

LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | |
|---|--|
| AC ACRE(S) | VOL VOLUME |
| BLK BLOCK | PG PAGE(S) |
| CB COUNTY BLOCK | ROW RIGHT-OF-WAY |
| DOC DOCUMENT NUMBER | VAR WID VARIABLE WIDTH |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS | REPTITIVE BEARING AND/OR DISTANCE |
| ESMT EASEMENT | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | SET 1/2" IRON ROD (PD) |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | SET 1/2" IRON ROD (PD)-ROW |
| CITY OF SAN ANTONIO LIMITS | |
| 1140 EXISTING CONTOURS | |
| 1140 PROPOSED CONTOURS | |
| C CENTERLINE | |
| E EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | |
-
- | | |
|---|--|
| 3 10' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 28' ELECTRIC EASEMENT (VOL 3325, PG 1620, OPR) |
| 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.931 ACRES TOTAL OFF-LOT) | 2 VAR WID DRAINAGE EASEMENT (2.443 ACRES OFF-LOT) (VOL 20001, PGS 1092-1094 PR) |
| 11 15' BUILDING SETBACK | 3 10' GETCTV EASEMENT (VOL 20001, PGS 1092-1094 PR) |
| 12 10' BUILDING SETBACK | 4 20' BUILDING SETBACK (VOL 20001, PGS 1092-1094 PR) |
| 13 TEMPORARY TURNAROUND PERMEABLE DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.268 ACRES OFF-LOT) | 5 10' BUILDING SETBACK (VOL 20001, PGS 1092-1094 PR) |
| 14 50'X50' PERMEABLE DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.114 ACRES OFF-LOT) | 6 18' GAS & ELECTRIC EASEMENT (VOL 9543, PGS 109-115 OPR) |
| 15 5' WATER EASEMENT | 7 12' GAS EASEMENT (VOL 20001, PGS 1092-1094 PR) |
| 16 15' GETCTV EASEMENT | 1 UNPLATTED A REMAINING PORTION OF 141.23 ACRES KB HOME LONE STAR INC (VOL 18258, PG 827-833 OPR) |
| 17 VAR WID CLEAR VISION EASEMENT | 2 0.329 ACRE PORTION OUT OF THAT 141.23 ACRE TRACT KB HOME LONE STAR INC (VOL 18258, PG 827-833 OPR) |
| 18 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (2.841 ACRES) | 3 0.176 ACRE PORTION OUT OF THAT 141.23 ACRE TRACT KB HOME LONE STAR INC (VOL 18258, PG 827-833 OPR) |
| 19 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (2.388 ACRES) | |
| 20 TEMPORARY TURNAROUND PERMEABLE DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.264 ACRES OFF-LOT) | |

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.

Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR

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 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.

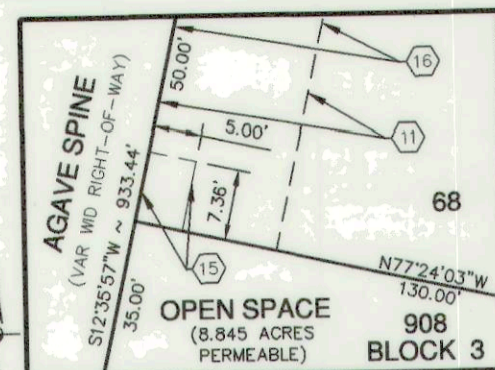
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

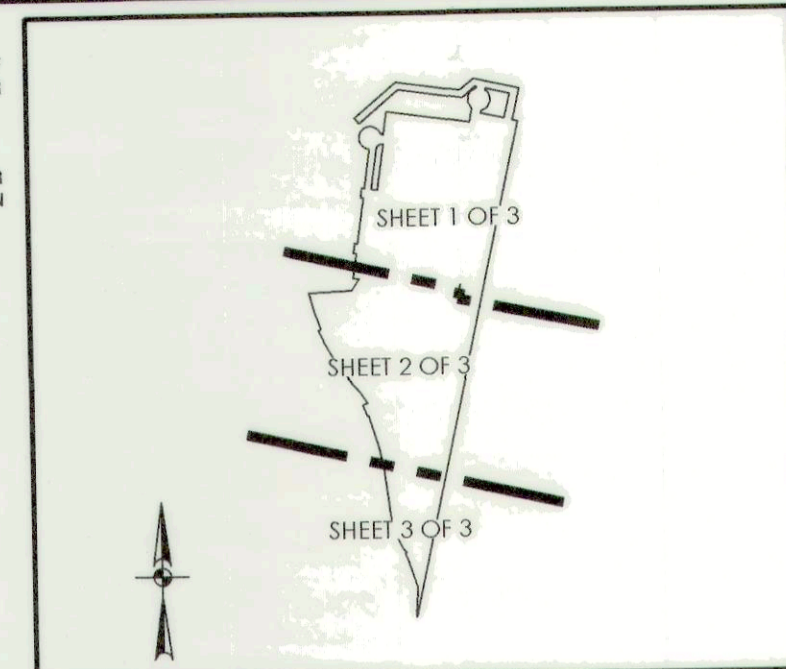
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

