

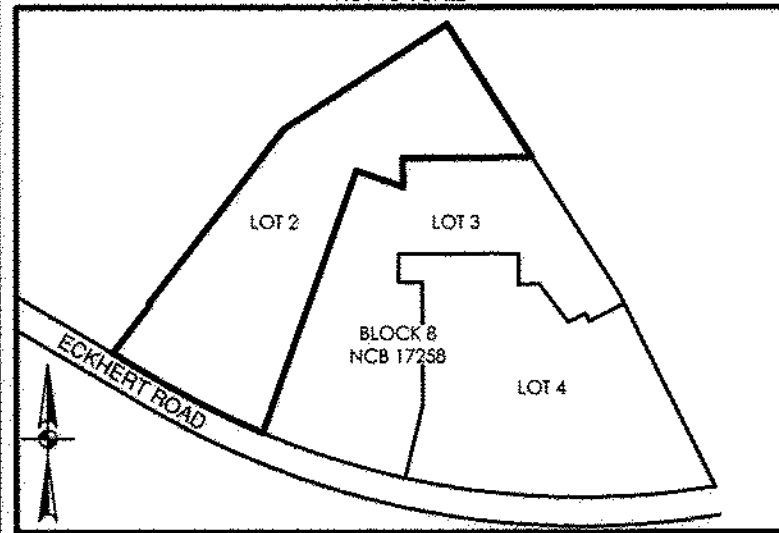
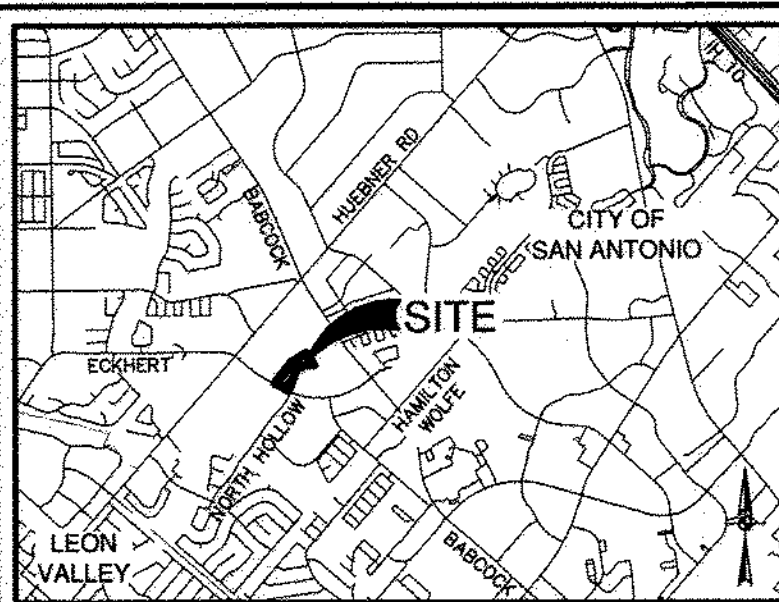
PLAT NUMBER 180072

REPLAT ESTABLISHING
KB ECKHERT

BEING A TOTAL OF 5.475 ACRES, BEING ALL OF LOT 2, BLOCK 8, NCB 17258, PLAZA DE VILLE SUBDIVISION UNIT 1A, RECORDED IN VOLUME 9506, PAGE 87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 10, 901 AND 902, BLOCK 8, IN NEW CITY BLOCK 17258, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TOLPS FIRM REGISTRATION #10028900
DATE OF PREPARATION: May 23, 2018



SCALE: 1"= 400'
THE AREA BEING REPLATTED (5.475 ACRES) WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 8, NCB 17258 OF THE PLAZA DE VILLE SUBDIVISION UNIT 1A, RECORDED IN VOLUME 9506, PAGE 87, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL PG VOLUME PAGE(S)
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD) EASEMENT P.I.
- 1140 --- EXISTING CONTOURS
--- E --- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
11 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12 5' WATER EASEMENT
13 VARIABLE WIDTH WATER EASEMENT
14 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15 12' WATER EASEMENT
16 16' PRIVATE DRAINAGE EASEMENT
17 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 12 PRIVATE SANITARY SEWER EASEMENT
12 PUBLIC SANITARY SEWER EASEMENT
1 ELECTRIC AND GAS EASEMENT (VOL. 3228, PG. 87 OPR)
17 SANITARY SEWER EASEMENT (VOL. 9503, PG. 116-121 DPR)
3 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9503, PG. 116-121 DPR)
4 15' ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT (VOL. 9547, PG. 88 DPR)
5 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9547, PG. 88 DPR)
6 10' DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9506, PG. 87 DPR)

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

EUGENE H. DAWSON, III
112792
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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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, REPAIRING, PATROLLING, AND RECTIFYING 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 THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONDUITS OR WALLE SHALL BE PLACED WITHIN THE 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 PERSONS RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
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 TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

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

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN KB ECKHERT SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE KB ECKHERT HOMEOWNERS' ASSOCIATION, THE PROPERTY OWNED, OR THE SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 10, 901 AND 902, BLOCK 8.

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.

IMPACT FEE 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 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.

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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 IMPROVEMENT (TCI) OR 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.

