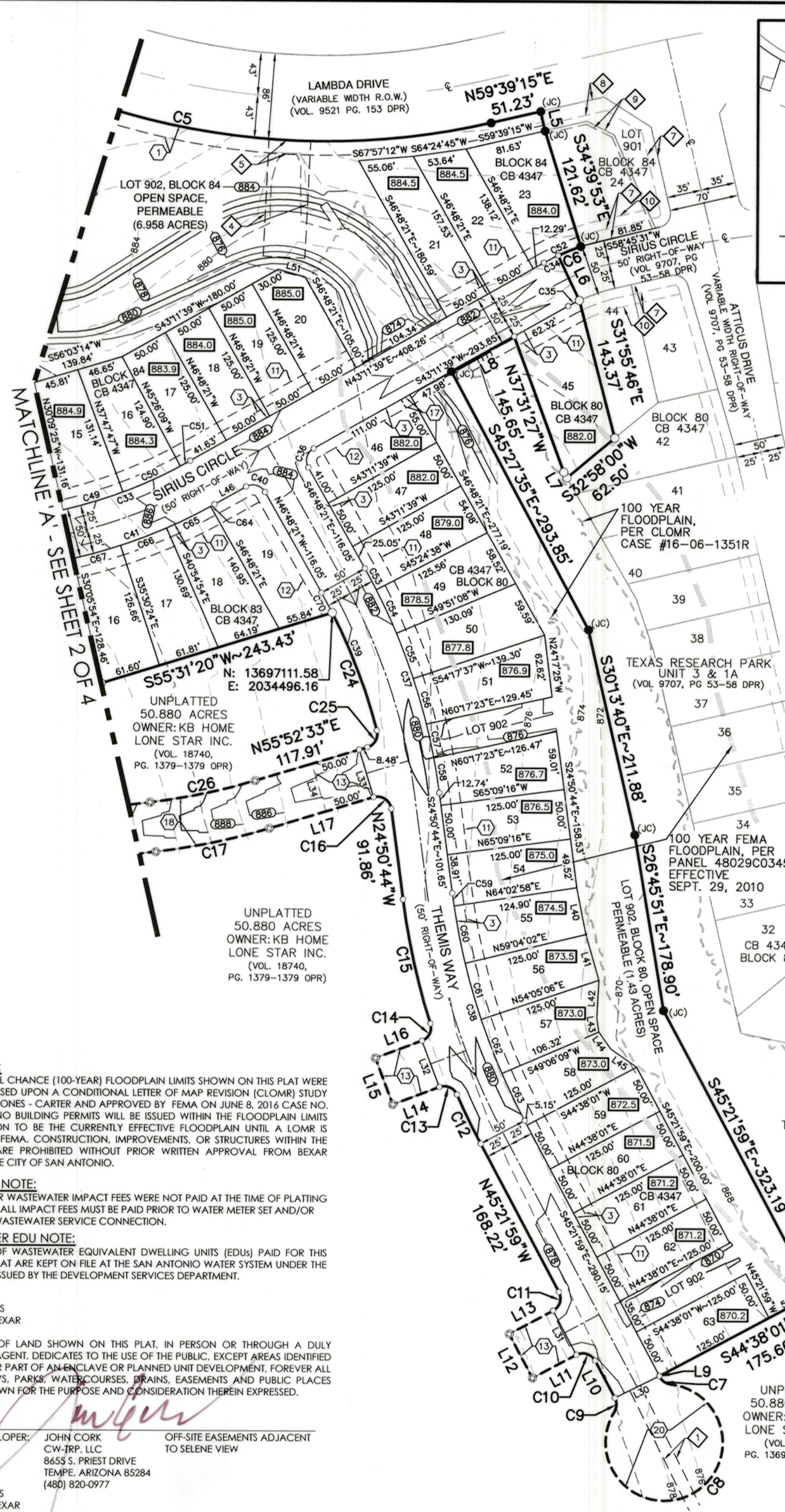
STATE OF TEXAS
COUNTY OF BEXAR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



RICHARD OLIVAREZ
Notary Public, State of Texas
My Comm. Exp. 10-22-2021
ID No. 6026052

