COUNTY BLOCK 4912 IN BEXAR COUNTY, TEXAS

TEXAS, OUT OF THE E. VALDEZ SURVEY NO. 478-3/4, ABSTRACT 786

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

DATE OF PREPARATION: May 30, 2019

STATE OF TEXAS

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 HEREIN EXPRESSED.

CW-CANYON CREST 2018, L.L.C.

(0.222 ACRE PORTION OF LOT 906, LOTS 8-34, BLOCK 3, LOTS 1-9, BLOCK 9, ROSA GLEN, VIENTE DULCE, ESPACIO, VALENCIA ROSE)

ASHTON SAN ANTONIO RESIDENTIAL, L.L.C. BLAKE HARRINGTON 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS COUNTY OF BEXAR

ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS Notary Public, State of States TED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN Comm. Expires 12-27-252 Notary ID 1208189 EAL

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY DOES HERERY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER 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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF FISCHER TRACT UNIT 2B 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.

DAY OF

CHAIRMAN

A.D. 20

SECRETARY

LAT NOTES APPLY TO EVERY PAG OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2

CURVE AND LINE TABLE SEE SHEET 2 OF 2

OPEN SPACE

(1.546 ACRES PERMEABLE)

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 5' RIGHT-OF-WAY DEDICATION AND CONSIDERATION THEREIN EXPRESSED.

Hermings OWNER/DEVELOP LONE STAR INC (LOTS 47, 904, 1.324 ACRES OUT OF LOT 906, KB HOM BLOCKS, CB 4912, AND 0.066 ACRES 5' RIGHT-OF-WAY DEDICATION) JOE HERNANDEZ

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JOE HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

100

FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

SCALE: 1"= 100'

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

(VOL 9727, PG 69-72 OPR) 145' X 260' SANITARY SEWER 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229 (DOC# 20180054183 OPR) (210) 301-5485

14' GETCTV EASEMENT STATE OF TEXAS (VOL 9543, PG 110 OPR) COUNTY OF BEXAR

N: 13782511.05

BFOCK 3

S81°56'28"E ~

BLOCK 3

BLOCK 3

CB 4912

2163351.85

1' NON-ACCESS EASEMENT (VOL 9543, PG 110 OPR) 30' DRAINAGE EASEMENT (0.343 ACRES OFF-LOT) (FISCHER TRACT, UNIT 2A-1, 12' GAS FASEMENT

1' VNAE EASEMENT

(NOT-TO-SCALE)

(VOL 9727, PG 69-72 OPR)

(VOL 9727, PG 69-72 OPR)

(VOL 9727, PG 69-72 OPR)

10' X 10' GETCTV EASEMENT

(VOL 9727, PG 69-72 OPR)

16' SANITARY SEWER EASEMENT

20' GETCTV EASEMENT

(0.211 ACRES OFF-LOT)

VOL 20001, PGS 1092-1094 PR) (FISCHER TRACT, UNIT 2A-1, VOL 20001, PGS 1092-1094 PR)

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN

NOTIFICATION

THE AREA BEING REPLATTED IS 0.343 ACRES PREVIOUSLY PLATTED AS A 30' DRAINAGE EASEMENT OF THE FISCHER TRACT UNIT 2A-1 RECORDED IN DOC# 20190093111, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ROBLE GRANDE

(11)

LEGEND

VOL VOLUME

PG PAGE(S)

VAR WID VARIABLE WIDTH

PR PLATRECORDS OF BEXAR

COUNTY, TEXAS

REPETITIVE BEARING

AND/OR DISTANCE

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (VOL 3325, PG 1620, OPR)

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

AC ACRE(S)

CB COUNTY BLOCK

DOC DOCUMENT NUMBER

GETCTV GAS, ELECTRIC, TELEPHONE

COUNTY, TEXAS

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

AND CABLE TELEVISION

EASEMENT (NOT-TO-SCALE

OF REAL PROPERTY OF BEXAR

(FIRM PANEL 48029C00145G)