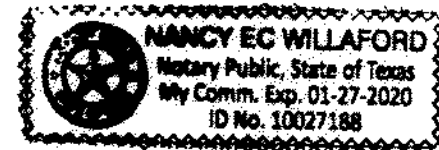
TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2331193) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S 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 35-47(b)(5)(C).

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S02°02'E	60.92'	L26	S18°05'00"W	70.75'	L51	N89°42'32"E	9.00'	L76	N73°19'55"W	10.00'	L101	N18°27'07"W	10.33'
L2	N45°55'16"W	3.69'	L27	N18°04'37"E	64.94'	L52	S01°17'28"E	10.00'	L77	N16°40'05"E	11.56'	L102	N89°42'32"E	5.00'
L3	N24°27'42"E	19.32'	L28	N18°27'07"W	61.79'	L53	S89°42'32"W	5.00'	L78	S16°40'05"W	11.58'	L103	S01°17'28"E	10.00'
L4	N47°04'53"E	9.00'	L29	S50°35'59"E	66.34'	L54	N01°17'28"W	5.00'	L79	N73°19'55"W	5.00'	L104	N01°17'28"W	12.75'
L5	N24°27'42"E	14.20'	L30	N67°46'06"W	19.88'	L55	S89°42'32"W	4.00'	L80	N16°40'05"E	10.00'	L105	N32°29'24"W	26.27'
L6	N46°31'51"E	24.92'	L31	N20°50'33"E	38.21'	L56	S52°16'57"E	10.00'	L81	S51°08'36"E	10.07'			
L7	N52°16'57"W	25.00'	L32	N20°50'33"E	82.52'	L57	S37°43'03"W	10.00'	L82	N51°07'28"W	10.24'			
L8	N01°17'28"W	36.00'	L33	N50°35'59"W	86.52'	L58	S52°16'57"E	10.00'	L83	N39°58'45"E	5.00'			
L9	S01°17'28"E	36.00'	L34	S59°36'18"E	330.85'	L59	S37°43'03"W	5.00'	L84	S51°09'08"E	10.00'			
L10	N89°42'32"E	21.42'	L35	N23°02'08"E	136.86'	L60	N52°16'57"W	10.58'	L85	N39°58'45"E	5.00'			
L11	S01°17'28"E	25.00'	L36	S68°34'52"E	7.30'	L61	S54°32'56"E	10.88'	L86	S60°01'15"E	5.54'			
L12	S70°20'55"E	24.47'	L37	S23°02'06"W	71.13'	L62	S35°27'02"W	5.00'	L87	N50°01'15"W	5.02'			
L13	S19°39'05"W	25.32'	L38	N59°36'18"W	345.99'	L63	N54°32'58"W	10.00'	L88	N39°58'45"E	5.00'			
L14	S22°33'33"W	33.93'	L39	S44°18'21"E	16.08'	L64	S35°27'02"W	10.00'	L89	S32°42'01"E	10.00'			
L15	S24°27'42"W	14.20'	L40	S59°28'37"E	61.43'	L65	N54°32'58"W	10.00'	L90	N32°42'01"W	11.59'			
L16	S15°03'30"W	9.00'	L41	S37°33'18"W	9.02'	L66	S70°20'55"E	5.00'	L91	N57°17'59"E	10.00'			
L17	S24°27'42"W	19.21'	L42	N59°28'37"W	81.10'	L67	S19°39'05"W	10.00'	L92	N32°42'01"W	5.03'			
L18	N52°16'57"W	81.00'	L43	N44°18'21"W	15.94'	L68	N73°19'55"W	5.01'	L93	N32°42'01"W	5.17'			
L19	S52°16'57"E	81.00'	L44	S31°11'16"W	21.31'	L69	N19°39'05"E	10.26'	L94	N57°17'59"E	5.00'			
L20	S89°42'32"W	43.07'	L45	N31°11'16"E	22.81'	L70	S70°20'55"E	5.00'	L95	S32°42'01"E	5.00'			
L21	N00°01'05"W	12.04'	L46	N89°42'32"E	16.54'	L71	S19°39'05"W	5.16'	L96	N57°17'59"E	5.00'			
L22	S79°41'43"W	29.71'	L47	N32°29'24"W	200.90'	L72	N19°39'05"E	5.37'	L97	S24°06'17"E	6.02'			
L23	S32°42'01"E	73.02'	L48	S01°17'28"E	5.19'	L73	S70°20'55"E	5.00'	L98	N24°06'17"W	5.00'			
L24	N32°42'01"W	70.99'	L49	S43°39'27"E	6.81'	L74	S19°39'05"W	5.00'	L99	N65°53'43"E	5.00'			
L25	S18°27'07"E	70.25'	L50	S46°20'33"W	14.13'	L75	S16°40'05"W	10.00'	L100	S18°27'07"E	10.04'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1720.00'	75°06'	N63°19'17"W	235.02'	235.20'
C2	25.00'	53°22'14"	N51°08'49"E	22.45'	23.29'
C3	34.00'	22°37'12"	N35°46'18"E	13.34'	13.42'
C4	25.00'	22°37'12"	N35°46'18"E	9.81'	9.87'
C5	25.00'	22°04'09"	N35°29'46"E	9.57'	9.63'
C6	25.00'	119°51'46"	N13°24'02"W	43.27'	52.30'
C7	512.50'	2°59'00"	S71°50'25"E	26.68'	26.68'
C8	212.50'	19°34'56"	N47°30'31"E	72.27'	72.63'
C9	50.00'	32°24'33"	N73°30'15"E	27.91'	28.26'
C10	28.00'	90°00'00"	N44°42'32"E	39.60'	43.98'
C11	28.00'	90°00'00"	S45°17'28"E	39.60'	43.98'
C12	25.00'	32°24'33"	S73°30'15"W	13.95'	14.14'
C13	187.50'	19°34'56"	S47°30'31"W	63.77'	64.08'
C14	25.00'	111°02'58"	S17°48'26"E	41.22'	48.45'
C15	25.00'	98°03'07"	S51°25'06"W	37.75'	42.78'
C16	25.00'	22°04'09"	S13°25'37"W	9.57'	9.63'
C17	25.00'	22°37'12"	S13°09'06"W	9.81'	9.87'
C18	34.00'	22°37'12"	S13°09'06"W	13.34'	13.42'
C19	25.00'	53°47'47"	S22°6'12"E	22.62'	23.47'
C20	1720.00'	3°04'32"	N65°32'27"W	92.32'	92.33'
C21	25.00'	29°51'13"	N85°31'04"E	12.88'	13.03'
C22	11.00'	43°21'59"	S21°58'28"E	8.13'	8.33'
C23	28.00'	53°39'11"	N27°07'04"W	25.27'	26.22'
C24	187.50'	3°05'36"	N46°37'06"E	10.12'	10.12'
C25	187.50'	1°32'17"	N44°19'26"E	5.03'	5.03'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	25.00'	11°39'25"	N25°25'33"E	5.08'	5.09'
C27	25.00'	26°27'33"	N6°22'04"E	11.44'	11.55'
C28	512.50'	0°33'34"	N72°43'12"W	5.00'	5.00'
C29	512.50'	0°33'33"	N72°09'38"W	5.00'	5.00'
C30	25.00'	201°9'59"	S63°09'56"E	8.83'	8.87'
C31	25.00'	12°02'16"	N89°09'42"E	5.24'	5.25'
C32	212.50'	0°47'41"	S38°05'59"W	2.95'	2.95'
C33	212.50'	1°20'54"	S39°11'43"W	5.00'	5.00'
C34	212.50'	1°21'20"	S45°56'18"W	5.03'	5.03'
C35	212.50'	2°43'50"	S48°14'43"W	10.13'	10.13'
C36	212.50'	1°20'55"	S55°42'00"W	5.00'	5.00'
C37	212.50'	0°55'31"	S56°50'13"W	3.43'	3.43'
C38	50.00'	5°51'04"	S77°28'45"W	5.10'	5.11'
C39	28.00'	11°41'38"	S60°55'39"W	5.70'	5.71'
C40	50.00'	15°13'55"	S64°54'56"W	13.25'	13.29'
C41	25.00'	16°12'56"	N65°24'27"E	7.05'	7.08'
C42	25.00'	68°37'02"	S72°11'34"W	28.30'	30.09'



