

LOCATION MAP  
NOT TO SCALE

- LEGEND**
- CB COUNTY BLOCK  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
PG PAGE(S)  
ROW RIGHT-OF-WAY  
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS  
VOL VOLUME  
DOC DOCUMENT  
NO. NUMBER  
AC ACRES  
LF LINEAR FEET  
SURVEYOR
- 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
○ SET 1/2" IRON ROD (PD)-ROW  
● EASEMENT P.I. POINT  
--- CENTERLINE  
--- EXISTING CONTOURS  
--- PROPOSED CONTOURS  
--- MINIMUM FINISHED FLOOR ELEVATION  
--- CITY LIMITS LINE
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
3 1' VEHICULAR NON-ACCESS AND WALL EASEMENT (NOT-TO-SCALE)  
4 15' BUILDING SETBACK LINE  
5 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
6 118' DIAMETER DRAINAGE, CONSTRUCTION, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV & TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (OFF-LOT 0.25 AC. PERMEABLE)  
7 14' VARIABLE WIDTH STREET DEDICATION (0.27 AC.)
- 15 12' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (OFF-LOT 0.49 AC. PERMEABLE)  
16 12' WATER EASEMENT (OFF-LOT 0.03 AC. PERMEABLE)  
1 185' ELECTRIC TRANSMISSION EASEMENT (VOL 6249, PG 793-796 DPR)  
2 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9576, PG 76 DPR)  
3 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9576, PG 76 DPR)  
4 12' PERMANENT WATER EASEMENT (VOL 17561, PGS 888-908 DPR)  
5 50'X50' PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED RIGHT OF WAY (VOL 20001, PGS 229-230 PR)  
6 50'X50' PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED RIGHT OF WAY (VOL 20001, PGS 229-230 PR)  
7 30' DRAINAGE EASEMENT (VOL 20001, PGS 229-230 PR)  
8 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 229-230 PR)  
9 20' BUILDING SETBACK LINE (VOL 20001, PGS 229-230 PR)  
10 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 229-230 PR)  
11 SOIL CONSERVATION DISTRICT EASEMENT (VOL 4461, PG 249 DPR) (VOL 4725, PG 81 DPR) (VOL 5559, PG 315 DPR)

**CPS/SAWS/COSA UTILITY:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "SANITARY SEWER EASEMENT," "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PAROILING, AND REPAIRING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**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.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS 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.

