

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
WATERFORD PARK, UNIT 7

BEING A TOTAL OF 18.12 ACRES TRACT OF LAND MORE OR LESS OUT OF A 132.62 ACRE TRACT, CONVEYED TO DAPHNE DEVELOPMENT, LLC AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15884, PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE L.L. SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4406, THE L.L. LACY SURVEY NO. 848, ABSTRACT 969, COUNTY BLOCK 4408, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:  
DAPHNE DEVELOPMENT, LLC  
1202 W. BITTERS, BLDG. 1, SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-490-1798  
FAX: 210-493-2811

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: DAPHNE DEVELOPMENT, LLC.

DULY AUTHORIZED AGENT

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 16<sup>th</sup> DAY OF November A.D. 2017

NOTARY PUBLIC BEXAR COUNTY TEXAS

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, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WATERFORD PARK, UNIT 7 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 \_\_\_\_\_

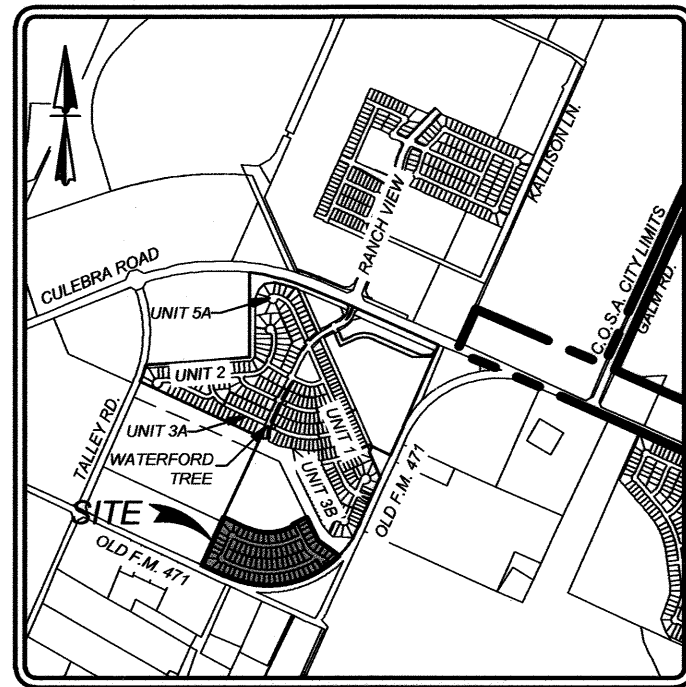
ON PAGE \_\_\_\_\_

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP  
N.T.S.

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"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- [F.F. MIN] = FINISH FLOOR MINIMUM ELEVATION AS REQUIRED FOR FLOODPLAIN
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT
- N.T.S. = NOT-TO-SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WATERFORD PARK UNIT 1A (PLAT NO. 130557) WHICH IS RECORDED IN VOLUME 9691, PAGES 83-84, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING 12/13/17 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  
OWNER, DAPHNE DEVELOPMENT, LLC.

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 17<sup>th</sup> DAY OF November, 2017.

John Adkins  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

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.

Teresa A. Seidel  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, STE. 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

NOTES:

- 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 EASEMENTS, 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.
- LOT 902, LOT 903 BLOCK 10 AND LOT 903 BLOCK 11 ARE DESIGNATED AS A PRIVATE DRAINAGE EASEMENT. LOT 904, BLOCK 10, LOT 901, BLOCK 14, AND LOT 902, BLOCK 11 ARE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE T.V., PRIVATE DRAINAGE, WATER, SANITARY SEWER AND LANDSCAPE EASEMENT.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD. FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C01955, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

C.P.S. NOTES:

