

SCALE: 1"= 200'

C.P.S. NOTES:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)

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 ASEMENT, "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT,"
AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,
RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND RECTING 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,

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASE- MENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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 AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND

R.O.W.

O.P.R.

V.W.C.V.E.

KEYNOTES

2) 20' BUILDING SETBACK LINE

10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

EASEMENT. (REF. DETAIL "A"

20' OFF-LOT ELECTRIC, GAS, TELEPHONE, & CABLE T.V.

EASEMENT (0.03 ACRES)

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.

LEGEND

SET½" IRON ROD WITH BLUE CAP STAMPED

RIGHT - OF - WAY DEED AND PLAT

COUNTY, TEXAS

PAGE

CL = CENTERLINE

= COUNTY BLOCK

RECORDS OF BEXAR

VARIABLE WIDTH CLEAR

SURVEYOR NOTES:

1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204,

3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF

4. REFERENCED PROPERTY IS IN ZONE X,

DATED SEPTEMBER 29, 2010.

BASED ON NAVD88 (GEOID03).

5. THE ELEVATIONS FOR THIS SURVEY ARE

ALL CORNERS UNLESS NOTED OTHERWISE

NORTH AMERICAN DATUM (N.A.D.) OF 1983.

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD

LEVEES FORM 1% ANNUAL CHANCE OF FLOOD. FEMA FLOOD MAP 48029C0195G,

WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THEN 1 SQUARE MILE; AND AREAS PROTECTED BY

VISION EASEMENT

- 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN <u>WATERFORD PARK</u>, UNIT 5B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWIVERS' ASSOCIATION, PROPERTY OWNER, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 4. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2323682)
  WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST 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 PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)C.

50' GAS PIPELINE EASEMENT (VOL 7615, PG. 93 O.P.R.)

(VOL. 3978, PG. 733 O.P.R.)

VARIABLE WIDTH DRAINAGE

50' GAS PIPELINE EASEMENT (VOL 7615, PG. 93 O.P.R.)

(VOL. 3978, PG. 733 O.P.R.)

VOL. 9672, PGS. 36 - 42 D.P.R.)

(VOL. 15160, PG. 1182 O.P.R.)

20' WATER EASEMENT

VOL. 13285, PG. 73 O.P.R.)

<u>BUILDING SETBACK LINE</u> 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

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 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.

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

DEDICATION OF THE WATER MAINS:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON
COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE OCATED WITHIN THIS PARTICULAR PLAT

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 THE DEVELOPMENT SERVICES DEPARTMENT.

FIRE FLOW DEMAND NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE IN AN EFFORT TO MEET THE CITY OF SAN ANYONIO'S PIKE 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

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

OWNER/DEVELOPER: DAPHNE DEVELOPMENT, LLC. 1202 W.BITTERS, BLDG. 1, SUITE1200 SAN ANTONIO, TX 78216 PHONE: (210) 490 - 1798 0' FAX: (210) 493 - 2811

GRID LOT 902 SEE DETAIL "A" ON THIS PAGE

N:13735934.50

(SEE DETAIL "A" ON THIS PAGE)

ARIABLE WIDTH

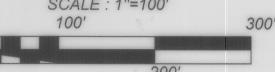
## PLAT NUMBER 170593

SUBDIVISION PLAT ESTABLISHING WATERFORD PARK, UNIT 5B

BEING 2.10 ACRES OR 91,288 SQUARE FEET MORE OR LESS TRACT OF LAND OUT OF A 0.08 ACRE PORTION OF LOT 902 AND 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,



SCALE: 1"=100" 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 TREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CALL SHOWN FOR THE FORFOSE AND CONSIDERATION THEREIN EXPRESSIVE SAN ANTONIO WATERFORD PARK HOMEOWNERS ASSOCIATION, INC. FIRST SERVICE RESIDENTIAL 1600 NE LOOP 410, SUITE 202 SAN ANTONIO, TX 78209

DULY AUTHORIZED AGENT

STATE OF TEXAS

JOHN ADKINS

Notary Public, State of Taxas

Comm. Expires 06-19-2021

Notary ID 126936805

12682847

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BLAINE P. LOPEZ

92685

UCENSED.