STATE OF TEXAS  
COUNTY OF BEXAR

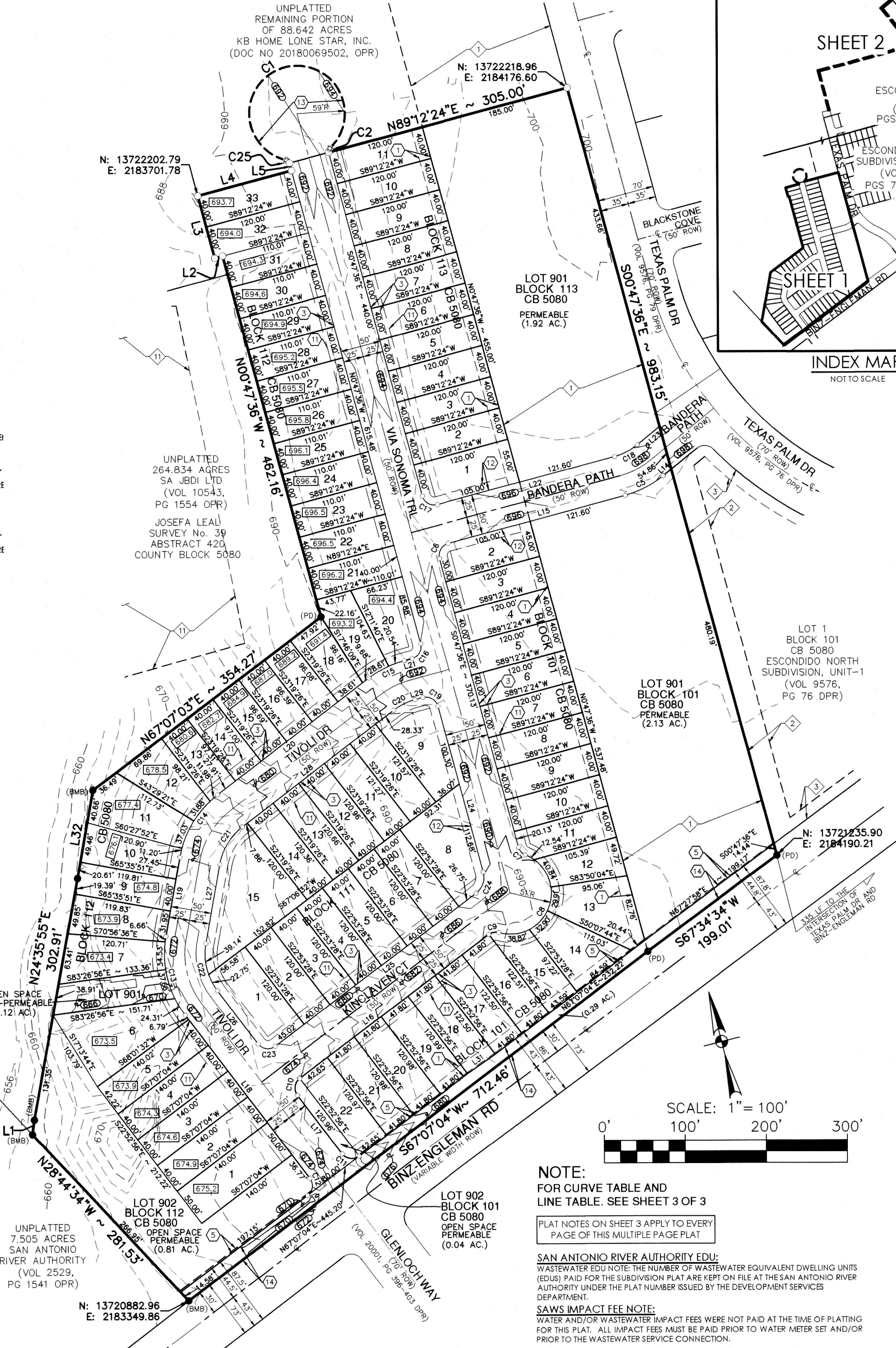
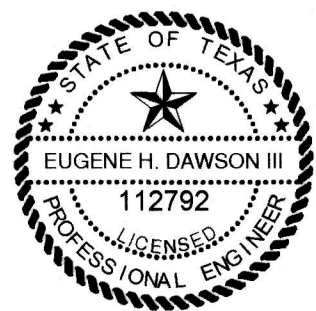
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

*E. Buchanan* 02/21/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET 2

ESCONDIDO NORTH, UNIT-6A (VOL 20001, PGS 229-230 PR)

ESCONDIDO NORTH SUBDIVISION, UNIT-2 (VOL 9576, PGS 79-81 DPR)

INDEX MAP  
NOT TO SCALE

LOT 901 BLOCK 113 CB 5080 PERMEABLE (1.92 AC.)

LOT 901 BLOCK 101 CB 5080 PERMEABLE (2.13 AC.)

LOT 902 BLOCK 101 CB 5080 OPEN SPACE PERMEABLE (0.04 AC.)