OFFICIAL PUBLIC RECORDS

-1140- — EXISTING CONTOURS

__ CENTERLINE

BLOCK 3

E. VALDEZ

SURVEY NUMBER 478-3/4

ABSTRACT 786

-N: 13782134.11

E: 2162763.29

69-72, DPR)

43' 1,'43'

PROPOSED CONTOURS

BLK BLOCK

ESMT EASEMENT

FISCHER TRACT, UNIT 2A-(VOL 20001, PGS 1092-1094 PR)

14' GAS, ELECTRIC, TELEPHONE

10' GAS, ELECTRIC, TELEPHONE

5' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

AND CABLETY EASEMENT

AND CABLETY EASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

10' BUILDING SETBACK EASEMENT

20' BUILDING SETBACK EASEMENT

5' RIGHT-OF-WAY DEDICATION

0.066 ACRES)

28' FLECTRIC EASEMENT

10' GETCTV EASEMENT

10' GETCTV EASEMENT

(FISCHER TRACT, UNIT 2A-1,

(VOL 9727, PG 69-72 OPR)

VOL 20001, PGS 1092-1094 PRI

BLOCK 3

BLOCK 9

CB 4912

BLOCK 3-N7

VALENCIA ROSE

(50' RIGHT-OF-WAY

903

ESPACIO

12

CB 4912 BLOCK 3 ROSA GLEN

CB 4912

OPEN SPACE

(0.433 ACRE PERMEABLE)

BLOCK 3

EVANS ROAD

NO 1490274 OPR

SEE SHEET 2 OF 2

DETAIL "A"

17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TEXAS 78232 (210) 967-3900 N AND SUBSCRIBED BEFORE ME THIS THE D DAY OF

ASHTON SAN ANTONIO RESIDENTIAL, L.L.C.

AUTHORIZED AGENT

SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF

ASHTON SAN ANTONIO RESIDENTIAL, L.L.C. BLAKE HARRINGTON

MY COMMISSION EXPIRES: 12/2726

CPS/SAWS/COSA UTILITY:

SAN ANTONIO PLANNING COMMISSION

BLAKE HARRINGTON

17319 SAN PEDRO AVE., STE 140

SAN ANTONIO, TEXAS 78232

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER YSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION ND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON HIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG ASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER ASEMENT, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, NSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES OR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT O RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND GHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR DJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE ACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR HER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, EWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS TRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS //THOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

BEXAR

COUNTY

LOCATION MAP

NOT-TO-SCALE

UNPLATTED

A REMAINING PORTION OF

CW-CANYON CREST 2018, LLC (VOL 19066, PG 2121-2130 OPR)

THE AREA BEING REPLATTED IS 0.343 ACRES PREVIOUSLY PLATTED AS A 30'

DRAINAGE EASEMENT OF THE FISCHER TRACT UNIT 2A-1 RECORDED IN DOC#

20190093111, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE

PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING

OF THIS PROPERTY. I(WE). THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HERED CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OF RESTRICTIONS.

BLOCK 6

903 BLOCK 3

CITY OF

SAN

ANTONIO

CIVIO

ROBLE GRANDE

FISCHER TRACT, UNIT 24-1

(VOL 20001, PGS 1092-1094 PR)

(50' RIGHT-OF-WAY)

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 HARGED 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

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.

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

STATE OF TEXAS LICENSED PROFESSIONAL ENGINEER COUNTY OF BEXAR

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, NO

GISTERED PROFESSIONAL LAND SURVEYOR

EUGENE H. DAWSON, III 112792

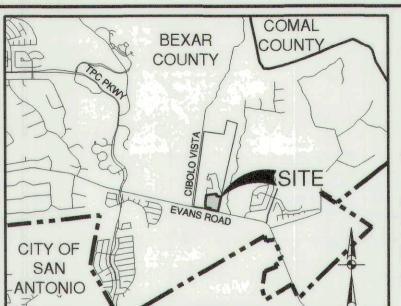
MEGHAN JANE GRACE lotary Public, State of Texa

Comm. Expires 12-27-202

Notary ID 12081891



CENSE NEW



LOCATION MAP

NOT-TO-SCALE

AQUIFER NOTE HIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

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 EASEMENT, 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 EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETENTION POND NOTE

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 907, BLOCK 3, CB 4912, FISCHER TRACT UNIT 2A-1, RECORDED IN DOC# 20190093111 PR).

