



LOCATION MAP
NOT-TO-SCALE

LEGEND

CB	COUNTY BLOCK	*	REPETITIVE BEARING
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	*	AND/OR DISTANCE
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	●	SEE COUNTY FINISHED FLOOR NOTE, SHEET 3 OF 3
NCB	NEW CITY BLOCK	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
VOL	VOLUME	1234.56	MINIMUM FINISHED FLOOR ELEVATION FOR SEWER
PG	PAGE(S)		
ROW	RIGHT-OF-WAY		
1146	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
	1% ANNUAL CHANCE (100-YR) ULTIMATE CONDITIONS FLOODPLAIN		
	CENTERLINE		
	CITY LIMIT LINE		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	15	13' RIGHT-OF-WAY DEDICATION (0.039 ACRE)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	16	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	17	VARIABLE RIGHT-OF-WAY DEDICATION (0.014 ACRES OFF LOT)
11	50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (OFF-LOT 0.116 ACRE)		
12	10' BUILDING SETBACK	1	16' SANITARY SEWER EASEMENT (VOL. 9613, PG. 109-110, DPR)
13	15' BUILDING SETBACK	2	135' ELECTRIC EASEMENT (VOL. 6063, PG. 425, DR)
14	VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 1.733 ACRE)	3	VARIABLE WIDTH FILL EASEMENT (POTRANCO MARKET-UNIT 6, DOCUMENT #20190018066)

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: DCI DEVELOPERS, LLC
DARREN CASEY
200 BASSE ROAD, SUITE 300
SAN ANTONIO, TEXAS 78209
(210)829-1717
(0.014 ACRE OFF LOT VARIABLE WIDTH ROW DEDICATION)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN CASEY 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 9 DAY OF May, A.D. 2019.

CHRISTINA GARCIA
My Notary ID # 129257659
Expires January 9, 2021
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

G. E. BUCHANAN
05/03/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS IMPACT FEE:

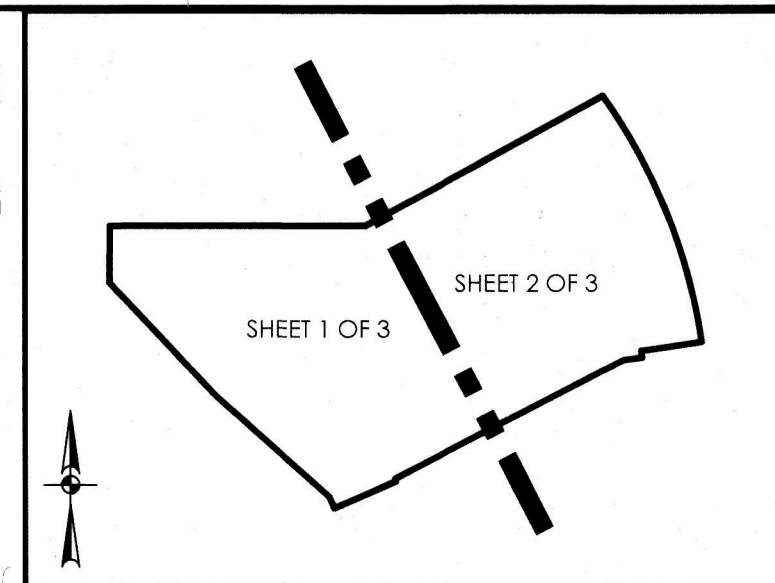
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

CURVE AND LINE TABLE
SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



INDEX MAP
SCALE: 1"=500'

