

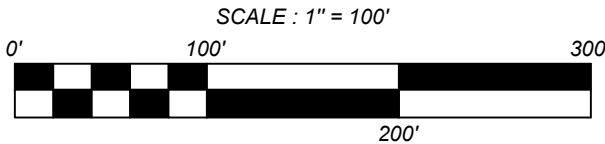
PLAT NUMBER 170155

REPLAT AND SUBDIVISION PLAT ESTABLISHING
VAQUERO ADDITION

BEING A TOTAL OF 6.597 ACRES, ESTABLISHING LOT 84 AND 85, BLOCK 44, CB 4400, INCLUDING A 0.071 ACRE RIGHT OF WAY DEDICATION TO BEXAR COUNTY, BEING A 2.107 ACRE TRACT OF LAND CONVEYED TO VAQUERO ALAMO RANCH PARTNERS, LP, OF RECORD IN VOLUME 18180, PAGE 2492, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINING 4.419 ACRES BEING LOT 85 AND OFF-LOT EASEMENTS OUT OF THE THOMAS YORK SURVEY NO. 2013, ABSTRACT NO. 925, CB 4400, BEXAR COUNTY, TEXAS AND BEING OUT OF A 56.69 ACRE TRACT OF LAND CONVEYED TO 151 ALAMO RANCH PARTNERS, LTD., OF RECORD IN VOLUME 11841, PAGE 1382, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



3421 PASSEANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
PHONE # (210) 979-8444 • FAX # (210) 979-8441
TBPE FIRM # 9513 • TBPLS FIRM # 10122300



STATE OF TEXAS
COUNTY OF TARRANT

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: _____ OWNER / DEVELOPER (LOT 84):
VAQUERO ALAMO RANCH PARTNERS, LP
ATTN: W.A. LANDRETH
3211 WEST 4TH STREET
FORT WORTH, TX 76107
PHONE NO. 817-228-5268

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.A. LANDRETH, 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 _____ A.D. _____

NOTARY PUBLIC _____ TARRANT 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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VAQUERO ADDITION 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

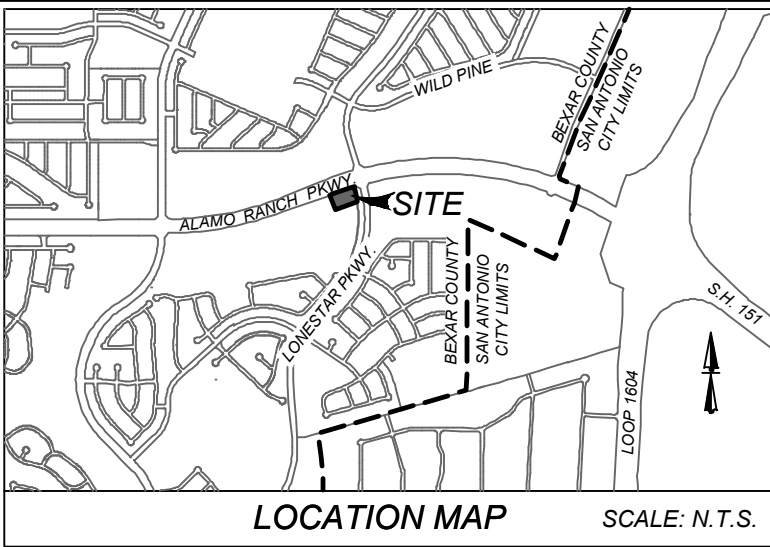
BY: _____
SECRETARY

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(VOL. _____) ON PG. _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20 _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



- LEGEND**
- | | |
|---|-----------------------------|
| ○ F.I.R. = FOUND 1/2" IRON ROD, AS NOTED | — 975 — = EXISTING CONTOURS |
| ○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP | — 975 — = PROPOSED CONTOURS |
| STAMPED "KFW SURVEYING" | |
| R.O.W. = RIGHT-OF-WAY | — E — = CENTERLINE |
| D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL. = VOLUME |
| O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS | PGS. = PAGES |

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 2 OF 2 FOR LINE AND
CURVE TABLES

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: _____ OWNER / DEVELOPER (LOT 85):
ALAMO RANCH COMMUNITY ASSOCIATION, INC.
ATTN: DEREK MILKIEIN, ITS PRESIDENT
8360 E. VIA DE VENTURA, SUITE 100
SCOTTSDALE, ARIZONA 85258-3183
PHONE NO. 210-740-4976

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEREK MILKIEIN, 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 _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

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: _____ OWNER / DEVELOPER (1.458 AC. OFF-LOT EASEMENTS):
151 ALAMO RANCH PARTNERS, LTD.
ATTN: JOSEPH S. EATON
22510 US HWY. 281 NORTH SUITE 205
SAN ANTONIO, TEXAS 78258
PHONE NO. 210-599-3690

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH S. EATON, 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 _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY 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.

