

SET 1/2" IRON ROD (PD)

● FOUND 1/2" IRON ROD

5' GETCATV EASEMENT

28' GETCATV EASEMENT

10' GETCATV EASEMENT

20' BUILDING SETBACK

10' BUILDING SETBACK

(VOL 9697, PG 24-26, DPR)

(VOL 9697, PG 24-26, DPR)

(VOL 9697, PG 24-26, DPR)

(VOL 9697, PG 24-26, DPR) VARIARI F WIDTH DRAINAGE, ELEC

GAS TELE & C.A.TV. R.O.W.

(VOL 9564, PG 58-59, DPR)

(VOL 9721, PG 218-223, DPR)

(VOL 9721, PG 218-223, DPR)

KB HOME LONE STAR, INC.

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

(VOL 9564, PG 58-59, DPR)

(VOL 16616, PG 166-174, OPR)

IMPRESSIVE WAY AND

10' GETCATV EASEMENT (VOL 9721, PG 218-223, DPR)

15' BUILDING SETBACK

10' BUILDING SETBACK

2 UNPLATTED

(CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996).

"Overhang easement," "utility easement," and "transformer easement" for the purpose of

to relocate Said Facilities Within Said easement and right-of-way areas, and the right to remove from AID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE

ASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR

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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET

ERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

VHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

COUNTY OF BEXAR

ANTONIO PLANNING COMMISSION.

55.364 ACRES

SET 1/2" IRON ROD (PD)-ROW

(UNLESS NOTED OTHERWISE)

—1140—— PROPOSED CONTOURS ---- CITY LIMIT LINE 3 10' GETCATV EASEMENT (SURVEYOR) 10' BUILDING SETBACK LINE 19 15' PRIVATE DRAINAGE EASEMENT

15' BUILDING SETBACK LINE 20'X50' WATER, SEWER, GETCATV, EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW 2

"OFF-LOT" PERMEABLE) VARIABLE WIDTH CLEAR VISION $\langle 14 \rangle$ EASEMENT

16' SANITARY SEWER EASEMENT TO

\$5 **EASEMENT** INTO PLATTED PUBLIC STREET ROW

(TOTAL-0.023 OF AN ACRE

(TOTAL-0.049 OF AN ACRE VARIABLE WIDTH WATER, SEWER, GETCATV, DRAINAGE, AND TEMPORARY TURNAROUND EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.269 OF AN ACRE "OFF-LOT")

ENTIRE 50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-1.667 ACRES "OFF-LOT" PERMEABLE)

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

10' PRIVATE DRAINAGE EASEMENT (TOTAL-0.024 OF AN ACRE PERMEABLE)

DIMENSIONS SHOWN ARE SURFACE.

DRAINAGE EASEMENT NOTE

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 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.

setbacks imposed on the plat are at the discretion of the developer or SAWS NOTE BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1868743) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477 (h).

CURVE TABLE								
		- CON	VE IADLE					
CURVE #	RADIUS	DELTA	CHORD BEARING CHORD LENGT					
C1	60.00'	119*41'25"	S18°00'01"W	103.76'	125.34'			
C2	155.00'	44*49'28"	N43*48'55"W	118.19'	121.26'			
C3	15.00'	57*46'09"	N5*21'13"W	14.49'	15.12'			
C4	60.00'	123°08'41"	N27°20'03"E	105.53	128.96'			
C5	15.00'	90°00'00"	S21°28'09"E	21.21'	23.56'			
C6	15.00'	39*42'54"	S86¶9'36"E	10.19'	10.40'			
C7	50.00'	169 ° 25'49"	S21°28'09"E	99.57'	147.86'			
C8	15.00'	39*42'54"	S43*23'18"W	10.19'	10.40'			
C9	75.00'	44*56'01"	S1°03'50"W	57.32'	58.82'			
C10	75.00'	45°03'59"	S43°56'10"E	57.48'	58.99'			
C11	15.00'	90°00'00"	N68*31'51"E	21.21'	23.56'			
C12	5025.00'	0°14'30"	S23*39'06"W	21.20'	21.20'			
C13	4975.00'	0°14'30"	N23°39'06"E	20.99'	20.99'			
C14	15.00'	90°00'00"	N21*28'09"W	21.21'	23.56'			
C15	125.00'	45°03'59"	N43*56'10"W	95.80'	98.32'			
C16	125.00'	44*56'01"	N1°03'50"E	95.54'	98.03'			
C17	25.00'	90°00'00"	N21*28'09"W	35.36'	39.27			
C18	15.00'	90°00'00"	S68°31'51"W	21.21'	23.56'			
C19	15.00'	90°00'00"	N21 * 28'09"W	21.21'	23.56'			
C20	15.00'	57*46'09"	S84°38'47"W	14.49'	15.12'			
C21	60.00'	295*32'17"	N23°31'51"E	64.00'	309.49'			
C22	15.00'	57*46'09"	S37*35'05"E	14.49'	15.12'			
C23	15.00'	90°00'00"	N68*31'51"E	21.21'	23.56'			
C24	60.00'	49*14'55"	N66°28'09"W	50.00'	51.57'			