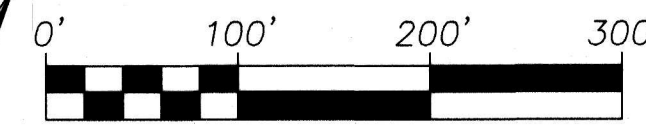
PLAT NUMBER 180453

SUBDIVISION PLAT

OF
DOVE CREEK UNIT-1

BEING A TOTAL OF 21.755 ACRE TRACT OF LAND, INCLUDING A 0.053 RIGHT-OF-WAY DEDICATION, OUT OF A 38.648 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20180081935 AND 1.733 ACRE OFFSITE EASEMENTS LOCATED ON A 62.288 ACRE TRACT RECORDED IN DOCUMENT NO. 20180081935, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS DAVIDSON SURVEY NUMBER 200, ABSTRACT 196, COUNTY BLOCK 4361, IN BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 03, 2019

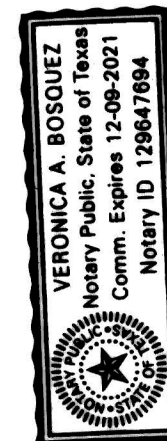
STATE OF TEXAS
COUNTY OF BEXAR

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 ROAD
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 8 DAY OF May, A.D. 2019.



Veronica A. Bosquez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

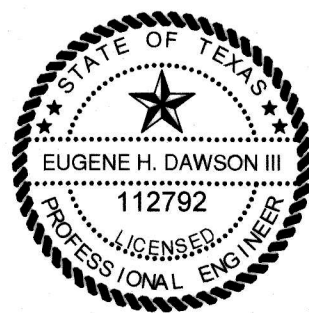
THIS PLAT OF DOVE CREEK UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

SHEET 1 OF 3





LOCATION MAP
NOT-TO-SCALE

LEGEND

CB	COUNTY BLOCK		REPTITIVE BEARING AND/OR DISTANCE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	*	SEE COUNTY FINISHED FLOOR NOTE, SHEET 3 OF 3
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NCB	NEW CITY BLOCK (SURVEYOR)	●	SET 1/2" IRON ROD (PD)
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PG	PAGE(S)		
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	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
	1% ANNUAL CHANCE (100-YR) ULTIMATE CONDITIONS FLOODPLAIN		
	CENTERLINE		
	CITY LIMIT LINE		

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (OFF-LOT 0.116 ACRE)
- 10' BUILDING SETBACK
- 15' BUILDING SETBACK
- VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 1.733 ACRE)
- 13' RIGHT-OF-WAY DEDICATION (0.039 ACRE)
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
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STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR
05/03/2019

CURVE AND LINE TABLE
SHEET 3 OF 3

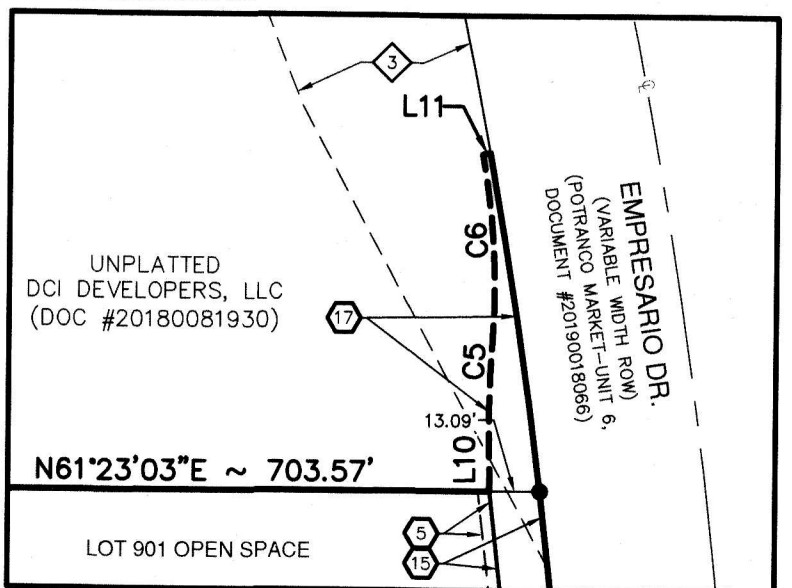
PLAT NOTES APPLY TO EVERY PAGE
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SAWS IMPACT FEE:

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.