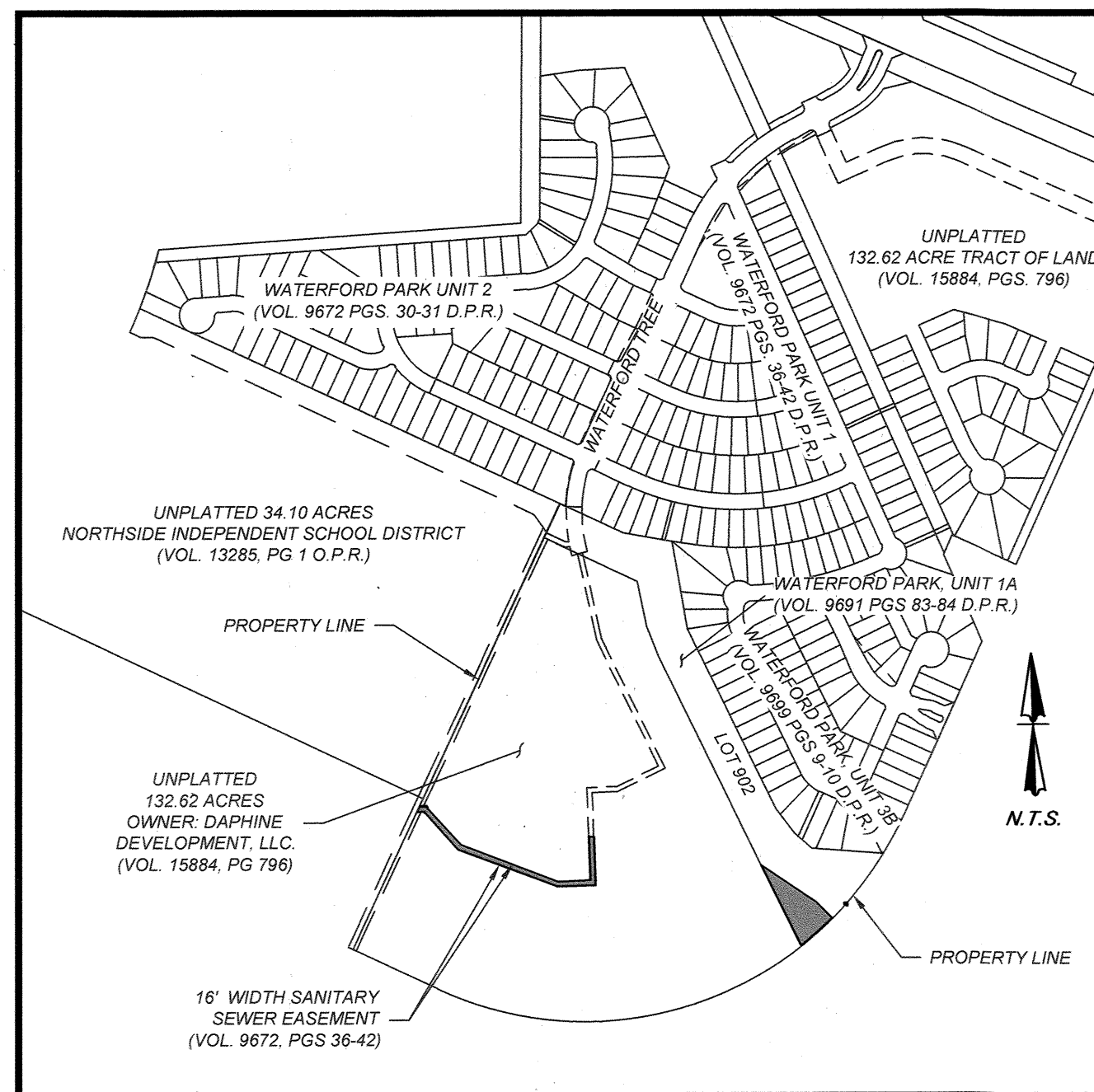
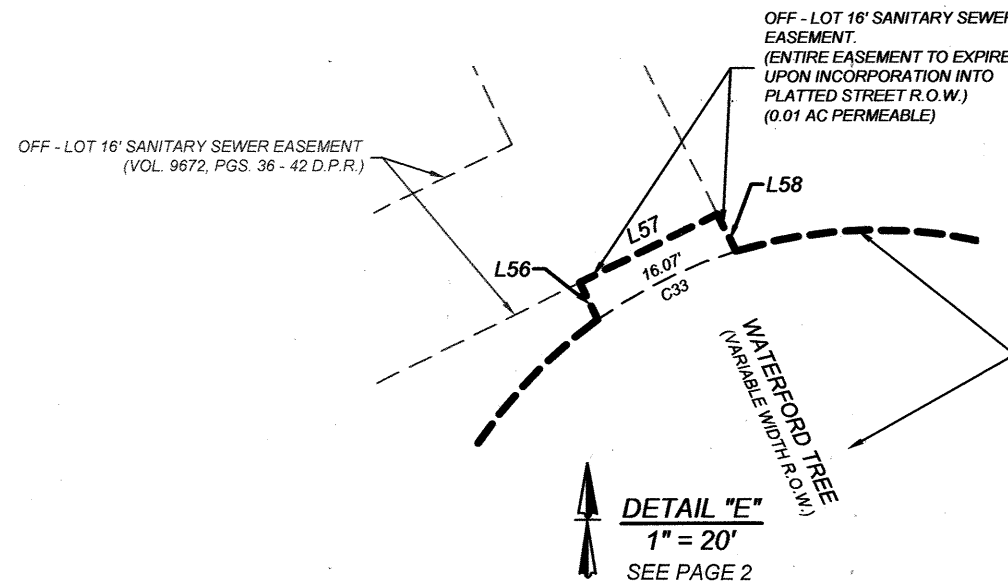
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR 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 AREA.
- 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.
- 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 FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APN 2143898) 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 PROCEEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

BUILDING SETBACK LINE:

THE 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.