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE 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 24th DAY OF MAY, A.D. 2018.

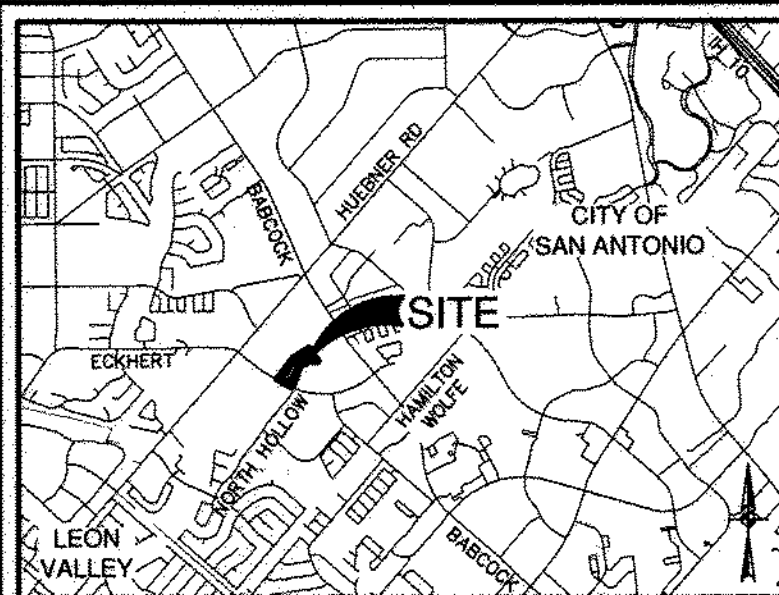
Nancy EC Willaford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF KB ECKHERT 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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