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 170222
SUBDIVISION PLAT
OF
TEXAS RESEARCH PARK UNIT-5
BEING A TOTAL OF 25.69 ACRE TRACT OF LAND, 25.167 ACRES OUT OF A 50.880 ACRE TRACT OF LAND RECORDED IN VOLUME 18740, PAGES 1369-1379, AND 0.394 OF AN ACRE TRACT OF LAND OUT OF A 70.871 ACRE TRACT OF LAND RECORDED IN VOLUME 17716, PAGES 272-279, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING OFF-SITE EASEMENTS BEING 0.129 OF AN ACRE TRACT OF LAND OUT OF A 185.338 ACRE TRACT RECORDED IN VOLUME 17760, PAGES 2200-2208, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1029, COUNTY BLOCK 4347, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347 OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 23, 2017

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: JOE HERNANDEZ
KB HOME LONE STAR INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ, 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 DAY OF OCTOBER 25, A.D. 2017.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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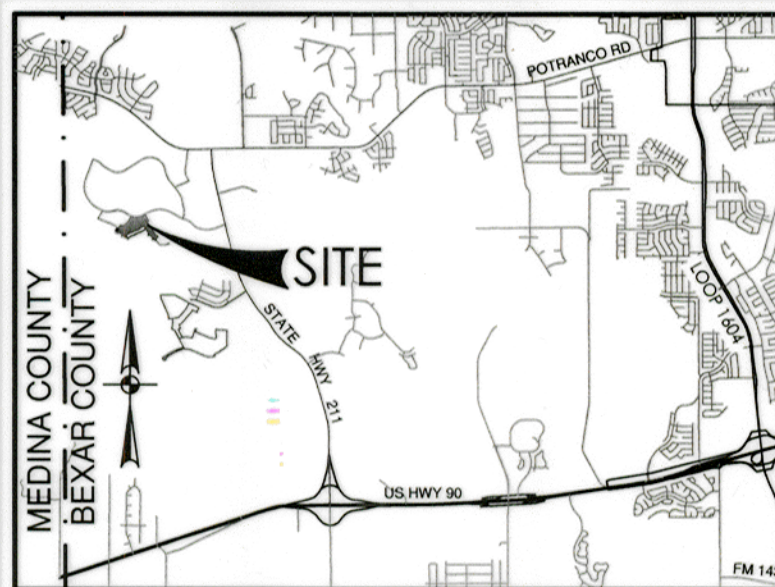
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LOCATION MAP

NOT TO SCALE

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	TELE	TELEPHONE
CB	COUNTY BLOCK	VAR	VARIABLE WIDTH
CV	CLEAR VISION	●	FOUND 1/2" IRON ROD
DPR	DEED AND PLAT RECORDS OF (SURVEYOR)	○	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	EASEMENT P.I. POINT
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	123.4	COUNTY LINE
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	123.4	EXISTING CONTOURS
3	VARIABLE WIDTH CLEAR VISION EASEMENT	123.4	ORIGINAL SURVEY/COUNTY LINE
4	20' BUILDING SETBACK	123.4	MINIMUM FINISHED FLOOR ELEVATION
5	10' BUILDING SETBACK	123.4	
6	50'x50' SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.287 OF AN ACRE (TOTAL), OFF-LOT) (PERMEABLE)	123.4	
7	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.058 OF AN ACRE, OFF-LOT) (PERMEABLE)	123.4	
8	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.073 OF AN ACRE, OFF-LOT) (PERMEABLE)	123.4	
9	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.056 OF AN ACRE, OFF-LOT) (PERMEABLE)	123.4	
10	10'x10' WATER EASEMENT	123.4	
11	50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (1.184 ACRES, OFF-LOT) (PERMEABLE)	123.4	
12	31' DRAINAGE EASEMENT (1.568 ACRES, PERMEABLE, OFF-LOT)	123.4	
13	TURNAROUND, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.107 OF AN ACRE, OFF-LOT)	123.4	
14	12' SANITARY SEWER EASEMENT (VOL. 9718, PG. 190-193 DPR)	123.4	
15	VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (VOL. 9718, PG. 190-193 DPR)	123.4	
16	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9718, PG. 190-193 DPR)	123.4	
17	DRAINAGE EASEMENT (VOL. 9718, PG. 190-193 DPR)	123.4	
18	14' DRAINAGE AND ELECTRIC EASEMENT (VOL. 9521, PG. 153-163 DPR)	123.4	
19	TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 18380, PG. 2173-2179 OPR)	123.4	
20	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 18380, PG. 2163-2170 OPR)	123.4	
21	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9707, PG. 53-58 DPR)	123.4	
22	3' FENCE, LANDSCAPE AND MAINTENANCE EASEMENT (VOL. 9707, PG. 53-58 DPR)	123.4	
23	20' BUILDING SETBACK LINE (VOL. 9707, PG. 53-58 DPR)	123.4	