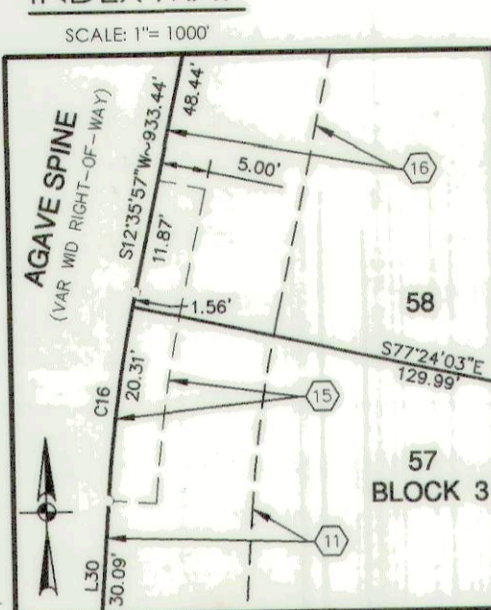
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



DETAIL "D"
SCALE: 1" = 20'



INDEX MAP
SCALE: 1" = 1000'



DETAIL "C"
SCALE: 1" = 20'



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

CENTURY OAKS
ESTATES U-1 (PUD)
(VOL 9543,
PG 109-115, OPR)

AGAVE SPINE
(VAR WID RIGHT-OF-WAY)

AGAVE SPINE
(VAR WID RIGHT-OF-WAY)

AGAVE SPINE
(VAR WID RIGHT-OF-WAY)

AGAVE SPINE
(VAR WID RIGHT-OF-WAY)

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(VAR WID RIGHT-OF-WAY)

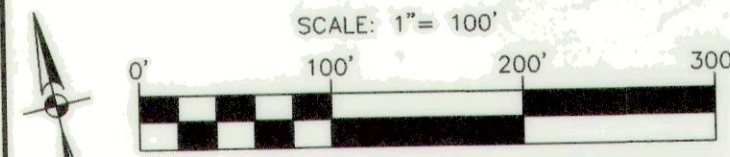
AGAVE SPINE
(VAR WID RIGHT-OF-WAY)

AGAVE SPINE
(VAR WID RIGHT-OF-WAY)

PLAT NUMBER 180611

SUBDIVISION PLAT OF FISCHER TRACT UNIT 3B

BEING A TOTAL OF 31.788 ACRE TRACT OF LAND OUT OF A 141.23 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC., IN VOLUME 18258, PAGES 827 - 833, OUT OF THE E. VALDEZ SURVEY NO. 478-3/4, ABSTRACT 786, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 150.570 ACRE TRACT OF LAND CONVEYED TO RICHARD E. FISCHER AND SUSAN M. FISCHER AS DESCRIBED IN DEED OF RECORD IN VOLUME 5134, PAGE 223, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78219 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: July 10, 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 OF 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
(210) 301-5485

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 10 DAY OF July, A.D. 2019.

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 FISCHER TRACT UNIT 3B 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