LOCATION MAP

NOT-TO-SCALE

LEGEND

- | | |
|---|---|
| 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 18 12" PRIVATE SANITARY SEWER EASEMENT |
| 2 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 19 12" PUBLIC SANITARY SEWER EASEMENT |
| 3 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 4 ELECTRIC AND GAS EASEMENT (VOL 3228, PG 87 DPR) |
| 5 5' WATER EASEMENT | 6 17" SANITARY SEWER EASEMENT (VOL 9503, PG 116-121 DPR) |
| 7 VARIABLE WIDTH WATER EASEMENT | 8 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9503, PG 116-121 DPR) |
| 9 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 10 15" ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT (VOL 9547, PG 88 DPR) |
| 11 12" WATER EASEMENT | 12 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9547, PG 88 DPR) |
| 13 16" PRIVATE DRAINAGE EASEMENT | 14 10" DRAINAGE AND SANITARY SEWER EASEMENT (VOL 9506, PG 87 DPR) |
| 15 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT | |

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 FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. 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 EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DERIVED 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 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 TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

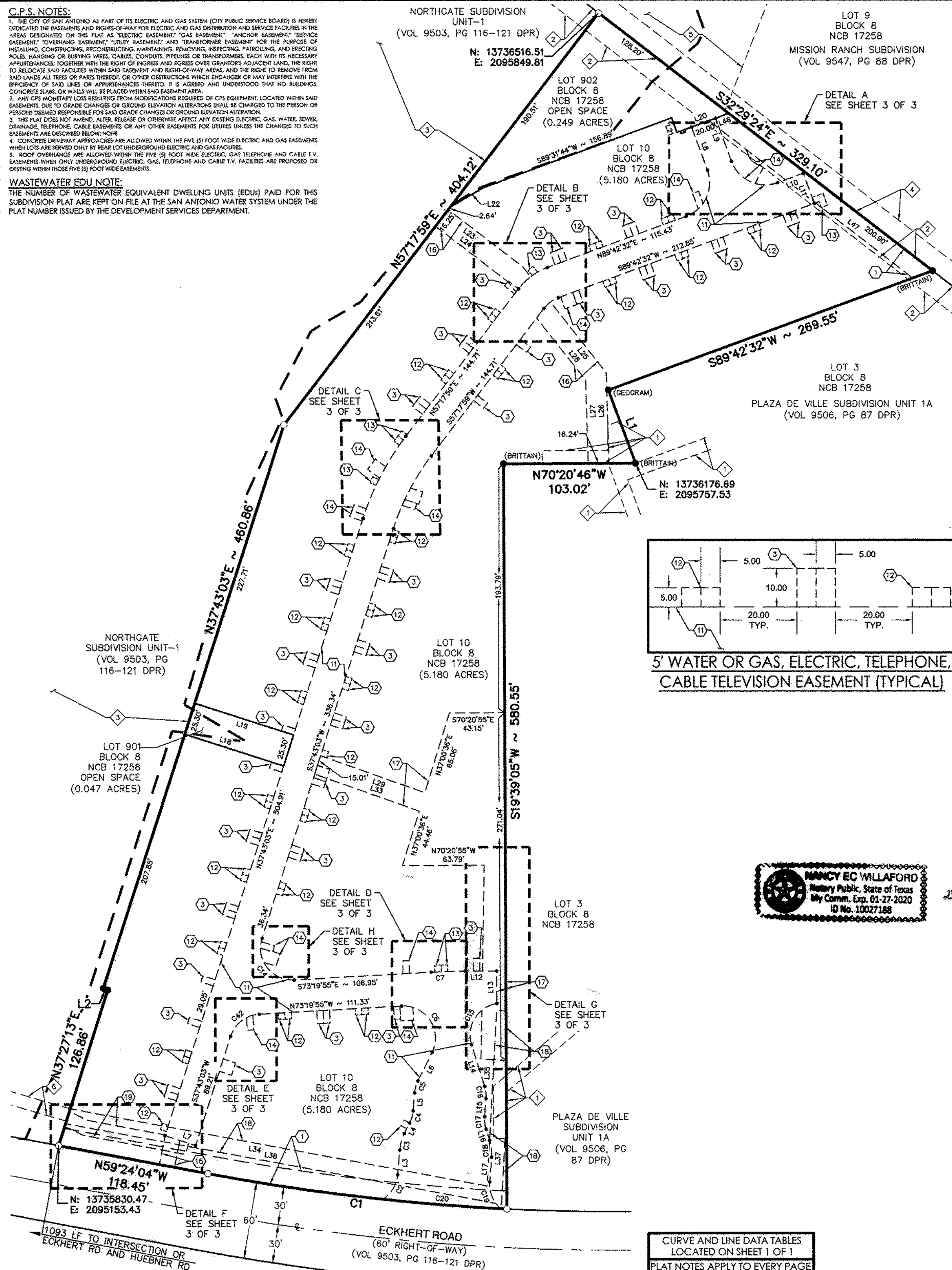
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

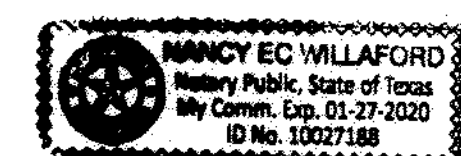
STATE OF TEXAS
COUNTY OF BEXAR

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



5' WATER OR GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT (TYPICAL)



PLAT NUMBER 180072

REPLAT ESTABLISHING

KB ECKHART

BEING A TOTAL OF 5.475 ACRES, BEING ALL OF LOT 2, BLOCK 8, NCB 17258, PLAZA DE VILLE SUBDIVISION UNIT 1A, RECORDED IN VOLUME 9506, PAGE 87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 10, 901 AND 902, BLOCK 8, IN NEW CITY BLOCK 17258, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 60'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9009
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900
DATE OF PREPARATION: May 23, 2018

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: JOE HERNANDEZ
KB HOME LONE STAR INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE 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 24th DAY OF MAY, A.D. 2018.

