

SUBDIVISION PLAT ESTABLISHING  
S FOSTER & E HOUSTON SUBDIVISION

BEING A TOTAL OF 871.2 ACRES INCLUSIVE OF A 0.570 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO SITUATED IN NCB 10615, NCB 5097, NCB 5098, NCB 5728 NCB CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN VOLUME 18767, PAGE 1968 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



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San Antonio, TX 78216  
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TBPE # F-1048 TBPLS #10194228  
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TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT(S) ALONG FM 1346 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2854.87'.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM W/IN THE HIGHWAY RIGHT-OF-AWAY. FOR PROJECT EDWARDS AQUIFER RECHARGE OF CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL BE ALLOWED.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

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.

H-E-B, LP,  
A TEXAS LIMITED PARTNERSHIP

OWNER/DEVELOPER: BENJAMIN R. SCOTT  
VICE PRESIDENT OF REAL ESTATE SAFD  
H-E-B LP,  
646 S. FLORES STREET  
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

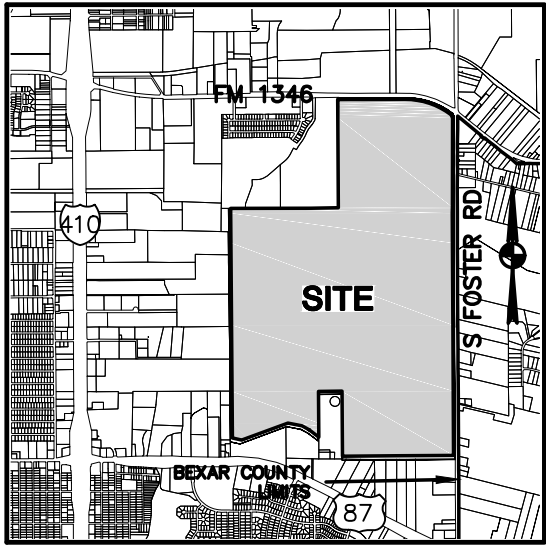
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

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

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



VICINITY MAP

NOT TO SCALE  
BEXAR COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
- MONUMENT FOUND
- MONUMENT SET
- BENCHMARK

EXISTING CONTOURS  
APPROXIMATE LIMITS OF 100 YEAR SPECIAL FLOOD HAZARD AREA AND VARIABLE WIDTH DRAINAGE EASEMENT.

O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

C CENTERLINE

R.O.W. RIGHT OF WAY

N.T.S. NOT TO SCALE

AC. ACRES

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE WDS RTK COOPERATIVE NETWORK;
- DIMENSIONS SHOWN ARE SURFACE.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WASTEWATER SYSTEM UNDER THE PLANS NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS:

THE DEVELOPER 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.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGED TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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.

MARY JANE PHILLIPS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 102318

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 BY STANTEC.

HAL B LANE, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

SHARED ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

IMPACT FEE PAYMENT DUE:

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

INGRESS & EGRESS (SEWER):

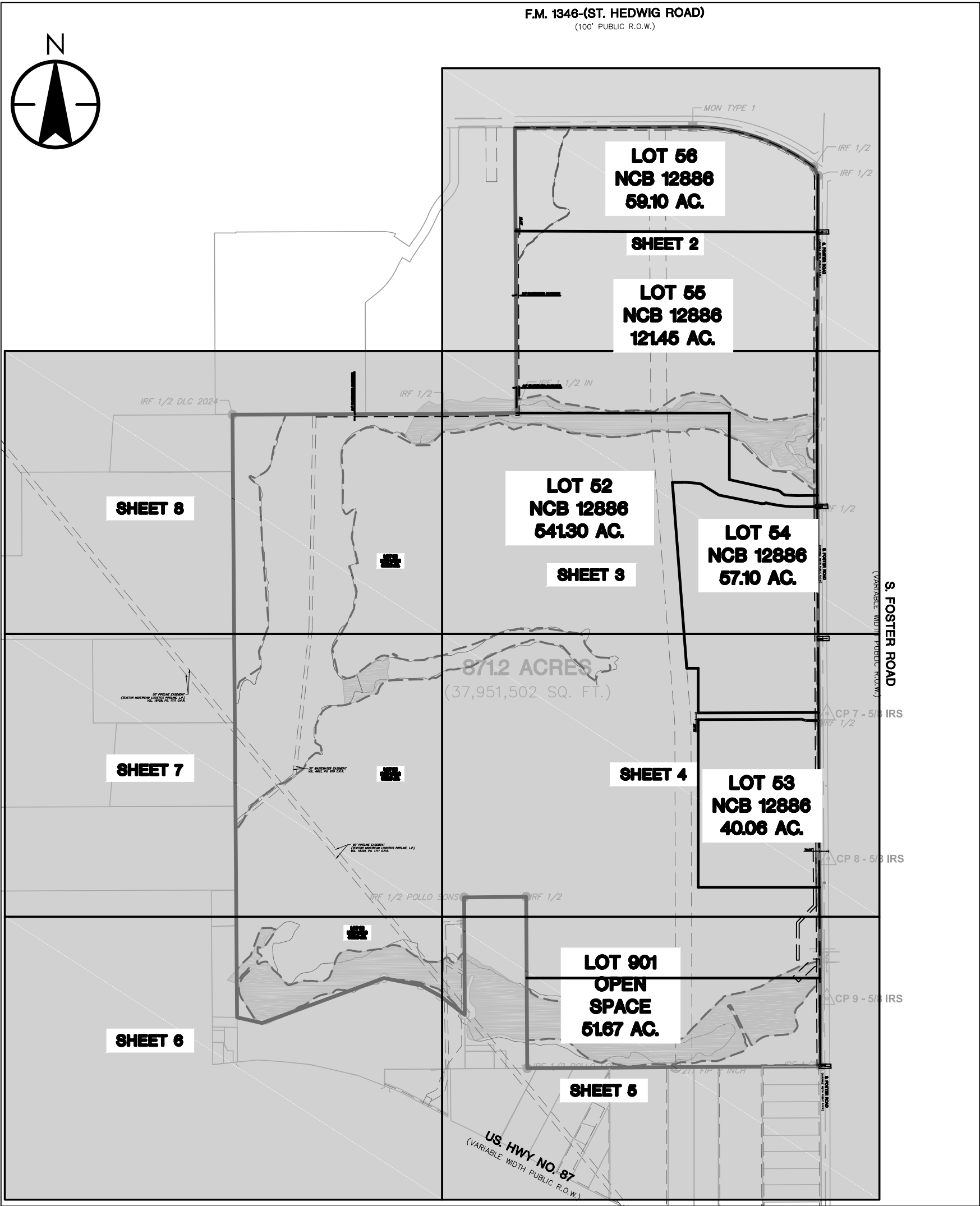
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DRAINAGE NOTE:

- 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 DFRM PANEL 48029C0420G AND 48029C0440G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATIONS; 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.
- FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.