UNPLATTED 7.505 ACRES SAN ANTONIO RIVER AUTHORITY (VOL 2529, PG 1541 OPR)

UNPLATTED REMAINING PORTION OF 88.642 ACRES KB HOME LONE STAR, INC. (DOC NO 20180069502, OPR)

UNPLATTED 264.834 ACRES SA JBDI LTD SURVEY No. 39 ABSTRACT 420 COUNTY BLOCK 5080

JOSEFA LEAL SURVEY No. 39 ABSTRACT 420 COUNTY BLOCK 5080

UNPLATTED 7.505 ACRES SAN ANTONIO RIVER AUTHORITY (VOL 2529, PG 1541 OPR)

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**PLAT NUMBER 180359**

**SUBDIVISION PLAT ESTABLISHING**  
**ESCONDIDO NORTH, UNIT-7**

BEING A 18.37 ACRE TRACT OF LAND OUT OF A 88.642 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20180069502 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800  
DATE OF PREPARATION: February 20, 2019

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  
TEL. NO. (210) 306-1316

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 22<sup>ND</sup> DAY OF February, A.D. 2019.

**VERONICA A. BOSQUEZ**  
Notary Public, State of Texas  
Comm. Expires 12-06-2021  
Notary ID 129647684

THIS PLAT OF ESCONDIDO NORTH SUBDIVISION, UNIT-7, BEING A 18.37 ACRE TRACT OF LAND OUT OF A 88.642 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20180069502 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEXAR COUNTY, 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

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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

**NOTE:**  
FOR CURVE TABLE AND LINE TABLE. SEE SHEET 3 OF 3  
PLAT NOTES ON SHEET 3 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**SAN ANTONIO RIVER AUTHORITY EDU:**  
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**SAWS 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.