FINISHED FLOOR NOTE

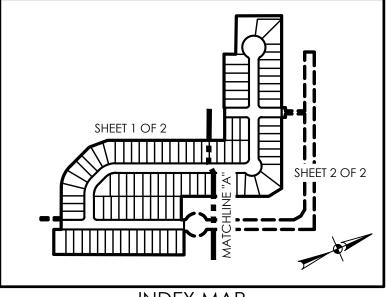
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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 MARSHAL

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

į	LINE TABL	E	l	`			
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH		
L1	N23°31'51"E	20.00'	L29	S66°28'09"E	198.47		
L2	S66°28'09"E	17.00'	L30	S21°24'11"E	53.72'		
L3	N23°31'51"E	100.00'	L31	S66°28'09"E	116.06		
L4	N23°31'51"E	50.00'	L32	S23*46'21"W	31.51'		
L5	S23*31'51"W	14.71'	L33	N23*46'21"E	31.51'		
L6	S66*28'09"E	122.52'	L34	N23°31'51"E	53.06'		
L7	N66°13'39"W	130.00'	L35	N66°28'09"W	116.06'		
L8	N23*46'21"E	38.01'	L36	N21°24'11"W	53.72'		
L9	N66°13'39"W	50.00'	L37	N66°28'09"W	200.00'		
L10	S23*46'21"W	105.00'	L38	S23°31'51"W	111.38'		
L11	N66°13'39"W	10.00'	L39	N23°31'51"E	111.38'		
L12	N23°46'21"E	105.00'	L40	N66°28'09"W	235.00'		
L13	N66*13'39"W	159.03'	L41	S66*28'09"E	235.00'		
L14	N21°24'11"W	140.77	L42	N23°31'51"E	105.00'		
L15	N2°40'13"E	101.92'	L43	S66°28'09"E	50.00'		
L16	N23°31'51"E	610.01'	L44	S66°28'09"E	60.00'		
L17	N66°28'09"W	170.00'	L45	N23°31'51"E	33.00'		
L18	S23*31'51"W	3.62'	L46	S66°28'09"E	16.00'		
L19	N24°20'29"E	61.31'	L47	S23°31'51"W	33.00'		
L20	S23*31'51"W	100.00'	L48	N66°28'09"W	16.00'		
L21	S66*28'09"E	17.00'	L49	S66°28'09"E	2.73'		
L22	S23*31'51"W	20.00'	L50	N3 * 20'29"E	71.03'		
L23	S8*33'50"E	79.05'	L51	S66°28'09"E	13.84'		
L24	S66°28'09"E	122.00'	L52	S21°14'13"E	88.51'		
L25	N23°31'51"E	14.22'	L53	S55°58'40"E	43.48'		
L26	N4*52'59"W	42.03'	L54	S23*31'51"W	1.41'		
L27	N35°41'18"W	39.08'	L55	S23°31'51"W	40.00'		
L28	S23*31'51"W	105.00'	L56	S66°13'39"E	10.00'		



INDEX MAP SCALE: 1"= 500'

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

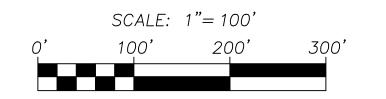
DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE

BY THE SAN ANTONIO WATER SYSTEM. MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SAWYER MEADOWS-UNIT 7 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 100, AND LOT 903, BLK 98.

OPEN SPACE DESIGNATION NOTE:

LOT 903, BLOCK 98, COUNTY BLOCK 4449, SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT, LOT 901, BLOCK 100 SHALL BE DESIGNATED AS AN OPEN SPACE. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE SAWYER MEADOWS, HOME OWNERS' ASSOCIATION.



