

#### 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
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998300289.
- A PORTION OF THE REFERENCED PROPERTY IS IN ZONE AE, AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND REFERENCED PROPERTY IS ALSO IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 585 OF 785, COMMUNITY PANEL NO. 48029 C 0585 H, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

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 BY.

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.

JAMES L. JANISSE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY., SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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

OWNER :  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, STE. 101  
SAN ANTONIO, TX 78259  
PH. (210) 403-6292  
(12' OFF-LOT SANITARY SEWER EASEMENT, 0.008 ACRES)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JERRY MORELL, 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 \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY TEXAS

#### NOTES:

- 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 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 OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REPUBLIC CREEK SUBDIVISION, UNIT 1, SHALL BE THE RESPONSIBILITY OF THE REPUBLIC CREEK SUBDIVISION HOMEOWNERS' 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-LOT 903, BLOCK 2; LOT 901-LOT 905, BLOCK 5

#### TXDOT NOTE

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE BACKSTOP AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ACCESS POINT(S) ALONG INTERSTATE HIGHWAY (LOOP) 410 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 426.11 FT.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	278.67'	55.00'	38.30'	290°18'01"	62.86'	N74°43'43"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°31'22"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°28'38"W
C4	10.85'	75.00'	5.44'	8°17'23"	10.84'	S85°22'41"W
C5	5.10'	15.00'	2.57'	19°28'16"	5.07'	N05°32'09"E
C6	61.84'	225.00'	31.12'	15°44'55"	61.65'	S07°23'50"W
C7	48.10'	175.00'	24.20'	15°44'55"	47.95'	N07°23'50"E
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°28'38"W
C9	17.94'	125.00'	8.99'	8°13'30"	17.93'	S85°20'44"W
C10	32.37'	25.00'	18.90'	74°11'12"	30.16'	S52°21'53"W
C11	18.46'	15.00'	10.61'	70°31'44"	17.32'	N39°27'51"W
C12	25.13'	8.00'	INFINITY	180°00'00"	16.00'	S15°16'17"W
C13	25.13'	8.00'	INFINITY	180°00'00"	16.00'	N15°16'17"E
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N60°16'17"E
C15	9.97'	15.00'	5.18'	38°04'36"	9.79'	N03°46'01"W
C16	131.20'	50.00'	188.84'	150°20'23"	96.67'	N52°21'53"E
C17	9.97'	15.00'	5.18'	38°04'36"	9.79'	S71°30'13"E
C18	10.77'	75.00'	5.39'	8°13'30"	10.76'	N85°20'44"E
C19	18.09'	125.00'	9.06'	8°17'23"	18.07'	N85°22'41"E
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°31'22"W
C21	39.30'	25.00'	25.03'	90°03'53"	35.38'	N44°29'26"E
C22	10.44'	15.00'	5.44'	39°51'41"	10.23'	N70°32'48"W
C23	148.17'	50.00'	559.54'	169°47'14"	99.60'	S44°29'26"W
C24	10.44'	15.00'	5.44'	39°51'41"	10.23'	S20°28'21"E
C25	65.81'	75.00'	35.20'	50°16'43"	63.72'	S24°35'51"W
C26	101.74'	225.00'	51.75'	25°54'27"	100.87'	S62°41'26"W
C27	14.31'	100.00'	7.17'	8°12'02"	14.30'	S79°44'41"W
C28	24.31'	120.00'	12.20'	11°36'33"	24.27'	N68°57'13"E
C29	124.35'	275.00'	63.25'	25°54'27"	123.29'	N62°41'26"E
C30	109.69'	125.00'	58.66'	50°16'43"	106.21'	N24°35'51"E
C31	14.44'	15.00'	7.83'	55°09'00"	13.89'	S12°18'13"E
C32	14.44'	15.00'	7.83'	55°09'00"	13.89'	N42°50'48"E
C33	34.36'	125.00'	17.29'	15°44'55"	34.25'	S07°23'50"W
C34	20.61'	75.00'	10.37'	15°44'55"	20.55'	N07°23'50"E
C35	26.04'	15.00'	17.71'	99°28'28"	22.89'	N13°24'42"E
C36	1.50'	15.00'	0.75'	5°44'30"	1.50'	N42°11'56"W
C37	15.34'	100.00'	7.69'	8°47'31"	15.33'	S79°26'58"W
C38	64.02'	180.00'	32.35'	20°22'46"	63.69'	S64°51'49"W
C39	21.01'	15.00'	12.64'	80°15'22"	19.33'	N85°11'53"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 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

OWNER :  
B.V. JERRY MORELL, MANAGER  
DELHI SERVICES LLC  
11122 WURZBACH RD, STE. 103  
SAN ANTONIO, TX 78230  
PH. (210) 558-3393  
(16' OFF-LOT SANITARY SEWER EASEMENT, 0.975 ACRES)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JERRY MORELL, 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 \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY TEXAS

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2340746) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS 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 35-177(b)(5)(C).

