

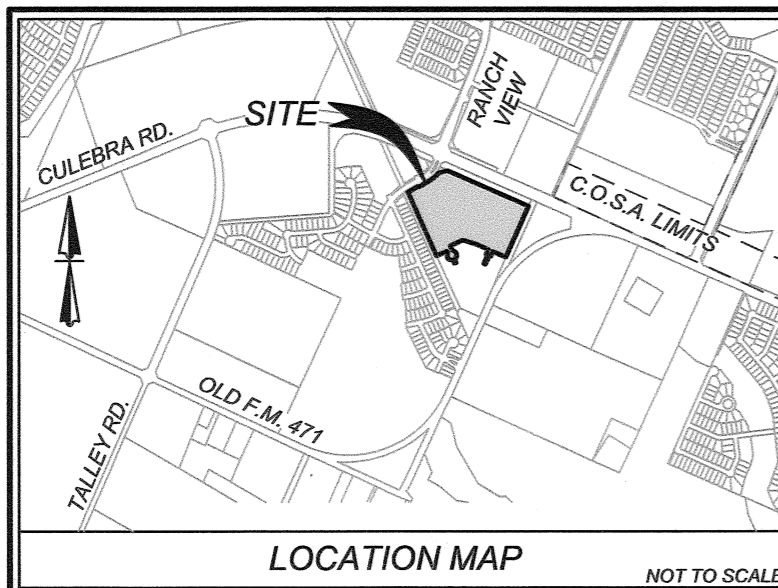
# PLAT NUMBER 160519

## REPLAT AND SUBDIVISION PLAT ESTABLISHING WATERFORD PARK, UNIT 4

BEING A TOTAL OF 16.84 ACRES OR 733,732 SQUARE FEET MORE OR LESS TRACT OF LAND IN THE CITY OF SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884, PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF 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

**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



### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- = EXISTING CONTOUR
- = PROPOSED CONTOUR

### KEY NOTES

1. 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & PRIVATE DRAINAGE EASEMENT (0.06 AC PERMEABLE)
5. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.29 AC PERMEABLE)

### SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. 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 THE 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE OF FLOOD, FEMA FLOOD MAP 48029C01956, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF WATERFORD PARK, UNIT 1 (PLAT NO. 130429) WHICH IS RECORDED IN VOLUME 9672, PAGES 36 - 42 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

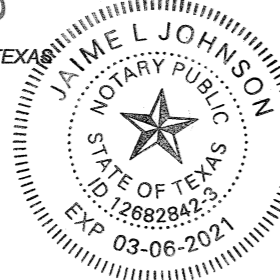
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS  
THE 5 DAY OF March 2018

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.

Clayton J. Linney  
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, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

### C.P.S. 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 SAID LAND, 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.
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:
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

### 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.

### MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 911 AND LOT 912 BLOCK 2.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	10.69'	15.00'	40°50'35"	10.47'	S03°37'28"W
C2	148.60'	50.00'	170°17'05"	99.64'	S68°20'43"W
C3	10.42'	15.00'	39°47'56"	10.21'	N46°24'42"W
C4	104.42'	125.00'	47°51'53"	101.41'	S89°45'24"W
C5	97.76'	50.00'	112°01'12"	82.91'	N28°09'57"W
C6	13.62'	15.00'	52°01'12"	13.16'	N01°50'03"E
C7	54.53'	650.00'	4°48'23"	54.51'	N58°40'37"E
C8	39.48'	35.00'	64°37'22"	37.42'	N86°36'29"W
C9	24.80'	15.00'	94°44'38"	22.07'	S71°32'52"E
C10	22.32'	15.00'	85°15'22"	20.32'	N18°27'08"E
C11	39.48'	35.00'	64°37'18"	37.42'	S28°46'05"W
C12	121.46'	270.00'	25°46'26"	120.43'	N48°11'36"E
C13	39.11'	25.00'	89°37'31"	35.25'	S68°52'03"W
C14	146.19'	175.00'	47°51'53"	141.98'	S89°45'24"W
C15	19.49'	15.00'	74°26'47"	18.15'	N76°57'10"W
C16	97.12'	50.00'	111°17'26"	82.56'	N20°33'02"W
C17	13.62'	15.00'	52°01'12"	13.16'	N50°11'09"W
C18	52.08'	35.00'	85°15'18"	47.41'	S18°27'06"W
C19	23.56'	15.00'	90°00'00"	21.21'	S69°10'33"E
C20	271.50'	325.00'	47°51'53"	263.68'	N89°45'24"E
C21	10.52'	15.00'	40°11'54"	10.31'	S86°24'37"E
C22	150.62'	50.00'	172°35'42"	99.79'	S20°12'43"E
C23	11.01'	15.00'	42°02'23"	10.76'	S45°03'57"W
C24	23.66'	15.00'	90°21'25"	21.28'	N21°07'57"W

### SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

### IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

### FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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 MARSHAL.

### 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.

### INGRESS & EGRESS (WATER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

### SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF .985' FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED .90' 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.

