

PLAT NUMBER 170058

REPLAT AND SUBDIVISION PLAT ESTABLISHING
FISCHER TRACT, UNIT 1B

BEING 15.28 ACRES MORE OR LESS TRACT OF LAND FROM A 141.23
ACRE TRACT OF LAND OUT OF THE E. VALDEZ SURVEY NO. 478 3/4,
ABSTRACT NO. 786, IN BEXAR COUNTY, TEXAS CONVEYED TO KB
HOME LONE STAR, INC. RECORDED IN VOLUME 18258, PAGES 827-833
OF THE OFFICIAL PUBLIC RECORDS OF, BEXAR COUNTY, TEXAS



OWNER/DEVELOPER
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
PHONE: (210) 301-5485

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:
KB HOME LONE STAR, INC.
DIRECTOR OF LAND DEVELOPMENT:
JOSEPH HERNANDEZ

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED _____, 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
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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 FISCHER TRACT, UNIT 1B 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

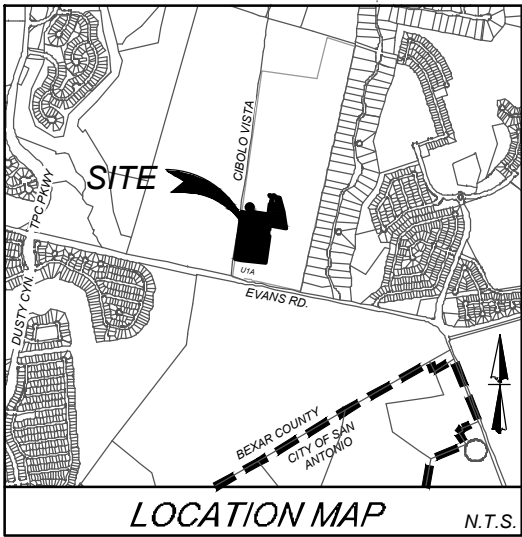
PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME _____, ON PAGE _____.

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
STAMPED "KFW SURVEYING"
△ SET 1/2" IRON ROD WITH YELLOW
CAP STAMPED "KFW EASEMENT"
R.O.W. = RIGHT-OF-WAY
ESMT = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF
BEXAR COUNTY TEXAS.
N.T.S. = NOT TO SCALE
CB = COUNTY BLOCK
AC. = ACRE
VOL. = VOLUME
PG. = PAGE
— 972 — PROPOSED CONTOURS
— 970 — EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
— ORIGINAL SURVEY
BOUNDARY LINE
= PROPOSED EASEMENT
= EXISTING EASEMENT
€ = CENTERLINE OF ROAD
SPK = SET PK NAIL
— CITY LIMIT LINE

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED WITH FISCHER TRACT, UNIT 1A
SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9727, PAGES 69-72, BEXAR COUNTY
PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING
OF _____ 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.

KB HOME LONE STAR, INC.
DIRECTOR OF LAND DEVELOPMENT:
JOSEPH HERNANDEZ

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20 _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 BY.

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 BY .

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:

- 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, 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 AREAS.
- 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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR 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 PLAN 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 REFERENCED IN FEMA MAP NO. 145 OF 785 COMMUNITY PANEL NO. 48029C0145G DATED SEPTEMBER 28, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN A WPAW BASIN (LOT 902, BLOCK 3). THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

EDU 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

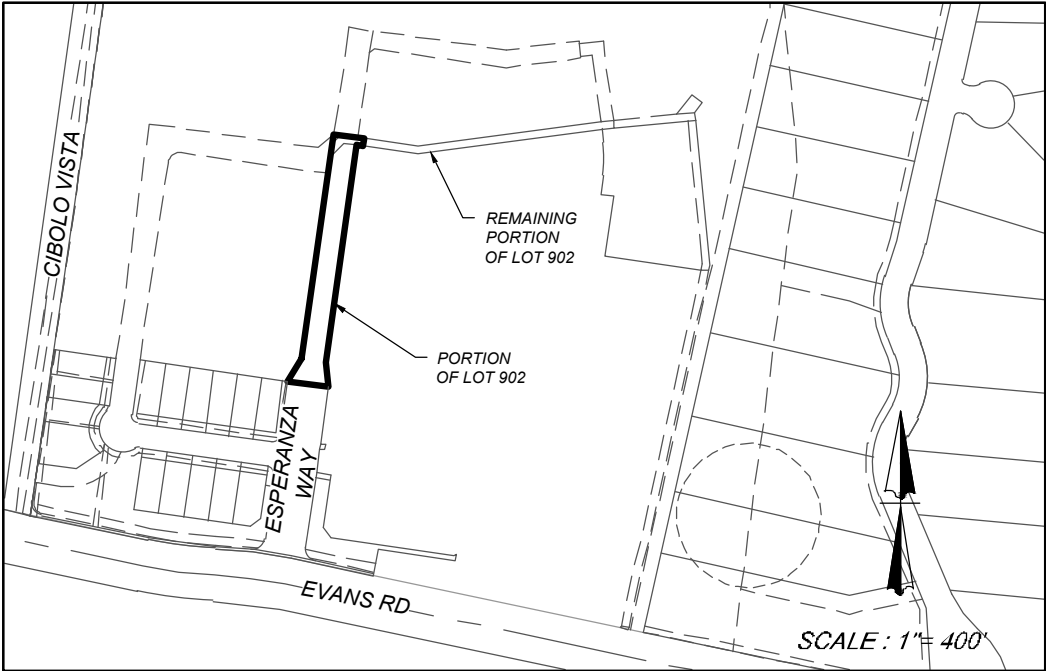
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.



AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
AREA BEING REPLATTED IS A 0.63 ACRE PORTION OF LOT 902, BLOCK 3,
PREVIOUSLY RECORDED IN VOLUME 9727, PAGES 69-72 OF THE DEED
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	14.44'	15.00'	7.83'	55°09'00"	13.89'	N19°30'58"W
C2	278.67'	55.00'	38.30'	290°18'01"	62.86'	S81°56'28"E
C3	14.44'	15.00'	7.83'	55°09'00"	13.89'	S35°38'03"W
C4	43.98'	28.00'	28.00'	90°00'00"	39.60'	N36°56'28"W
C5	43.98'	28.00'	28.00'	90°00'00"	39.60'	S33°03'32"W
C6	60.10'	300.00'	30.15'	11°28'42"	60.00'	S2°19'12"W
C7	70.12'	350.00'	35.18'	11°28'42"	70.00'	S2°19'11"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S33°03'32"W
C9	14.44'	15.00'	7.83'	55°09'00"	13.89'	N54°21'57"W
C10	278.67'	55.00'	38.30'	290°18'01"	62.86'	S8°03'32"W
C11	14.44'	15.00'	7.83'	55°09'00"	13.89'	N70°29'02"E
C12	57.61'	55.00'	31.77'	60°01'02"	55.01'	S56°47'58"E
C13	54.60'	55.00'	29.79'	56°52'49"	52.39'	S71°20'57"W
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	S36°56'28"E
C15	10.43'	15.00'	5.44'	39°51'13"	10.22'	N11°52'04"W
C16	148.10'	50.00'	555.16'	169°42'26"	99.60'	N53°03'32"E
C17	10.43'	15.00'	5.44'	39°51'13"	10.22'	S62°00'51"E
C18	39.27'	25.00'	25.00'	90°00'00"	35.36'	S53°03'32"W
C19	23.56'	15.00'	15.00'	90°00'00"	21.21'	N36°56'28"W
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	N53°03'32"E
C21	70.12'	350.00'	35.18'	11°28'42"	70.00'	N13°47'54"E
C22	60.10'	300.00'	30.15'	11°28'42"	60.00'	N13°47'54"E
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N36°56'28"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	N53°03'32"E
C25	10.43'	15.00'	5.44'	39°51'13"	10.22'	S78°07'56"W
C26	148.10'	50.00'	555.16'	169°42'26"	99.60'	N36°56'28"W
C27	10.43'	15.00'	5.44'	39°51'13"	10.22'	N27°59'09"E
C28	39.27'	25.00'	25.00'	90°00'00"	35.36'	S36°56'28"E
C29	19.78'	330.00'	9.89'	3°26'05"	18.78'	S83°39'30"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.00'	S8°03'32"W
L2	33.55'	N8°03'32"E
L3	5.89'	N8°03'32"E
L4	5.89'	S8°03'32"W
L5	50.00'	S81°56'28"E
L6	10.00'	S81°56'28"E
L7	50.49'	N16°01'43"E
L8	62.59'	N8°03'32"E
L9	19.00'	N81°56'28"W
L10	20.00'	N8°03'32"E
L11	120.00'	S81°56'28"E
L12	20.00'	S8°03'32"W
L13	19.00'	N81°56'28"W
L14	62.59'	S8°03'32"W
L15	50.49'	S0°05'22"W
L16	40.00'	S81°56'28"E
L17	10.00'	S81°56'28"E
L18	58.61'	S80°57'04"E
L19	28.75'	S81°56'28"E
L20	15.73'	S82°33'07"W
L21	14.14'	S53°03'32"W
L22	65.40'	S8°03'32"W
L23	83.21'	N81°56'28"W
L24	83.21'	S81°56'28"E
L25	69.89'	N8°03'32"E
L26	105.00'	S8°03'32"W