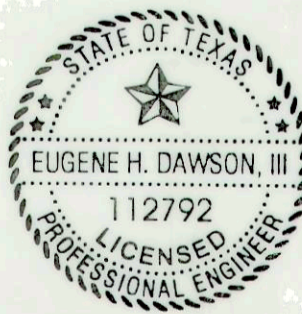
BY: _____ SECRETARY

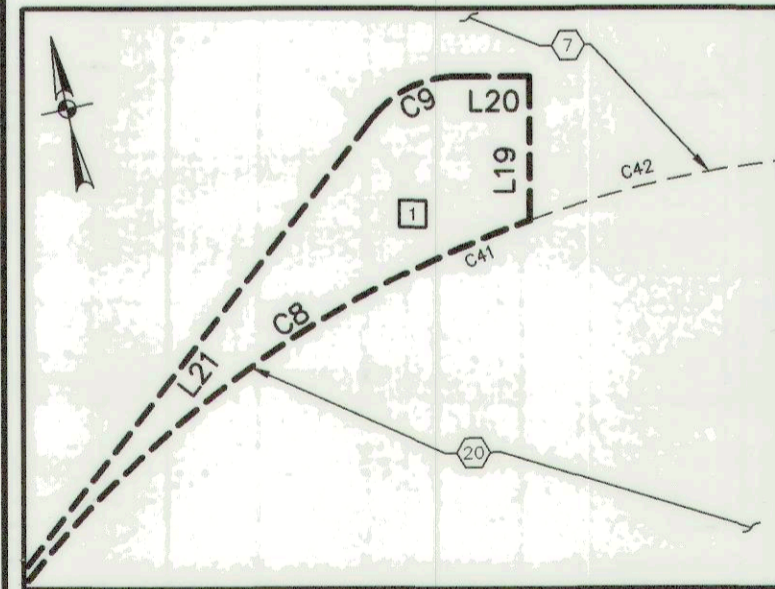
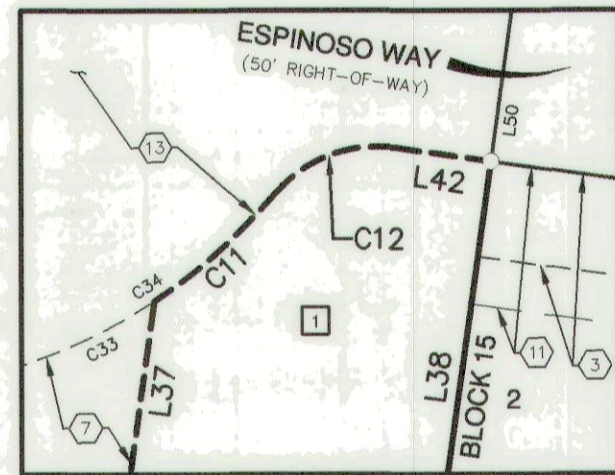
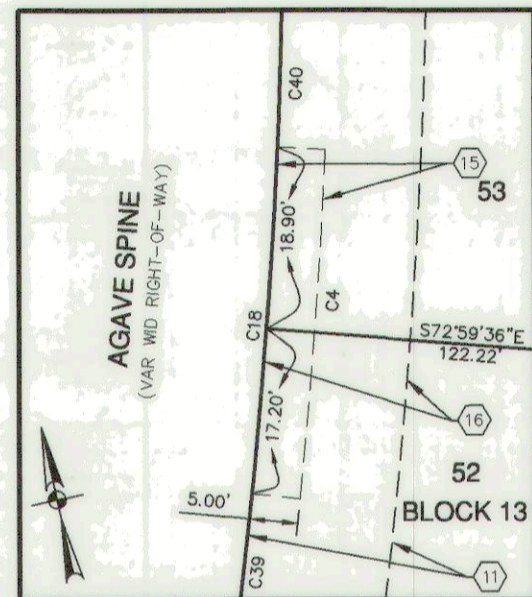
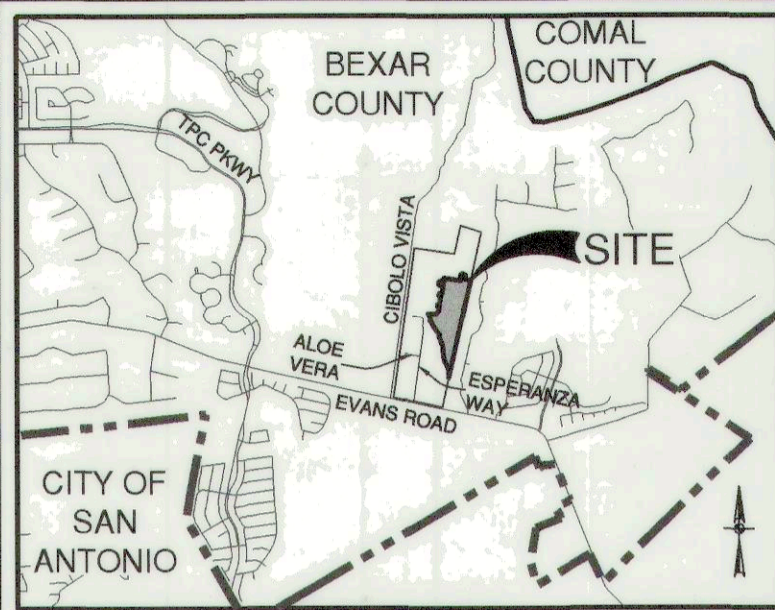
MATCHLINE "A"
SEE SHEET 2 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE TABLE
SEE SHEET 3 OF 3

