

REPLAT ESTABLISHING
BANWOOD

BEING A TOTAL OF 4.95 ACRES OF LAND, PREVIOUSLY PLATTED AS
LOTS 14 & 16, NCB 8349, PLAT NUMBER 120437, A REPLAT
ESTABLISHING BANDERA WOODLAWN 12 RECORDED IN VOL. 9670, PG.
120 IN THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 17, 18, 19,
20, 21 AND 22, NCB 8349 OF THE DEED AND PLAT RECORDS OF
SAN ANTONIO, BEXAR COUNTY, TEXAS.

Klove
ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683

STATE OF CALIFORNIA
COUNTY OF ORANGE

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 UTILITY DEVELOPMENT, FOREVER ALL
STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES
THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
SAN ANTONIO BANDERA, LLC
MICHAEL H. MUGEL-MANAGER
1234 E. 17TH STREET
SANTA ANA, CALIFORNIA 92701

OWNER: MICHAEL H. MUGEL

STATE OF CALIFORNIA
COUNTY OF ORANGE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF
THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ON October 27 2017, BEFORE ME, Kelly My-Dung Duprat, NOTARY
PUBLIC, PERSONALLY APPEARED Michael H. Mugel, WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE
LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.



STATE OF CALIFORNIA
COUNTY OF ORANGE
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (BANDERA WOODLAWN
12, 120437) WHICH IS RECORDED IN VOLUME 9670, PAGE 120, BEXAR COUNTY
PLAT AND DEED RECORDS.

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. I (WE),
FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR
OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST
LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO
THE PLAT.

STATE OF CALIFORNIA
COUNTY OF ORANGE

OWNER: MICHAEL H. MUGEL

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LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.



STATE OF CALIFORNIA
COUNTY OF ORANGE
THIS PLAT OF BANWOOD TRACT 5
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS, AND 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.

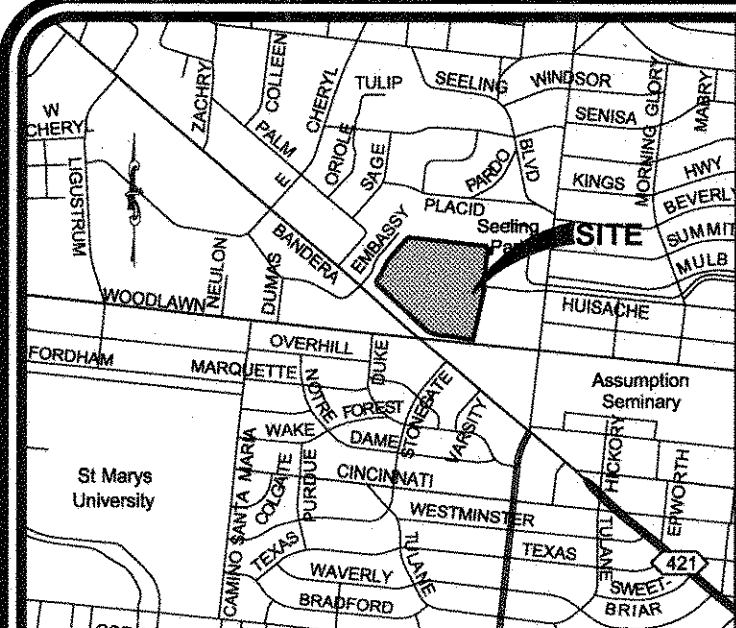
DATED THIS _____ DAY OF _____ A.D. _____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