**SHEET 1 OF 3**





|      |   |     |  |
|------|---|-----|--|
| CB   | COUNTY BLOCK  | 15' | 12' WATER EASEMENT<br>(ENTIRE EASEMENT TO EXPIRE<br>UPON INCORPORATION INTO<br>PLATTED PUBLIC STREET<br>RIGHT OF WAY)<br>(OFF-LOT 0.49 AC. PERMEABLE)  |
| DRP  | DEED AND PLAT RECORDS<br>OF BEXAR COUNTY, TEXAS   |     |  |
| DR   | DEED RECORDS OF<br>BEXAR COUNTY, TEXAS  |     |  |
| PR   | PLAT RECORDS OF<br>BEXAR COUNTY, TEXAS<br>PAGE(S)   | 16' | 12' WATER EASEMENT<br>(OFF-LOT 0.03 AC. PERMEABLE)   |
| PG   | RIGHT-OF-WAY  |     |  |
| OPR  | OFFICIAL PUBLIC RECORDS<br>(OFFICIAL PUBLIC RECORDS<br>OF REAL PROPERTY)<br>OF BEXAR COUNTY, TEXAS  | 17' | 185' ELECTRIC TRANSMISSION<br>EASEMENT<br>(VOL. 6249, PG 793-796 DR)   |
|      |   | 18' | 28' ELECTRIC, GAS, TELEPHONE<br>AND CABLE TV EASEMENT<br>(VOL. 9576, PG 76 DPR)  |
| VOL  | VOLUME  | 19' | 14' ELECTRIC, GAS, TELEPHONE<br>AND CABLE TV EASEMENT<br>(VOL. 9576, PG 76 DPR)  |
| DOC  | DOCUMENT  |     |  |
| NO.  | NUMBER  |     |  |
| AC   | ACRE(S)   |     |  |
| LF   | LINEAR FEET   | 20' | 12' PERMANENT WATER EASEMENT<br>(VOL. 17561, PGS 888-908 OPR)  |
| ●    | FOUND 1/2" IRON ROD<br>(UNLESS NOTED OTHERWISE)   | 21' | 50'X70' PERMEABLE, SANITARY<br>SEWER, WATER, ELECTRIC, GAS<br>CABLE TELEVISION AND<br>DRAINAGE EASEMENT TO EXPIRE<br>UPON INCORPORATION INTO<br>PLATTED RIGHT OF WAY<br>(VOL. 20001, PGS 229-230 PR) |
| (OR) |   | 22' | 50'X50' PERMEABLE, SANITARY<br>SEWER, WATER, ELECTRIC, GAS<br>CABLE TELEVISION AND<br>DRAINAGE EASEMENT TO EXPIRE<br>UPON INCORPORATION INTO<br>PLATTED RIGHT OF WAY<br>(VOL. 20001, PGS 229-230 PR) |
| ---  | CENTERLINE  |     |  |
| ---  | EXISTING CONTOURS   |     |  |
| ---  | PROPOSED CONTOURS   |     |  |
| ---  | MINIMUM FINISHED<br>FLOOR ELEVATION   |     |  |
| ---  | CITY LIMITS LINE  |     |  |
| 1    | 14' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT   | 23' | 30' DRAINAGE EASEMENT<br>(VOL. 20001, PGS 229-230 PR)  |
| 2    | 10' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT   | 24' | 10' ELECTRIC, GAS, TELEPHONE<br>AND CABLE TV EASEMENT<br>(VOL. 20001, PGS 229-230 PR)  |
| 3    | 1' VEHICULAR NON-ACCESS<br>AND WATER EASEMENT (NOT-TO-SCALE)  | 25' | 20' BUILDING SETBACK LINE<br>(VOL. 20001, PGS 229-230 PR)  |
| 4    | 15' BUILDING SETBACK LINE   | 26' | 1' VEHICULAR NON-ACCESS<br>EASEMENT (NOT-TO-SCALE)<br>(VOL. 20001, PGS 229-230 PR)   |
| 5    | 10' BUILDING SETBACK LINE   |     |  |
| 6    | 10' BUILDING, TELEPHONE<br>AND CABLE TV EASEMENT  |     |  |
| 7    | 118" DIAMETER DRAINAGE,<br>CONSTRUCTION, SANITARY<br>SEWER, WATER, GAS, ELECTRIC,<br>TELEPHONE, CABLE TV & TURNAROUND<br>EASEMENT (ENTIRE EASEMENT TO<br>EXPIRE UPON INCORPORATION INTO<br>PLATTED PUBLIC STREET<br>RIGHT OF WAY)<br>(OFF-LOT 0.25 AC. PERMEABLE) | 27' | SOIL CONSERVATION<br>DISTRICT EASEMENT<br>(VOL. 4461, PG 201 DR)<br>(VOL. 4725, PG 315 DR)<br>(VOL. 5559, PG 818 DR)   |
| 8    | VARIABLE WIDTH STREET DEDICATION (0.27 AC.)   |     |  |

[illegible]

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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.

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.

*Burhan* 02/21/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED  
304.411 ACRES  
304 LIBERTE, JV  
(VOL 18684,  
PG 1831 OPR)

UNPLATTED  
— REMAINING PORTION OF  
88.642 ACRES  
KB HOME LONE STAR, INC.  
(DOC NO 20180069502, OPR)

UNPLATTED  
REMAINING PORTION OF  
88.642 ACRES  
KB HOME LONE STAR, INC.  
(DOC NO 20180069502, OPR)

JOSEFA LEAL  
SURVEY No. 39  
ABSTRACT 420  
COUNTY BLOCK 5080

UNPLATTED  
REMAINING PORTION OF  
88.642 ACRES  
KB HOME LONE STAR, INC.  
(DOC NO 20180069502, OPR)  
JOSEFA LEAL  
SURVEY No. 39  
ABSTRACT 420  
COUNTY BLOCK 5080

UNPLATTED  
REMAINING PORTION OF  
88.642 ACRES  
KB HOME LONE STAR, INC.  
(DOC NO 20180069502, OPR)  
JOSEFA LEAL  
SURVEY No. 39  
ABSTRACT 420  
COUNTY BLOCK 5080