Nancy EC Willaford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

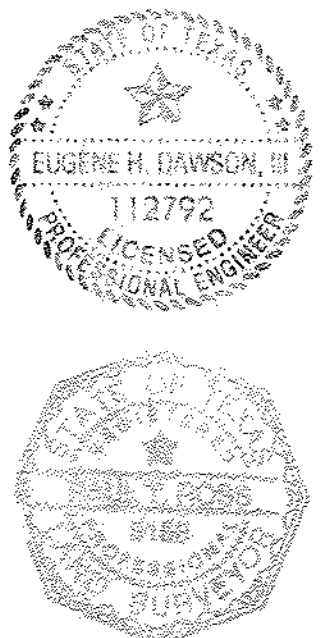
THIS PLAT OF KB ECKHART HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

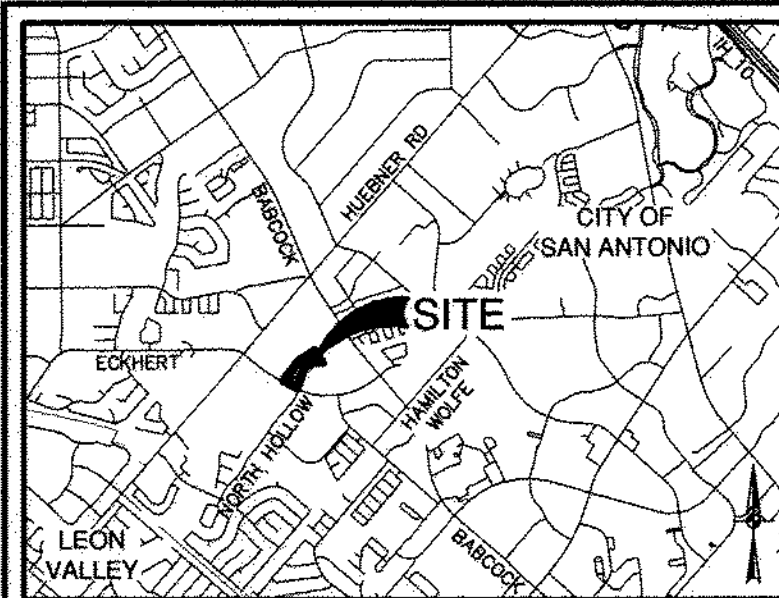
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 1 OF 1
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT





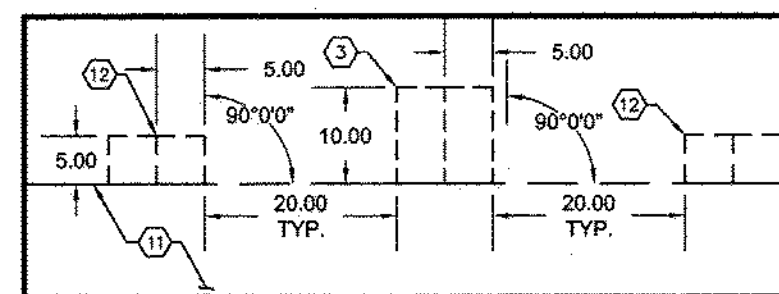
LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | |
|--|--|
| 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 18 12' PRIVATE SANITARY SEWER EASEMENT |
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 19 12' PUBLIC SANITARY SEWER EASEMENT |
| 11 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 ELECTRIC AND GAS EASEMENT (VOL. 9503, PG. 87 DPR) |
| 12 5' WATER EASEMENT | 2 17' SANITARY SEWER EASEMENT (VOL. 9503, PG. 116-121 DPR) |
| 13 VARIABLE WIDTH WATER EASEMENT | 3 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9503, PG. 116-121 DPR) |
| 14 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 4 15' ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT (VOL. 9547, PG. 88 DPR) |
| 15 12' WATER EASEMENT | 5 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9547, PG. 88 DPR) |
| 16 16' PRIVATE DRAINAGE EASEMENT | 6 10' DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9506, PG. 87 DPR) |
| 17 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT | |

C.P.S. NOTES:

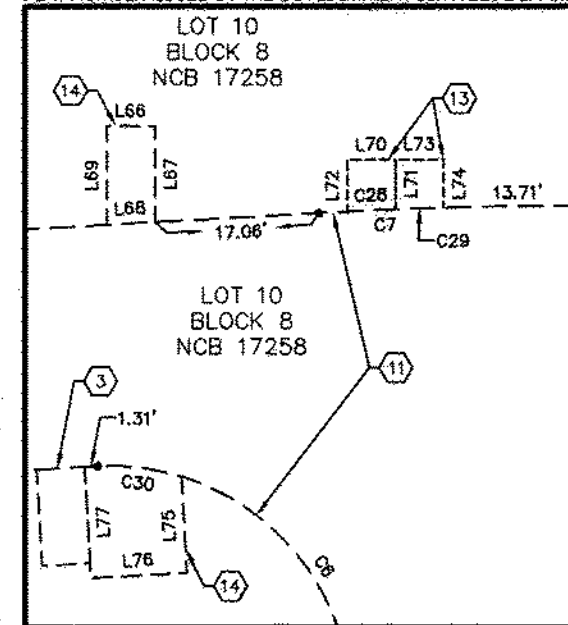
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- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
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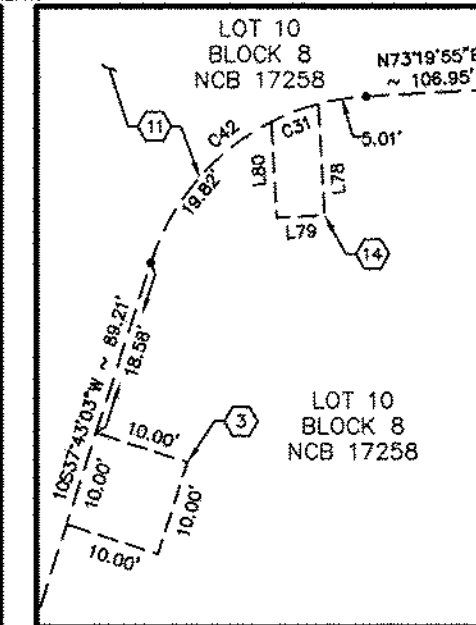
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WASTEWATER EDU NOTE:

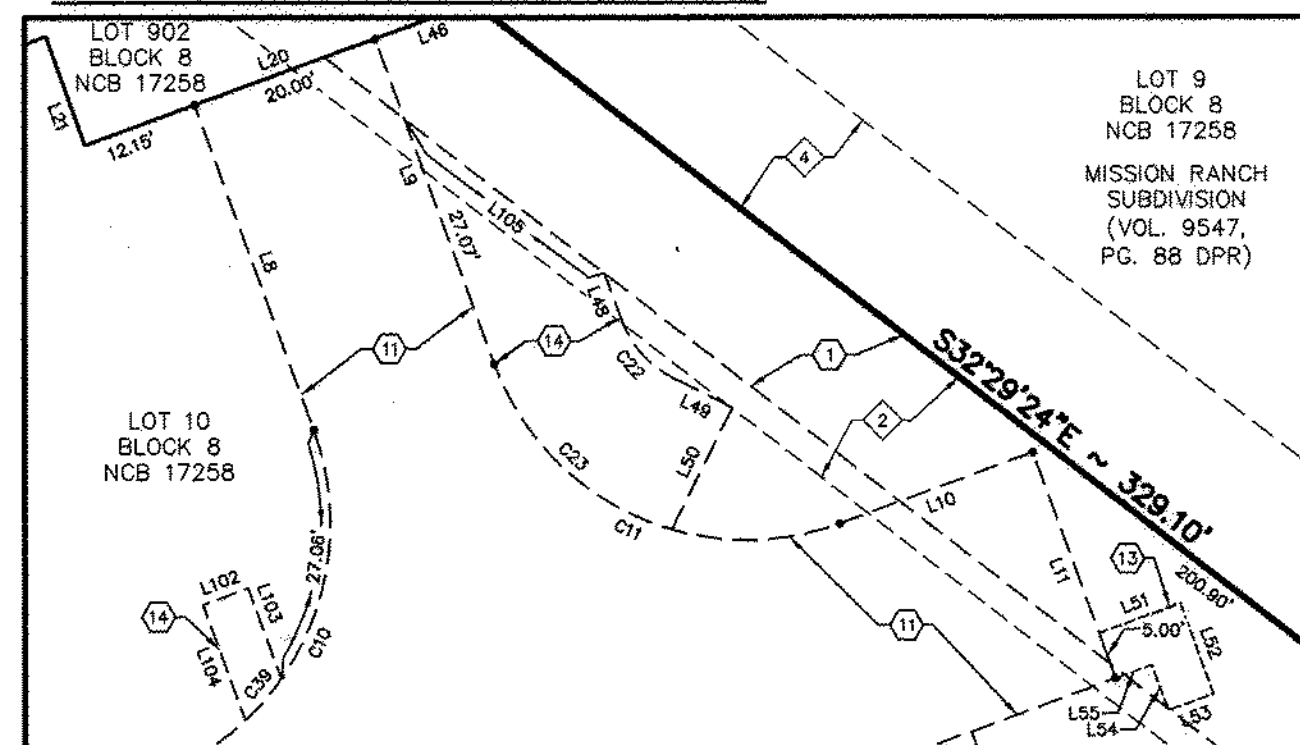
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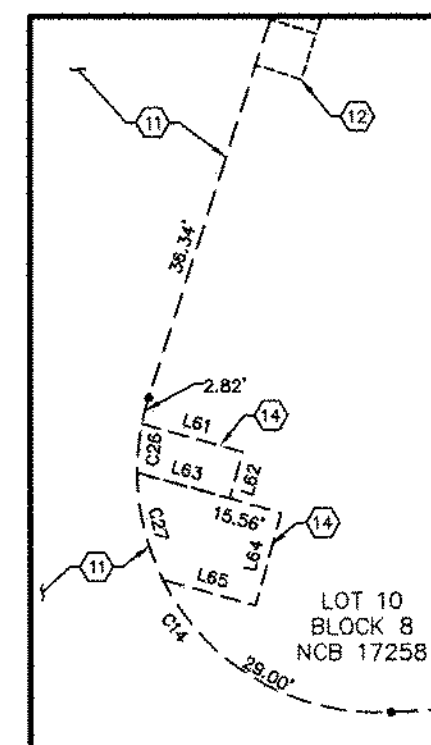
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SCALE = 1"=20'