INDEX PLAT MAP

SCALE 1" = 1000'

PLAT NOTES APPLY TO EVERY PAGE  
IN THIS MULTIPLE PAGE PLAT.

# LEGEND

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- MONUMENT FOUND
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- ⊕ BENCHMARK
- ~92.0~ EXISTING CONTOURS
- APPROXIMATE LIMITS OF 100 YEAR SPECIAL FLOOD HAZARD AREA AND VARIABLE WIDTH DRAINAGE EASEMENT.
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- ℄ CENTERLINE
- R.O.W. RIGHT OF WAY
- N.T.S. NOT TO SCALE
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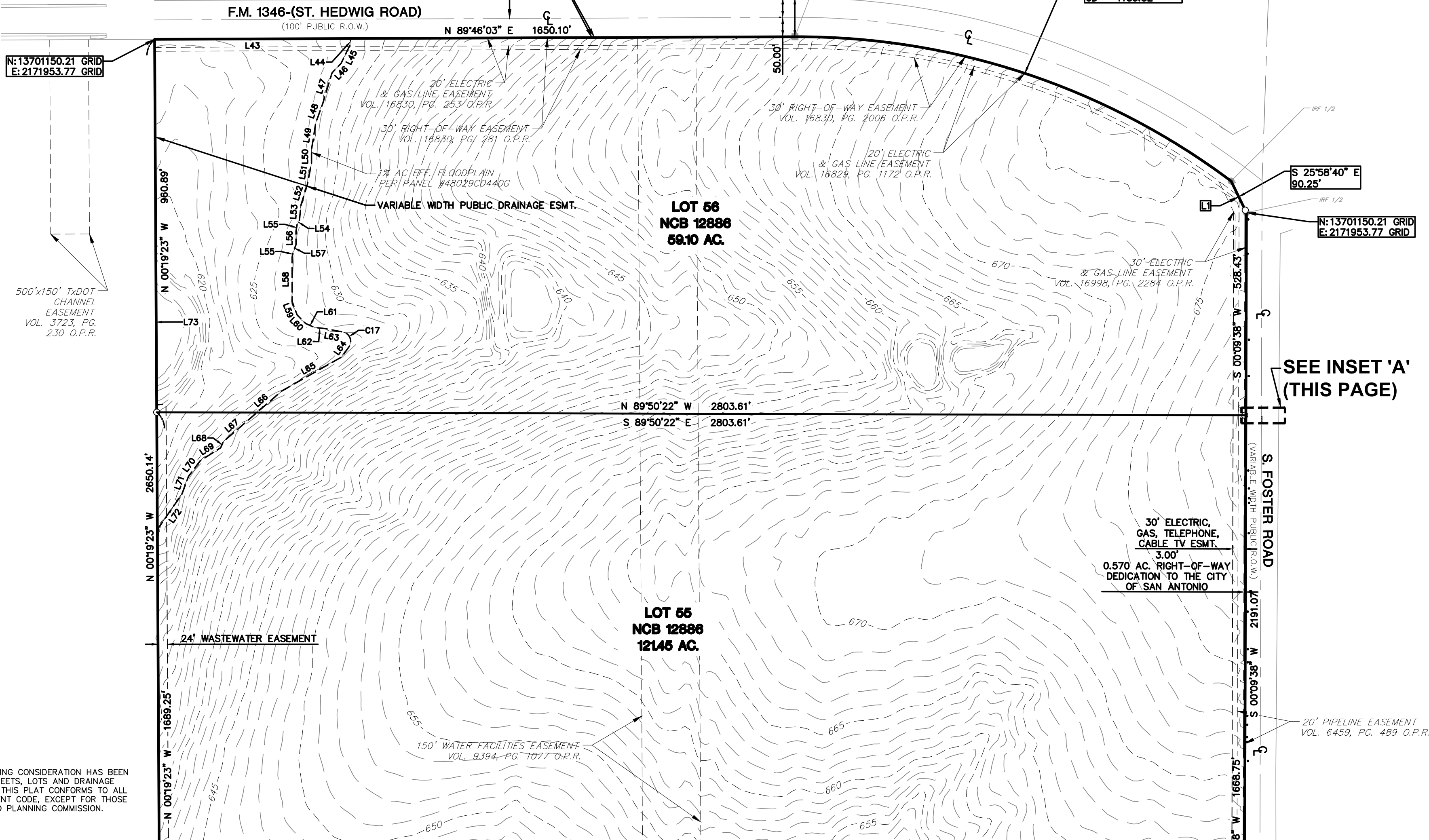
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## 1.0' VEHICULAR NO-ACCESS ESMT.

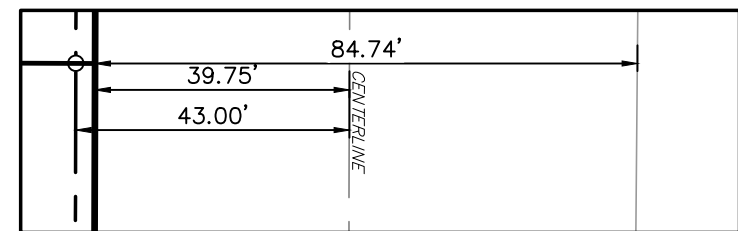
CENTERLINE



A = 37°06'38"  
R = 1860.08'  
L = 1204.77'  
CB = S 71°41'10" E  
CD = 1183.82'

## INSET 'A'

N.T.S.