SUBDIVISION PLAT

PLAT NUMBER 180015

SAWYER MEADOWS-UNIT 7

BEING A TOTAL OF A 17.950 ACRE TRACT OF LAND ESTABLISHING LOTS 57-72, BLOCK 95, LOTS 40-55 AND 903, BLOCK 98, LOTS 30-59, BLOCK 99, AND LOTS 1-37 AND LOT 901, BLOCK 100, AND INCLUDING AN OFFSITE EASEMENT, OUT OF A 55.364 ACRE TRACT OF LAND RECORDED IN VOLUME 16616, PAGE 166-174, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING AN OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 99, SAWYER MEADOW UNIT : RECORDED IN VOLUME 9697, PAGE 24-26 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, OF BEXAR COUNTY,

PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: May 10, 2018

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: JOSEPH HERNANDEZ K.B. HOME LONE STAR, INC. 4800 FREDERICKSBURG ROAD SAN ANTONIO, TX 78229 STATE OF TEXAS COUNTY OF BEXAR (210) 301-2953

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 , A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS THIS PLAT OF <u>SAWYER MEADOWS-UNIT 7</u> 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 ___

BY:	
	CHAIRMAN
BY:	
	SECRETARY
ERTIFICATE 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.

DATED THIS	DAY OF	A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

SHEET 1 OF 2 BY: _

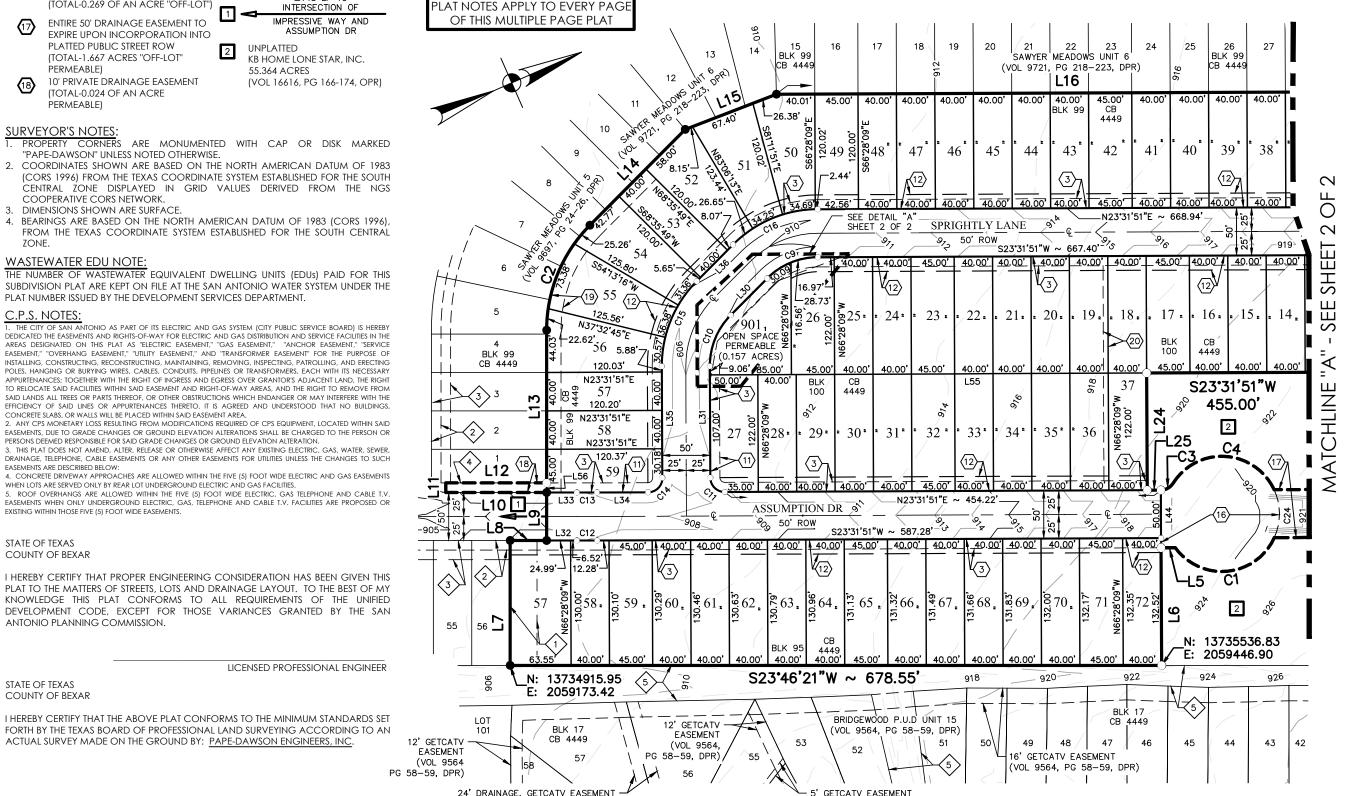
COUNTY OF BEXAR

	, COI	JNTY CLE	ERK OF BEXAR COUNTY, [OO HEREI
CERTIFY THAT THIS PLAT V	VAS FILED FOR REG	CORD IN	MY OFFICE, ON THE	DA
DF	, A.D. <u>20</u>	AT	M. AND DULY RECO	ORDED TH

, A.D. 20 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAI OF OFFICE, THIS _____ DAY OF__

COUNTY CLERK, BEXAR COUNTY, TEXAS

, DEPUTY



5' GETCATV EASEMENT

(VOL 9564, PG 58-59, DPR)

COUNTY JUDGE, BEXAR COUNTY, TEXAS

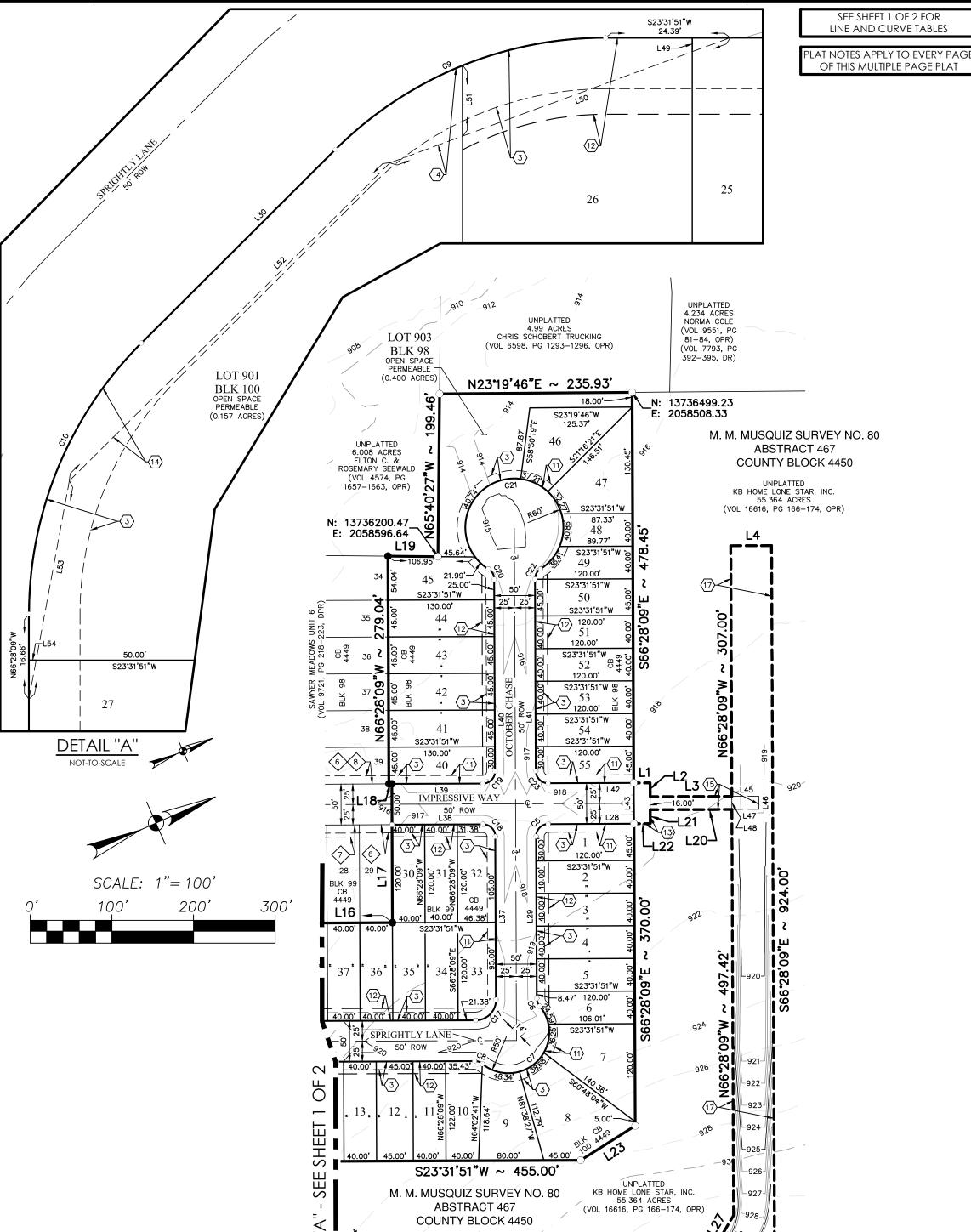
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