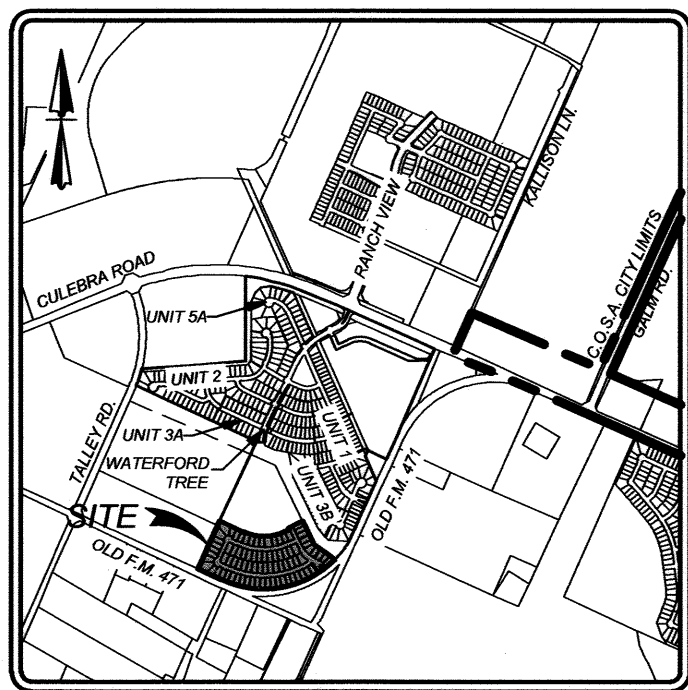
AREA TO BE REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREAS TO BE REPLATTED ARE A 0.45 ACRE PORTION OF LOT 902, BLOCK 8 PREVIOUSLY PLATTED IN WATERFORD PARK UNIT 1A, RECORDED IN VOLUME 9691, PAGES 83-84 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 0.30 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT, OUT OF THE WATERFORD PARK SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9672, PAGES 36-42 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.





LOCATION MAP

N.T.S.

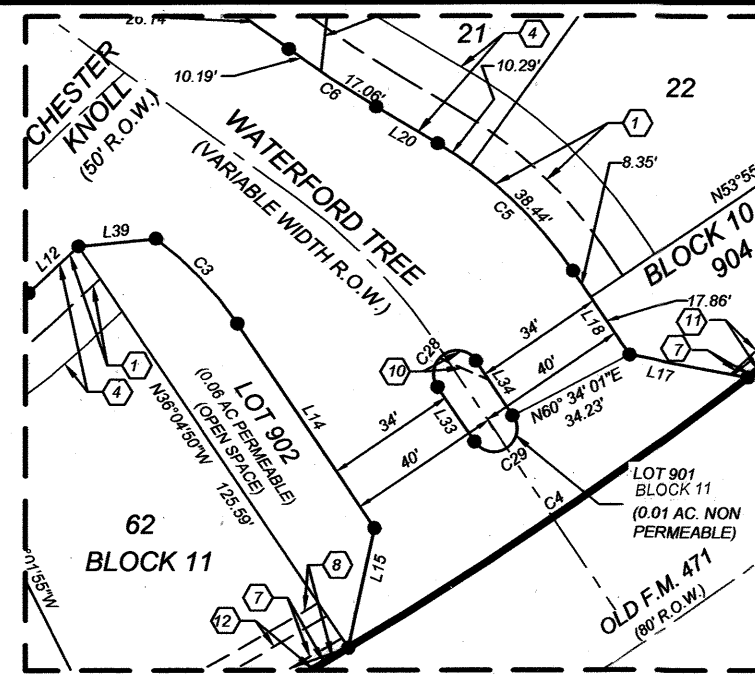
KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT (0.03 AC NON-PERMEABLE, EACH) (0.02 AC PERMEABLE, EACH)
- 20' SANITARY SEWER EASEMENT
- 20' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 25' PRIVATE DRAINAGE EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "B" THIS PAGE)
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "C" ON PAGE 3)
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "D" ON PAGE 3)
- 10' PRIVATE DRAINAGE EASEMENT