SEE INSET 'A' (THIS PAGE)

## STATE OF TEXAS COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 102318

DATE

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HAL B. LANE, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

DATE

OWNER/DEVELOPER:

BENJAMIN R. SCOTT  
VICE PRESIDENT OF REAL ESTATE SAFF  
H-E-B LP,  
646 S. FLORES STREET  
SAN ANTONIO, TEXAS 78204

## MATCHLINE A SEE SHEET 3 OF 9

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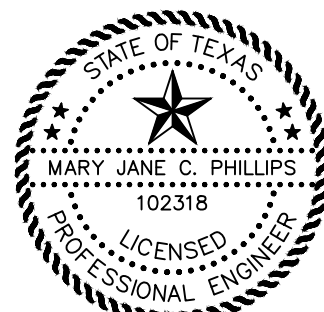
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_ SECRETARY



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San Antonio, TX 78216  
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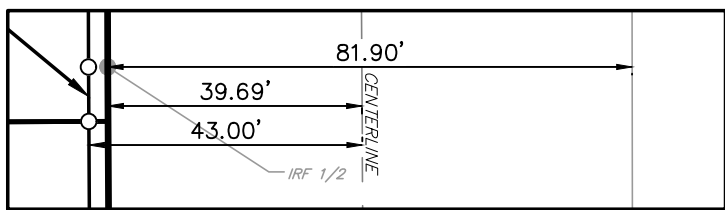
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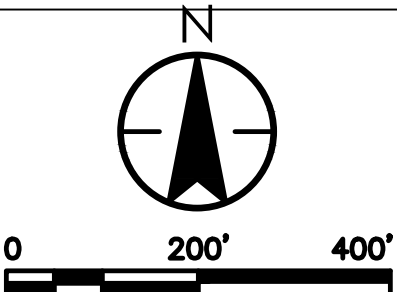
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INSET 'B'  
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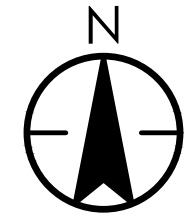
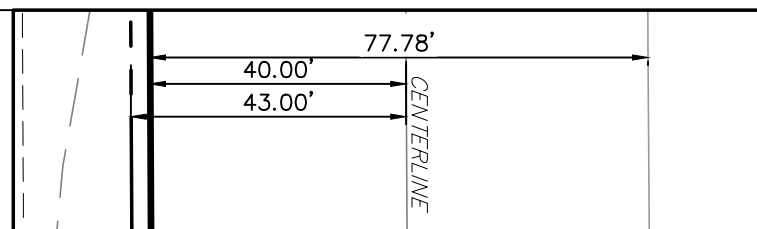
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_ SECRETARY

70 NE Loop 410, Suite 1100  
San Antonio, TX 78216  
Tel. (210) 525-9090 Fax (210) 525-0529  
TBPE # F-1048 TBPLS #10194228  
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LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
□	MONUMENT FOUND
⊕	BENCHMARK
	EXISTING CONTOURS
	APPROXIMATE LIMITS OF 100 YEAR SPECIAL FLOOD HAZARD AREA AND VARIABLE WIDTH DRAINAGE EASEMENT.
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT OF WAY



HAL B LANE, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

INSET 'C'

BY: \_\_\_\_\_ SECRETARY



**Stantec**  
70 NE Loop 410, Suite 1100

SHEET 4 OF 9



# SUBDIVISION PLAT ESTABLISHING S FOSTER & E HOUSTON SUBDIVISION

BEING A TOTAL OF 871.2 ACRES INCLUSIVE OF A 0.570 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO SITUATED IN NCB 10615, NCB 5097, NCB 5098, NCB 5728 NCB CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN VOLUME 18767, PAGE 1968 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
  - MONUMENT FOUND
  - MONUMENT SET
  - BENCHMARK
  - 920- EXISTING CONTOURS
  - - - - - APPROXIMATE LIMITS OF 100 YEAR SPECIAL FLOOD HAZARD AREA
  - OFFICIAL PUBLIC RECORDS
  - CL CENTERLINE
  - R.O.W. RIGHT OF WAY
  - N.T.S. NOT TO SCALE
  - ACRES

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

**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.

**INGRESS & EGRESS (WATER):**  
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**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WASTEWATER SYSTEM UNDER THE PLANS NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**SAWS:**  
THE DEVELOPER 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.

**CPS NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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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.

MARY JANE PHILLIPS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 102318

**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 BY STANTEC.

HAL B LANE, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

**STATE OF TEXAS  
COUNTY OF BEXAR**

THE OWNER OF THE 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 CREATED PURSUANT TO SEPARATE INSTRUMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

H-E-B, LP,  
A TEXAS LIMITED PARTNERSHIP

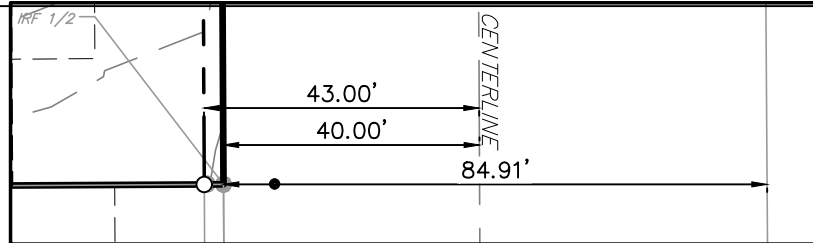
OWNER/DEVELOPER:  
BENJAMIN R. SCOTT  
VICE PRESIDENT OF REAL ESTATE SAFF  
H-E-B LP,  
646 S. FLORES STREET  
SAN ANTONIO, TEXAS 78204

**STATE OF TEXAS  
COUNTY OF BEXAR**

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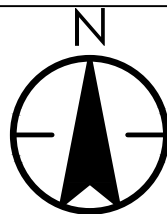
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS



**INSET 'D'**

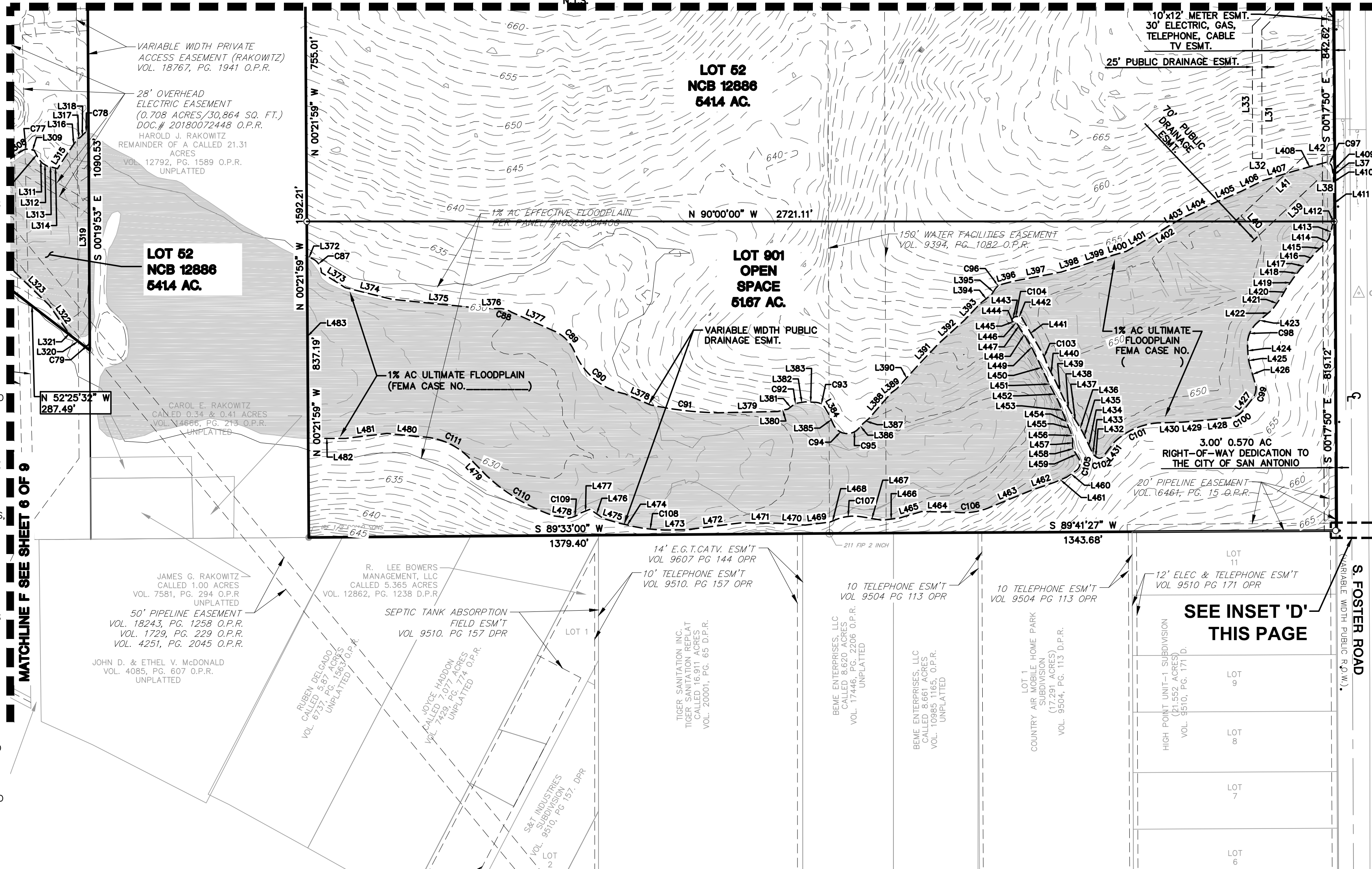
N.T.S.



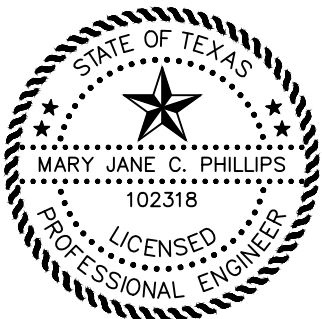
0 200' 400'

MATCHLINE F SEE SHEET 6 OF 9

MATCHLINE D SEE SHEET 4 OF 9



**SEE INSET 'D'  
THIS PAGE**



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San Antonio, TX 78216  
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TBPE # F-1048 TBPLS #10194228  
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LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)	—	APPROXIMATE LIMITS OF 100 YEAR SPECIAL FLOOD HAZARD AREA AND VARIABLE WIDTH DRAINAGE EASEMENT.
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■	MONUMENT FOUND	CL	CENTERLINE
□	MONUMENT SET	R.O.W.	RIGHT OF WAY
⊕	BENCHMARK	N.T.S.	NOT TO SCALE
		AC.	ACRES

PLAT NOTES APPLY TO EVERY PAGE IN THIS MULTIPLE PAGE PLAT.

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COUNTY OF BEXAR**

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MARY JANE PHILLIPS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 102318

DATE

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COUNTY OF BEXAR**

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REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

DATE

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H-E-B, LP,  
A TEXAS LIMITED PARTNERSHIP

OWNER/DEVELOPER:

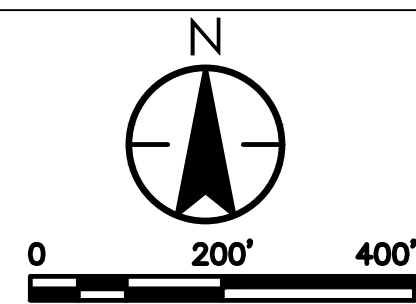
BENJAMIN R. SCOTT  
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H-E-B LP,  
646 S. FLORES STREET  
SAN ANTONIO, TEXAS 78204

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COUNTY OF BEXAR**

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS



PLAT NO. 180336

**SUBDIVISION PLAT ESTABLISHING  
S FOSTER & E HOUSTON SUBDIVISION**

BEING A TOTAL OF 871.2 ACRES INCLUSIVE OF A 0.570 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO SITUATED IN NCB 10615, NCB 5097, NCB 5098, NCB 5728 NCB CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN VOLUME 18767, PAGE 1968 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**MATCHLINE G SEE SHEET 7 OF 9**

N:1369336.85 GRID  
E:2166560.82 GRID

MARION J. & JANA K. VIATOR  
CALLED 0.488 ACRES  
VOL. 5744, PG. 109 O.P.R.  
UNPLATTED

MARION J. & JANA K. VIATOR  
CALLED 0.68 ACRES  
VOL. 9369, PG. 2144 O.P.R.  
UNPLATTED

GMU,LLC  
31.046 ACRES  
REMAINING PORTION OF  
902.292 ACRES  
VOL. 18766, PG. 1320 O.P.R.  
UNPLATTED

**LOT 62  
NCB 12886  
54130 AC.**

1% AC EFFECTIVE FLOODPLAIN  
REF. PANEL #48029C0420G

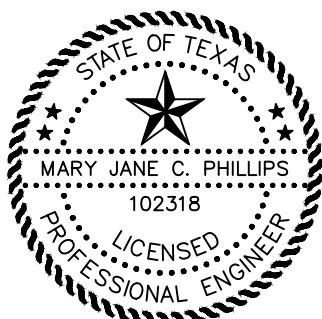
VARIABLE WIDTH  
PUBLIC  
DRAINAGE ESMT.