OF OFFICE, THIS _ __ DAY OF__

COUNTY CLERK, BEXAR COUNTY, TEXAS

, DEPUTY

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY



N23'31'51"E ~ 452.79'

S23'31'51"W ~ 559.76'

UNPLATTED KB HOME LONE STAR, INC. 55.364 ACRES

95.364 ALKES 55.364 ALKES (VOL 16616, PG 166–174, OPR)

ABSTRACT 467

COUNTY BLOCK 4450

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"OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF ISTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING CLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY PPURTENANCES; 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 FERCIENCY OF SAID LINES OR APPIRTENANCES THERETO. IT IS AGREED AND UNDESTOOD 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 EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR

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

COUNTY OF BEXAR

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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET

LEGEND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. VOL VOLUME

BEXAR

COUNTY

RIGHT-OF-WAY **GETCATV** GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROV ● FOUND 1/2" IRON ROD

(SURVEYOR) (UNLESS NOTED OTHERWISE) 19 15' PRIVATE DRAINAGE EASEMENT 5' GETCATV EASEMENT

20'X50' WATER, SEWER, GETCATV, 28' GETCATV EASEMENT (VOL 9697, PG 24-26, DPR) EXPIRE UPON INCORPORATION 10' GETCATV EASEMENT INTO PLATTED PUBLIC STREET ROW 2 (VOL 9697, PG 24-26, DPR) 20' BUILDING SETBACK (VOL 9697, PG 24-26, DPR) VARIABLE WIDTH CLEAR VISION

10' BUILDING SETBACK EASEMENT

16' SANITARY SEWER EASEMENT TO

5

5 (VOL 9697, PG 24-26, DPR) VARIABLE WIDTH DRAINAGE, ELEC GAS, TELE, & C.A.TV, R.O.W. (VOL 9564, PG 58-59, DPR) 10' GETCATV EASEMENT

IMPRESSIVE WAY AND

(VOL 9721, PG 218-223, DPR) VARIABLE WIDTH WATER, SEWER, 15' BUILDING SETBACK GETCATV, DRAINAGE, AND (VOL 9721, PG 218-223, DPR) TEMPORARY TURNAROUND 10' BUILDING SETBACK EASEMENT. ENTIRE EASEMENT TO (VOL 9721, PG 218-223, DPR) EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

(TOTAL-0.269 OF AN ACRE "OFF-LOT" ENTIRE 50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

UNPLATTED (TOTAL-1.667 ACRES "OFF-LOT" KB HOME LONE STAR, INC. PERMEABLE) 10' PRIVATE DRAINAGE EASEMENT

55.364 ACRES (VOL 16616, PG 166-174, OPR) (TOTAL-0.024 OF AN ACRE PERMEABLE)

ØITY OF

LOCATION MAP NOT-TO-SCALE

BEXAR

COUNTY

BEXAR

COUNTY

CB COUNTY BLOCK

DR DEED RECORDS OF BEXAR

- -1140- — EXISTING CONTOURS

—1140—— PROPOSED CONTOURS

COUNTY, TEXAS

-CENTERLINE

---- CITY LIMIT LINE

3 10' GETCATV EASEMENT

10' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

(TOTAL-0.023 OF AN ACRE

(TOTAL-0.049 OF AN ACRE

INTO PLATTED PUBLIC STREET ROW

"OFF-LOT" PERMEABLE)

EASEMENT

 $\langle 14 \rangle$

BLK BLOCK

PG PAGE(S)

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

"PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

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.

DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR 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

ERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

STATE OF TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS

COUNTY OF BEXAR

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: JOSEPH HERNANDEZ STATE OF TEXAS

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

CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OF LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND OP VARIANCE(S) HAVE BEEN CRANTED

IND/OK VARIANCE	3) HAVE BEI	EN GRANIED.		
ATED THIS	DAY OF		, A.D. <u>20</u>	_
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DATED T	HIS	_ DAY OF			A.D. 20	

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