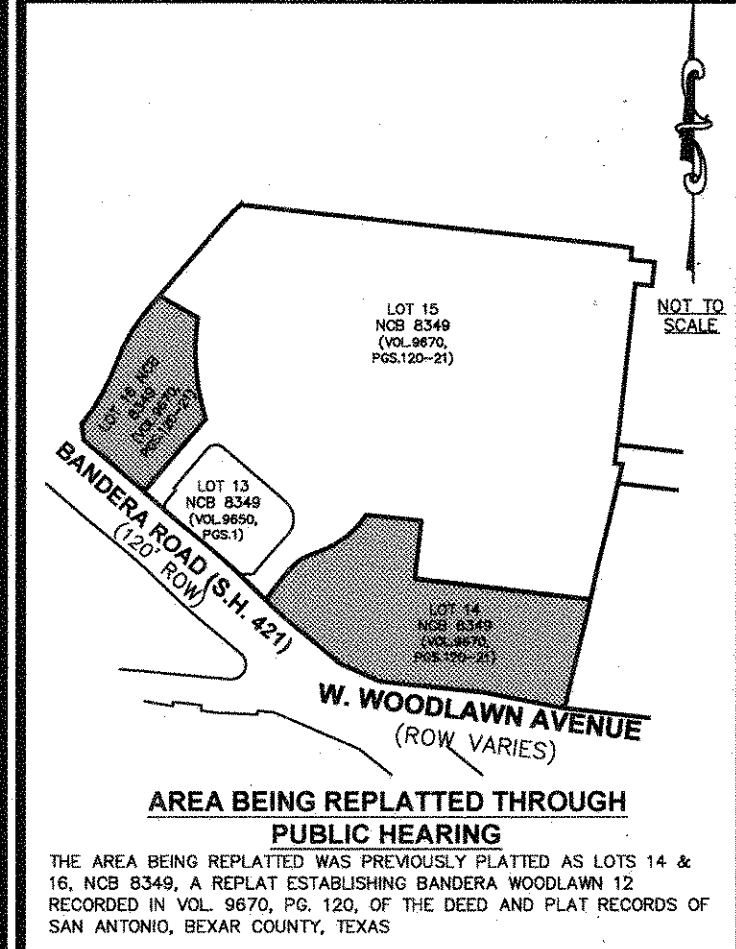
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE
_____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND
AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON
PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL
SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH
PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 14 &
16, NCB 8349, A REPLAT ESTABLISHING BANDERA WOODLAWN 12
RECORDED IN VOL. 9670, PG. 120, OF THE DEED AND PLAT RECORDS OF
SAN ANTONIO, BEXAR COUNTY, TEXAS

- LEGEND**
- 609 --- EXISTING CONTOUR
 - AC --- ACRES
 - BSL --- BUILDING SETBACK LINE
 - DPR --- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 - EGTC --- ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
 - ESM'T --- NEW CITY BLOCK
 - NCB --- OFFICIAL PUBLIC RECORDS
 - OPR --- RIGHT-OF-WAY
 - VAR --- VARIABLE
 - VNAE --- VEHICULAR NON-ACCESS EASEMENT
 - VOL --- VOLUME
 - PG --- PAGE
 - SAWS --- SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES
 - CL --- CENTER LINE
 - PL --- PROPERTY LINE
 - --- EXISTING EASEMENT
 - --- PROPOSED BUILDING SETBACK LINE
 - --- PROPOSED EASEMENT
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES RPLS 6490"
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "DOUCET"
 - MAG NAIL FOUND WITH WASHER STAMPED "DOUCET"
 - O --- IRON ROD FOUND

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.

Kevin William Love 10/30/17
LICENSED PROFESSIONAL ENGINEER NO. 93563

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: MEALS-MYERS ENGINEERING & SURVEYING, L.L.C., 1711 HADSBURY LANE
SAN ANTONIO, TEXAS, 78248, (830) 931-1269, TBPLS FIRM NO. 10194291.

Paul L. Myers 10/30/17
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

CPS 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, 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 THERETO. IT IS
AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. 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 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.

DRAINAGE 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. 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.

WASTEWATER EDDU 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.

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.

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.

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE
RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE
RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PUBLIC WORKS STORM WATER:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE
ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN
ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE
CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM
WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS
ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER
THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE
PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN
ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

GENERAL NOTES:
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93).
3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM
(SOUTH CENTRAL TEXAS ZONE), NAD 83 (93).
4. IRON PINS FOUND OR SET AT EACH CORNER.
5. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

CLEAR VISION NOTE:
CLEAR VISION AREAS 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 STREET PAVEMENT, AS PER THE AMERICAN
ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND
STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION
AREA, IN ACCORDANCE WITH UDC 35-506 (d) (5).