1% AC ULTIMATE FLOODPLAIN  
(FEMA CASE NO. \_\_\_\_\_)

28' OVERHEAD  
ELECTRIC EASEMENT  
(0.411 ACRES/17,911 SQ. FT.)  
DOC.# 20180072313 O.P.R.

HOMAN HWY 87 FAMILY TRUST  
UA COLUMBIA SUBDIVISION  
VOL 8800, PG 5 DPR

30' PRIVATE LANE  
VOL. 667, PG. 532 D.R.



Date: Sep 04, 2019, 5:11pm User ID: arath  
File: V:\2223\active\222310758\civil\Platting\01 Plat Application\10758-PLAT.dwg



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San Antonio, TX 78216  
Tel. (210) 525-9090 Fax (210) 525-0529  
TBPE # F-1048 TBPLS #10194228  
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LEGEND

● 1/2" IRON ROD FOUND (UNLESS NOTED)	— APPROXIMATE LIMITS OF 100 YEAR SPECIAL FLOOD HAZARD AREA AND VARIABLE WIDTH DRAINAGE EASEMENT.
○ 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)	O.P.R. OFFICIAL PUBLIC RECORDS
■ MONUMENT FOUND	CL CENTERLINE
□ MONUMENT SET	R.O.W. RIGHT OF WAY
⊕ BENCHMARK	N.T.S. NOT TO SCALE
—g20— EXISTING CONTOURS	AC. ACRES

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

BY: \_\_\_\_\_

BY: \_\_\_\_\_ SECRETARY

**STATE OF TEXAS  
COUNTY OF BEXAR**

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MARY JANE PHILLIPS, P.E. \_\_\_\_\_ DATE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 102318

**STATE OF TEXAS  
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TEXAS REGISTRATION NO. 4690

**STATE OF TEXAS  
COUNTY OF BEXAR**

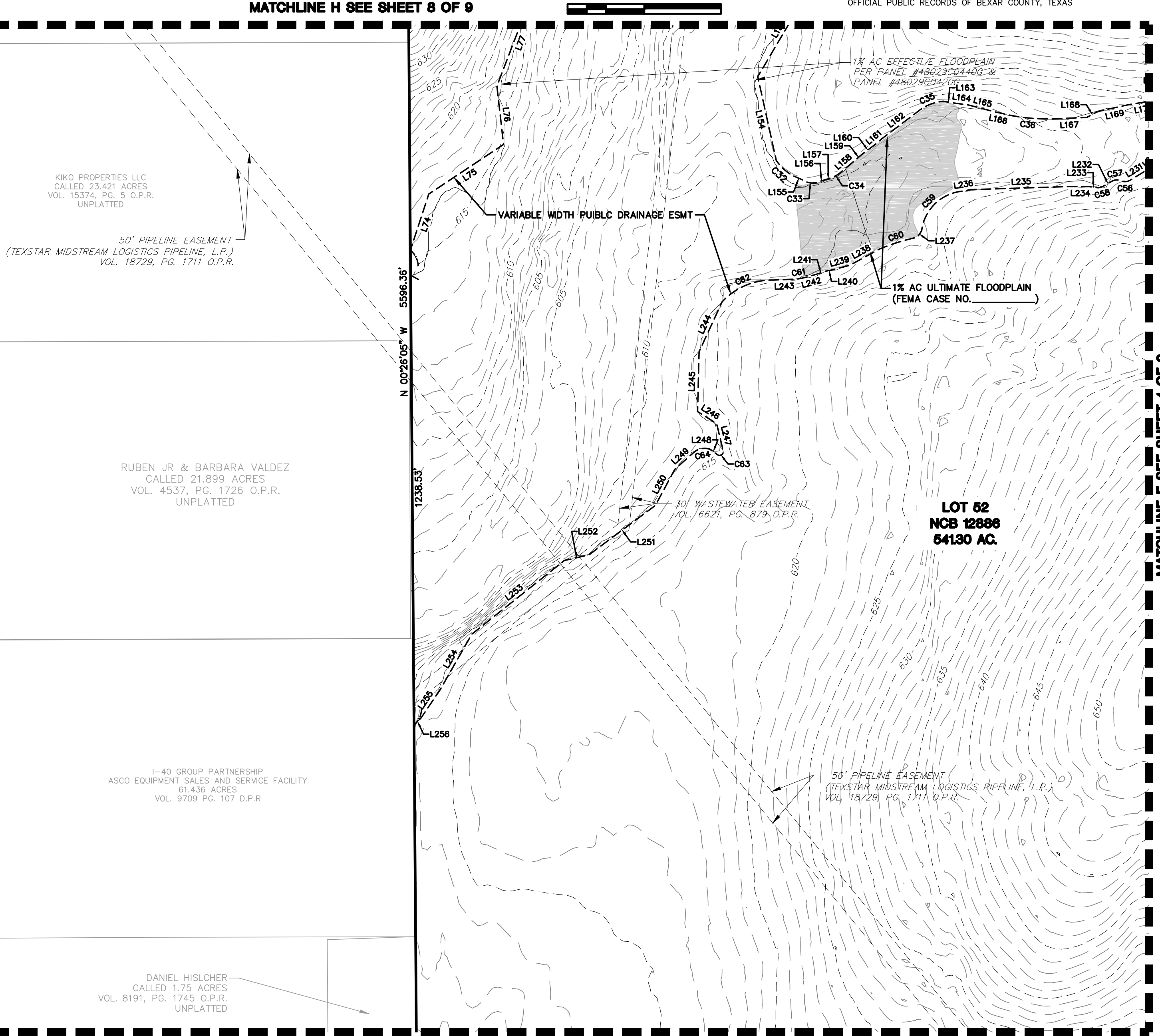
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H-E-B, LP,  
A TEXAS LIMITED PARTNERSHIP