### 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 DEVELOPMENT SERVICES DEPARTMENT.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C25	146.19'	175.00'	47°51'53"	141.98'	S89°45'24"W
C26	23.56'	15.00'	90°00'00"	21.21'	S20°49'27"W
C27	5.50'	110.00'	2°51'45"	5.49'	N25°36'25"W
C28	5.50'	110.00'	2°51'45"	5.49'	N25°36'25"W
C29	57.88'	35.00'	94°44'36"	51.50'	N71°32'51"W
C30	229.73'	275.00'	47°51'53"	223.11'	N89°45'24"E
C31	39.43'	25.00'	90°21'25"	35.47'	S21°07'57"E
C32	23.47'	15.00'	89°38'35"	21.15'	S68°52'03"W
C33	187.96'	225.00'	47°51'53"	182.55'	S89°45'24"W
C34	23.56'	15.00'	90°00'00"	21.21'	N69°10'33"W
C35	5.50'	110.00'	2°51'45"	5.49'	N22°44'41"W
C36	5.50'	110.00'	2°51'45"	5.49'	N22°44'41"W
C37	23.56'	15.00'	90°00'00"	21.21'	N20°49'27"E
C38	63.75'	270.00'	13°31'44"	63.61'	N48°20'53"E
C39	29.58'	270.00'	6°16'37"	29.57'	N38°26'42"E
C40	53.00'	50.00'	60°43'46"	50.55'	N65°27'34"E
C41	247.87'	50.00'	284°02'25"	61.54'	S65°49'27"W
C42	122.95'	175.00'	40°15'10"	120.43'	S86°26'15"E

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	92.62'	S24° 02' 46"W	L21	101.23'	N65° 49' 27"E
L2	64.12'	N66° 18' 40"W	L22	50.00'	N66° 08' 41"W
L3	116.47'	S65° 49' 27"W	L23	104.91'	N24° 02' 46"E
L4	60.66'	N24° 10' 33"W	L24	22.42'	S65° 49' 27"W
L5	10.00'	N24° 10' 33"W	L25	50.00'	S65° 49' 27"W
L6	59.61'	N61° 04' 49"E	L26	94.63'	N27° 02' 18"W
L7	26.75'	N61° 04' 49"E	L27	101.23'	N65° 49' 27"E
L8	11.25'	S24° 10' 33"E	L28	22.42'	S65° 49' 27"W
L9	50.00'	N65° 49' 27"E	L29	102.82'	N24° 10' 33"W
L10	12.87'	N24° 10' 33"W	L30	94.63'	N21° 18' 48"W
L11	23.43'	N61° 04' 49"E	L31	2.25'	N24° 10' 33"W
L12	80.81'	N61° 04' 49"E	L32	30.18'	S06° 17' 30"W
L13	93.03'	N75° 40' 28"E	L33	9.66'	S66° 35' 07"W
L14	14.55'	S66° 18' 40"E	L34	13.09'	S08° 28' 54"W
L15	18.00'	S23° 41' 20"W	L35	12.64'	N35° 58' 24"W
L16	77.12'	S24° 03' 17"W	L36	12.16'	N84° 03' 55"E
L17	65.15'	N66° 18' 40"W	L37	7.27'	S61° 04' 49"W
L18	51.47'	S65° 49' 27"W	L38	6.26'	N24° 10' 33"W
L19	46.06'	N24° 10' 33"W	L39	9.76'	S61° 04' 49"W
L20	92.51'	S24° 10' 33"E	L40	3.77'	S24° 10' 33"E

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.