SHEET 1 OF 3





STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

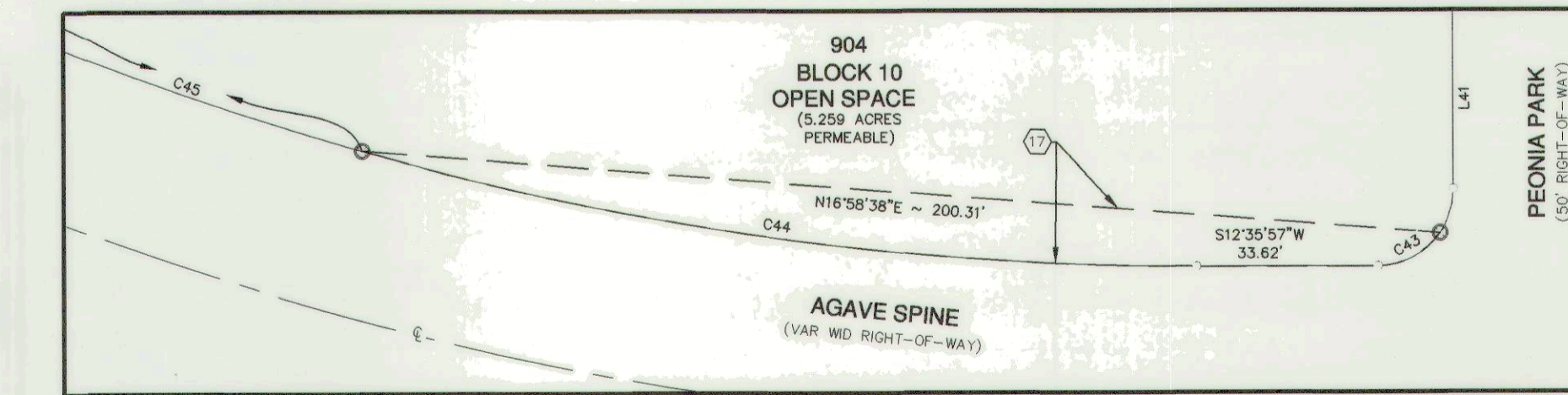
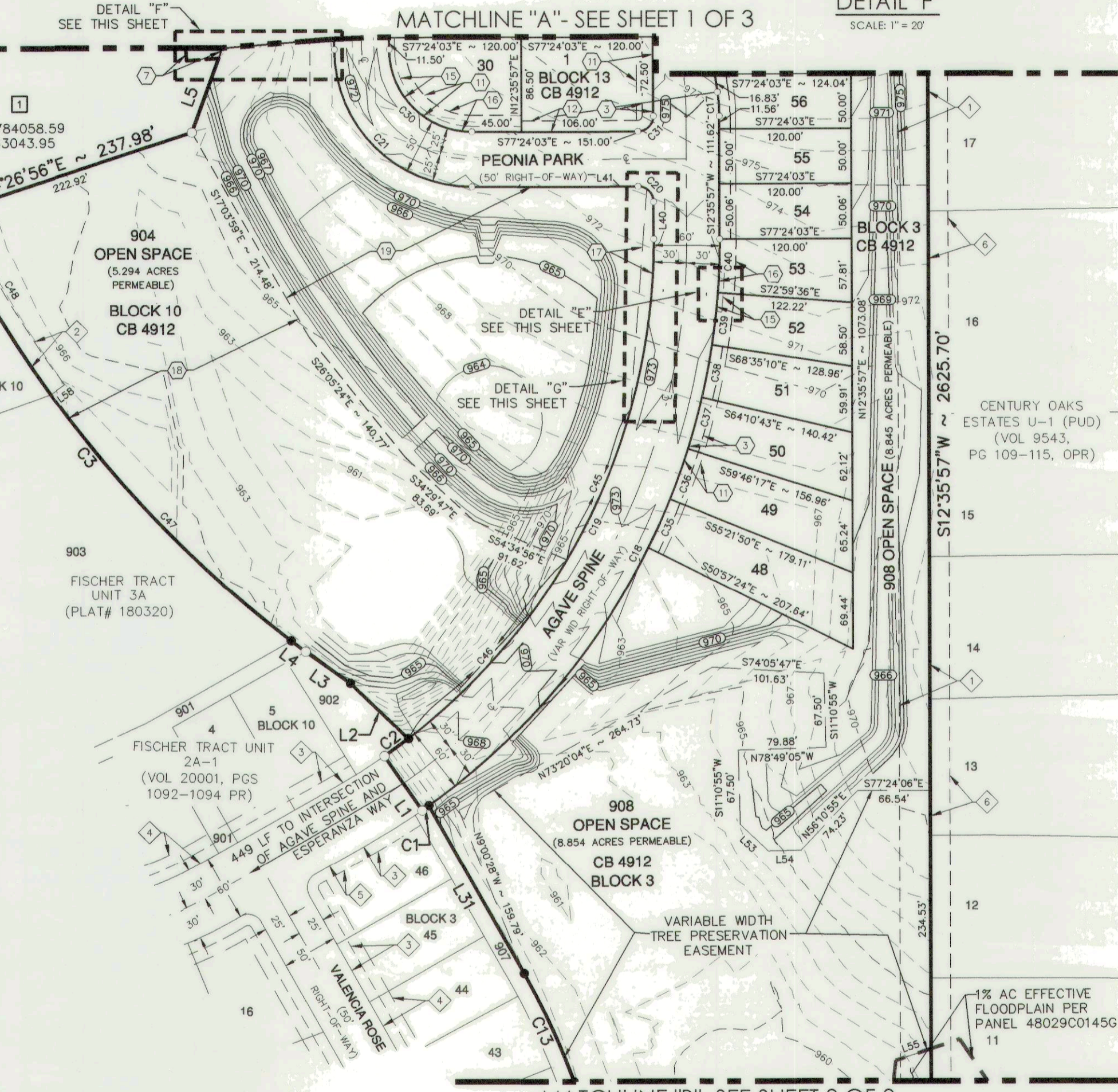
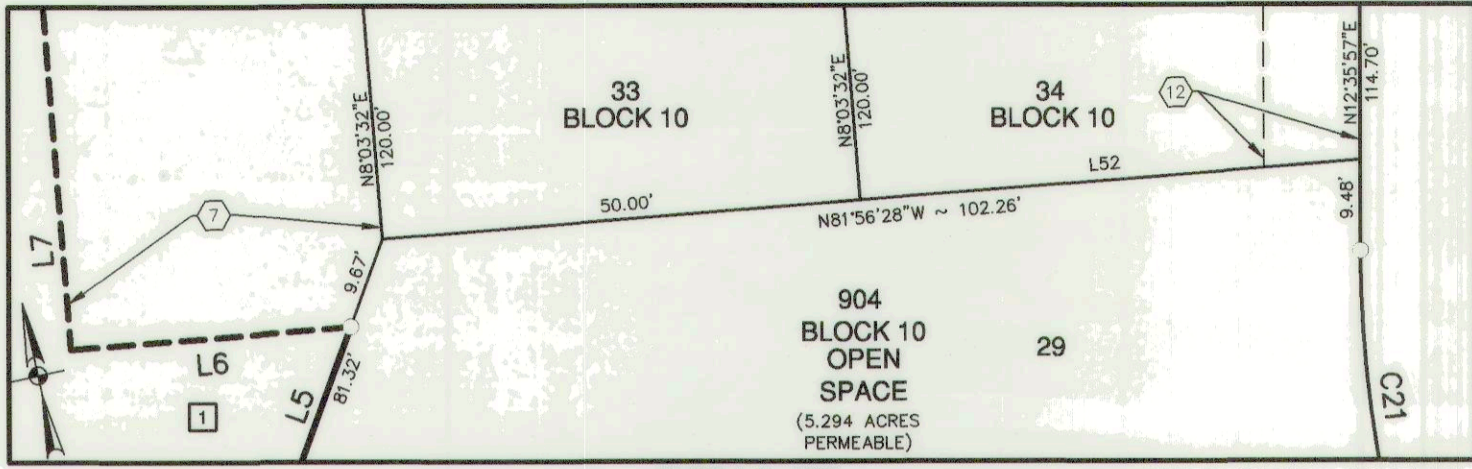
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Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR

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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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



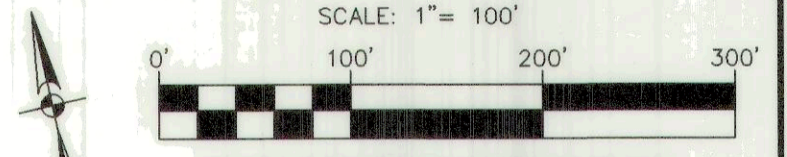
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE TABLE
SEE SHEET 3 OF 3
SHEET 2 OF 3

PLAT NUMBER 180611

SUBDIVISION PLAT
OF
FISCHER TRACT UNIT 3B

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PAPE-DAWSON ENGINEERS

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

DATE OF PREPARATION: July 10, 2019

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: JOE HERNANDEZ
KB HOME LONE STAR INC.
4000 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 301-5485

STATE OF TEXAS
COUNTY OF BEXAR

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

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 FISCHER TRACT UNIT 3B 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