OWNER/DEVELOPER: \_\_\_\_\_

BENJAMIN R. SCOTT  
VICE PRESIDENT OF REAL ESTATE SAFD  
H-E-B LP,  
646 S. FLORES STREET  
SAN ANTONIO, TEXAS 78204

DANIEL HISLOCHER  
CALLED 1.75 ACRES  
VOL. 8191, PG. 1745 O.P.R.  
UNPLATTED



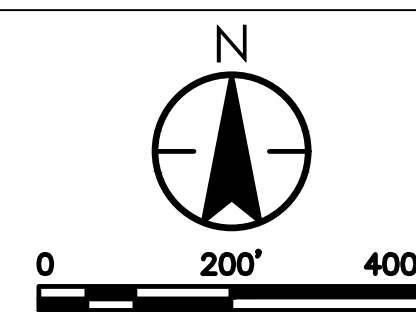
**MATCHLINE G SEE SHEET 6 OF 9**

**STATE OF TEXAS  
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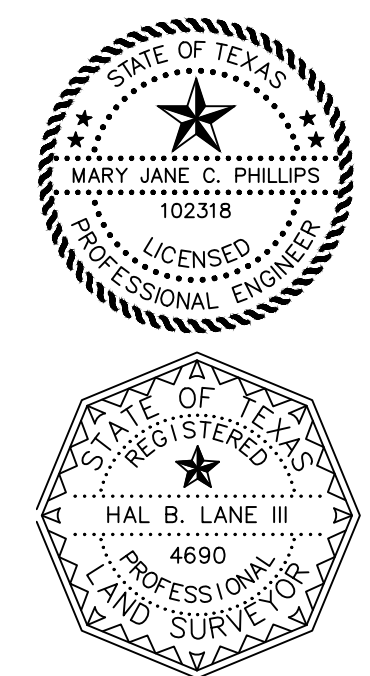
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS



PLAT NO. 180336

**SUBDIVISION PLAT ESTABLISHING  
S FOSTER & E HOUSTON SUBDIVISION**

BEING A TOTAL OF 871.2 ACRES INCLUSIVE OF A 0.570 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO SITUATED IN NCB 10615, NCB 5097, NCB 5098, NCB 5728 NCB CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN VOLUME 18767, PAGE 1968 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



70 NE Loop 410, Suite 1100  
San Antonio, TX 78216  
Tel. (210) 525-9090 Fax (210) 525-0529  
TBPE # F-1048 TBPLS #10194228  
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LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)	—	APPROXIMATE LIMITS OF 100 YEAR SPECIAL FLOOD HAZARD AREA AND VARIABLE WIDTH DRAINAGE EASEMENT.
○	1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)	O.P.R.	OFFICIAL PUBLIC RECORDS
■	MONUMENT FOUND	CL	CENTERLINE
□	MONUMENT SET	R.O.W.	RIGHT OF WAY
⊕	BENCHMARK	N.T.S.	NOT TO SCALE
—920—	EXISTING CONTOURS	AC.	ACRES

PLAT NOTES APPLY TO EVERY PAGE IN THIS MULTIPLE PAGE PLAT.

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WASTEWATER SYSTEM UNDER THE PLANS NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**SAWS:**  
THE DEVELOPER 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.

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
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**IMPACT FEE PAYMENT DUE:**  
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**INGRESS & EGRESS (SEWER):**  
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CITY OF SAN ANTONIO  
SOUTHEAST SERVICE CENTER 410  
CALLED 96.23 ACRES  
VOL. 9726, PG. 222 D.P.R.

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.

MARY JANE PHILLIPS, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 102318

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 BY STANTEC.

HAL B LANE, III, R.P.L.S. DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE 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 CREATED PURSUANT TO SEPARATE INSTRUMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

H-E-B, LP,  
A TEXAS LIMITED PARTNERSHIP

OWNER/DEVELOPER:  
BENJAMIN R. SCOTT  
VICE PRESIDENT OF REAL ESTATE SAFD  
H-E-B LP,  
646 S. FLORES STREET  
SAN ANTONIO, TEXAS 78204

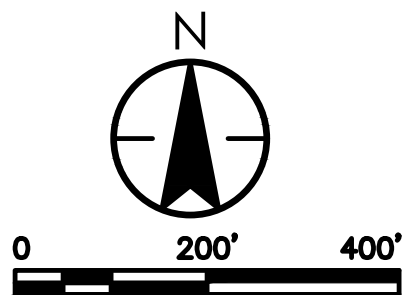
MATCHLINE H SEE SHEET 7 OF 9

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BENJAMIN R. SCOTT, THE VICE PRESIDENT OF REAL ESTATE SAFD 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 DAY  
OF , A.D. 20