LICENSED PROFESSIONAL ENGINEER
FRANK D. COREY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PASSEANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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, TSEIDEL@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PASSEANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

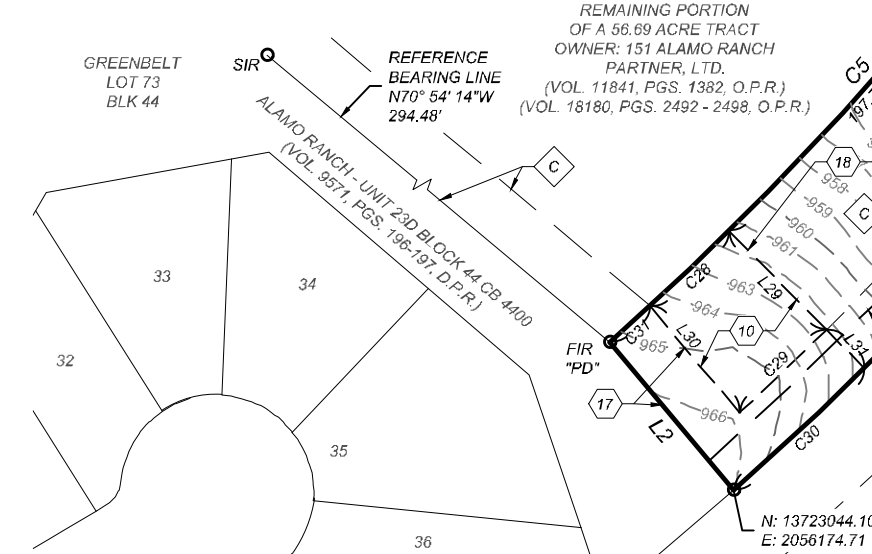
- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI)/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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE SHARED CROSS ACCESS EASEMENT SHOWN ON THIS PLAT.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE (35-504E)(2) (P 5-40)
 - LOT 85, BLOCK 44, C.B. 4400 SHALL BE DESIGNATED AS A LANDSCAPE, SANITARY SEWER, WATER, AND PEDESTRIAN EASEMENT.
- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BASIS OF BEARINGS ARE BASED ON THE STATE PLANE COORDINATE 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 355 OF 785, COMMUNITY PANEL NO. 48029C0355G, DATED SEPTEMBER 29, 2010.
 - ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 - THE ELEVATIONS SHOWN ON THIS PLAT ARE BASED ON AERIAL CONTOURS PROVIDED BY THE CITY OF SAN ANTONIO.

PROPOSED EASEMENTS

- | | | | |
|---|--|----|---|
| 1 | 14" ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT | 10 | VARIABLE WIDTH SIGNAGE, DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.095 ACRES) |
| 2 | 1" VEHICULAR NON-ACCESS EASEMENT | 11 | VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (0.071 AC) |
| 3 | 16" PUBLIC SANITARY SEWER EASEMENT | 12 | VARIABLE WIDTH UTILITY, DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.168 ACRES) |
| 4 | 20' BUILDING SETBACK LINE | 13 | 20' DRAINAGE EASEMENT (0.036 ACRES) |
| 5 | 28' OFF-LOT ELECTRIC EASEMENT (0.331 ACRES) | 14 | 90' PUBLIC DRAINAGE EASEMENT (0.174 ACRES) |
| 6 | 40' OFF-LOT UTILITY & PUBLIC DRAINAGE EASEMENT (0.268 ACRES) | 15 | VARIABLE WIDTH DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.029 ACRES) |
| 7 | VARIABLE WIDTH OFF-LOT UTILITY, PUBLIC DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.859 ACRES) | 16 | VARIABLE WIDTH DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.031 ACRES) |
| 8 | VARIABLE WIDTH SIGNAGE, DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.174 ACRES) | 17 | VARIABLE WIDTH DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.106 ACRES) |
| 9 | VARIABLE WIDTH SIGNAGE, DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.147 ACRES) | 18 | TREE SAVE AREA |

EXISTING EASEMENTS

- | | | | |
|---|---|---|---|
| A | 30' WATER EASEMENT (VOL. 9570, PGS. 201 - 203, D.P.R.) | D | VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOL. 13546, PG. 1315, O.P.R.) |
| B | 20' DRAINAGE EASEMENT (VOL. 9571, PG. 4 - 5, D.P.R.) | E | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9571, PG. 4 - 5, D.P.R.) |
| C | 28" CPS OVERHEAD ELECTRIC EASEMENT (VOL. 12112, PGS. 2172 - 2188, O.P.R.) | | |



- 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.