NOTE:  
FOR LINE AND CURVE DATA  
SEE PAGE 3 OF 3

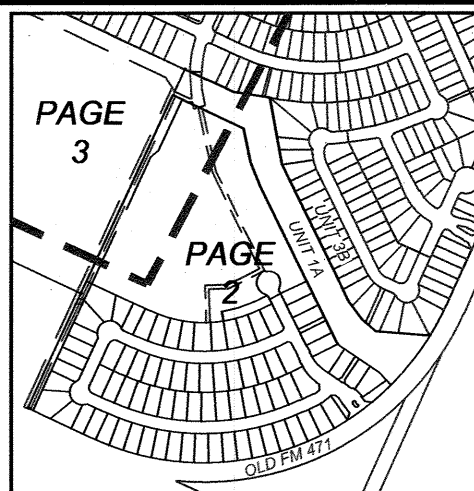
LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
- S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
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- G.E.T.V.E. = GAS, ELECTRIC, TELE. & CA. T.V. EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- N.T.S. = NOT-TO-SCALE
- R/O = RADIUS OFFSET



DETAIL "A"

1"=50'



INDEX MAP

NOT TO SCALE

PLAT NUMBER 160189

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
WATERFORD PARK, UNIT 7

BEING A TOTAL OF 18.12 ACRES TRACT OF LAND MORE OR LESS OUT OF A 132.62 ACRE TRACT, CONVEYED TO DAPHNE DEVELOPMENT, LLC AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15884, PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE J.J. SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4406, THE L.L. LACY SURVEY NO. 848, ABSTRACT 969, COUNTY BLOCK 4408, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:  
DAPHNE DEVELOPMENT, LLC  
1202 W. BITTERS, BLDG. 1, SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-490-1798  
FAX: 210-493-2811



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: DAPHNE DEVELOPMENT, LLC

DULY AUTHORIZED AGENT

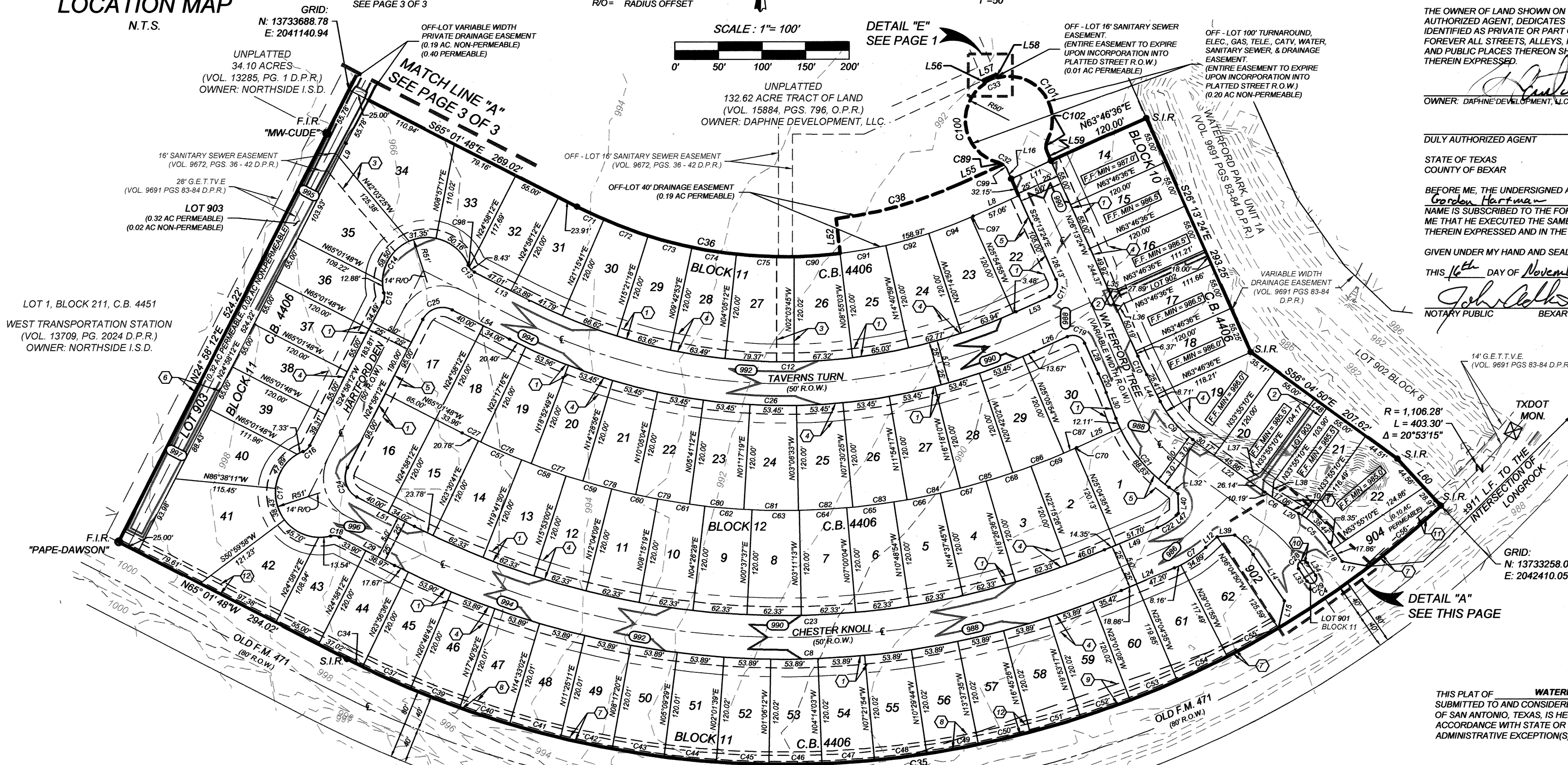
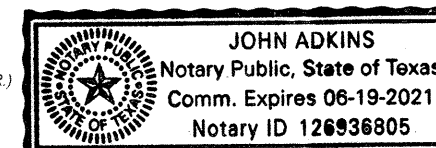
STATE OF TEXAS  
COUNTY OF BEXAR