N: 13724165.72  
E: 2184205.65

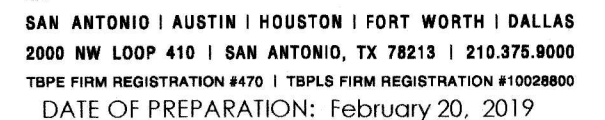
BLOCK 107  
CB 5080  
2  
ESCONDIDO NORTH  
UNIT-6A  
(VOL 20001,  
PGS 229-230 PR)

NOTE:  
FOR CURVE TABLE AND  
LINE TABLE, SEE SHEET 3 OF 3

PLAT NOTES ON SHEET 3 APPLY TO EVERY  
PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3

BEING A 18.37 ACRE TRACT OF LAND OUT OF A 88.642 ACRE TRACT  
RECORDED IN DOCUMENT NUMBER 20180069502 OF THE OFFICIAL PUBLIC  
RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY  
NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEXAR COUNTY,  
TEXAS.



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  
TEL. NO. (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 22<sup>nd</sup> DAY OF February A.D. 2016

*Veronica A. Bosquez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

VERONICA A. BOSQUEZ  
Notary Public, State of Texas  
Comm. Expires 12-09-2022  
Notary ID 129647694

THIS PLAT OF ESCONDIDO NORTH, UNIT-7 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

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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS





PLAT NUMBER 180359

SUBDIVISION PLAT ESTABLISHING  
ESCONDIDO NORTH, UNIT-7

BEING A 18.37 ACRE TRACT OF LAND OUT OF A 88.642 ACRE TRACT  
RECORDED IN DOCUMENT NUMBER 20180069502 OF THE OFFICIAL PUBLIC  
RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY  
NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, 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 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 20, 2019

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*  
JOE HERNANDEZ  
KB HOME LONE STAR INC.  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
TEL. NO. (210) 306-1316

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 22<sup>ND</sup> DAY OF February, A.D. 2019.

*Veronica A. Bosquez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ESCONDIDO NORTH, UNIT-7 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

