

- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 240 OF 785, COMMUNITY PANEL NO. 48029C0240G, DATED SEPTEMBER 29, 2010.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD89 (GEOID09).
 - ADJOINERS SHOWN HEREON ARE PER CURRENT BEAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

- CPS/SAWS/COSAS/UTILITY NOTE:**
- 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," "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 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.
 - 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.

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 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 BEAR COUNTY SHALL HAVE THE RIGHT OF 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.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.32	S44°33'20"W	L13	15.92	S89°50'33"W
L2	44.45	N89°50'33"E	L14	42.93	N0°09'27"W
L3	44.45	S89°50'33"W	L15	15.71	S45°09'27"E
L4	37.60	S0°09'27"E	L16	34.87	N0°09'27"W
L5	64.03	S7°35'12"E	L17	10.00	N89°16'07"W
L6	34.70	S0°09'27"E	L18	15.71	N45°09'27"W
L7	21.00	S45°09'27"E	L19	47.07	N0°09'27"W
L8	25.78	N22°39'56"W	L20	7.63	N45°09'27"W
L9	45.13	S20°56'48"E	L21	50.42	S21°49'22"E
L10	54.43	S51°41'37"E	L22	44.47	S0°09'27"E
L11	9.87	S58°09'09"W	L23	30.00	S44°16'07"W
L12	20.00	S40°14'34"W	L24	18.67	N0°09'27"W

STATE OF TEXAS
COUNTY OF BEAR

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.

GEORGE L. WERON
98203
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

24 APRIL 2019

RESIDENTIAL FIRE FLOW:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER AND/OR PROPERTY OWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS IMPACT FEE:
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.

SAWS WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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

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.

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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2438119) 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 TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(H).

OPEN SPACE:
LOT 903, BLOCK 4, IS DESIGNATED AS OPEN SPACE, PRIVATE DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT.

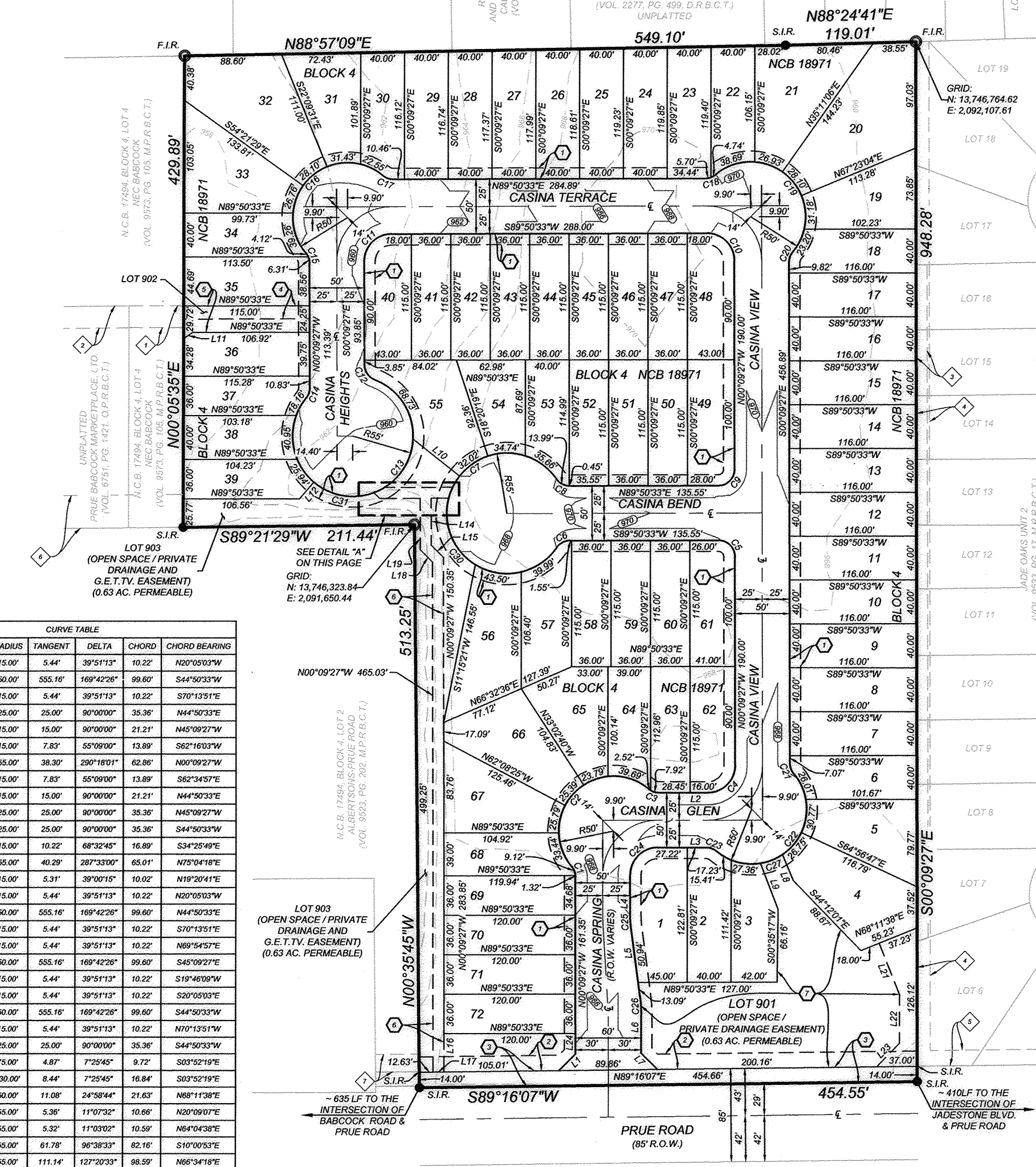
MICHAEL J. JANSEN AND REBECCA L. JANSEN
CALLED 1.370 ACRES
(VOL. 5880, PG. 1, O.P.R.B.C.T.)
UNPLATTED