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS 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 ERECTING POLES, HANGING OR BURNING 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

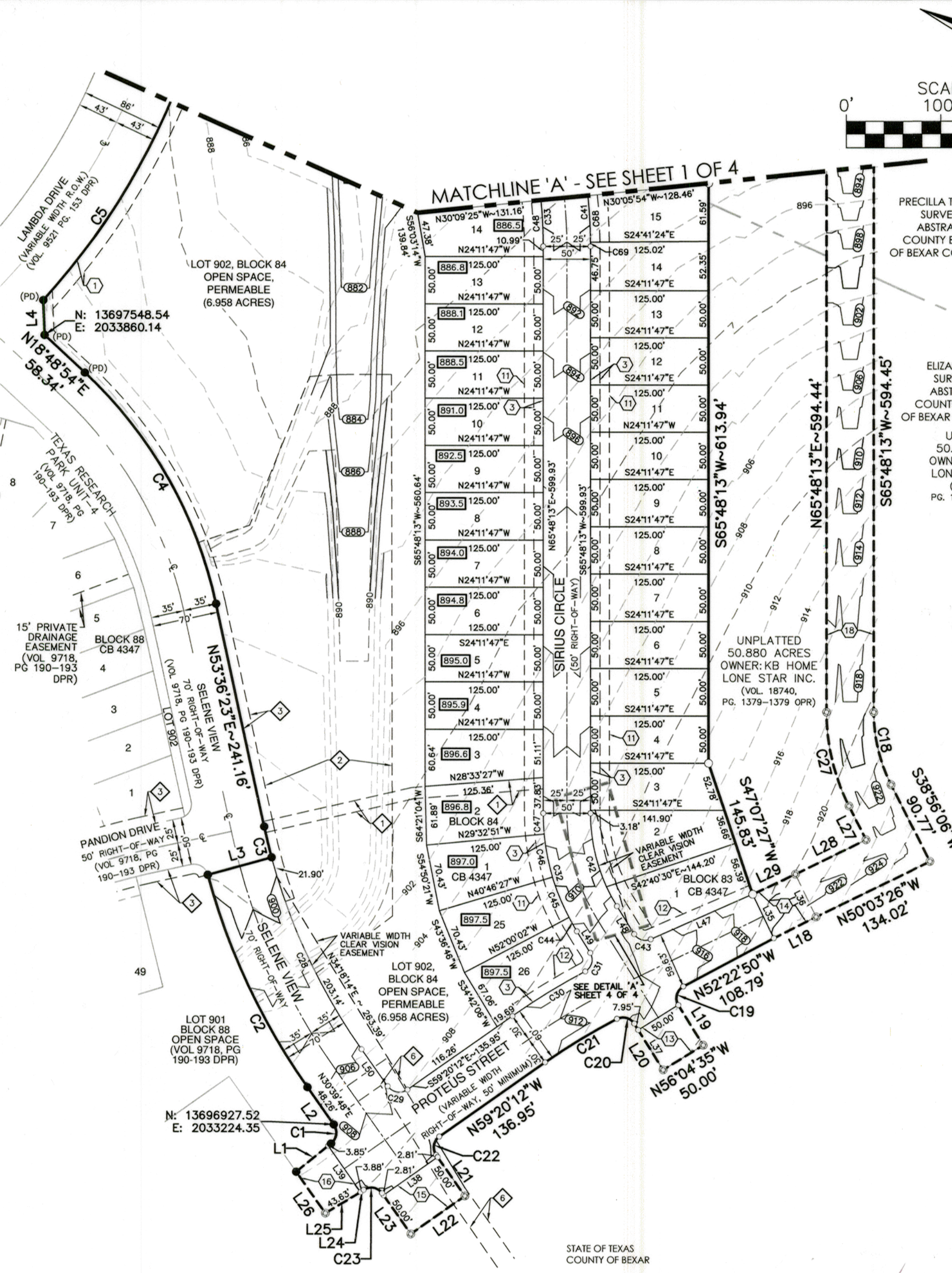
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

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: PAPE-DAWSON ENGINEERS, INC.