LINE TABLE		
LINE	LENGTH	BEARING
L27	18.00'	N73°12'22"E
L28	10.69'	S82°33'07"W
L29	23.69'	N81°56'28"W
L30	9.10'	N63°24'33"W
L31	41.49'	N24°46'52"E
L32	29.19'	N3°36'38"W

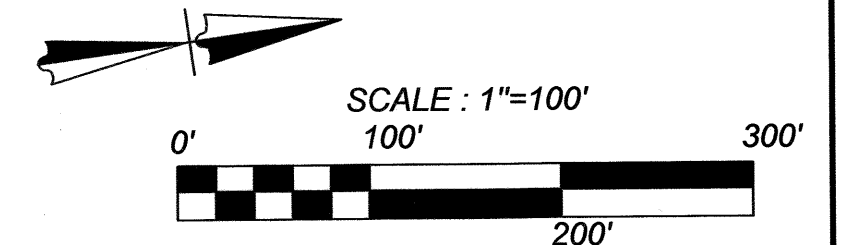
PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

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OF THE OFFICIAL PUBLIC RECORDS OF, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
PHONE: (210) 301-5485

KFW
ENGINEERS + SURVEYING
3421 Pacesanos 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 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.

Joseph Hernandez
OWNER
KB HOME LONE STAR, INC.
DIRECTOR OF LAND DEVELOPMENT
JOSEPH HERNANDEZ

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 1 DAY OF March A.D. 2018

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 HERE 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 FISCHER TRACT, UNIT 1B HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
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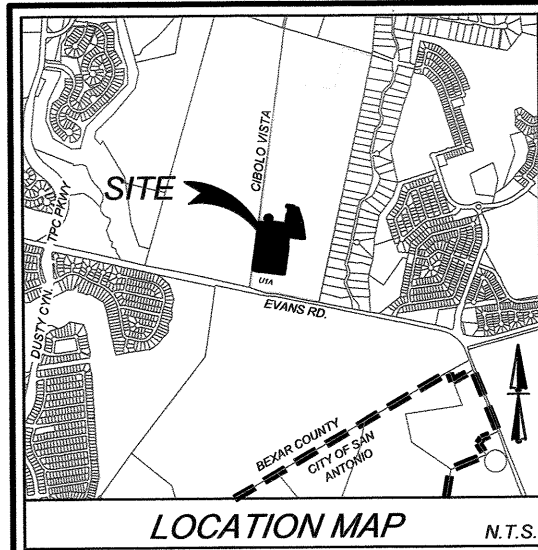
DATED THIS _____ DAY OF _____ A.D. 20 _____