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO **FLOODPLAIN**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS NOTE APPLIES ONLY TO LOTS 27 THROUGH 34, BLOCK 3, CB 4912.

FINISHED FLOOR NOTE

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

MAINTENANCE NOTE THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 906 AND LOT 904, BLOCK 3, CB 4912, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY

OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY SURVEYOR'S NOTES

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

2. 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.

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 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, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER 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 O RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND IGHT-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 UCTIONS 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 ENGROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY OPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS 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

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

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

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.

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 LICENSED PROFESSIONAL ENGINEER

HERERY 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P # 2359519) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PERMIT IS WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREE OR DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

LOT 904 AND 906, BLOCK 3, CB 4912, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND AS SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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

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"

CURVE

90'00'00"

15'30'25"

39'30'55"

153'31'25"

39'30'55

113'02'02

53'07'48'

173'13'34"

53'07'48"

90'00'00"

66'57'58"

113'02'02'

74'29'35"

15'30'25'

21

7.23

53.54

N81°56'28"W ~ 256.31

7.23

53.66

N82'51'43"W

S89'23'05"W

OPEN SPACE

(0.433 ACRE

225.00' 1'50'31"

225.00' 13'39'54"

CURVE # RADIUS | DELTA | CH

14.00'

225.00

14.00'

51.00

14.00

125.00

14.00'

51.00'

14.00

14.00

25.00

75.00

25.00

175.00'

C2

C3

C4

C5

C6

C8

C9

C11

C12

C13

C14

C15

C16

-7.07'

BLOCK 3

(VOL 9727, PG 69-72, OPR) PERMEABLE)

FISCHER TRACT, UNIT 1A

FIRE FLOW NOTE

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE

SAWS HIGH PRESSURE NOTE

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, KB HOME LO THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE TH 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 STATE OF TEXAS ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. 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.

WASTEWATER EDU NOTE

HE 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.

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.

4912, AND 0.066 ACRES 5' RIGHT-OF-WAY DEDICATION) BLOCK 3, C JOE HERNANDEZ 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229

(210) 301-5485 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 FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SEAL OF OFFICE THIS DAY OF LIVE , A.D. 20, 7

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MEGHAN JANE GRACE Notary Public, State of Texa Comm. Expires 12-27-2020 Notary ID 12081891

TABLE			CURVE TABLE					LINE TAB		
HORD BEARING	CHORD	LENGTH	CURVE 7	# RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	LINE #	BEARING
N53'03'32"E	19.80'	21.99'	C17	51.00'	59'33'40"	N87*42'47"W	50.66	53.02'	L1	N11'48'10"E
S89'41'40"E	60.71	60.90'	C18	51.00'	46'02'25"	S39'29'10"W	39.89	40.98'	L2	N11'48'10"E
S77'41'25"E	9.47'	9.66'	C19	51.00'	47.55'21"	S7'29'42"E	41.42'	42.66'	L3	S70'03'32"\
N45*18'20"E	99.29'	136.65	C20	125.00'	22'03'09"	S2'58'02"E	47.81	48.11'	L4	N36'56'28"\
N11'41'55"W	9.47'	9.66'	C21	125.00'	23'42'31"	S25'50'52"E	51.36'	51.72'	L5	N81'56'28"\
N48'27'29"W	208.51	246.60'	C22	125.00'	23'42'31"	S49'33'23"E	51.36'	51.72'	L6	S81°56'28"8
N78'24'36"W	12.52	12.98'	C23	125.00'	23'42'31"	S73'15'54"E	51.36'	51.72'	L7	N81°56′28″\
S41'32'31"W	101.82	154.19	C24	125.00'	19'51'21"	N84'57'10"E	43.10'	43.32'	L8	N8'03'32"E
S18'30'22"E	12.52'	12.98'	C25	14.00'	7.09'08"	N78'36'04"E	1.75'	1.75'	L9	S81*56'28"E
N36'56'28"W	19.80'	21.99'	C26	14.00'	45'58'41"	S74*50'02"E	10.94	11.23'		
N41'32'31"E	27.58	29.22	C27	51.00'	35'43'24"	S69'42'23"E	31.29'	31.80'		
S48'27'29"E	125.11	147.96	C28	51.00'	53'25'01"	N65'43'24"E	45.84	47.55'		
S45'18'20"W	30.26	32.50'	C29	51.00'	56.03,47,	N10°59'00"E	47.94	49.90'		
N89'41'40"W	47.22'	47.36'	C30	51.00'	28'01'23"	N31°03′35″W	24.70'	24.94'		