E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR



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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER 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 THE DEVELOPMENT SERVICES DEPARTMENT.

E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE DATA TABLES

LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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: PAPE-DAWSON ENGINEERS, INC.

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STATE OF TEXAS
COUNTY OF BEXAR

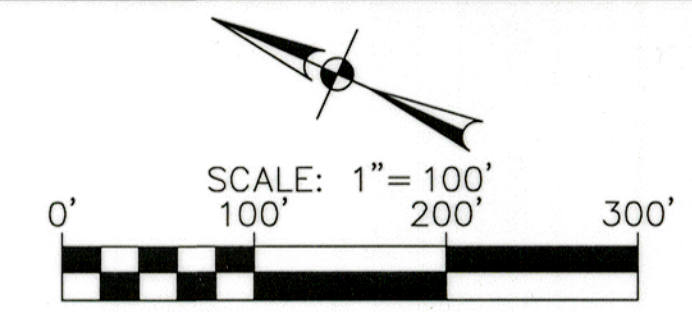
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REGISTERED PROFESSIONAL LAND SURVEYOR

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: PAPE-DAWSON ENGINEERS, INC.

E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

0' 100' 200' 300'

PRECILLA TARKINGTON
SURVEY NO. 5,
ABSTRACT 1029,
COUNTY BLOCK 4347
OF BEXAR COUNTY, TEXAS.

ELIZABETH DAVIS
SURVEY NO. 6,
ABSTRACT 1001,
COUNTY BLOCK 4348,
OF BEXAR COUNTY, TEXAS.

UNPLATTED
50.880 ACRES
OWNER: KB HOME
LONE STAR INC.
(VOL. 18740,
PG. 1379-1379 OPR)

UNPLATTED
50.880 ACRES
OWNER: KB HOME
LONE STAR INC.
(VOL. 18740,
PG. 1379-1379 OPR)

UNPLATTED
50.880 ACRES
OWNER: KB HOME
LONE STAR INC.
(VOL. 18740,
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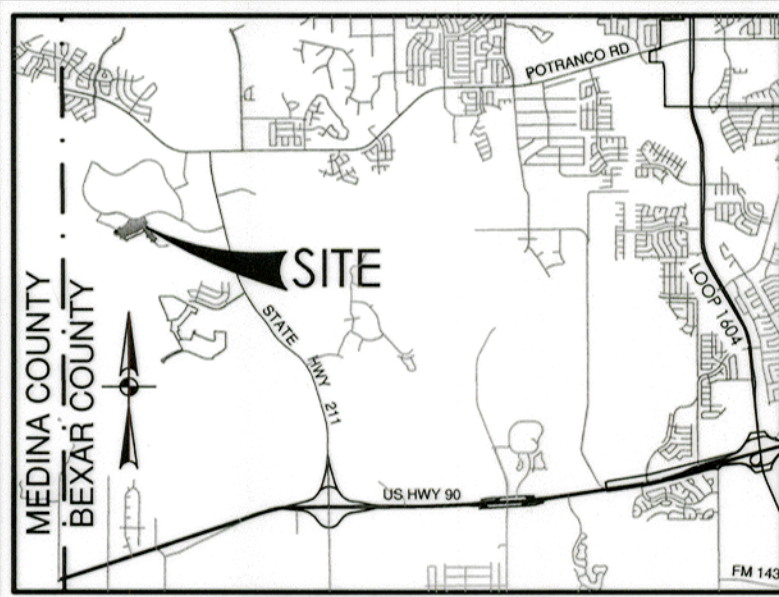
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LOCATION MAP

NOT-TO-SCALE

AC	ACRE(S)	VL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	TELE	TELEPHONE
CB	COUNTY BLOCK	VAR	VARIABLE WIDTH
CV	CLEAR VISION	●	FOUND 1/2" IRON ROD
DPR	DEED AND PLAT RECORDS OF (SURVEYOR)	○	(UNLESS NOTED OTHERWISE)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	EASEMENT P.I. POINT
		○	COUNTY LINE
		○	EXISTING CONTOURS
		○	ORIGINAL SURVEY/COUNTY LINE
		○	MINIMUM FINISHED FLOOR ELEVATION