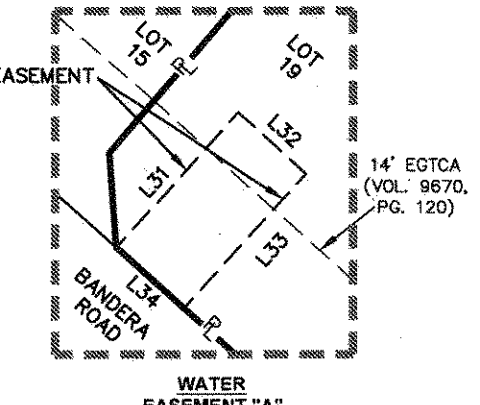
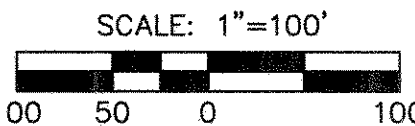
TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE
FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN
THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS
MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) EXISTING ACCESS
POINTS ALONG SH 421 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 801.33 FEET.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT,
PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL
BE AS DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED
ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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 CUSTOM'S
SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY
OF SAN ANTONIO.

SHARED CROSS ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

SURVEYORS NOTES:
1. ALL LOT CORNERS ARE 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "MMES RPLS 6490" UNLESS OTHERWISE
NOTED.
2. COORDINATES SHOWN HEREON ARE GRID AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH
CENTRAL ZONE (4204), NAD 83

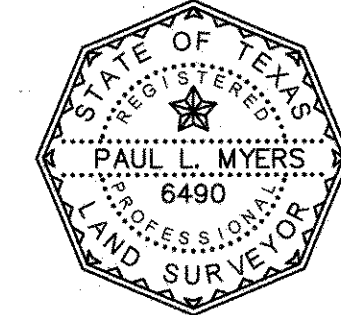
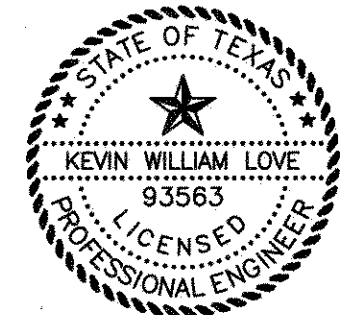
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	147.65'	430.00'	019°40'24"	146.92'	N30°07'14"E
C2	131.31'	370.00'	020°20'04"	130.63'	S30°27'04"W
C3	212.45'	467.89'	026°00'55"	210.63'	S04°28'45"E
C4	119.85'	370.00'	018°33'25"	119.31'	S29°33'44"W
C5	11.48'	370.00'	001°46'39"	11.48'	S39°43'46"W
C6	55.66'	100.00'	031°53'19"	54.94'	S56°37'30"W
C7	144.72'	208.00'	039°51'57"	141.82'	N52°38'11"E



Line Table		
Line #	Length	Direction
L1	155.18	N49° 16' 20"W
L2	34.24	N07° 24' 24"W
L3	33.89	S40° 37' 06"W
L4	92.09	N60° 00' 27"W
L5	188.42	S40° 20' 18"W
L6	14.25	S86° 03' 43"W
L7	79.96	N49° 16' 43"W
L8	268.46	S40° 43' 17"W
L9	35.81	N21° 38' 13"W
L10	27.46	N51° 09' 33"W
L11	175.87	N78° 47' 01"W
L12	48.96	N84° 05' 24"W
L13	165.03	N84° 05' 24"W
L14	93.63	N65° 48' 12"W
L15	115.83	N49° 56' 29"W
L16	81.19	N47° 54' 11"W
L17	9.92	N04° 22' 00"W
L18	72.50	N40° 40' 50"E
L19	115.80	S83° 44' 42"E
L20	113.54	S06° 13' 35"W

Line Table		
Line #	Length	Direction
L21	370.50	S83° 46' 30"E
L22	245.74	S13° 18' 43"W
L23	128.48	N42° 05' 49"E
L24	48.67	N64° 07' 04"E
L25	167.34	S83° 12' 17"E
L26	43.16	N21° 02' 22"E
L27	67.47	S83° 46' 13"E
L28	144.98	N40° 44' 00"E
L29	68.55	N06° 13' 30"E
L30	234.89	N06° 13' 30"E
L31	19.00	N42° 05' 49"E
L32	10.00	N47° 54' 11"W
L33	19.00	S42° 05' 49"W
L34	10.00	N47° 54' 11"W
L35	20.00	S47° 54' 11"E

Date: Oct 26, 2017, 10:00am User ID: RubenQ
File: K:\Projects\1126 Bandera Woodlawn\02 Replat\Plats\Drawings\Banwood Subdivision Plots.dwg