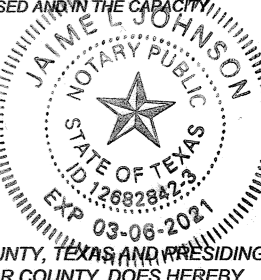
OWNER: DAPHNE DEVELOPMENT, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jaime L. Johnson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 5 DAY OF March A.D. 2018  
Jaime L. Johnson  
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 ON March 5, 2018 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, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF WATERFORD PARK, UNIT 4 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

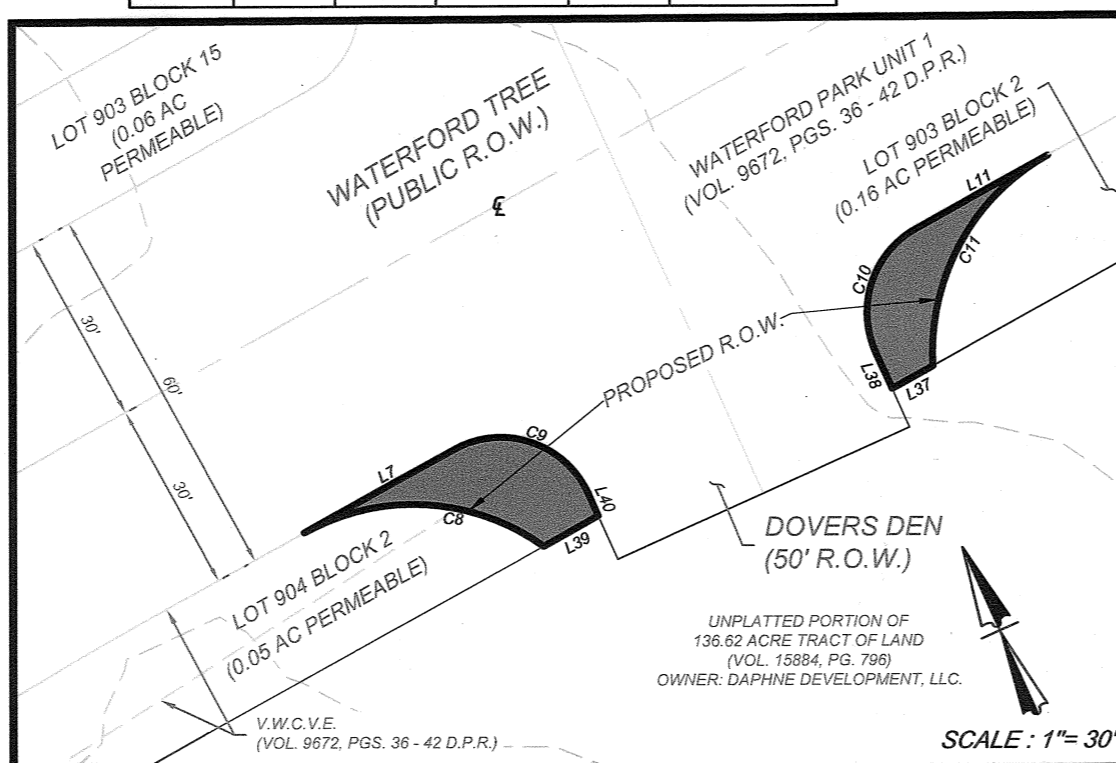
STATE OF TEXAS  
COUNTY OF BEXAR

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 \_\_\_\_\_, 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

