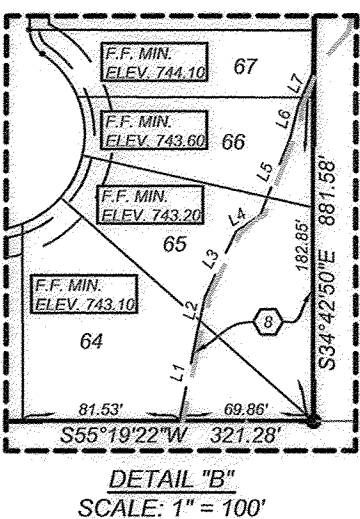
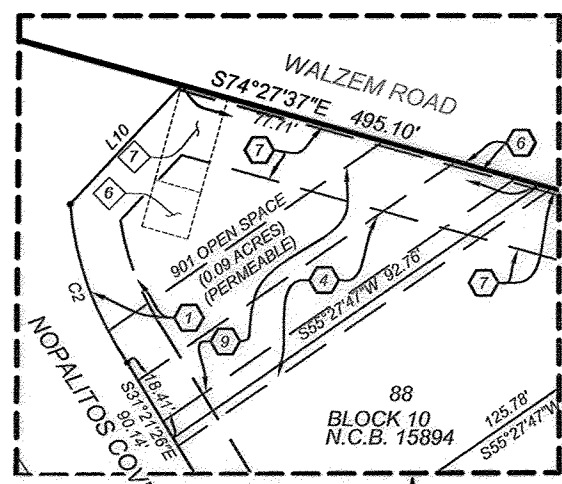
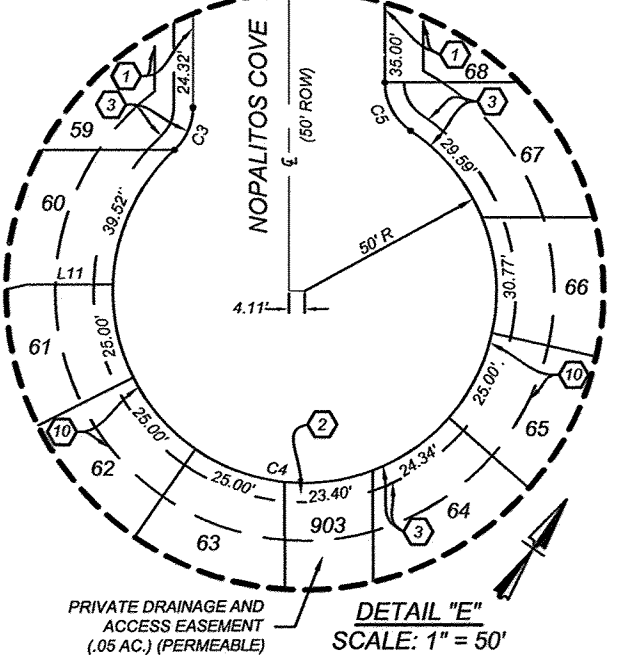


#### C.P.S. NOTES

- 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	104.02'	130.00'	54.98'	45°50'49"	101.27'	N11°36'46"W
C2	35.46'	70.00'	18.12'	29°01'16"	35.08'	S20°01'35"E
C3	12.37'	15.00'	6.56'	47°15'50"	12.03'	N10°54'15"W
C4	247.62'	50.00'	39.24'	283°45'00"	61.74'	N50°51'10"E
C5	14.79'	15.00'	8.06'	56°29'15"	14.20'	S62°46'46"E
C6	15.73'	135.00'	7.87'	6°40'27"	15.72'	S23°56'51"E
C7	25.40'	135.00'	12.74'	10°46'48"	25.36'	S15°13'13"E
C8	24.25'	135.00'	12.16'	10°17'27"	24.21'	S4°41'06"E
C9	30.85'	135.00'	15.49'	13°05'42"	30.79'	S7°00'28"W