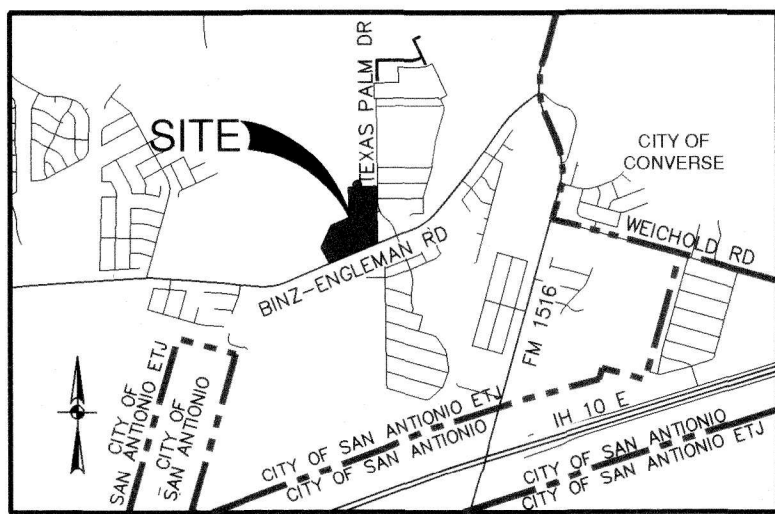
CERTIFICATE OF APPROVAL

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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- DOC DOCUMENT
- NO. NUMBER
- AC ACRES
- LF LINEAR FEET
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
- CENTERLINE
- 670- EXISTING CONTOURS
- 670- PROPOSED CONTOURS
- 675 MINIMUM FINISHED FLOOR ELEVATION
- CITY LIMITS LINE
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 1' VEHICULAR NON-ACCESS AND WALL EASEMENT (NOT-TO-SCALE)
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 118' DIAMETER DRAINAGE, CONSTRUCTION, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV & TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (OFF-LOT 0.25 AC. PERMEABLE)
- 14' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (OFF-LOT 0.49 AC. PERMEABLE)
- 12' WATER EASEMENT (OFF-LOT 0.03 AC. PERMEABLE)
- 185' ELECTRIC TRANSMISSION EASEMENT (VOL 6249, PG 793-796 DR)
- 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9576, PG 76 DPR)
- 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9576, PG 76 DPR)
- 12' PERMANENT WATER EASEMENT (VOL 17561, PGS 888-908 OPR)
- 50'X70' PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED RIGHT OF WAY (VOL 20001, PGS 229-230 PR)
- 50'X50' PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED RIGHT OF WAY (VOL 20001, PGS 229-230 PR)
- 30' DRAINAGE EASEMENT (VOL 20001, PGS 229-230 PR)
- 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 229-230 PR)
- 20' BUILDING SETBACK LINE (VOL 20001, PGS 229-230 PR)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 229-230 PR)
- SOIL CONSERVATION DISTRICT EASEMENT (VOL 4461, PG 249 DR) (VOL 4725, PG 81 DR) (VOL 5559, PG 315 DR)
- VARIABLE WIDTH STREET DEDICATION (0.27 AC.)

CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS)) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS 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 ALTERATIONS.
- THIS PLAT DOES NOT ALTER, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

*G. E. Buchanan*  
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.

*G. E. Buchanan* 02/21/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT ENCROACHMENTS:

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED  
WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR 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 EASEMENT AND TO  
MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES  
ABOVE FINAL ADJACENT GRADE.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2395252) WHICH  
REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT  
BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON  
ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS  
SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE  
HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN  
ANTONIO ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT  
PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW  
DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN  
ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL  
DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE  
REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND  
RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE  
AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE  
OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING,  
REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS  
AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND  
VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR  
MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, IT IS AGREED AND  
UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED  
WITHIN SAID EASEMENT AREAS WITH OUT AN ENCROACHMENT AGREEMENT WITH  
SARA.

SAN ANTONIO RIVER AUTHORITY SEWER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE  
DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN  
ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS  
WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

SAN ANTONIO RIVER AUTHORITY EDU:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS  
(EDUS) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER  
AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES  
DEPARTMENT.

SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE DEVELOPER OR BEXAR COUNTY AND  
ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE  
SAVE AREAS, INCLUDING LOT 901-902, BLOCK 101, LOT 901-902, BLOCK 112 AND LOT  
901, BLOCK 113, CB 5080, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER  
NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY  
OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS  
AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOTS 901-902, BLOCK 101, LOT 902, BLOCK 112 AND LOT 901, BLOCK 113,  
CB 5080 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA  
AND SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT,  
LOT 901, BLOCK 112, CB 5080 IS DESIGNATED AS AN OPEN SPACE AND AS A  
COMMON AREA AND A PUBLIC DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS,  
TELEPHONE AND CABLE TV EASEMENT.

SAWS DEDICATION NOTE:

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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 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.

SAWS 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 ACCESS NOTE:

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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS  
WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0430Q, EFFECTIVE DATE  
SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT  
OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

| CURVE TABLE |         |            |               |         |         |
|-------------|---------|------------|---------------|---------|---------|
| CURVE #     | RADIUS  | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 59.00'  | 304°05'37" | N89°12'24"E   | 55.31'  | 313.14' |
| C2          | 5.00'   | 62°02'49"  | S30°13'48"W   | 5.15'   | 5.41'   |
| C3          | 313.00' | 24°25'44"  | N76°59'32"E   | 132.44' | 133.45' |
| C4          | 325.00' | 24°25'44"  | S76°59'32"W   | 137.52' | 138.57' |
| C5          | 125.00' | 24°18'05"  | S77°03'22"W   | 52.62'  | 53.02'  |
| C6          | 15.00'  | 90°00'00"  | S44°12'24"W   | 21.21'  | 23.56'  |
| C7          | 14.00'  | 53°07'48"  | S27°21'30"E   | 12.52'  | 12.98'  |
| C8          | 51.00'  | 174°09'45" | S33°09'28"W   | 101.87' | 155.03' |
| C9          | 14.00'  | 53°07'48"  | N86°19'33"W   | 12.52'  | 12.98'  |
| C10         | 15.00'  | 89°59'28"  | S22°06'48"W   | 21.21'  | 23.56'  |
| C11         | 15.00'  | 90°00'00"  | S67°52'56"E   | 21.21'  | 23.56'  |
| C12         | 15.00'  | 89°59'58"  | N22°07'03"E   | 21.21'  | 23.56'  |
| C13         | 125.00' | 47°17'05"  | N04°45'36"E   | 100.26' | 103.16' |
| C14         | 125.00' | 42°16'25"  | N45°32'22"E   | 90.15'  | 92.23'  |
| C15         | 125.00' | 22°31'50"  | N77°56'29"E   | 48.84'  | 49.15'  |
| C16         | 15.00'  | 90°00'00"  | N44°12'24"E   | 21.21'  | 23.56'  |
| C17         | 15.00'  | 90°00'00"  | S45°47'36"E   | 21.21'  | 23.56'  |
| C18         | 75.00'  | 24°18'05"  | N77°03'22"E   | 31.57'  | 31.81'  |
| C19         | 15.00'  | 90°00'00"  | N45°47'36"W   | 21.21'  | 23.56'  |
| C20         | 75.00'  | 22°31'50"  | S77°56'29"W   | 29.30'  | 29.49'  |
| C21         | 75.00'  | 42°16'25"  | S45°32'22"W   | 54.09'  | 55.34'  |
| C22         | 75.00'  | 47°17'05"  | S04°45'36"W   | 60.15'  | 61.90'  |
| C23         | 15.00'  | 90°00'32"  | S67°53'12"E   | 21.21'  | 23.56'  |
| C24         | 25.00'  | 67°54'08"  | N33°09'28"E   | 27.92'  | 29.63'  |
| C25         | 5.00'   | 62°02'49"  | N31°49'00"W   | 5.15'   | 5.41'   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L1         | N21°51'44"E | 18.22'  |
| L2         | S89°12'24"W | 9.99'   |
| L3         | N0°47'36"W  | 80.00'  |
| L4         | N89°12'24"E | 120.00' |
| L5         | N0°47'36"W  | 9.60'   |
| L6         | S89°12'24"W | 12.00'  |
| L7         | N64°50'00"E | 53.03'  |
| L8         | N64°50'00"E | 126.35' |
| L9         | S25°10'04"E | 12.00'  |
| L10        | S64°50'00"W | 114.35' |
| L11        | S64°50'00"W | 12.00'  |
| L12        | N25°10'00"W | 121.99' |
| L13        | S64°50'00"W | 53.01'  |
| L14        | S64°54'19"W | 13.12'  |
| L15        | S89°12'24"W | 226.60' |
| L16        | S67°06'32"W | 293.45' |
| L17        | S22°52'56"E | 90.96'  |
| L18        | N22°52'56"W | 253.56' |
| L19        | N24°24'09"E | 99.40'  |
| L20        | N66°40'34"E | 236.19' |
| L21        | N89°12'24"E | 10.10'  |
| L22        | N89°12'24"E | 226.60' |
| L23        | N64°54'19"E | 35.70'  |
| L24        | N0°47'36"W  | 212.98' |
| L25        | N67°06'32"E | 311.78' |
| L26        | S22°52'56"E | 82.59'  |
| L27        | S24°24'09"W | 99.40'  |
| L28        | S66°40'34"W | 236.19' |
| L29        | S89°12'24"W | 10.10'  |
| L30        | N25°10'00"W | 12.00'  |
| L31        | N69°10'23"E | 41.83'  |
| L32        | N24°17'01"E | 110.73' |

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

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