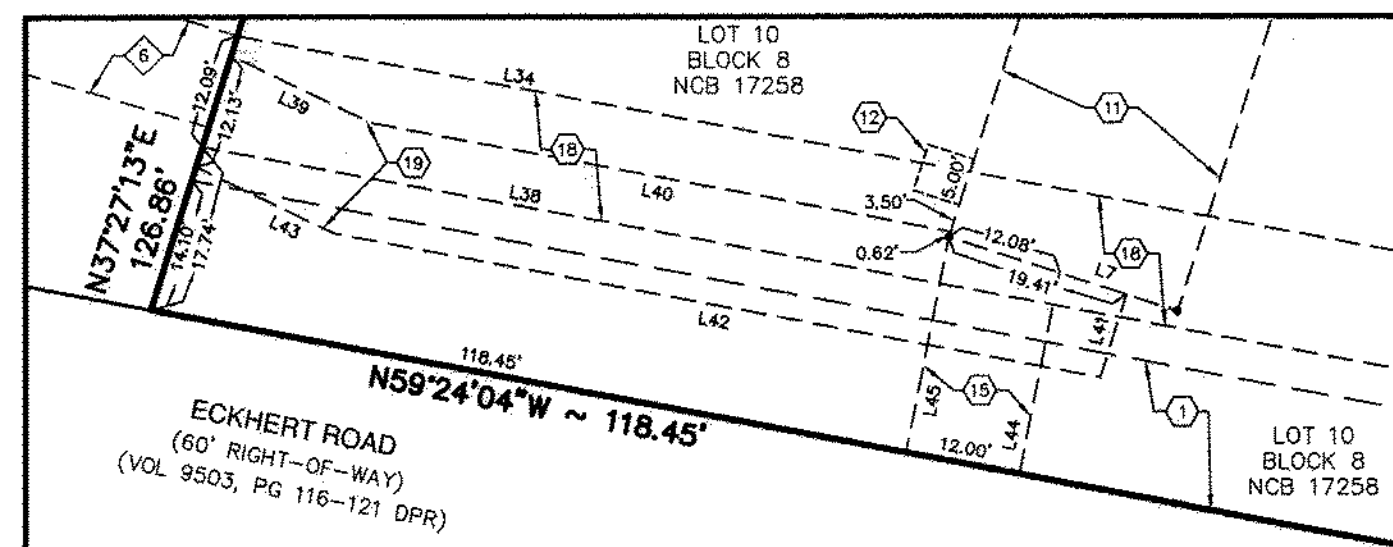
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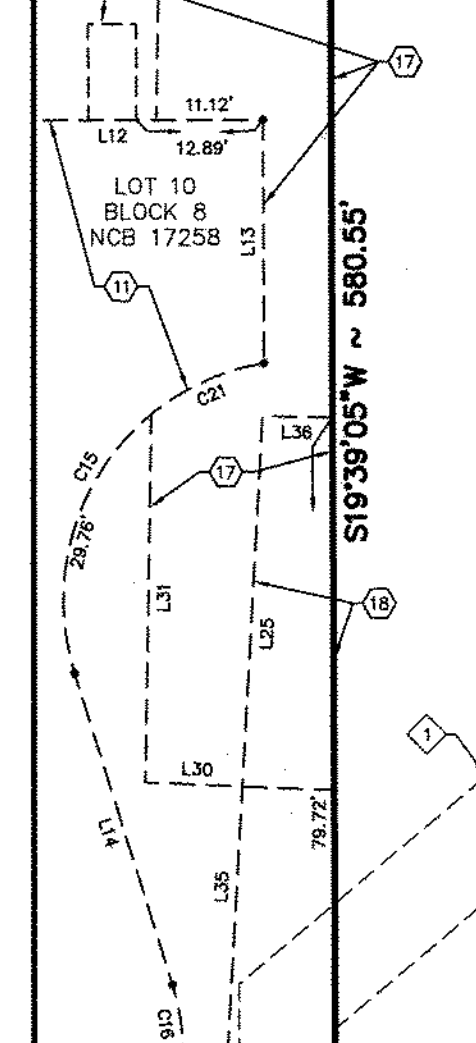
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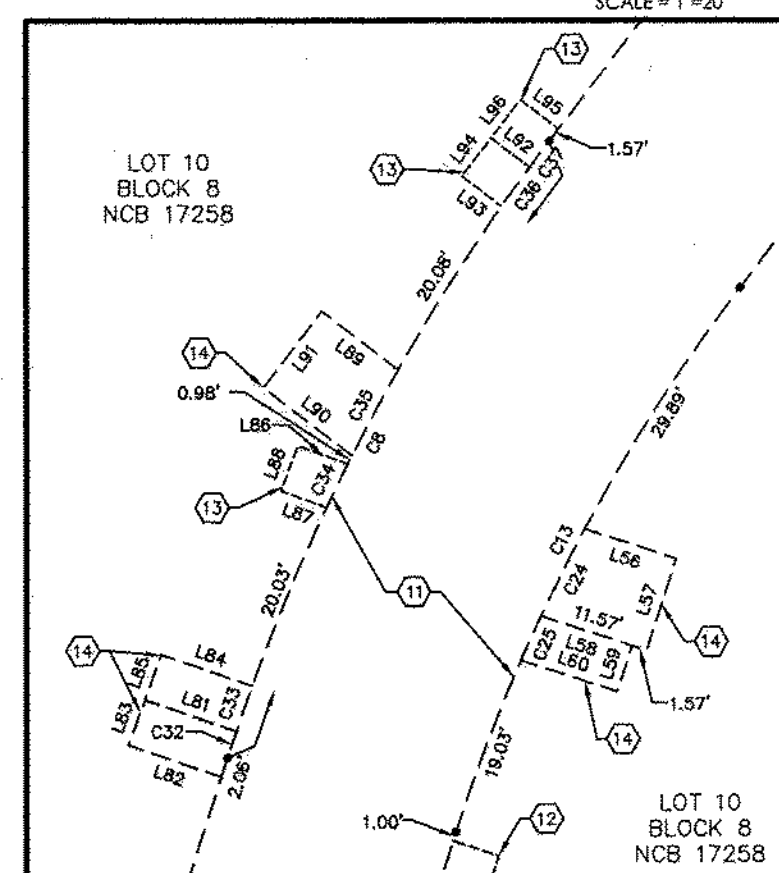
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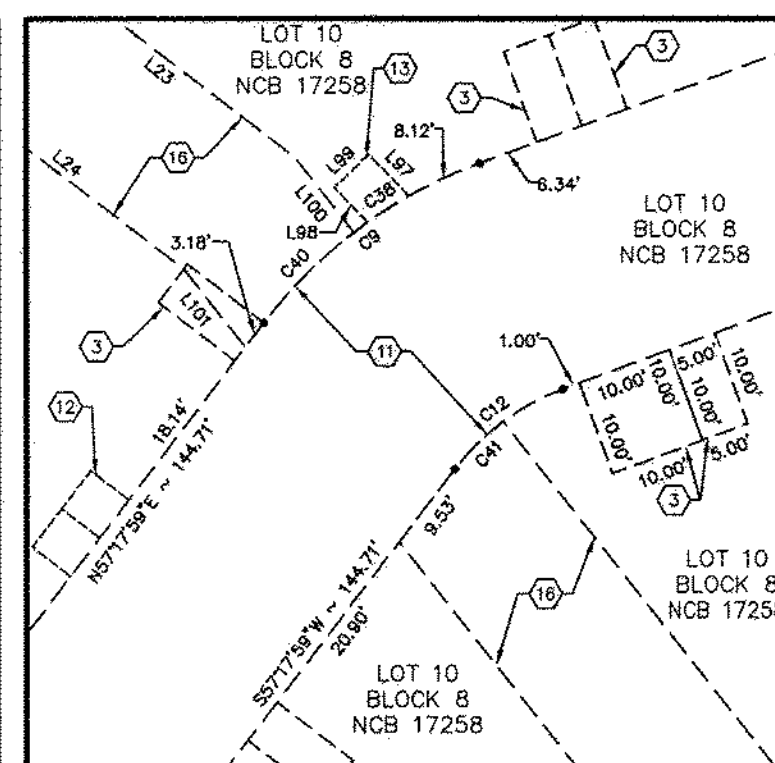
DETAIL "F"
SCALE = 1"=20'