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

#### EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0585H, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN, PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

#### RESIDENTIAL FINISHED FLOOR ELEVATION:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

#### SAWS DEDICATION NOTE:

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

#### 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 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 WASTEWATER SERVICE CONNECTION.

#### 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 1,000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

#### INGRESS / EGRESS NOTE (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 NOTE (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.

#### SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

#### 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 DISTRICTS 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.

#### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- ☒ MON = FOUND TXDOT MON.
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- PGS. = PAGES
- N.C.B. = NEW CITY BLOCK
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA. T.V. = CABLE TELEVISION
- 950— = PROPOSED CONTOURS
- 950— = EXISTING CONTOURS
- C— = CENTERLINE OF STREET
- = TRACT BOUNDARY
- FFE-XXX.XX = MINIMUM FINISHED FLOOR ELEVATIONS

#### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 10' WATER LINE EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.139 ACRES)
- VARIABLE WIDTH R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.008 ACRES)
- 12' SANITARY SEWER EASEMENT
- 1' ELECTRIC R.O.W. AGREEMENT (VOL. 7513, PG. 404 & VOL. 16830, PG. 651 O.P.R.)
- 2' R.O.W. AGREEMENT (VOL. 1727, PG. 562 O.P.R.)

PLAT NUMBER: 180097

#### SUBDIVISION PLAT ESTABLISHING REPUBLIC CREEK, UNIT 1

BEING A TOTAL OF 16.84 ACRE TRACT OF LAND, INCLUSIVE OF 0.12 ACRES OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, NEW CITY BLOCK 10881, OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667 AND OUT OF A 32.22 ACRE TRACT OF LAND AND A 3.289 ACRE TRACT OF LAND AS CONVEYED TO SCOOPY INVESTMENTS LLC., OF RECORD IN VOLUME 18753 PAGE 980 AND VOLUME 18753 PAGE 584 RESPECTIVELY OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF A 20.1702 ACRE TRACT CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOC.# 20190008955, AND A 42.801 ACRE TRACT CONVEYED TO DELHI SERVICES LLC. IN VOLUME 15453 PAGE 2008 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**KFW**  
ENGINEERS + SURVEYING  
FIRM# 9513 FIRM# 10122300  
3421 PAESANOS PKWY., SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: (210) 979-8444  
FAX: (210) 979-8441

DEVELOPER:  
SCOOPY INVESTMENTS, LLC.  
1202 W. BITTERS RD, BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PH. (210) 493-2811

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

OWNER / DEVELOPER :  
SCOOPY INVESTMENTS, LLC.  
1202 W. BITTERS RD, BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PH. (210) 493-2811  
(15.85 ACRES)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON HARTMAN, 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 \_\_\_\_\_ A.D. \_\_\_\_\_