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS



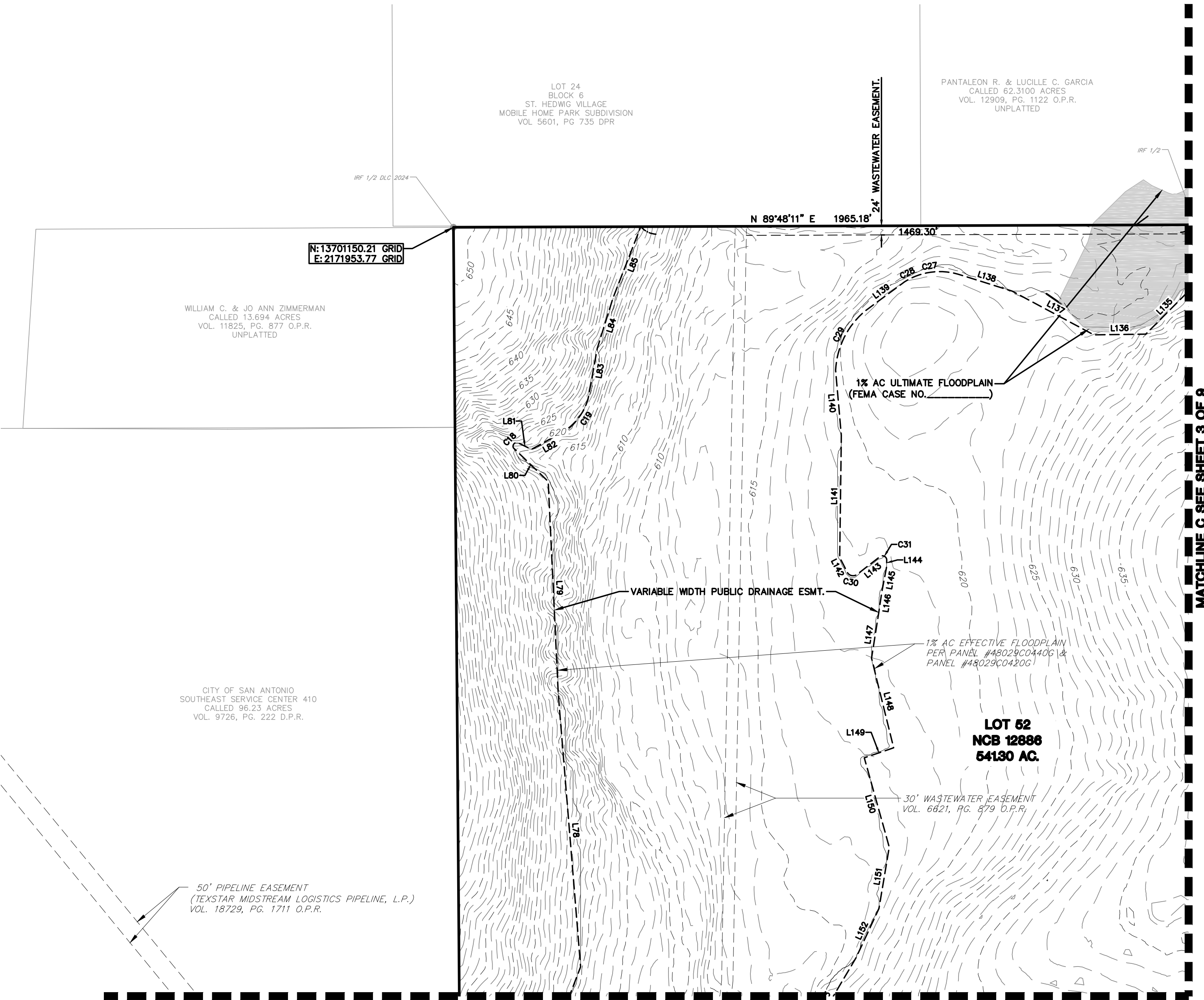
PLAT NO. 180336

SUBDIVISION PLAT ESTABLISHING  
S FOSTER & E HOUSTON SUBDIVISION

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LOT 24  
BLOCK 6  
ST. HEDWIG VILLAGE  
MOBILE HOME PARK SUBDIVISION  
VOL 5601, PG 735 DPR

PANTALEON R. & LUCILLE C. GARCIA  
CALLED 62.3100 ACRES  
VOL. 12909, PG. 1122 O.P.R.  
UNPLATTED



MATCHLINE C SEE SHEET 3 OF 9

THIS PLAT OF S FOSTER & E HOUSTON SUBDIVISION 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

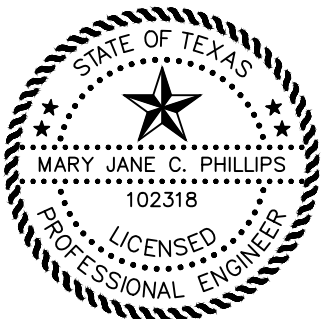
BY:

BY: SECRETARY



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SHEET 8 OF 9



Date: Sep 04, 2019, 5:11pm User ID: arath  
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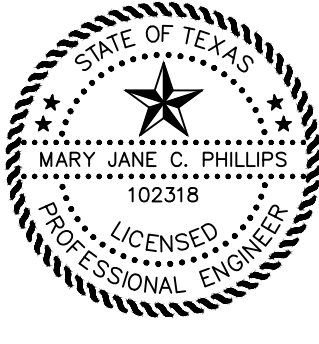
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**STATE OF TEXAS  
COUNTY OF BEXAR**

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 BY STANTEC.