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	48.59'	N23°21'39"W	L7	20.70'	N12°11'59"W
L2	17.49'	N22°12'03"W	L8	5.00'	S62°42'55"W
L3	37.64'	N8°54'40"W	L9	21.22'	N31°28'58"W
L4	15.56'	N20°21'16"E	L10	33.87'	S43°05'33"W
L5	42.60'	N13°49'34"W	L11	22.39'	N55°27'47"E
L6	16.91'	N20°08'27"W	L12	7.21'	S31°28'58"E



#### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2' PRIVATE DRAINAGE & ACCESS EASEMENT
- 5' PEDESTRIAN ACCESS, SIDEWALK & WATER EASEMENT
- 16' SANITARY SEWER EASEMENT
- 5' WATER EASEMENT
- 1' VEHICULAR NON ACCESS EASEMENT (NOT TO SCALE)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- 22' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9555, PGS. 133-134 D.P.R.)
- 5' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9555, PGS. 133-134 D.P.R.)
- 50' DRAINAGE ROW (VOL. 9555, PGS. 133-134 D.P.R.)
- 17' G. E. T. V. & ACCESS EASEMENT (VOL. 9555, PGS. 133-134 D.P.R.)
- 10' DRAIN RIGHT OF WAY (VOL. 9555, PGS. 133-134 D.P.R.)
- SIGN EASEMENT (VOL. 11762, PG. 329 O.P.R.)
- INGRESS/EGRESS EASEMENT (VOL. 11762, PG. 329 O.P.R.)
- SIGN EASEMENT (VOL. 11762, PG. 335 O.P.R.)
- INGRESS/EGRESS EASEMENT (VOL. 11762, PG. 335 O.P.R.)
- 12' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9555, PG. 140 D.P.R.)
- 16' WATER EASEMENT (VOL. 9555, PGS. 133-134 D.P.R.)
- 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9555, PGS. 133-134 D.P.R.)
- 1' VEHICULAR NON ACCESS EASEMENT (VOL. 9555, PGS. 133-134 D.P.R.)

#### SURVEYOR NOTES

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED, AND ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 290 AND 430 OF 785, COMMUNITY PANEL NO. 48029C0290 AND 48029C0430, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

#### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- S.L.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- PT. OF TANGENCY/CURVATURE IN ROW
- R.O.W. = RIGHT-OF-WAY
- FF = FINISHED FLOOR ELEVATION
- O.P.R. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS BEXAR COUNTY TEXAS
- V.O.L. = VOLUME
- PG. = PAGE
- PGS. = PAGES
- CB = COUNTY BLOCK
- C = CENTER LINE
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- FEMA FLOODPLAIN
- STREET CENTERLINE
- CITY LIMIT LINE

#### TXDOT NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTLY BY "ACCESS MANAGEMENT". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 1976 WALZEM ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 485.10'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATION OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

## PLAT NUMBER: 180116

### SUBDIVISION PLAT ESTABLISHING NAPALITO SUBDIVISION

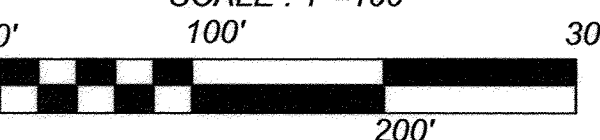
BEING A 7.847 ACRE TRACT OF LAND, OUT OF J.H. MILLER SURVEY NO. 4, ABSTRACT NO. 487, COUNTY BLOCK 5075 SITUATED IN NEW CITY BLOCK 15894 AND BEING ALL OF A 1.200 ACRE TRACT, CALLED TRACT 2 AND A 6.701 ACRE TRACT, CALLED TRACT 1 AS CONVEYED TO JEREMY DAVENPORT OF RECORD IN VOLUME 18534 PAGE 2455 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



3421 Paessanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

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.

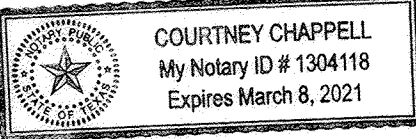
OWNER/DEVELOPER:  
BRIAN BARRON  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259

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 29th DAY OF May, A.D. 2018  
COURTNEY CHAPPELL  
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF NAPALITO SUBDIVISION 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: \_\_\_\_\_

BY: \_\_\_\_\_

CHAIRMAN  
SECRETARY

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, P.E.  
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 PAESSANOS PKWY., SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