SAWS NOTE:
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 (EDUs) 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.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VAQUERO ADDITION SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OF BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 84 AND 85 BLK 44.

BUILDING 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.

SAWS ACCESS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC RESSURE 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.

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PLAT NUMBER 170155

REPLAT AND SUBDIVISION PLAT ESTABLISHING VAQUERO ADDITION

TOTALING 6.597 ACRES, ESTABLISHING LOT 84 AND 85, BLOCK 44, C.B. 4400, INCLUDING A 0.071 ACRE RIGHT OF WAY DEDICATION, BEING A 2.107 ACRE TRACT OF LAND CONVEYED TO VAQUERO ALAMO RANCH PARTNERS, LP, OF RECORD IN VOLUME 18180, PAGE 2492, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINING 4.419 ACRES BEING LOT 85 AND OFF-LOT EASEMENTS OUT OF THE THOMAS YORK SURVEY NO. 201 ½ ABSTRACT NO. 825, C.B. 4400, BEXAR COUNTY, TEXAS AND BEING OUT OF A 56.69 ACRE TRACT OF LAND CONVEYED TO 151 ALAMO RANCH PARTNERS, LTD., OF RECORD IN VOLUME 11841, PAGE 1382, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF TARRANT

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: _____ OWNER / DEVELOPER (LOT 84):
VAQUERO ALAMO RANCH PARTNERS, LP
ATTN: W.A. LANDRETH
3211 WEST 4TH STREET
FORT WORTH, TX 76107
PHONE NO. 817-228-5268

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.A. LANDRETH, 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 _____ A.D. _____

NOTARY PUBLIC _____ TARRANT 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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VAQUERO ADDITION 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

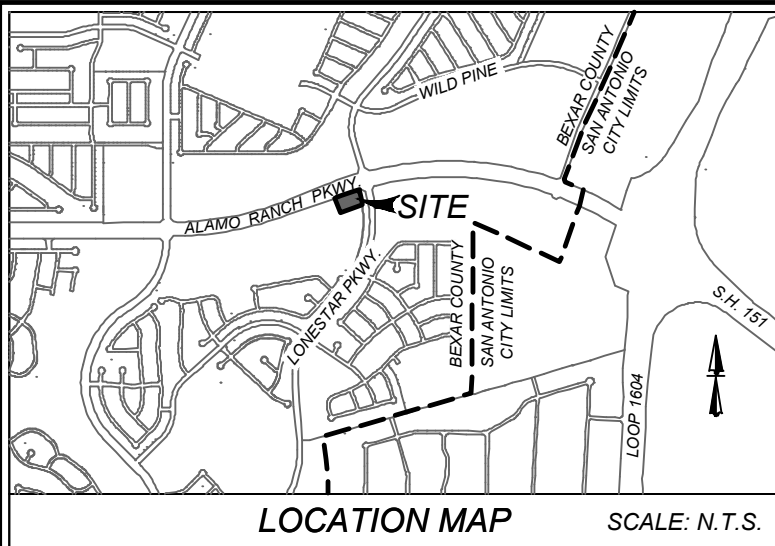
BY: _____
SECRETARY

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/VOL. _____ ON PG. _____

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 SCALE: N.T.S.

REFER TO PAGE 1 OF 2 FOR
ALL ENGINEERING AND
SURVEYING PLAT NOTES

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: _____ OWNER / DEVELOPER (LOT 85):
ALAMO RANCH COMMUNITY ASSOCIATION, INC.
ATTN: DEREK MILKIEN, ITS PRESIDENT
8360 E. VIA DE VENTURA, SUITE 100
SCOTTSDALE, ARIZONA 85258-3183
PHONE NO. 210-740-4976

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEREK MILKIEN, 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 _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

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: _____ OWNER / DEVELOPER (1.458 AC. OFF-LOT EASEMENTS):
151 ALAMO RANCH PARTNERS, LTD.
ATTN: JOSEPH S. EATON
22510 US HWY. 281 NORTH SUITE 205
SAN ANTONIO, TEXAS 78258
PHONE NO. 210-599-3690

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH S. EATON, 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 _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