175.00' 10'58'43"

175.00' 4'31'42"

BLOCK 3

22

N81'56'28"W ~ 117 04'

CB 4912

BLOCK 3

S87°25'49"E

N84'48'58"E

33.48' 33.53'

13.83' 13.83'

904

OPEN SPACE

(0.433 ACRE PERMEABLE)

INE #	BEARING	LENGTH
L1	N11'48'10"E	55.43
L2	N11'48'10"E	12.37'
L3	S70'03'32"W	5.00'
L4	N36'56'28"W	28.28'
L5	N81'56'28"W	30.00
L6	S81'56'28"E	43.13'
L7	N81'56'28"W	43.13'
L8	N8'03'32"E	110.00'
L9	S81'56'28"E	50.00'



PLAT NUMBER 180205

REPLAT & SUBDIVISION PLAT ESTABLISHING FISCHER TRACT UNIT 2B

BEING A TOTAL OF 12.975 ACRES OF LAND, COMPRISED OF 2.653 ACRES KB HOME LONE STAR INC (LOTS 47, 904, 1.324 ACRES OUT OF LOT 906. OUT OF A 141,23 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC. RECORDED IN VOLUME 18258, PAGE 827-833, AND 10.322 ACRES OUT OF A 20.486 ACRE TRACT OF LAND CONVEYED TO CW-CANYON CREST 2018, LLC., RECORDED IN VOLUME 19066, PAGE 2121-2130, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY. TEXAS, OUT OF THE E. VALDEZ SURVEY NO. 478-3/4, ABSTRACT 786 COUNTY BLOCK 4912 IN BEXAR COUNTY, TEXAS

PAPE-DAWSON

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

DATE OF PREPARATION: May 30, 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.

CW-CANYON CREST 2018, L.L.C. 8655 S. PRIEST DR

TEMPE. AZ 85284 (0.222 ACRE PORTION OF LOT 906, LOTS 8-34, BLOCK 3, LOTS 1-9, BLOCK 9, ROSA GLEN, VIENTE DULCE, ESPACIO, VALENCIA ROSE)

AUTHORIZED AGENT: ASHTON SAN ANTONIO RESIDENTIAL, L.L.C. BLAKE HARRINGTON 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TEXAS 78232 (210) 967-3900

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS BED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDER MY HAND AND EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND DAY OF AND AND AND DAY OF AND AND AND DAY OF AND AND AND AND DAY OF AND AND AND AND AND HE EXECUTED THE SAME FOR THE PUBPOSES AND CONSIDERATIONS THEREIN

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
К3	3, E	23	
	147.5		COUNTY JUDGE, BEXAR COUNTY, TEXAS
- 117.04'		111.20'	
S81°56'28"E	~ 160.57'	L3	COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF FISCHER TRACT UNI

SHEET 2 OF 2

DETAIL "A" SCALE: 1" = 30" SEE SHEET 1 OF 2

CB 4912

C31

C32

AT NOTES APPLY TO EVERY PAG OF THIS MULTIPLE PAGE PLAT

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF

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

CHAIRMAN SECRETARY

A.D. 20

HAS BEEN SUBMITTED TO AND

EUGENE H. DAWSON, III

112792

CENSED HES