1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	19	31' DRAINAGE EASEMENT (1.568 ACRES, PERMEABLE, OFF-LOT)
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	20	TURNAROUND, SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET
3	20' BUILDING SETBACK		INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY
4	10' BUILDING SETBACK		(0.107 OF AN ACRE, OFF-LOT)
5	50'x50' SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.287 OF AN ACRE [TOTAL], OFF-LOT) (PERMEABLE)	1	12' SANITARY SEWER EASEMENT (VOL 9718, PG 190-193 DPR)
6	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.058 OF AN ACRE, OFF-LOT) (PERMEABLE)	2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9718, PG 190-193 DPR)
7	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.073 OF AN ACRE, OFF-LOT) (PERMEABLE)	3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9718, PG 190-193 DPR)
8	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.056 OF AN ACRE, OFF-LOT) (PERMEABLE)	4	DRAINAGE EASEMENT (VOL 9521 PG 153-163 DPR)
9	10'x10' WATER EASEMENT	5	14' DRAINAGE AND ELECTRIC EASEMENT (VOL 9521, PG 153-163 DPR)
10	50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (1.184 ACRES, OFF-LOT) (PERMEABLE)	6	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 18380, PG 2173-2179 OPR)
		7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9707, PG 53-58 DPR)
		8	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9707, PG 53-58 DPR)
		9	3' FENCE, LANDSCAPE AND MAINTENANCE EASEMENT (VOL 9707, PG 53-58 DPR)
		10	20' BUILDING SETBACK LINE (VOL 9707, PG 53-58 DPR)

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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.
- 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:
- A 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

REGISTERED 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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

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.

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 1500 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.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

PUBLIC WORKS STORM WATER:

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. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FLOODPLAIN ON LOTS NOTE:

LOTS 20 & 21, BLOCK 84, CB 4347 AND LOTS 46 THRU 63, BLOCK 80, CB 4347 LIE WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS MAP NO. 48029C0345F DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY JONES-CARTER AND WAS ENDORSED BY BEXAR COUNTY AND THE CITY OF SAN ANTONIO. THE FLOODPLAIN STUDY HAS BEEN APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (CASE NO. 16-06-1351R APPROVED JUNE 8, 2016). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S63°06'34"E	47.46'
L2	N30°39'48"E	48.26'
L3	S39°20'48"E	70.00'
L4	N63°33'48"E	37.13'
L5	S30°20'49"E	20.00'
L6	S42°41'27"E	50.00'
L7	N47°19'33"W	6.37'
L8	S43°11'39"W	72.55'
L9	S45°21'59"E	1.25'
L10	N45°21'59"W	42.53'
L11	S44°38'01"W	50.00'
L12	N45°21'59"W	50.00'
L13	N44°38'01"E	50.00'
L14	S52°00'50"W	50.00'
L15	N37°59'10"W	50.00'
L16	N52°00'50"E	50.00'
L17	S55°52'33"W	109.43'
L18	N50°44'45"W	50.00'
L19	S33°55'25"W	50.00'
L20	N33°55'25"E	57.95'
L21	S30°39'48"W	52.81'
L22	N59°20'12"W	70.00'
L23	N30°39'48"E	52.81'
L24	N59°20'12"W	3.88'
L25	N55°13'19"W	43.63'
L26	N30°41'18"E	53.58'
L27	N38°56'06"E	39.88'
L28	S50°03'26"E	83.13'
L29	S49°22'07"E	50.00'
L30	S46°14'13"W	50.02'
L31	N45°21'59"W	50.00'
L32	N37°59'10"W	50.00'
L33	N34°07'27"W	50.00'
L34	S34°07'27"E	50.00'
L35	S39°56'34"W	51.20'
L36	S39°56'34"W	50.00'
L37	S33°55'25"W	50.00'
L38	N59°20'12"W	70.00'
L39	N30°41'23"E	59.58'
L40	S28°33'51"E	47.82'
L41	S33°25'26"E	47.81'
L42	S14°09'33"E	37.44'
L43	N25°37'58"W	14.85'
L44	S52°04'49"E	21.01'
L45	S72°14'31"E	32.06'
L46	S43°11'39"W	36.41'
L47	S47°54'59"E	118.02'
L48	S33°55'39"W	21.00'
L49	N33°55'25"E	26.83'
L50	S30°39'48"W	48.06'
L51	S88°11'39"W	28.28'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

INGRESS/EGRESS 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.