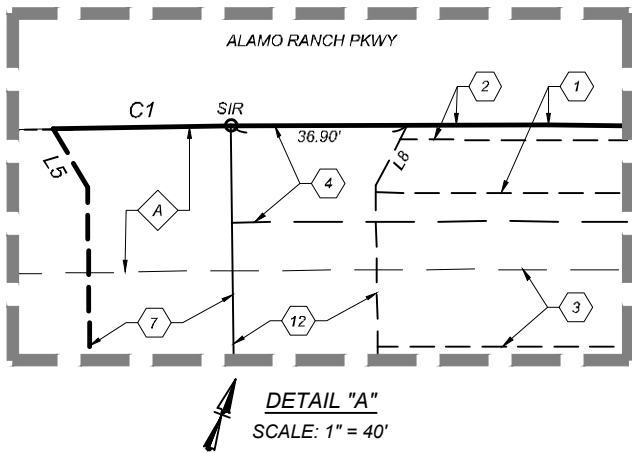
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
FRANK D. COREY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
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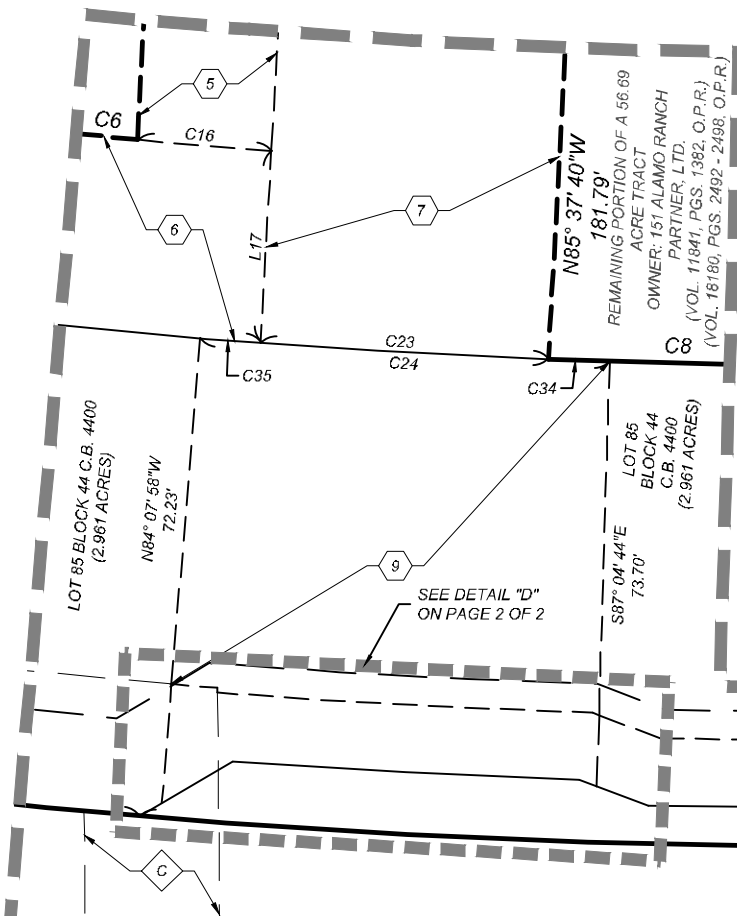
STATE OF TEXAS
COUNTY OF BEXAR

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.

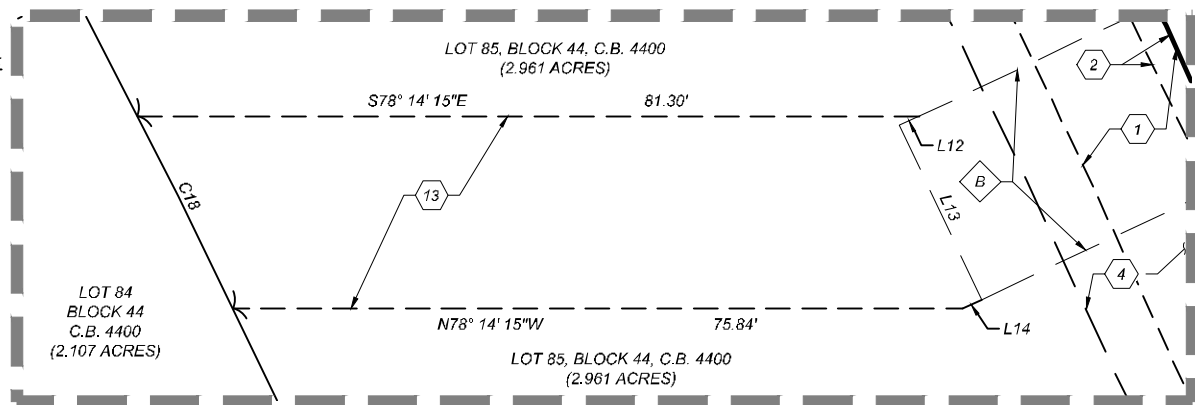
TERESA A. SEIDEL, TSEIDEL@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