HAL B. LANE, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

DATE



**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.

MARY JANE PHILLIPS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 102318

DATE

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

BY: \_\_\_\_\_

BY: \_\_\_\_\_

SECRETARY

PLAT NO. 180336  
*SUBDIVISION PLAT ESTABLISHING*  
**S FOSTER & E HOUSTON SUBDIVISION**

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DRAINAGE EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C18	23.95'	9.77'	140°30'58"	18.39'
C19	135.99'	147.52'	52°49'06"	131.23'
C20	77.74'	133.92'	33°15'30"	76.65'
C21	386.79'	709.05'	31°15'20"	382.02'
C22	46.33'	38.32'	69°16'32"	43.56'
C23	83.11'	688.12'	6°55'12"	83.06'
C24	50.14'	123.36'	23°17'14"	49.80'
C25	50.64'	116.86'	24°49'49"	50.25'
C26	51.50'	35.37'	83°25'09"	47.07'
C27	147.52'	174.33'	48°29'04"	143.16'
C28	147.52'	174.33'	48°29'04"	143.16'
C29	181.09'	218.35'	47°31'08"	175.95'
C30	30.32'	17.54'	99°02'03"	26.69'
C31	21.12'	11.55'	104°46'51"	18.30'
C32	62.09'	120.42'	29°32'23"	61.40'
C33	36.52'	38.26'	54°41'44"	35.15'
C34	28.95'	75.00'	22°06'46"	28.77'
C35	72.77'	124.15'	33°34'59"	71.73'
C36	121.65'	500.00'	13°56'22"	121.35'
C37	17.82'	100.00'	101°22'17"	17.79'
C38	19.67'	63.79'	17°40'05"	19.59'
C39	24.79'	25.00'	56°48'27"	23.78'
C40	28.50'	50.00'	32°39'48"	28.12'
C41	20.89'	20.00'	59°50'38"	19.95'
C42	51.42'	75.00'	39°17'05"	50.42'
C43	90.47'	100.00'	51°50'06"	87.42'
C44	8.06'	5.00'	92°21'05"	7.21'
C45	9.86'	25.00'	22°35'17"	9.79'
C46	52.63'	30.00'	100°30'24"	46.13'
C47	23.49'	50.00'	26°55'12"	23.28'
C48	31.43'	50.00'	36°00'42"	30.91'
C49	27.17'	15.00'	103°47'04"	23.61'
C50	59.29'	75.08'	45°14'53"	57.76'
C51	14.41'	50.00'	16°30'46"	14.36'
C52	27.04'	50.00'	30°58'52"	26.71'
C53	17.43'	75.00'	13°19'02"	17.39'
C54	20.26'	75.00'	15°28'39"	20.20'
C55	59.57'	75.00'	45°30'23"	58.01'
C56	28.80'	28.04'	58°51'03"	27.55'
C57	20.74'	25.00'	47°31'49"	20.15'
C58	18.18'	27.39'	38°02'22"	17.85'
C59	148.58'	117.85'	72°14'18"	138.94'
C60	105.01'	543.03'	11°04'49"	104.85'
C61	22.39'	112.21'	11°25'57"	22.35'
C62	149.38'	177.28'	48°16'51"	145.00'
C63	24.91'	9.86'	144°47'56"	18.79'
C64	43.83'	43.56'	57°38'57"	42.00'
C65	17.50'	34.94'	28°42'11"	17.32'
C66	7.43'	14.42'	29°32'22"	7.35'
C67	66.39'	80.60'	47°11'36"	64.53'
C68	28.23'	309.24'	51°3'51"	28.22'
C69	33.45'	29.88'	64°08'47"	31.73'
C70	42.72'	123.69'	19°47'13"	42.50'
C71	24.12'	142.19'	9°43'08"	24.09'
C72	62.73'	123.68'	29°03'34"	62.06'
C73	85.91'	184.23'	26°43'04"	85.13'
C74	92.74'	146.63'	36°14'16"	91.20'
C75	108.10'	125.02'	49°32'26"	104.76'
C76	31.81'	50.01'	36°26'46"	31.28'
C77	26.82'	30.01'	51°13'04"	25.94'
C78	12.99'	20.00'	37°12'23"	12.76'
C79	16.34'	20.00'	46°48'14"	15.89'
C80	85.43'	200.00'	24°28'29"	84.78'
C81	14.92'	100.00'	8°32'51"	14.90'
C82	15.88'	32.53'	27°58'15"	15.73'
C83	26.16'	31.14'	48°08'22"	25.40'
C84	6.89'	655.85'	0°36'06"	6.89'
C85	74.23'	180.75'	23°31'48"	73.71'
C86	37.20'	11.70'	18°21'58"	23.39'
C87	49.65'	40.31'	70°34'41"	46.57'
C88	34.50'	60.00'	32°56'51"	34.03'
C89	82.02'	103.96'	45°12'11"	79.91'
C90	177.17'	183.73'	55°15'01"	170.39'
C91	178.21'	916.00'	11°08'50"	177.93'
C92	15.12'	30.00'	28°52'08"	14.96'

DRAINAGE EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C93	30.35'	30.00'	57°58'22"	29.08'	S58°17°01'E
C94	53.76'	40.00'	77°00'38"	49.81'	S63°00'44"E
C95	23.92'	41.36'	33°07'51"	23.59'	N61°05'21"E
C96	25.00'	32.52'	44°02'43"	24.39'	N55°53'42"E
C97	25.28'	15.00'	96°33'10"	22.39'	S57°00'28"E
C98	57.15'	80.91'	40°28'20"	55.97'	S22°30'14"W
C99	39.95'	44.98'	50°53'39"	38.65'	S14°59'51"W
C100	37.78'	55.54'	38°58'42"	37.06'	S57°17°58"W
C101	126.95'	187.94'	38°42'07"	124.55'	S66°11°02"W
C102	17.32'	13.36'	74°18'29"	16.14'	S78°51'54"W
C103	42.50'	122.65'	19°51'18"	42.29'	N23°57'18"W
C104	8.85'	14.71'	34°28'02"	8.72'	S81°22'24"W
C105	38.25'	25.00'	87°39'31"	34.63'	S11°35'27"W
C106	92.65'	182.75'	29°02'51"	91.66'	S83°20'16"W
C107	70.21'	125.00'	32°10'49"	69.29'	S83°20'34"W
C108	76.24'	498.29'	8°46'00"	76.17'	N83°54'29"W
C109	37.46'	77.54'	27°40'56"	37.10'	S67°55'22"W
C110	208.41'	496.67'	24°02'32"	206.89'	N59°17'35"W
C111	132.60'	181.45'	41°52'07"	129.67'	N63°42'23"W

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	112.69'	978.00'	6°36'06"	112.63'	N86°59'47"W
C2	20.22'	33.00'	35°06'28"	19.91'	N66°08'30"W
C3	39.63'	81.44'	27°52'48"	39.24'	N63°30'16"W
C7	221.13'	1082.00'	11°42'35"	220.75'	N84°26'33"W
C8	1.57'	3.00'	30°00'01"	1.55'	S86°24'44"W
C9	40.32'	77.00'	30°00'00"	39.86'	S86°24'44"W
C10	15.43'	40.00'	22°06'30"	15.34'	N69°18°06"W
C11	171.92'	1008.54'	9°46'00"	171.71'	N85°41'21"W

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**SAWS:**  
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**CPS NOTES:**  
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**STATE OF TEXAS  
COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BENJAMIN R. SCOTT**, THE VICE PRESIDENT OF REAL ESTATE SAFF 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

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

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COUNTY OF BEXAR**  
  
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H-E-B, LP,  
A TEXAS LIMITED PARTNERSHIP  
  
OWNER/DEVELOPER:  
  
BENJAMIN R. SCOTT  
VICE PRESIDENT OF REAL ESTATE SAFF  
H-E-B LP,  
646 S. FLORES STREET  
SAN ANTONIO, TEXAS 78204



70 NE Loop 410, Suite 1100  
San Antonio, TX 78216  
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