ARIAN, LLC
CALLED 1.412 ACRES
(VOL. 12634, PG. 258, O.P.R.B.C.T.)
UNPLATTED

RENE G. GARCIA AND MICHELLE GARCIA
CALLED 0.193 ACRES
(VOL. 10330, PG. 463, O.P.R.B.C.T.)
UNPLATTED

FRANK VAUGHAN
(TITLE APPEARS TO BE VESTED IN MRS. HENRY C. HILL)
REMAINDER OF CALLED 82 ACRES
(VOL. 2277, PG. 499, D.R.B.C.T.)
UNPLATTED

JADE OAKS UNITS 3 & 4
(VOL. 9538, PG. 158, M.P.R.B.C.T.)



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	10.43	15.00	5.44	39°51'13"	10.22	N20°05'03"W
C2	148.10	50.00	555.16	169°42'28"	99.60	S44°50'33"W
C3	10.43	15.00	5.44	39°51'13"	10.22	S70°13'51"E
C4	39.27	25.00	25.00	90°00'00"	35.36	N44°50'33"E
C5	23.56	15.00	15.00	90°00'00"	21.21	N45°09'27"W
C6	14.44	15.00	7.83	55°09'00"	13.89	S62°16'03"W
C7	278.67	55.00	38.30	290°18'01"	62.86	N00°09'27"W
C8	14.44	15.00	7.83	55°09'00"	13.89	S62°34'57"E
C9	23.56	15.00	15.00	90°00'00"	21.21	N44°50'33"E
C10	39.27	25.00	25.00	90°00'00"	35.36	N45°09'27"W
C11	39.27	25.00	25.00	90°00'00"	35.36	S44°50'33"W
C12	17.95	15.00	10.22	68°32'45"	16.89	S34°25'49"E
C13	276.03	55.00	40.39	287°33'00"	65.01	N75°04'18"E
C14	10.21	15.00	5.31	39°00'15"	10.02	N70°20'41"E
C15	10.43	15.00	5.44	39°51'13"	10.22	N20°05'03"W
C16	148.10	50.00	555.16	169°42'28"	99.60	N44°50'33"E
C17	10.43	15.00	5.44	39°51'13"	10.22	S70°13'51"E
C18	10.43	15.00	5.44	39°51'13"	10.22	N89°54'57"E
C19	148.10	50.00	555.16	169°42'28"	99.60	S45°09'27"E
C20	10.43	15.00	5.44	39°51'13"	10.22	S19°46'09"W
C21	10.43	15.00	5.44	39°51'13"	10.22	S20°09'03"E
C22	148.10	50.00	555.16	169°42'28"	99.60	S44°50'33"W
C23	10.43	15.00	5.44	39°51'13"	10.22	N70°13'51"W
C24	39.27	25.00	25.00	90°00'00"	35.36	S44°50'33"W
C25	9.72	75.00	4.87	7°25'45"	9.72	S03°52'19"E
C26	16.86	130.00	8.44	7°25'45"	16.84	S03°52'19"E
C27	21.80	50.00	11.08	24°58'44"	21.63	N86°11'38"E
C28	10.68	55.00	5.38	11°07'32"	10.68	N20°09'07"E
C29	10.61	55.00	5.32	11°03'02"	10.59	N84°04'38"E
C30	92.77	55.00	61.78	96°38'33"	82.16	S10°00'53"E
C31	122.24	55.00	111.14	127°20'33"	88.59	N86°34'18"E

STORM WATER DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER AND/OR PROPERTY OWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 - 903, BLOCK 4, 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 BEAR COUNTY.

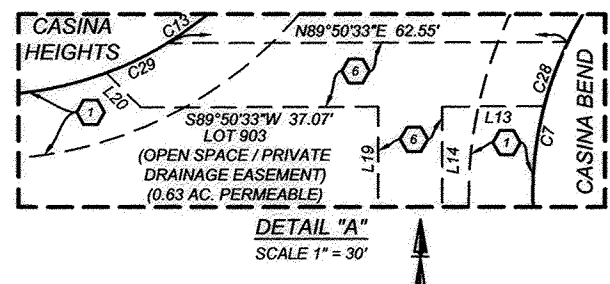
FLOODPLAIN NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0240G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

KEY NOTES

- 10' G.E.T.V.E
- 14' G.E.T.V.E
- 14' RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.15 AC.)
- 12' SANITARY SEWER EASEMENT LOT 902, BLOCK 4, NCB 18971
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.07 AC. PERMEABLE)
- 10' WATER EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.50 AC. PERMEABLE)
- 20' UTILITY EASEMENT TO CITY PUBLIC SERVICE BOARD FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES (VOL. 9573, PG. 105, M.P.R.B.C.T.) (VOL. 12575, PG. 785, O.P.R.B.C.T.)
- 20' UTILITY EASEMENT (VOL. 13507, PG. 1298, O.P.R.B.C.T.)
- 10' PRIVATE DRAINAGE EASEMENT (VOL. 9533, PG. 17, M.P.R.B.C.T.)
- 12' PRIVATE ELEC, GAS, TELE, & CATV EASEMENT (VOL. 9533, PG. 17, M.P.R.B.C.T.)
- 14' PRIVATE ELEC, GAS, TELE, & CATV EASEMENT (VOL. 9533, PG. 17, M.P.R.B.C.T.)
- 30' SLOPE EASEMENT (VOL. 5329 PG. 469, O.P.R.)
- 16' GAS, ELECTRIC, TEL, CATV, & SAN. SEWER EASEMENT (VOL. 9523, PG. 202, M.P.R.B.C.T.)

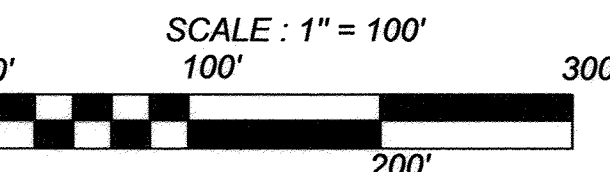
- LEGEND**
- PROPOSED CONTOURS
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - FOUND 12" IRON ROD
 - SET 12" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - RIGHT-OF-WAY
 - NEW CITY BLOCK
 - ACRES
 - CENTERLINE
 - G.E.T.V.E = GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - M.P.R.B.C.T. = MAP AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - D.R.B.C.T. = DEED RECORDS OF BEAR COUNTY, TEXAS
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS



PLAT NUMBER: LAND-PLAT-18-900063

SUBDIVISION PLAT OF THE CASINAS AT PRUE CROSSING

BEING A TOTAL OF 12.014 ACRE TRACT OF LAND, INCLUSIVE OF A 0.15 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574 IN NEW CITY BLOCK 17498 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS AND OUT OF A 24.952 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 5192, PAGE 1998 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. ESTABLISHING LOTS 1 - 72 AND 901 - 903, BLOCK 4, BEAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10123300

STATE OF TEXAS
COUNTY OF BEAR

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.

CHAD JOHANNESSEN
OWNER / DEVELOPER
CASINAS AT PRUE CROSSING, LLC.
ATTN: CHAD JOHANNESSEN
1251 LAKEFIELD DRIVE
CANYON LAKE, TEXAS 78133
(512) 270 - 9650

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **CHAD JOHANNESSEN**, 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 April, A.D. 2019

JUSTIN WARREN
Notary Public, State of Texas
Comm. Expires 04-01-2022
Notary ID 129769142

THIS PLAT OF THE CASINAS AT PRUE CROSSING 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