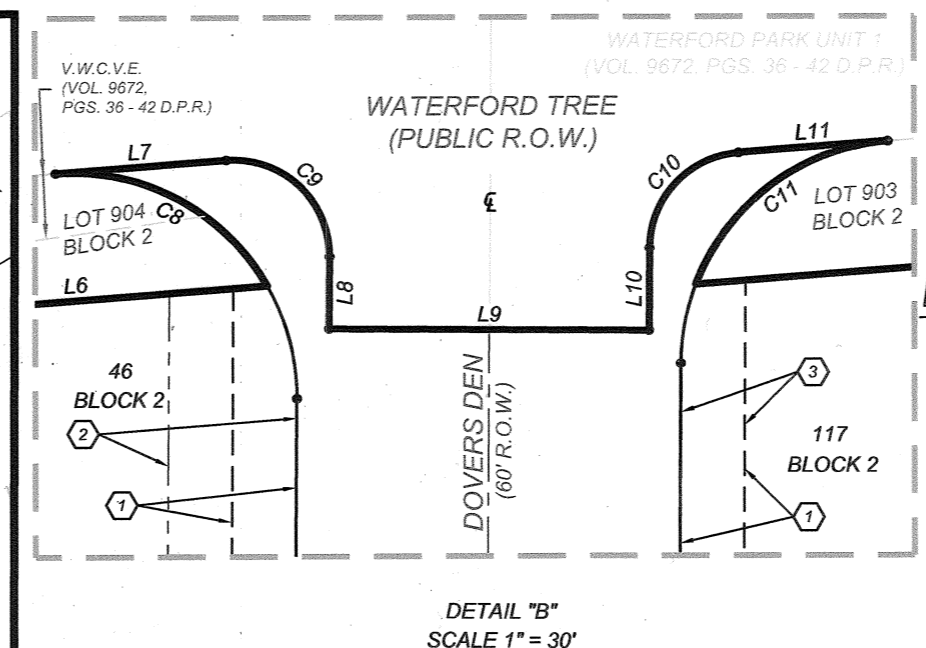
PAGE 1 OF 2



### AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION  
AREA BEING REPLATTED IS 0.004 ACRES BEING A PORTION OF LOT 904, BLOCK 2 AND LOT 903 BLOCK 2 PREVIOUSLY PLATTED IN THE SUBDIVISION PLAT OF WATERFORD PARK UNIT 1, BEING 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 MULTI PAGE PLAT



DETAIL "B"  
SCALE 1" = 30'

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Date: Mar 02, 2018, 1:56pm User ID: jackson  
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# PLAT NUMBER 160519

## REPLAT AND SUBDIVISION PLAT ESTABLISHING WATERFORD PARK, UNIT 4

BEING A TOTAL OF 16.84 ACRES OR 733,732 SQUARE FEET MORE OR LESS TRACT OF LAND IN THE CITY OF SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884, PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF 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

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

SCALE: 1"=100'  
0' 100' 200' 300'

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 James Johnson 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 8 DAY OF March, A.D. 2018  
James Johnson  
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 ON \_\_\_\_\_ 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, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF WATERFORD PARK, UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION AND 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