03-06-20

0.11 ACRE TRACT)

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 VD IN THE CAPACITY THEREIN STATED.

EN UNDER MY HAND AND SEAL OF OFFICE 3 2 DAY OF May A.D.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF WATERFORD PARK, UNIT 1 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 <u>MAY 9, 2018</u> 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 POES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER; DAPHNE DEVELOPMENT

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 3 DAY OF May ARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

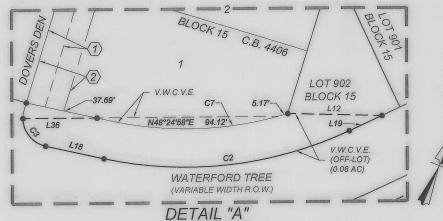
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

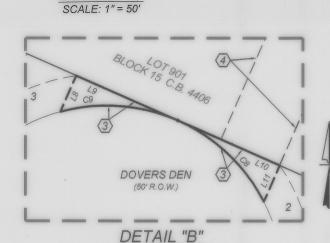
STATE OF TEXAS COUNTY OF BEXAR

FAX: 210-979-8441

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND ING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO. TEXAS 78231 PHONE: 210-979-8444





1	L2	20.00'	S66° 18' 40"E
	L3	60.00'	S23° 41' 10"W
	L4	109.40'	S66° 18' 40"E
	L5	80.90'	S24° 10′ 33″E
	L6	147.68'	N24° 10′ 33″W
	L7	118.06'	S24° 10′ 33″E
	L8	12.28'	N23° 41' 20"E
	L9	34.64'	S66° 18' 40"E
	L10	34.64'	S66° 18' 40"E
	L11	12.28'	S23° 41' 20"W
	L12	49.00'	N50° 04' 05"E
	L13	18.74'	S23° 41' 39"W
	L14	31.20'	S61° 04' 49"W
	L15	3.77'	N24° 10′ 33″W
	L16	50.00'	S65° 49' 27"W
	L17	9.17'	S24° 10′ 33″E
	L18	31.20'	S61° 04' 49"W
	L19	18.74'	S23° 41' 39"W
	L35	20.00'	N66° 18' 40"W
	L36	38.58'	N48° 24' 58"E
	L40	53.95'	N48° 24' 58"E
	L42	77.67'	S61° 04' 49"W

Parcel Line Table

L1 60.00' N23° 41' 10"E

Line # Length Direction

Curve Table Chord | Chord Bearing Curve # Length Radius Delta 37°23'10" | 128.20' | \$42°23'14"W C2 130.50' 200.00' C3 20.07' 15.00' 76°40'47" 18.61' N80°34'47"W C4 8.42' N40°14'54"W 15.00' 32°08'42" 8.31' C5 273.50' 55.00' 284°55'06" 67.03' N86°08'18"E C6 19.05' 15.00' 72°46'24" 17.80' S12°12'39"W C7 95.20' 182.38' 29°54'26" 94.12' S48°24'58"W 37.47' 36.75' N46°47'31"W C8 55.00' 39°02'17" C9 37.47' 55.00' 39°02'17" 36.75 N85°49'48"W 181.56' 2744.79' 3°47'24" 181.53' S68°13'20"E 130.50' 200.00' C11 37°23'10" | 128.20' S42°23'14"W C12 24.80' 15.00' 94°44'38" 22.07' N71°32'52"W C13 46.31' | 750.00' | 3°32'16" | 46.30' | S59°18'41"W 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 ENCLOYE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES

DULY AUTHORIZED AGEN

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY



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.

SFOFTE

268284

03-06-20

ATED	THIS	strate constructive contractive contractiv	DAY	OF	A.D.	20

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

WATERFORD PARK, UNIT 5B THIS PLAT OF 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

CHAIRMAN

SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

BOOK/VOLUME

\_ 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

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

ON PAGE

THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

> \_\_\_\_, DEPUTY PAGE 1 OF 1

DRAWN BY: JA