SAWS UTILITY:

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.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TEXAS RESEARCH PARK UNIT-5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 902, BLOCK 80 & LOT 902, BLOCK 84.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 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.

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.

OPEN SPACE NOTE:

LOT 902, BLOCK 84 AND LOT 902, BLOCK 80, CB 4347 IS DESIGNATED AS AN OPEN SPACE AND DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, AREAS OF LOT 902, BLOCK 84, CB 4347 AND AREAS OF LOT 901 AND LOT 902, BLOCK 80, CB 4347 ARE CONSIDERED TREE SAVE AREA. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

IMPACT FEE NOTE:

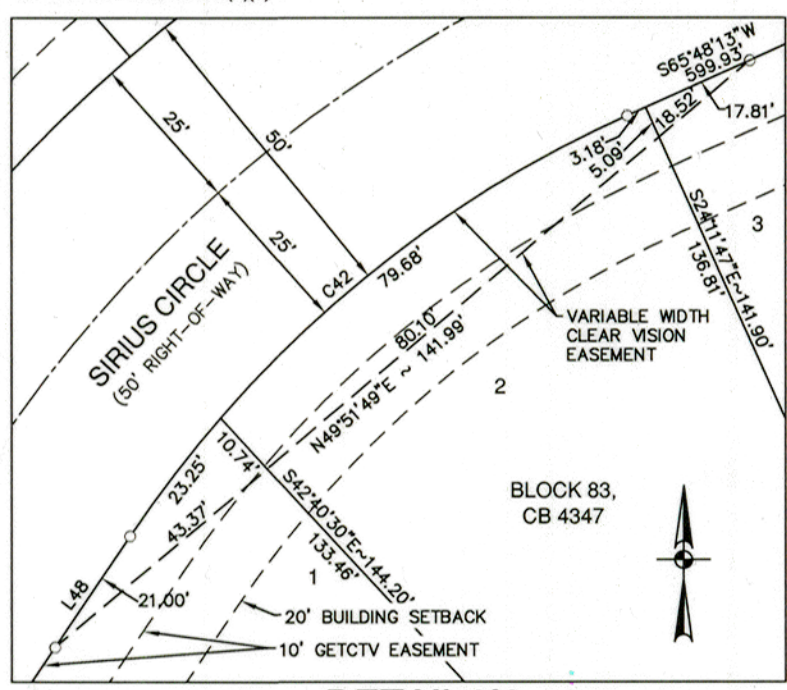
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

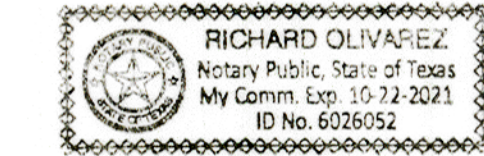
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2038316) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(c).



DETAIL 'A'
SCALE: 1"=30'



PLAT NUMBER 170222 SUBDIVISION PLAT

OF TEXAS RESEARCH PARK UNIT-5

BEING A TOTAL OF 25.69 ACRE TRACT OF LAND, 25.167 ACRES OUT OF A 50.880 ACRE TRACT OF LAND RECORDED IN VOLUME 18740, PAGES 1369-1379, AND 0.394 OF AN ACRE TRACT OF LAND OUT OF A 70.871 ACRE TRACT OF LAND RECORDED IN VOLUME 17716, PAGES 272-279, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING OFF-SITE EASEMENTS BEING 0.129 OF AN ACRE TRACT OF LAND OUT OF A 185.338 ACRE TRACT RECORDED IN VOLUME 17760, PAGES 2200-2208, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1029, COUNTY BLOCK 4347, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347 OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 23, 2017

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: JOE HERNANDEZ
KB HOME LONE STAR INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ 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 DAY OF OCTOBER 25, A.D. 2017.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT-5 AS 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

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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