DETAIL "G"
SCALE = 1"=20'



DETAIL "C"
SCALE = 1"=20'



DETAIL "B"
SCALE = 1"=20'

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 1 OF 1
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 180072

REPLAT ESTABLISHING
KB ECKHERT

BEING A TOTAL OF 5.475 ACRES, BEING ALL OF LOT 2, BLOCK 8, NCB 17258, PLAZA DE VILLE SUBDIVISION UNIT 1A, RECORDED IN VOLUME 9506, PAGE 87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 10, 901 AND 902, BLOCK 8, IN NEW CITY BLOCK 17258, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPE FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028900
DATE OF PREPARATION: May 23, 2018

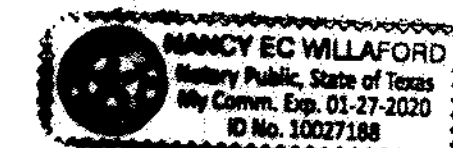
STATE OF TEXAS
COUNTY OF BEXAR

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: JOE HERNANDEZ
KB HOME LONE STAR INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE 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 DAY OF MAY, A.D. 2018.



Nancy E. Willaford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF KB ECKHERT 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

SURVEYOR'S NOTES:

- 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 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
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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.

Paul T. Ross
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: PAPE-DAWSON ENGINEERS, INC.

Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR