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 16th DAY OF November A.D. 2017

John Adkins  
NOTARY PUBLIC BEXAR COUNTY TEXAS



DETAIL "A"  
SEE THIS PAGE

THIS PLAT OF WATERFORD PARK, UNIT 7 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 2 OF 3

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.

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.

Teresa A. Seidel  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, STE. 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

CERTIFICATE OF APPROVAL

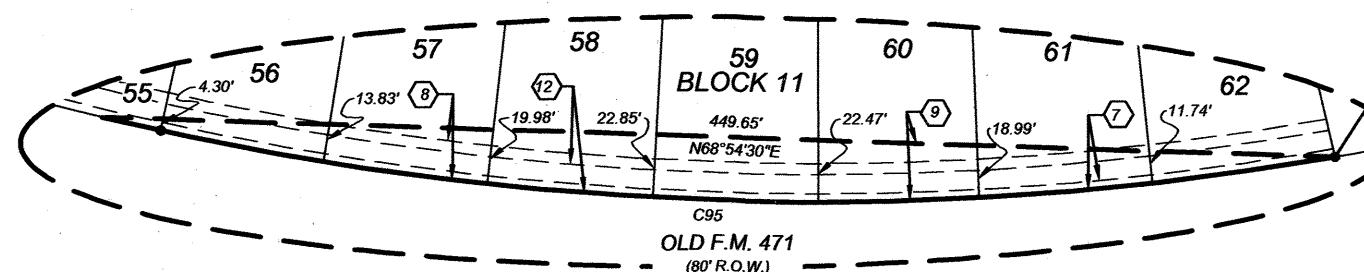
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES ON PAGE 1 APPLY TO THIS PAGE

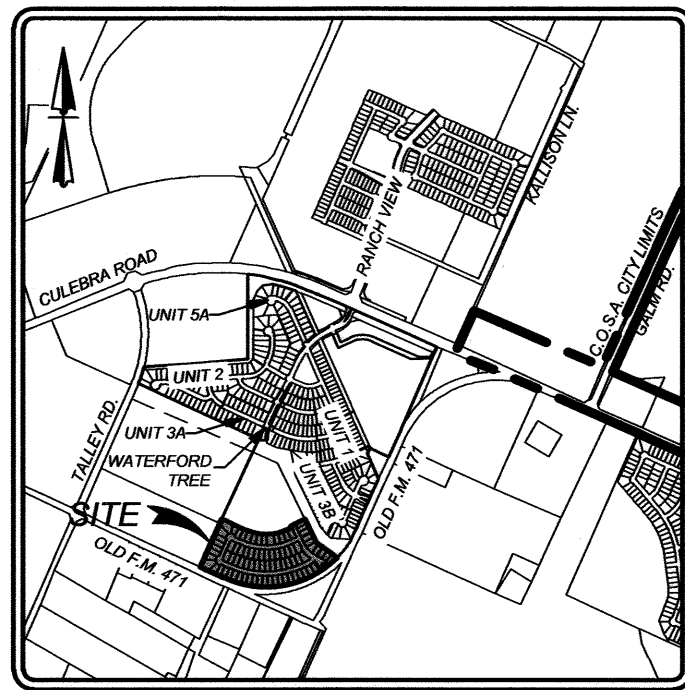


DETAIL "B"  
NOT TO SCALE

DRAWN BY: AA

Date: Nov 06, 2017, 2:41pm User ID: AVAZQUEZ  
File: P:\2051\3106\Design\Civil\Plat\PL2051306.dwg





## LOCATION MAP

N.T.S.

### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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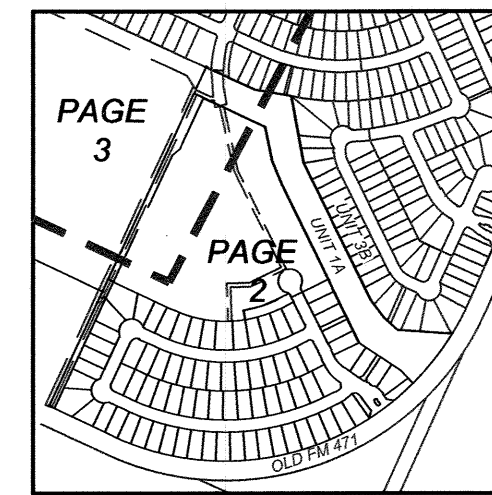
### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' DRAINAGE EASEMENT (0.03 AC NON-PERMEABLE) EACH
- 20' SANITARY SEWER EASEMENT
- 20' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 25' PRIVATE DRAINAGE EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "B" ON PAGE 2)
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "C" ON THIS PAGE)
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "D" ON THIS PAGE)
- 10' PRIVATE DRAINAGE EASEMENT

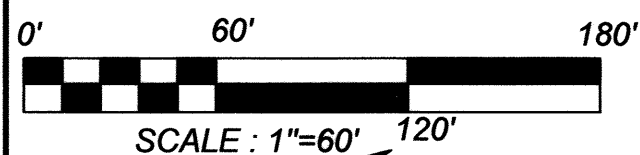
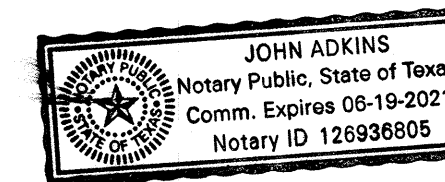
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	57.06'	N63°46'36"E
L9	17.88'	N24°58'11"E
L11	50.00'	S63°46'36"W
L12	17.80'	N45°11'28"E
L13	70.86'	N65°01'48"W
L14	63.94'	S36°04'50"E
L15	31.77'	S10°18'11"W
L16	11.02'	N26°13'24"W
L17	31.41'	N81°29'54"W
L18	26.20'	N36°04'50"W
L20	18.59'	N61°27'57"W
L22	102.17'	N56°04'50"W
L24	66.06'	N64°55'25"E
L25	54.83'	N63°46'36"E
L26	42.06'	N63°46'36"E
L28	38.25'	S26°13'24"E
L29	70.92'	S65°01'48"E
L30	31.18'	S23°28'10"E
L32	12.74'	S66°04'50"E
L33	17.11'	N36°04'50"W
L34	17.11'	S36°04'50"E
L35	10.15'	N86°13'24"W
L36	9.63'	S33°46'36"W
L37	18.27'	S63°55'10"W
L38	18.39'	S3°55'10"W
L39	20.22'	N62°13'43"E
L40	22.45'	S3°03'44"E
L41	4.57'	N81°29'54"W
L42	8.86'	S44°33'10"E
L43	42.50'	S65°01'48"E
L44	34.12'	N26°13'24"W
L45	5.96'	S36°04'50"E
L46	13.91'	N67°54'51"W
L47	3.27'	S45°11'28"W
L48	18.00'	S56°04'50"E
L49	66.06'	S64°55'25"E
L50	40.65'	S50°28'33"W
L51	73.96'	N65°01'48"W
L52	40.00'	N8°54'48"W
L53	42.06'	S63°46'36"W
L54	73.96'	S65°01'48"E
L55	54.84'	N63°46'36"E
L56	4.30'	N26°13'24"W
L57	16.00'	N63°46'36"E
L58	4.30'	S26°13'24"E
L59	11.02'	S26°13'24"E
L60	73.53'	S44°33'10"E

