

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

LINE	LENGTH	BEARING
L1	66.05'	S32°06'09"E
L2	85.49'	S80°55'21"E
L3	45.81'	N9°07'41"E
L4	70.46'	N80°59'13"W
L5	31.43'	S42°17'04"W
L6	34.90'	S43°24'21"E
L7	40.91'	S54°22'18"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	10.17'	15.00'	5.29'	38°51'54"	9.98'	S61°29'58"E
C2	56.43'	50.00'	31.65'	64°40'07"	53.49'	S74°24'08"E
C3	23.83'	15.00'	15.27'	91°00'18"	21.40'	S54°07'29"W
C4	64.74'	1208.74'	32.38'	3°04'07"	64.73'	N11°19'44"W
C5	522.09'	1246.58'	264.93'	23°59'47"	518.28'	N37°41'04"W
C6	16.56'	15.00'	9.24'	63°15'30"	15.73'	N22°33'06"W
C7	23.58'	15.00'	15.00'	90°00'00"	21.21'	S54°04'31"W
C8	118.40'	75.21'	75.47'	90°11'53"	106.54'	N36°03'03"W

KEY NOTES

- 1" GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 16" SANITARY SEWER EASEMENT
- 17" PRIVATE DRAINAGE EASEMENT
- 1" GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9718 PGS. 103-104 D.P.R.)
- GAS LINE RIGHT-OF-WAY EASEMENT (VOL. 6239, PG. 773 O.P.R.)
- 16" SANITARY SEWER EASEMENT (VOL. 18629, PG. 2404-2416 O.P.R.)
- 14" GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9718 PGS. 103-104 D.P.R.)
- 1" NON-ACCESS EASEMENT (VOL. 9718 PGS. 103-104 D.P.R.)
- 50' DRAINAGE EASEMENT (VOL. 5870 PG. 183-184 D.P.R.)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
● S.I.R. = SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING"
- ◻ = PROPOSED EASEMENT
◻ = EXISTING 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
N.C.B. = NEW CITY BLOCK
ESMT = EASEMENT
B.S.L. = BUILDING SETBACK LINE
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- 0.00 — = PROPOSED CONTOURS
— 970 — = EXISTING MAJOR CONTOURS
— — = EXISTING MINOR CONTOURS
— — = FEMA FLOODPLAIN
— — = CITY LIMIT LINE
AC = ACRES
CVE = CLEAR VISION EASEMENT
T.V. = TELEVISION
VOL. = VOLUME
PG. = PAGE
PGS. = PAGES

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(210) 403-6282

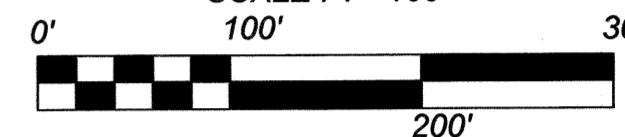
PLAT NUMBER: 170462

REPLAT AND SUBDIVISION PLAT ESTABLISHING ELM VALLEY UNIT 1A

BEING A TOTAL OF 8.52 ACRES OF LAND, OUT OF THE M.F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 15258, BEING ALL OF LOT 13, BLOCK 4 AND LOTS 13 & 901, BLOCK 3, NEW CITY BLOCK 15258 OF ELM VALLEY UNIT 1, A REPLAT AND SUBDIVISION PLAT OF RECORD IN VOLUME 9718, PAGES 103-104, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 24 & 25, BLOCK 3, LOTS 46 & 47, BLOCK 4, N.C.B. 15258 AND LOTS 1-8, BLOCK 6, N.C.B. 15258.



SCALE: 1"=100'



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.

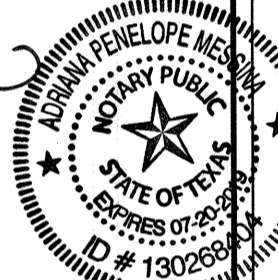
OWNER/DEVELOPER:
GENE LIGUORI
HOME LIVING HOSPITALITY LTD.
13423 BLANCO RD. #250
SAN ANTONIO, TX 78259
(LOTS 1-8, BLK 6 & LOT 46 & 47 BLK 7)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gene Liguori, 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 2nd DAY OF March, A.D. 2018

Adriana P. Messina
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.