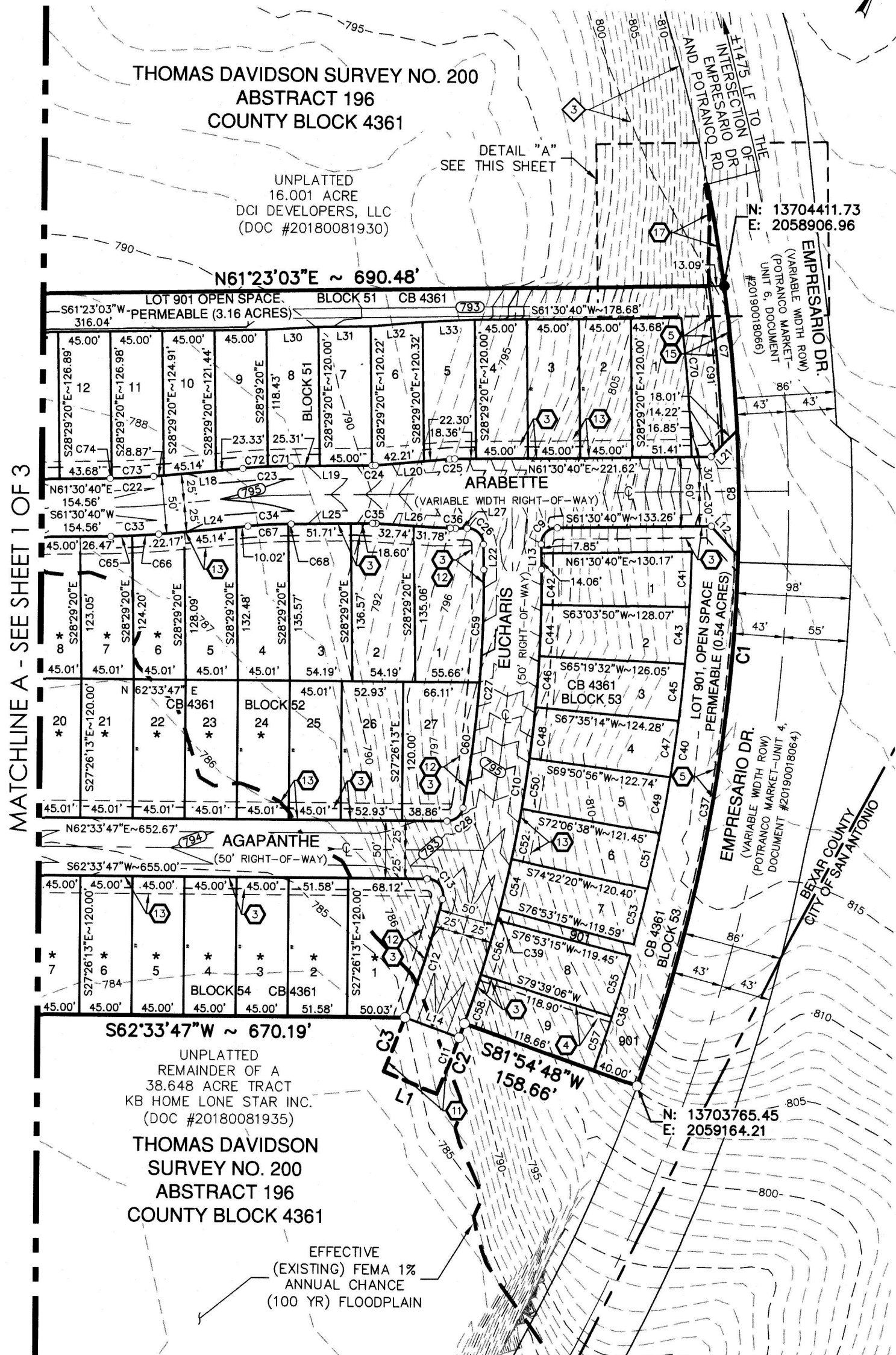
SAWS WASTEWATER EDU:

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



DETAIL "A"

SCALE: 1"=50'





LOCATION MAP
NOT-TO SCALE

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 48029C0365E, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (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 BEXAR COUNTY.

CLOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON NOVEMBER 28, 2008 (CASE NO. 08-06-1900R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR

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

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 TOL OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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.

*COUNTY FINISHED FLOOR ELEVATION-

(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ARE MINIMUM FINISHED FLOORS ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, AND SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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 CORS 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.

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REGISTERED PROFESSIONAL LAND SURVEYOR
05/03/2019

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1464.00'	30°59'10"	S23°27'08"E	782.13'	791.74'
C2	1125.00'	3°20'00"	S6°25'12"E	65.44'	65.45'
C3	1075.00'	2°39'54"	N6°05'09"W	50.00'	50.00'
C4	475.00'	0°09'21"	S23°31'37"E	1.29'	1.29'
C5	284.00'	4°59'40"	N26°51'34"W	24.75'	24.76'
C6	186.00'	15°02'28"	N31°52'58"W	48.69'	48.83'
C7	1464.00'	4°53'09"	S33°00'27"E	124.80'	124.84'
C8	1464.00'	4°15'24"	S28°26'11"E	108.74'	108.76'
C9	14.00'	90°00'00"	S16°30'40"W	19.80'	21.99'
C10	1125.00'	2°10'41"	S17°57'13"E	41.39'	413.72'
C11	1125.00'	2°39'54"	N6°05'09"W	52.32'	52.33'
C12	1075.00'	5°43'20"	N10°16'46"W	107.32'	107.36'
C13	14.00'	104°17'47"	N65°17'19"W	22.11'	25.48'
C14	14.00'	76°13'44"	S24°26'55"W	17.28'	18.63'
C15	475.00'	9°56'21"	S18°38'07"E	82.29'	82.40'
C16	525.00'	9°56'21"	N18°38'07"W	90.96'	91.07'
C17	275.00'	13°39'57"	N6°49'59"W	65.44'	65.59'
C18	14.00'	90°00'00"	N45°00'00"W	19.80'	21.99'
C19	14.00'	86°04'21"	S46°57'49"W	19.11'	21.03'
C20	59.00'	266°04'21"	N43°02'11"W	86.25'	273.99'
C21	225.00'	28°29'20"	N75°45'20"E	110.73'	111.88'
C22	475.00'	4°31'33"	N59°14'54"E	37.51'	37.52'
C23	525.00'	4°31'33"	N59°14'54"E	41.46'	41.47'
C24	40.00'	4°12'19"	N59°24'31"E	2.94'	2.94'
C25	60.00'	4°12'19"	N59°24'31"E	4.40'	4.40'
C26	14.00'	90°00'00"	N73°29'20"W	19.80'	21.99'
C27	1075.00'	11°02'19"	N22°58'10"W	206.79'	207.11'
C28	14.00'	80°00'47"	N22°33'24"E	18.00'	19.55'
C29	14.00'	103°46'16"	S65°33'05"E	22.03'	25.36'
C30	225.00'	13°39'57"	S6°49'59"E	53.54'	53.67'
C31	14.00'	89°36'06"	S44°48'03"W	19.73'	21.89'
C32	275.00'	28°05'26"	S75°33'23"W	133.48'	134.83'
C33	525.00'	4°31'33"	S59°14'54"W	41.46'	41.47'
C34	475.00'	4°31'33"	S59°14'54"W	37.51'	37.52'
C35	40.00'	4°12'18"	S63°36'50"W	2.94'	2.94'
C36	60.00'	4°12'18"	S63°36'50"W	4.40'	4.40'
C37	1464.00'	18°20'56"	S17°08'01"E	466.84'	468.84'
C38	1424.00'	4°11'22"	N10°03'01"W	104.10'	104.13'
C39	1125.00'	0°30'33"	S13°06'45"E	10.00'	10.00'
C40	1424.00'	13°51'16"	N19°28'29"W	343.49'	344.33'
C41	1424.00'	1°56'05"	S25°26'04"E	48.08'	48.09'
C42	1125.00'	1°33'09"	S27°42'45"E	30.48'	30.49'
C43	1424.00'	1°59'25"	S23°28'19"E	49.46'	49.46'
C44	1125.00'	2°15'42"	S25°48'19"E	44.41'	44.41'
C45	1424.00'	1°59'13"	S21°29'01"E	49.38'	49.38'
C46	1125.00'	2°15'42"	S23°32'37"E	44.41'	44.41'
C47	1424.00'	1°59'02"	S19°29'53"E	49.30'	49.31'
C48	1125.00'	2°15'42"	S21°16'55"E	44.41'	44.41'
C49	1424.00'	1°58'53"	S17°30'56"E	49.24'	49.24'
C50	1125.00'	2°15'42"	S19°01'13"E	44.41'	44.41'