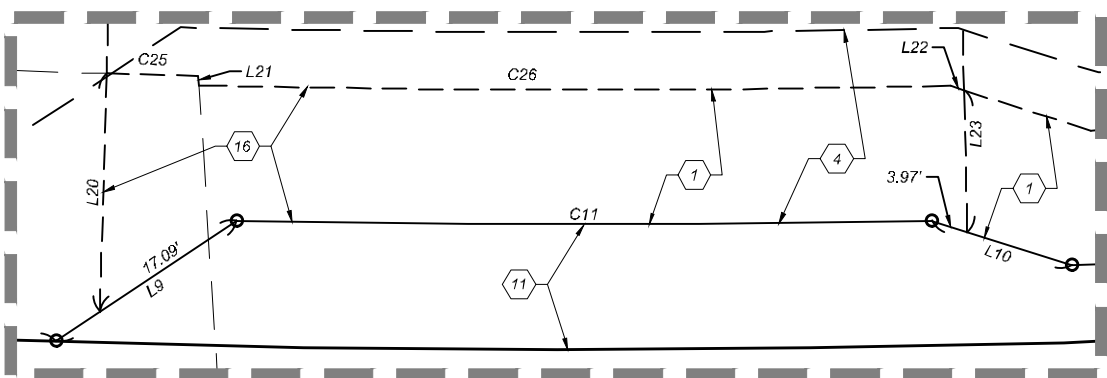
DETAIL "A"
SCALE: 1" = 40'



DETAIL "B"
SCALE: 1" = 40'



DETAIL "C"
SCALE: 1" = 20'



DETAIL "D"
SCALE: 1" = 20'

PROPOSED EASEMENTS

- | | |
|--|--|
| 1 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT | 10 VARIABLE WIDTH SIGNAGE, DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.099 ACRES) |
| 2 1' VEHICULAR NON-ACCESS EASEMENT | 11 VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (0.071 AC) |
| 3 16' PUBLIC SANITARY SEWER EASEMENT | 12 VARIABLE WIDTH UTILITY, DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.168 ACRES) |
| 4 20' BUILDING SETBACK LINE | 13 20' DRAINAGE EASEMENT (0.036 ACRES) |
| 5 28' OFF-LOT ELECTRIC EASEMENT (0.331 ACRES) | 14 90' PUBLIC DRAINAGE EASEMENT (0.174 ACRES) |
| 6 40' OFF-LOT UTILITY & PUBLIC DRAINAGE EASEMENT (0.268 ACRES) | 15 VARIABLE WIDTH DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.029 ACRES) |
| 7 VARIABLE WIDTH OFF-LOT UTILITY, PUBLIC DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.899 ACRES) | 16 VARIABLE WIDTH DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.031 ACRES) |
| 8 VARIABLE WIDTH SIGNAGE, DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.174 ACRES) | 17 VARIABLE WIDTH DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.106 ACRES) |
| 9 VARIABLE WIDTH SIGNAGE, DRAINAGE & SHARED CROSS ACCESS EASEMENT (0.147 ACRES) | 18 TREE SAVE AREA |

EXISTING EASEMENTS

- | | |
|---|---|
| A 30' WATER EASEMENT (VOL. 9570, PGS. 201 - 203, D.P.R.) | D VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOL. 13546, PG. 1315, O.P.R.) |
| B 20' DRAINAGE EASEMENT (VOL. 9571, PG. 4 - 5, D.P.R.) | E VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9571, PG. 4 - 5, D.P.R.) |
| C 28' CPS OVERHEAD ELECTRIC EASEMENT (VOL. 12112, PGS. 2172 - 2188, O.P.R.) | |

LEGEND

- F.I.R. = FOUND ½" IRON ROD, AS NOTED
○ S.I.R. = SET ½" IRON ROD WITH BLUE CAP
STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
--- 975 --- = EXISTING CONTOURS
--- 975 --- = PROPOSED CONTOURS
--- = PROPERTY LINE
℄ = CENTERLINE
VOL. = VOLUME
PGS. = PAGES

STATE OF TEXAS
COUNTY OF TARRANT

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER: _____ OWNER / DEVELOPER (LOT 84):
VAQUERO ALAMO RANCH PARTNERS, LP
ATTN: W.A. LANDRETH
3211 WEST 4TH STREET
FORT WORTH, TX 76107
PHONE NO. 817-228-5268

DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME

THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____