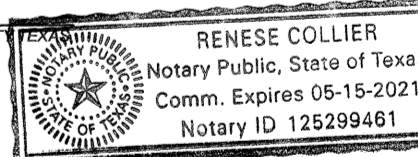
OWNER/DEVELOPER:
BRIAN BARRON
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(LOTS 24, 25 & 901 BLOCK 3)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Barron, 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 7th DAY OF March, A.D. 2018

Renese Collier
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF ELM VALLEY UNIT 1A 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 7th DAY OF March, 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

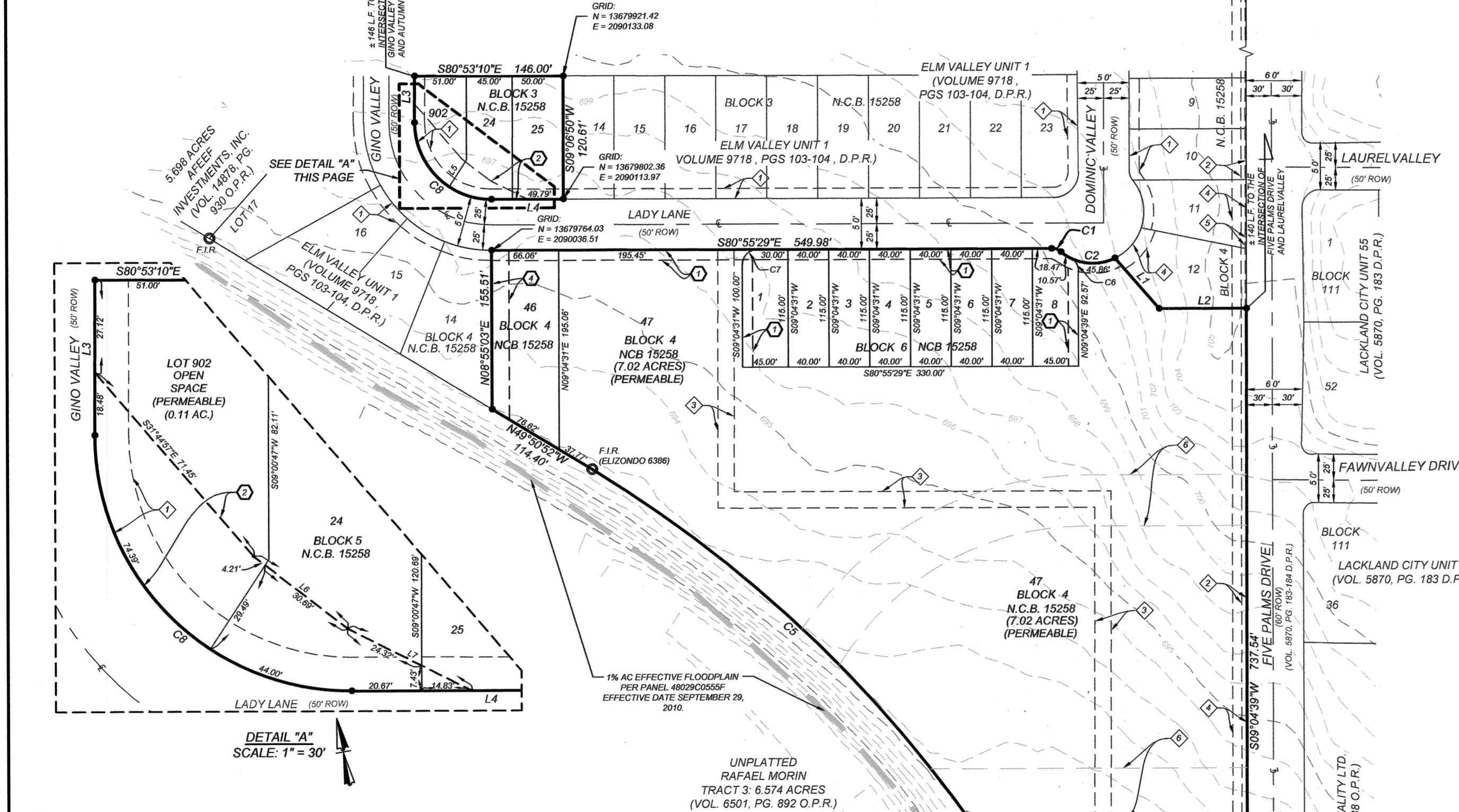
_____ DAY OF _____ A.D. 20 AT _____ M. IN THE DEED AND

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

WASTE WATER 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.
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.



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.

Travis R. Elseth
TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 98203
KFW ENGINEERS & SURVEYING, INC.

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
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.

GRID:
N = 13678973.39
E = 2090461.79