SAWS IMPACT FEE:

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SAWS WASTEWATER EDU:

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SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 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 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.

OPEN SPACE:

LOT 901, BLOCK 51, CB 4361, AND LOT 901, BLOCK 53, CB 4361, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 51, CB 4361, AND LOT 901, BLOCK 53, CB 4361, 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.

SETBACK:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2399847) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

LINE TABLE

LINE #	BEARING	LENGTH
L1	S85°14'48"W	50.00'
L2	S23°36'18"E	54.75'
L3	S66°23'42"W	50.00'
L4	N23°36'18"W	50.00'
L5	N23°36'18"W	32.64'
L6	S26°56'47"W	47.26'
L7	N79°16'51"W	89.38'
L8	N5°30'28"W	48.00'
L9	N46°39'39"E	20.00'
L10	N29°21'23"W	14.59'
L11	N51°07'59"E	2.01'
L12	N70°02'36"W	34.36'
L13	S28°29'20"E	21.92'
L14	S82°34'54"W	50.00'
L15	S13°39'57"E	30.16'
L16	N23°36'18"W	4.75'
L17	N0°00'00"E	12.63'
L18	N56°59'07"E	77.34'
L19	N61°30'40"E	70.31'
L20	N57°18'21"E	64.51'
L21	N15°53'42"E	32.22'
L22	N28°29'20"W	21.92'
L23	S0°00'00"E	12.64'
L24	S56°59'07"W	77.34'
L25	S61°30'40"W	70.31'
L26	S65°42'59"W	64.52'
L27	S61°30'40"W	10.00'
L28	N23°36'18"W	49.02'
L29	N23°36'18"W	11.81'
L30	S59°02'53"W	45.04'
L31	S61°14'10"W	45.00'
L32	S57°18'21"W	45.15'
L33	S59°38'11"W	45.02'

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:

DEVELOPERS, LLC
DARREN CASEY
200 BASSE ROAD, SUITE 300
SAN ANTONIO, TEXAS 78209
(210)829-1717
(0.014 ACRE OFF LOT VARIABLE WIDTH ROW DEDICATION)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN CASEY 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 9 DAY OF May, A.D. 2019.

CHRISTINA GARCIA
My Notary ID # 129257659
Expires January 9, 2021

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 180453

SUBDIVISION PLAT

OF DOVE CREEK UNIT-1

BEING A TOTAL OF 21.755 ACRE TRACT OF LAND, INCLUDING A 0.053 RIGHT-OF-WAY DEDICATION, OUT OF A 38.648 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20180081935 AND 1.738 ACRE OFFSITE EASEMENTS LOCATED ON A 62.268 ACRE TRACT RECORDED IN DOCUMENT NO. 20180081935, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS DAVIDSON SURVEY NUMBER 200, ABSTRACT 196, COUNTY BLOCK 4361, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 03, 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 ROAD
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 8 DAY OF May, A.D. 2019.

Veronica A. Bosquez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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

THIS PLAT OF DOVE 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