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION
C3	90.00'	30.74'	19°34'19"	S45°52'00"E
C4	1106.21'	125.44'	6°29'50"	N53°56'00"E
C5	110.00'	48.74'	25°23'07"	N48°46'24"W
C6	290.00'	27.26'	5°23'07"	N58°46'24"W
C7	125.00'	43.05'	19°43'58"	N55°03'27"E
C8	986.30'	861.45'	50°02'35"	N89°56'43"E
C9	123.00'	58.18'	27°06'12"	N42°31'44"W
C10	489.00'	23.50'	2°45'14"	N27°36'01"W
C11	15.00'	23.56'	90°00'00"	S18°46'36"W
C12	646.30'	577.46'	51°11'37"	S89°22'24"W
C13	15.00'	10.70'	40°52'57"	N44°35'19"W
C14	51.00'	152.89'	171°45'54"	S69°58'12"W
C15	15.00'	10.70'	40°52'57"	S4°31'44"W
C16	15.00'	10.70'	40°52'57"	S45°24'41"W
C17	51.00'	152.89'	171°45'54"	S20°01'48"E
C18	15.00'	10.70'	40°52'57"	S85°28'16"E
C19	15.00'	23.56'	90°00'00"	S71°13'24"E
C20	489.00'	23.50'	2°45'14"	S24°50'47"E
C21	177.00'	100.74'	32°36'40"	S39°46'30"E
C22	75.00'	25.83'	19°43'58"	S55°03'27"W
C23	936.30'	817.83'	50°02'47"	S89°56'49"W
C24	25.00'	39.27'	90°00'00"	N20°01'48"W
C25	25.00'	39.27'	90°00'00"	N69°58'12"E
C26	696.30'	622.14'	51°11'37"	N89°22'24"E
C27	816.30'	23.97'	1°40'56"	N65°52'16"W
C28	6.00'	18.85'	180°00'00"	N53°55'10"E
C29	6.00'	18.85'	180°00'00"	S53°55'10"W
C30	15.00'	13.62'	52°01'12"	N62°14'01"W
C31	50.00'	16.07'	18°24'30"	S63°46'03"W
C32	1106.21'	19.77'	1°01'26"	N65°32'30"W
C33	1106.21'	1348.72'	69°51'22"	S80°02'31"W
C34	526.11'	311.22'	33°53'37"	S81°58'36"E
C35	1106.21'	60.46'	3°07'54"	N67°37'10"W
C36	486.30'	146.88'	17°18'21"	N72°25'46"E
C37	1106.21'	60.45'	3°07'52"	N70°45'03"W
C38	1106.21'	60.45'	3°07'52"	N73°52'55"W
C39	1106.21'	60.45'	3°07'52"	N77°00'48"W
C40	1106.21'	60.45'	3°07'52"	N80°08'38"W
C41	1106.21'	60.45'	3°07'52"	N83°16'30"W
C42	1106.21'	60.45'	3°07'52"	N86°24'22"W
C43	1106.21'	60.45'	3°07'52"	N89°32'13"W
C44	1106.21'	60.45'	3°07'52"	S87°19'55"W
C45	1106.21'	60.45'	3°07'52"	S84°12'03"W
C46	1106.21'	60.45'	3°07'52"	S81°04'11"W
C47	1106.21'	60.45'	3°07'52"	S77°56'19"W
C48	1106.21'	60.45'	3°07'52"	S74°48'27"W
C49	1106.21'	60.45'	3°07'52"	S71°40'36"W
C50	1106.21'	60.45'	3°07'52"	S68°32'44"W
C51	1106.21'	58.58'	3°02'04"	S65°27'46"W
C52	1106.21'	63.54'	3°17'27"	S62°18'01"W