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



LEGEND

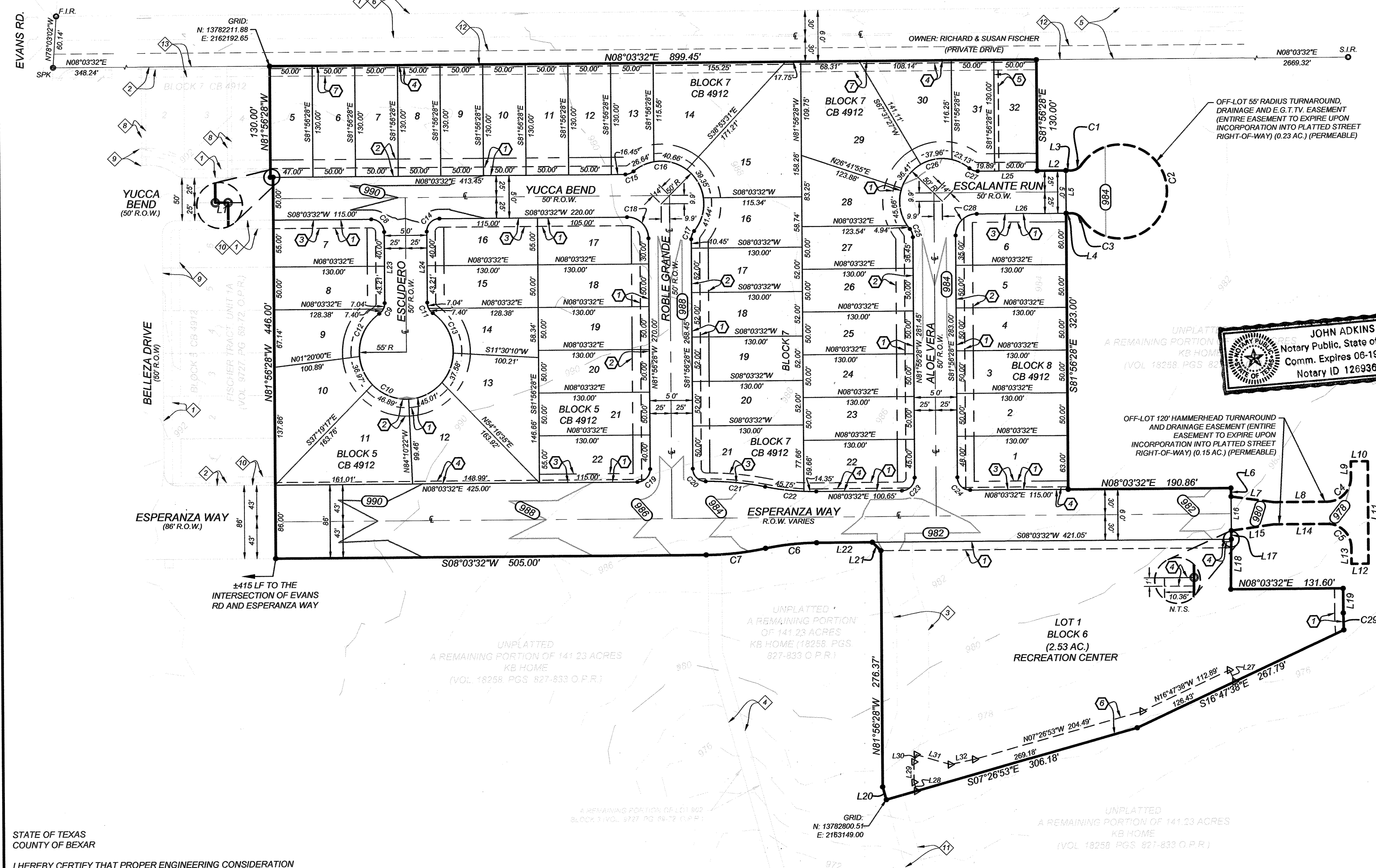
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● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	VOL. = VOLUME
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D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.	— = ORIGINAL SURVEY BOUNDARY LINE
N.T.S. = NOT TO SCALE	⬡ = PROPOSED EASEMENT
CB = COUNTY BLOCK	⬡ = EXISTING EASEMENT
SPK = SET PK NAIL	— = CENTERLINE OF ROAD
	— = CITY LIMIT LINE

KEY NOTES

- | | |
|--|--|
| ① 10' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT | ④ 16' SANITARY SEWER EASEMENT
(VOL. 9727, PG. 69-72, O.P.R.) |
| ② 20' BUILDING SET BACK LINE | ⑤ 60' RIGHT OF WAY EASEMENT
(VOL. 5545, PG. 712-714 O.P.R.) |
| ③ 10' BUILDING SET BACK LINE | ⑥ 28' ELECTRIC EASEMENT
(VOL. 6201, PG. 1692 O.P.R.) |
| ⑦ 1' VEHICULAR NON-ACCESS EASEMENT
(NOT TO SCALE) | ⑦ 28' TELEPHONE EASEMENT
(VOL. 6581, PG. 150 O.P.R.) |
| ⑧ 5' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT | ⑧ 5' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT
(VOL. 9727, PG. 69-72, O.P.R.) |
| ⑨ VARIABLE WIDTH PRIVATE DRAINAGE
EASEMENT | ⑨ 20' BUILDING SET BACK LINE
(VOL. 9727, PG. 69-72, O.P.R.) |
| ⑩ 12' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT | ⑩ 10' BUILDING SET BACK LINE
(VOL. 9727, PG. 69-72, O.P.R.) |
| ⑪ 10' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT
(VOL. 9727, PG. 69-72, O.P.R.) | ⑪ 20' DRAINAGE EASEMENT
(VOL. 9727, PG. 69-72, O.P.R.) |
| ⑫ 1' VEHICULAR NON-ACCESS
EASEMENT (NOT TO SCALE)
(VOL. 9727, PG. 69-72, O.P.R.) | ⑫ 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V.
EASEMENT (VOL. 18639, PGS. 2486-2491 O.P.R.) |
| ⑬ 37' DRAINAGE AND ACCESS EASEMENT
(VOL. 9727, PG. 69-72, O.P.R.) | ⑬ 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V.
EASEMENT (VOL. 9727, PG. 69-72, O.P.R.) |

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

SEE PAGE 1 OF 2 FOR
LINE AND CURVE TABLES



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 BY:
Billy K. Classen
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 BY:
Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 Pacesanos Pkwy, Suite 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