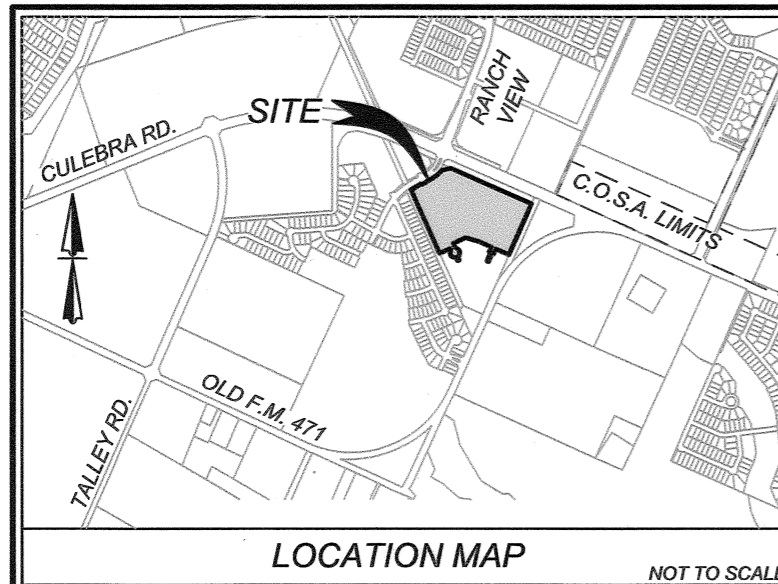
BY: \_\_\_\_\_  
SECRETARY

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

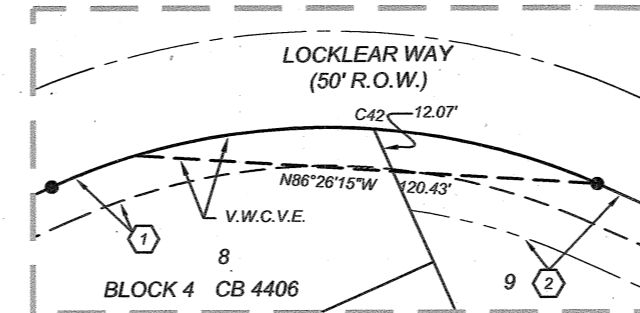
PAGE 2 OF 2



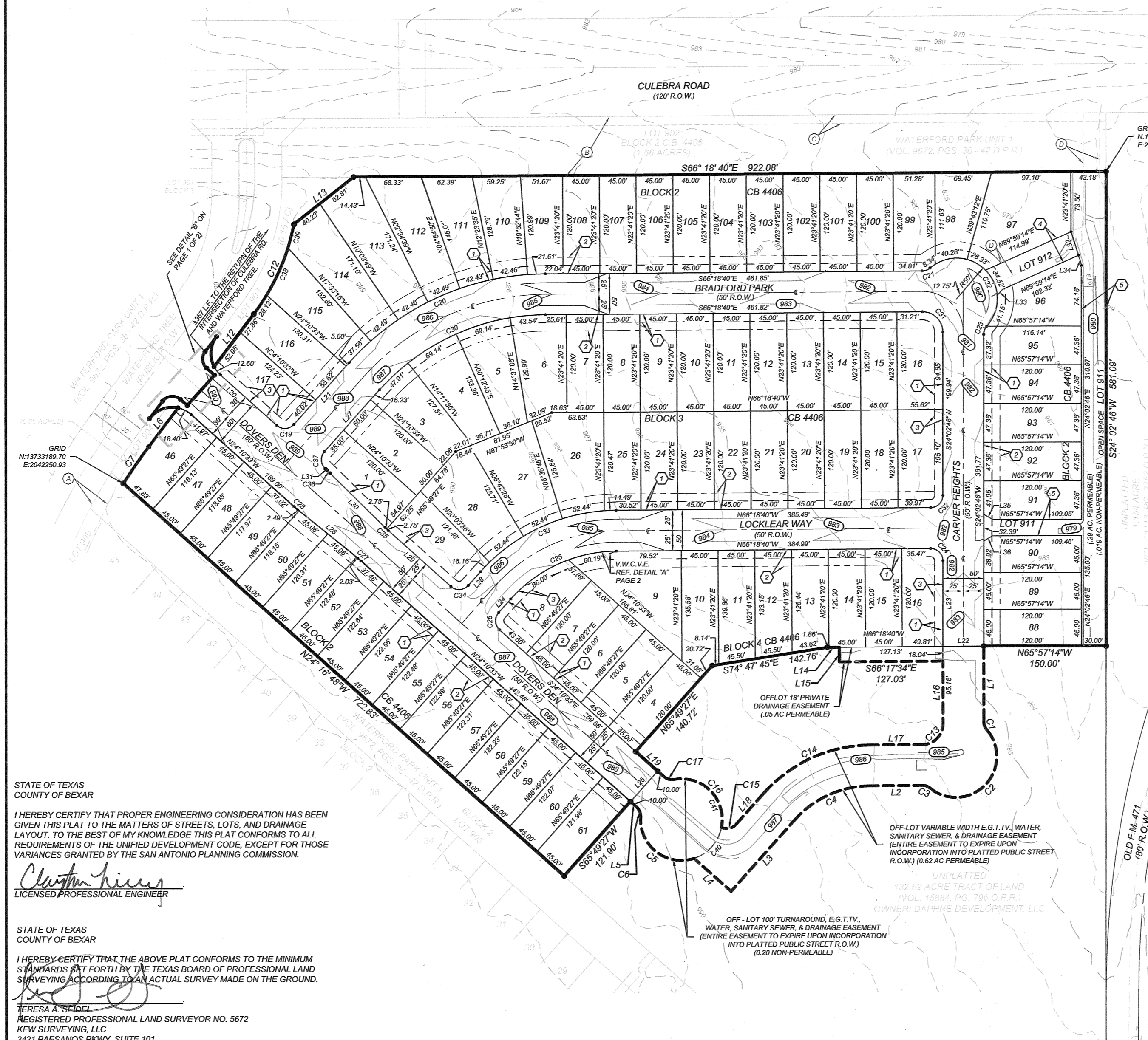
**LEGEND**  
○ F.I.R. = FOUND 1/2" IRON ROD  
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"  
△ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"  
R.O.W. = RIGHT-OF-WAY  
V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT  
DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
--- = EXISTING CONTOUR  
--- = PROPOSED CONTOUR

### KEY NOTES

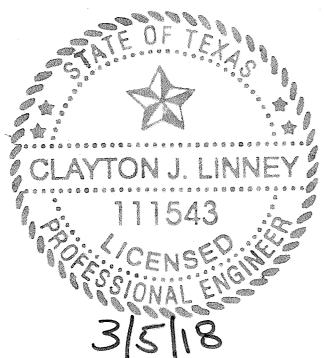
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER & PRIVATE DRAINAGE EASEMENT (0.06 AC PERMEABLE) (0.01 AC NON-PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.29 AC PERMEABLE) (0.19 AC NON-PERMEABLE)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9672, PGS. 36 - 42 D.P.R.)
- 72" DRAINAGE EASEMENT (VOL. 9672, PGS. 36 - 42 D.P.R.)
- 10' WATER EASEMENT (VOL. 15160, PG. 1182 O.P.R.)
- OFF-LOT 20' ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOL. 9672, PGS. 36 - 42 D.P.R.)



DETAIL "A"  
SCALE: 1"=50'



SEE PAGE 1 OF 2 FOR PLAT NOTES



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.

Clayton Linney  
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 PASADENA PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441