REPLAT ESTABLISHING
BANWOOD

BEING A TOTAL OF 4.95 ACRES OF LAND, PREVIOUSLY PLATTED AS LOTS 14 & 16, NCB 8349, PLAT NUMBER 120437, A REPLAT ESTABLISHING BANDERA WOODLAWN 12, RECORDED IN VOL. 9670, PG. 120 IN THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 17, 18, 19, 20, 21 AND 22, NCB 8349 OF THE DEED AND PLAT RECORDS OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Klove
ENGINEERING
Site Development Engineering Services
Firm No. 11042
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www.kloveengineering.com (210) 485-5683

STATE OF CALIFORNIA
COUNTY OF ORANGE

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OWNER/DEVELOPER:
SAN ANTONIO BANDERA, LLC
MICHAEL H. MUGEL - MANAGER
1234 E. 17TH STREET
SANTA ANA, CALIFORNIA 92701
OWNER: MICHAEL H. MUGEL

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ON October 31, 2017, BEFORE ME, Kelly My-Dung Duprat, NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL H. MUGEL, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

KELLY MY-DUNG DUPRAT
Commission # 2126741
Notary Public - California
Orange County
My Comm. Expires Sep 14, 2019
MY COMMISSION EXPIRES 9/14/19

STATE OF CALIFORNIA
COUNTY OF ORANGE

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (BANDERA WOODLAWN 12, 120437) WHICH IS RECORDED IN VOLUME 9670, PAGE 120, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE), FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

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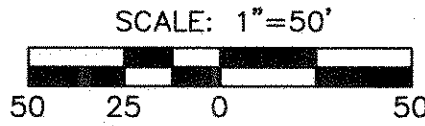
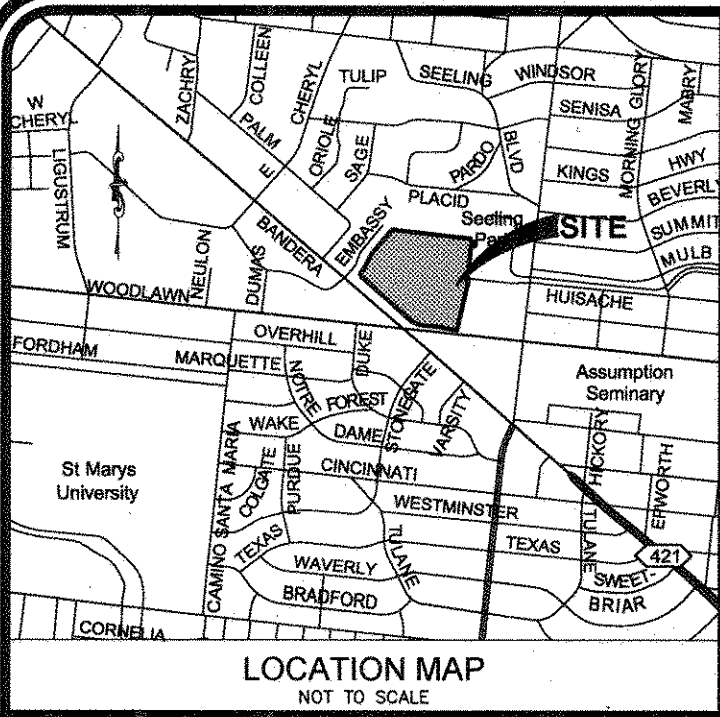
THIS PLAT OF BANWOOD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____
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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



CPS NOTES:
1. 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 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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. 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 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.

DRAINAGE 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. 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.

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.

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.

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.

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PUBLIC WORKS STORM WATER:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLOD) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

SHARED CROSS ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
CB	81.52'	208.00'	022°27'24"	81.00'	N51°39'00"E

Line Table		
Line #	Length	Direction
L36	31.09	N13° 52' 32"E
L37	117.61	S83° 53' 00"E
L38	29.12	N06° 09' 03"E
L39	22.87	N38° 53' 00"W
L40	29.23	N06° 07' 00"E
L41	22.87	N51° 07' 00"E
L42	73.53	N06° 06' 18"E
L43	29.36	S83° 46' 13"E
L44	54.44	S08° 12' 47"W
L45	5.03	S82° 54' 18"E
L46	17.94	S83° 58' 54"E
L47	20.69	S06° 13' 47"W
L48	4.97	S82° 54' 18"E
L49	25.78	N06° 13' 47"E
L50	22.94	N83° 58' 54"W
L51	34.17	N08° 12' 47"E
L52	92.15	N83° 46' 13"W
L53	102.95	S52° 12' 19"E
L54	5.00	N37° 47' 41"E
L55	100.95	N52° 12' 19"W

Line Table		
Line #	Length	Direction
L56	37.15	S42° 22' 23"W
L57	5.00	S47° 37' 37"E
L58	38.59	N42° 22' 23"E
L59	52.23	S83° 46' 13"E
L60	71.47	N06° 06' 18"E
L61	22.87	N51° 07' 00"E
L62	33.38	N06° 07' 00"E
L63	22.87	N38° 53' 00"W
L64	22.05	N06° 09' 03"E
L65	116.98	S83° 53' 00"E
L66	36.16	N13° 52' 32"E
L67	5.05	S84° 05' 24"E
L68	2.99	N21° 11' 49"E
L69	26.24	N65° 13' 49"E
L70	140.97	S83° 46' 13"E
L71	23.16	S06° 00' 21"W
L72	5.00	S83° 59' 39"E
L73	23.14	N06° 00' 21"E
L74	176.29	S83° 46' 13"E
L75	168.93	N06° 19' 18"E

Line Table		
Line #	Length	Direction
L76	256.80	N83° 09' 27"W
L77	22.33	N36° 44' 16"W
L78	6.83	S83° 46' 30"E
L79	29.13	S36° 44' 16"E
L80	253.98	S83° 09' 27"E
L81	158.98	S06° 19' 18"W
L82	318.65	N83° 46' 13"W
L83	29.65	S65° 13' 49"W
L84	4.79	S21° 11' 49"W
L85	5.00	S66° 17' 22"E
L86	5.00	S49° 47' 56"E
L87	134.09	S42° 05' 49"W
L88	89.85	S51° 39' 00"W
L89	16.84	N83° 11' 59"W
L90	6.48	S05° 44' 05"W
L91	103.05	N83° 14' 22"W
L92	5.00	N06° 13' 35"E
L93	115.37	N83° 14' 22"W
L94	20.46	S51° 39' 00"W
L95	134.68	S42° 05' 49"W

- LEGEND**
- 609 --- EXISTING CONTOUR
 - AC. ACRES
 - BSL BUILDING SETBACK LINE
 - DPR DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 - EGTCA ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - ESMT EASEMENT
 - NCB NEW CITY BLOCK
 - OPR OFFICIAL PUBLIC RECORDS
 - ROW RIGHT-OF-WAY
 - VAR. VARIABLE
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - VOL. VOLUME
 - PG. PAGE
 - SAWS SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES
 - CL CENTER LINE
 - PL PROPERTY LINE
 - PROPOSED EASEMENT
 - PROPOSED BUILDING SETBACK LINE
 - 1/2" --- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES RPLS 6490"
 - IRON ROD FOUND WITH PLASTIC CAP STAMPED "DOUCET"
 - MAG NAIL FOUND WITH WASHER STAMPED "DOUCET"
 - IRON ROD FOUND

STATE OF TEXAS
COUNTY OF BEXAR

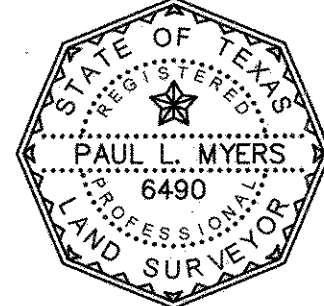
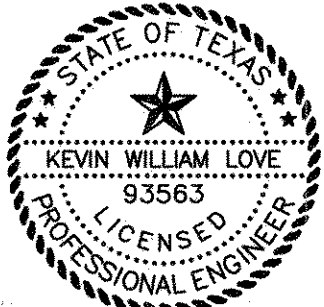
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

10/30/17
LICENSED PROFESSIONAL ENGINEER NO. 93563

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: MEALS-MYERS ENGINEERING & SURVEYING LLC, 1711 HADBURY LANE, SAN ANTONIO, TEXAS, 78248, (830) 931-1269, TPLS FIRM NO. 10194291.

10/30/17
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490



THIS PAGE FOR PRIVATE
WATER AND WASTEWATER
EASEMENT INFORMATION