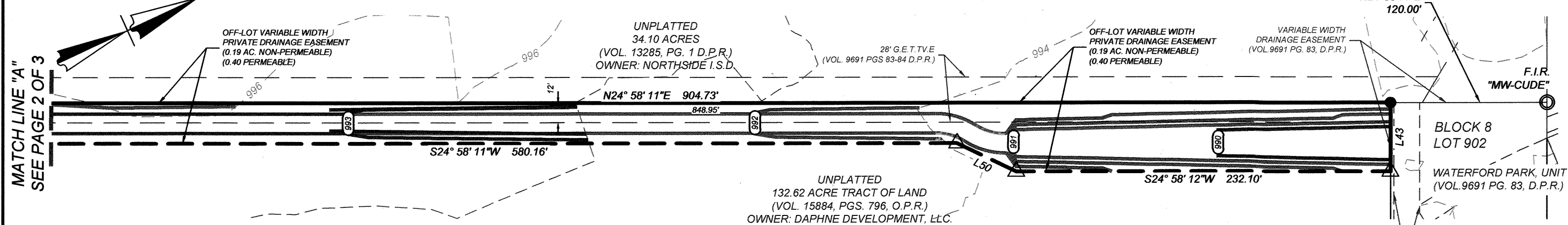
CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION
C55	1106.21'	67.05'	3°28'22"	S58°55'06"W
C56	1106.21'	107.56'	5°34'15"	S47°53'58"W
C57	816.30'	54.34'	3°48'51"	S88°23'44"E
C58	816.30'	54.34'	3°48'51"	S72°12'35"E
C59	816.30'	54.34'	3°48'51"	S76°01'25"E
C60	816.30'	54.34'	3°48'51"	S79°50'16"E
C61	816.30'	54.34'	3°48'51"	S83°39'07"E
C62	816.30'	54.34'	3°48'51"	S87°27'57"E
C63	816.30'	54.34'	3°48'51"	N88°43'12"E
C64	816.30'	54.34'	3°48'51"	N84°54'22"E
C65	816.30'	54.34'	3°48'51"	N81°05'31"E
C66	816.30'	54.34'	3°48'51"	N77°16'40"E
C67	816.30'	54.34'	3°48'51"	N73°27'50"E
C68	816.30'	54.34'	3°48'51"	N69°38'59"E
C69	816.30'	54.52'	3°49'35"	N65°49'46"E
C70	816.30'	1.99'	0°06'23"	N63°50'47"E
C71	526.30'	34.01'	3°42'08"	S86°53'14"E
C72	526.30'	54.25'	5°54'23"	S71°41'30"E
C73	526.30'	51.81'	5°38'25"	S77°27'54"E
C74	526.30'	51.70'	5°37'42"	S83°35'58"E
C75	526.30'	66.49'	7°14'17"	S89°31'57"E
C76	816.30'	62.80'	4°24'27"	N68°54'58"W
C77	816.30'	62.66'	4°23'52"	N73°19'07"W
C78	816.30'	62.66'	4°23'52"	N77°43'00"W
C79	816.30'	62.66'	4°23'52"	N82°06'52"W
C80	816.30'	62.66'	4°23'52"	N86°30'44"W
C81	816.30'	62.66'	4°23'52"	S89°05'23"W
C82	816.30'	62.66'	4°23'52"	S84°41'31"W
C83	816.30'	62.66'	4°23'52"	S80°17'39"W
C84	816.30'	62.66'	4°23'52"	S75°53'46"W
C85	816.30'	62.66'	4°23'52"	S71°29'54"W
C86	816.30'	62.66'	4°23'52"	S67°06'02"W
C87	816.30'	16.03'	1°07'30"	S64°20'21"W
C88	1106.21'	107.56'	5°34'15"	S47°53'58"W
C89	15.00'	5.36'	20°27'58"	N68°00'38"W
C90	526.30'	52.96'	5°45'57"	N83°57'56"E
C91	526.30'	52.96'	5°45'56"	N78°11'59"E
C92	526.30'	51.11'	5°33'51"	N72°32'06"E
C93	6.00'	10.77'	102°50'56"	S87°30'18"E
C94	526.30'	52.06'	5°40'05"	N66°55'07"E
C95	1106.21'	452.81'	23°27'11"	S68°54'30"W
C96	526.30'	2.83'	0°18'29"	N63°55'50"E
C97	15.00'	2.28'	8°41'27"	N28°29'34"W
C98	15.00'	8.26'	31°33'14"	S42°00'02"E
C99	50.00'	115.92'	132°50'15"	N11°49'29"W
C100	50.00'	115.88'	132°47'20"	S40°35'52"E
C101	15.00'	13.62'	52°01'12"	S0°12'48"E



INDEX MAP  
NOT TO SCALE



SCALE: 1"=60'



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.

*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.

*Teresa A. Seidel*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, STE. 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

PLAT NOTES ON PAGE 1 APPLY TO THIS PAGE

## PLAT NUMBER 160189

### REPLAT AND SUBDIVISION PLAT ESTABLISHING WATERFORD PARK, UNIT 7

BEING A TOTAL OF 18.12 ACRES TRACT OF LAND MORE OR LESS OUT OF A 132.62 ACRE TRACT, CONVEYED TO DAPHNE DEVELOPMENT, LLC AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15884, PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE J.J. SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4406, THE L.L. LACY SURVEY NO. 848, ABSTRACT 969, COUNTY BLOCK 4408, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:  
DAPHNE DEVELOPMENT, LLC  
1202 W. BITTERS, BLDG. 1, SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-490-1798  
FAX: 210-493-2811



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: DAPHNE DEVELOPMENT, LLC.

DULY AUTHORIZED AGENT

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 16<sup>th</sup> DAY OF November A.D. 2017

*John Adkins*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

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, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WATERFORD PARK, UNIT 7 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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Date: Nov 06, 2017, 2:41pm User ID: AVAZQUEZ  
File: P:\2051\1306\Design\Civil\Plat\2051306.dwg