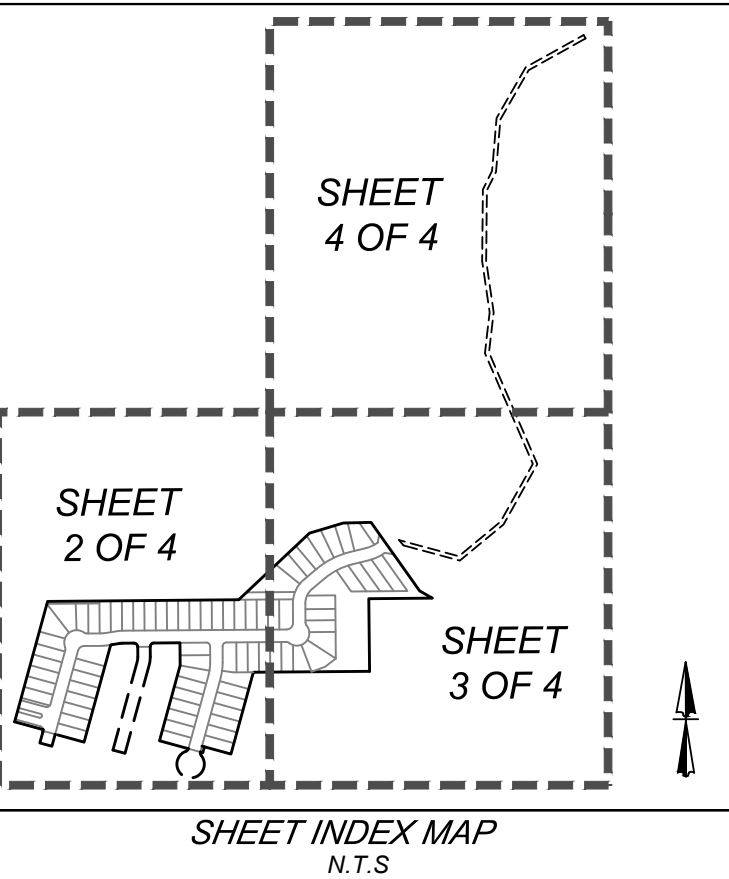
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF REPUBLIC CREEK, UNIT 1 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



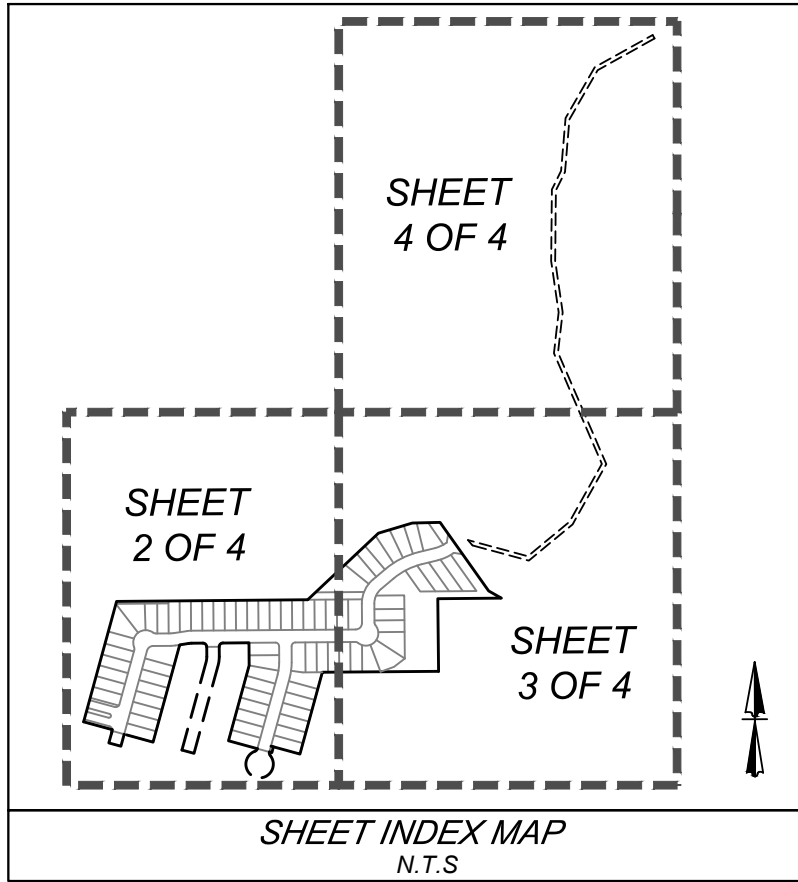
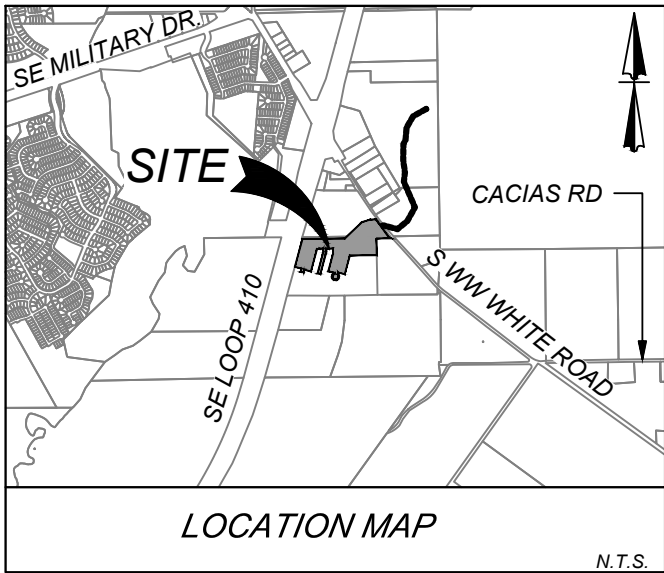
SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES  
AND PLATTING NOTES

**PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT**

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#### KEY NOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② VARIABLE WIDTH CLEAR VISION EASEMENT
- ③ 10' WATER LINE EASEMENT
- ④ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑤ VARIABLE WIDTH R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.139 ACRES)
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STATE OF TEXAS  
COUNTY OF BEJAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEJAR

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.

JAMES L. JANISSE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY., SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEJAR

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 :  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, STE. 101  
SAN ANTONIO, TX 78259  
PH. (210) 403-6292  
(12' OFF-LOT SANITARY SEWER EASEMENT, 0.008 ACRES)

STATE OF TEXAS  
COUNTY OF BEJAR

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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC BEJAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEJAR

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 :  
BY: JERRY MORELL, MANAGER  
DELHI SERVICES LLC  
11122 WURZBACH RD. STE. 103  
SAN ANTONIO, TX 78230  
PH. (210) 558-3393  
(16' OFF-LOT SANITARY SEWER EASEMENT, 0.975 ACRES)

STATE OF TEXAS  
COUNTY OF BEJAR

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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC BEJAR COUNTY TEXAS

#### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- ☒ MON = FOUND TXDOT MON.
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- PGS. = PAGES
- N.C.B. = NEW CITY BLOCK
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA. T.V. = CABLE TELEVISION
- 950— = PROPOSED CONTOURS
- 950— = EXISTING CONTOURS
- C— = CENTERLINE OF STREET
- T— = TRACT BOUNDARY
- FFE: XXX.XX = MINIMUM FINISHED FLOOR ELEVATIONS

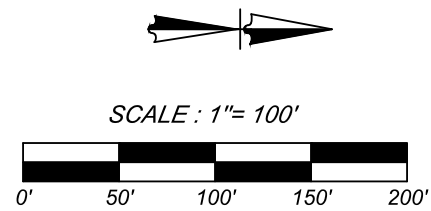
PLAT NUMBER: 180097

#### SUBDIVISION PLAT ESTABLISHING REPUBLIC CREEK, UNIT 1

BEING A TOTAL OF 16.84 ACRE TRACT OF LAND, INCLUSIVE OF 0.12 ACRES OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, NEW CITY BLOCK 10881, OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667 AND OUT OF A 32.22 ACRE TRACT OF LAND AND A 3.289 ACRE TRACT OF LAND AS CONVEYED TO SCOOPY INVESTMENTS LLC., OF RECORD IN VOLUME 18753 PAGE 980 AND VOLUME 18753 PAGE 584 RESPECTIVELY OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, AND OUT OF A 20.1702 ACRE TRACT CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOC.# 20190008955, AND A 42.801 ACRE TRACT CONVEYED TO DELHI SERVICES LLC. IN VOLUME 15453 PAGE 2008 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS



DEVELOPER:  
SCOOPY INVESTMENTS, LLC.  
1202 W. BITTERS RD, BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PH. (210) 493-2811



STATE OF TEXAS  
COUNTY OF BEJAR

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 :  
SCOOPY INVESTMENTS, LLC.  
1202 W. BITTERS RD, BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PH. (210) 493-2811  
(15.85 ACRES)

STATE OF TEXAS  
COUNTY OF BEJAR

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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

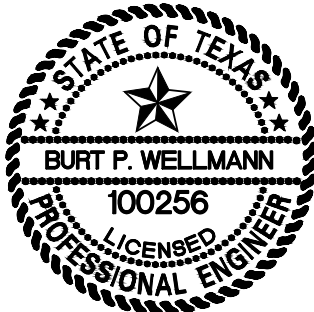
NOTARY PUBLIC BEJAR COUNTY TEXAS

THIS PLAT OF \_\_\_\_\_, REPUBLIC CREEK, UNIT 1, 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



SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES  
AND PLATTING NOTES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT