

**LOCATION MAP** 

**LEGEND** 

CPS DOC. DRN. D.P.R.B.C.

E.G.T.CA. E.T.CATV. ESM'T.

O.P.R.B.C.

= COUNTY BLOCK

= DOCUMENT

= CITY PUBLIC SERVICE

= FOUND 1/2" IRON ROD

= PAGES = POUNDS PER SQUARE INCH

= PROPOSED CONTOUR

— = MAJOR CONTOUR

= MINOR CONTOUR

= STREET CENTERLIN

= 10' B.S.L. & E.G.T.CA. ESM'T.

MATCHLINE "

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

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

M.W. CUDE ENGINEERS, L.L.C.

JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

RIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

INDEX MAP

NOT TO SCALE

10/28/19

SHEET 3 OF 3

STATE OF TEXAS

STATE OF TEXAS

M.W. CUDE ENGINEERS, L.L.C.

= VARIABLE WIDTH = VEHICULAR NON-ACCESS EASEMENT

= 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

= GALLONS PER MINUT = LINE NUMBER = LANDSCAPE = NORTH AMERICAN DATUM

= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS - DEED MAD FOR RECORDS OF BEAR COUNTY, IEAS
- EQUIVALENT DWELLING UNIT
- ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- EASEMENT

= NUMBER = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

N.T.S.

CPS/SAWS/CoSA UTILITY NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION

. 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 HEREO

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

. 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.

(VOL 9530, PGS, 172-174)
D.P.R.B.C.

SURVEYOR'S NOTES:

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93).

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

3. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE

MISCELLANEOUS NOTES:

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

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING (LOT 901, BLOCK 13 & 901, BLOCK 25, CB 5080), DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE

3. 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.

SARA NOTES:

1. SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY AREAS FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING, SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

DRAINAGE NOTES:

1. 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 WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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 TO OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAI

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

SAWS DEDICATION NOTE: THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC

LINE AND CURVE TABLES.

PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONI

IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

SCALE: 1"=100'

M.W. CUDE ENGINEERS, L.L.C 4122 POND HILL RD. • S-101

SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPE FIRM #455 TBPLS No. 10048500 [ MWC: COY ARMSTRONG ] PRJ. NO.: 03183

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 CONSIDERATIO THEREIN EXPRESSED.

PLAT NUMBER: 180272

SUBDIVISION PLAT

**ESTABLISHING** 

**KENDALL BROOK UNIT 1A** 

EING A TOTAL OF 19.427 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420

COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 149.259 ACRE TRACT C

AND DESCRIBED BY SPECIAL WARRANTY DEED TO CONTINENTAL HOMES OF TEXAS, L.P. AS RECORDED

IN DOCUMENT NO. 20180098849, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/ DEVELOPER CONTINENTAL HOMES OF TEXAS, L.P.,

BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER

211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TX. 78232

FAX: (210) 582-0961 LESLIE OSTRANDER

DUI Y AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 78 DAY OF 1 A.D. 2019

ROBERT ORTEGON, JR. Notary Public, State of Texas Comm. Expires 04-09-2023 Notary ID 124405152

20044 (TY, 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 WA	S
DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER	
EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND	
REGULATIONS GOVERNING SAME AND THIS DLAT WAS APPROVED BY THE SAID COMMISSIONEDS	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXA

THIS PLAT OF KENDALI BROOK UNIT 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

SECRETARY

OCTOBER 2019

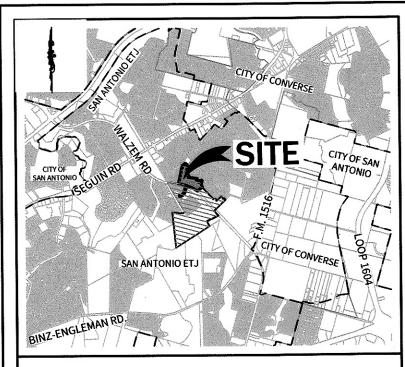
SHEET 1 OF 3

SUBDIVISION 5' E.T.CATV. ESM'T. (VOL. 9515, PGS. 71-73) D.P.R.B.C. (VOL. 9515, PGS. 71-73) D.P.R.B.C. 44 45 45 5080G 12' E.T.CATV. ESM'T. (VOL. C.B. 5080G 19515, PGS. 71-73) D.P.R.B.C. 51 50 49 42 41 12' E.T.CATV. ESM'T 40 39 BLOCK 13 -N12°11'39"E 597.27' BLOCK 13 C.B. 5080 106 [일 105 <u>.</u> . 104 103 . .102 N12°11'39"E 114.99 KENDALL COVE 16' SAN. SEW. ESM'T. (VOL. 9530, PGS. 172-174) D.P.R.B.C KENDALL COVE 720. (50' R.O.W.) S12°11'39"W 239.37' -(720)Y 1' V.N.A.E. 28 기 29 교통 30 교육 31 22.28 N12°45'31"! BLOCK 15 N12°11'39"E 169.66'.-50.04' 42.33' / 50.00' 50.00' 61.95' 54.12' 38.24'/ 50.17 C.B. 5080 BLOCK 15 C.B. 5080G 23 25 24 VENTURA UNIT 23 **LOT 901** (VOL. 9530, PGS. 172-174) D.P.R.B.C. OPEN SPACE 5' E.T.CATV. ESM'T. (VOL. 9530, PGS. 172-174) D.P.R.B.C. & VAR. WID. PUBLIC DRN. ESM'T. \_ 5' E.G.T.CA. ESM'T. N16°57'31"E 120.00' (0.045 Ac.) L15CHESTNUT I (50' R.O.W.) BLUE 9 (VOL. 9530, PGS. 172-174) D.P.R.B.C. 12.41'~ -50 52 C.B. 5080 VENTURA UNIT 24 SUBDIVISION MATCHLINE 'A' - SEE SHEET 2 58.00' 36.00'\ 32.24' 65.41' BLOCK 13 D.P.R.B.C. C.B. 5080G 38 37 12' E.T.CATV. ESM'T. (VOL. 9515, PGS. 71-73) D.P.R.B.C. ZN20°20'48"E 210.72'--10' B.S.L. (VOL. 9526, PGS. 211-215) D.P.R.B.C. 20' B.S.L. (VOL. 9526, PGS. 211-215) D.P.R.B.C. 12' E.T.CATV. ESM'T. (VOL. 9530, PGS. 172-174) D.P.R.B.C. BLOCK 15 5' E.T.CATV. ESM'T. – (VOL. 9530, PGS. 172-174) D.P.R.B.C. 5' E.T.CATV. ESM'T. — (VOL. 9530, PGS. 172-174) D.P.R.B.C. SEE SHEET 2 OF 3 FOR









**LOCATION MAP** 

LEGEND

E.G.T.CA.

O.P.R.B.C.

= BUILDING SETBACK LIN

= CITY PUBLIC SERVICE

= FOUND 1/2" IRON ROD
= GALLONS PER MINUTE
= LINE NUMBER
= LANDSCAPE
= NORTH AMERICAN DATUM

= PAGES = POUNDS PER SQUARE INCH

= SANITARY SEWER

= VARIABLE WIDTH

= MINOR CONTOUR

= STREET CENTERLINE

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= DRAINAGE
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= EQUIVALENT DWELLING UNIT
= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
= ELECTRIC, TELEPHONE, AND CABLE TELEVISION

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

TRANSPORTATION AND CAPITAL IMPROVEMENTS

= VEHICULAR NON-ACCESS EASEMENT

= 1/2" IRON ROD WITH RED PLASTIC CAP

= COUNTY BLOCK

= EASEMENT

N.T.S.

CPS/SAWS/Cosa utility notes I. The City of San Antonio as a 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 NFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY
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EASEMENT, "AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LAND 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.

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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.

SURVEYOR'S NOTES:

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93).

2. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

3. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE

MISCELLANEOUS NOTES: 1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL

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3. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE

1. SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY AREAS FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

DRAINAGE NOTES:

1. 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 TO OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING RIGHT TO INCRESS AND EGRESS OVER GRAINTOR'S AUGICLENT PROFERRY TO REMOVE ANY INCREMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000
GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

3. SAWS DEDICATION NOTE: THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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 CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

WATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

LINE TABLE

N07°50'20"E

L2 N06°31'09"E

L3 N10°50'20"E

L5 N19°11'56"E

L6 S64°08'31"E 62.69'

L9 S19°28'34"W 23.55'

L10 S68°26'31"E 80.39'

L11 S77°03'36"E 40.06'

L12 S26°39'47"W 59.79'

L13 S22°56'10"W 101.89'

L14 S82°16'13"E 115.17'

L15 S07°26'29"W 115.00'

L16 \$05°48'18"W 10.99'

L17 S07°20'22"W 50.18'

L18 S07°58'47"W 50.18'

L19 S80°03'50"E 120.00'

L20 N82°37'41"E 20.00' L21 S07°11'39"W 49.94'

L22 S04°42'01"E 76.75'

L23 S19°09'23"E 76.75'

26.83

130.14

50,001

60.00

89.991

L24 S33°21'31"E

L25 S58°16'25"W

L26 S47°30'05"W

L28 N12°11'39"E

CURVE TABLE

CURVE RADIUS DELTA TANGENT LENGTH CHORD CHORD BEARING

C45 25.00' 76°20'29" 19.65' 33.31' 30.90' N83°31'05"E

C46 125.00' 29°09'39" 32.51' 63.62' 62.93' N59°55'40"E C47 | 10.00' | 85°38'11" | 9.27' | 14.95' | 13.59' | N31°41'25"E C48 450.00' 22°58'13" 91.43' 180.41' 179.20' N00°21'25"E

C49 400.00' 47°58'17" 177.97' 334.90' 325.21' \$12°08'37"E

C50 450.00' 16°16'26" 64.34' 127.81' 127.39' N27°59'32"W

C51 10.00' 85°38'11" 9.27' 14.95' 13.59' N62°40'25"W

C52 75.00' 18°23'49" 12.15' 24.08' 23.98' \$65°18'35"W C53 10.00' 56°28'10" 5.37' 9.86' 9.46' \$27°52'36"W C54 50.00' 163°59'55" 355.74' 143.12' 99.03' S81°38'29"W C55 10.00' 42°04'04" 3.85' 7.34' 7.18' N37°23'36"W

C56 2180.00' 19°19'53" 371.29' 735.53' 732.04' N68°05'35"W C57 10.00' 90°01'48" 10.01' 15.71' 14.15' S57°12'33"W C58 | 1940.00' | 1°28'37" | 25.00' | 50.01' | 50.00' | N72°50'18"W C59 325.00' 51°57'22" 158.36' 294.71' 284.72' \$42°24'05"W

C60 275.00' 19°25'02" 47.05' 93.19' 92.75' N07°18'02"W

C61 275.00' 49°18'35" 126.22' 236.67' 229.43' N41°04'41"E

9.84' 15.55' 14.03' \$19°36'24"E

113.90' 227.60' 227.50' S61°14'06"E

C43 10.00' 89°06'17"

C44 2230.00' 5°50'52"

L29 N77°48'21"W L30 N77°46'33"W

N77°46'33"W

L31 N12°11'39"E 84.99

N24°28'02"E 120.00'

S70°31'26"E 50.00'

BEARING LENGTH

63.51'

47.73'

47.78'

48.35'

LINE TABLE

L32 N77°46'33"W 21.86'

L33 N19°28'34"E 23.55'

L34 S77°48'21"E 36.10'

L35 N77°48'21"W 36.10'

L36 S12°11'39"W 4.05'

137 N07°26'29"E 47.35' L38 | 507°26'29"W

L40 S24°56'45"W 21.82'

L42 N11°50'32"E 21.56'

L44 S74°30'30"W 1.66'

L45 S12°11'39"W 84.95'

L46 N86°36'52"E 118.79'

L47 S82°33'31"E 468.33'

L48 S87°35'32"E 97.19'

L50 S53°52'15"W 50.00'

L49 S78°09'28"E

L39 N24°56'45"E

L41 N74°30'30"E

L43 S11°50'32"W

BEARING LENGTH

M.W. CUDE ENGINEERS, L.L.C 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 Г:210.681.2951 ● F:210.523.7112 WWW.CUDEENGINEERS.COM TBPE FIRM #455

TBPLS No. 10048500 [ MWC: COY ARMSTRONG ] PRJ. NO.: 03183:

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.

PLAT NUMBER: 180272

**SUBDIVISION PLAT** 

**ESTABLISHING** 

**KENDALL BROOK UNIT 1A** 

BEING A TOTAL OF 19.427 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420,

COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 149.259 ACRE TRACT OF

LAND DESCRIBED BY SPECIAL WARRANTY DEED TO CONTINENTAL HOMES OF TEXAS, L.P. AS RECORDED

IN DOCUMENT NO. 20180098849, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/ DEVELOPER
CONTINENTAL HOMES OF TEXAS, L.P., TEXAS LIMITED PARTNERSHIP

SCALE: 1"=100'

BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER

211 N. LOOP 1604 EAST, SUITE 130 TEL: (210) 496-2668

PAX: (210) 582-0961 CONTACT PERSON: LESLIE OSTRANDER ASSISTANT SECRETARY

DULY AUTHORIZED AGENT

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Legic Ostrandru
NAME IS SUBSCRIBED TO THE FOREGOING

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 28 DAY OF CC TOWN V PICU .a.

ROBERT ORTEGON, JR Notary Public, State of Texas Comm. Expires 04-09-2023 Notary ID 124405152



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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

OCTOBER 2019

SHEET 2 OF 3

42 /S17°20'43"W 94.38' 16 ) 5' E.T.CATV. ESM'T. (VOL. 9530, PGS. 172-174) D.P.R.B.C. 20' B.S.L. (VOL. 9530, PGS. 172-174) D.P.R.B.C. FALCON MEADOW C.B. 5080 \_L21 -S10°07'21"W 134.30" - 12' E.T.CATV. ESM'T. (VOL. 9530, PGS. 172-174) D.P.R.B.C. (VOL. 9530, PGS. 172-174) D.P.R.B.C. C.B. 5080G BLOCK 22 1 5' E.T.CATV. ESM'T. (VOL. 9530, PGS. 172-174) D.P.R.B.C. O PLATTED PUBLIC STREET N=13,727,316.76 E= 2,184,167.89

CURVE TABLE					CURVE TABLE								
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURV	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	1030.00'	2°59'50"	26.95'	53.88'	53.87'	S67°02'36"E	C22	625.00	0°36'42"	3.34'	6.67'	6.67'	S27°01'20"W
C2	11.00'	88°01'38"	10.63'	16.90'	15.29'	524°31'42"E	C23	350.00	15°08'07"	46.50'	92.46'	92.19'	S19°45'43"W
C3	625.00'	7°14'25"	39.54'	78.98'	78.93'	S23°05'46"W	C24	10.00'	90°00'00"	10.00'	15.71	14.14'	S32°48'21"E
C4	5.00'	89°57'16"	5.00'	7.85'	7.07'	S37°34'53"E	C25	75.00'	4°27'52"	2.92'	5.84'	5.84'	S80°02'17"E
C5	1781.39'	2°20'52"	36.50'	72.99'	72.99'	S10°41'33"W	C26	125.00	4°27'52"	4.87'	9.74'	9.74'	N80°02'17"W
C6	2042.60	2°46'08"	49.36'	98.71'	98.70'	N10°24'11"E	C27	10.00	90°00'00"	10.00'	15.71'	14.14'	S57°11'39"W
C7	5.00'	76°29'42"	3.94'	6.68'	6.19'	N50°06'41"E	C28	425.00	6°16'24"	23.29'	46.53'	46.51'	\$09°03'27"W
C8	400.00'	4°24'10"	15.38'	30.74	30.73'	S33°55'40"E	C29	410.00	6°16'24"	22.47	44.89	44.87'	S09°03'27"W
C9	400.00	6°22'10"	22.26'	44.47'	44.44'	\$39°18'50"E	C30	10.00'	89°58'12"	9,99'	15.70'	14.14'	S32°47'27"E
C10	450.00'	6°22'10"	25.04'	50.03'	50.00'	N39°18'50"W	C31	2230.00	' 4°14'37"	82.62'	165.16'	165.12'	S75°40'18"E
C11	2060.00'	23°43'43"	432.77'	853.14'	847.05'	N65°55'45"W	C32	10.00	89°06'17"	9.84'	15.55'	14.03	N61°53'52"E
C12	25.00'	89°58'12"	24.99'	39.26'	35.35	N32°47'27"W	C33	75.00	9°54'14"	6.50'	12.96	12.95'	N12°23'36"E
C13	25.00'	90°01'48"	25.01'	39.28'	35.36'	557°12'33"W	C34	125.00	9°54'14"	10.83'	21.61'	21.58	S12°23'36"W
C14	10.00'	89°58'12"	9.99'	15.70'	14.14'	N32°47'27"W	C35	10.00	89°06'17"	9.84'	15.55'	14.03	S27°12'25"E
C15	10.00'	33°33'30"	3.02'	5.86'	5.77'	S85°26'42"W	C36	2230.0	5°48'36"	113.16'	226.13'	226.03'	S68°51'16"E
C16	50.00'	279°58'19"	41.98'	244.32'	64.30'	N28°39'07"E	C37	10.00	89°06'17"	9.84'	15.55'	14.03'	N69°29'53"E
C17	10.00'	156°26'37"	47.96'	27.30'	19.58'	S89°35'02"E	C38	75.00	7°36'02"	4.98'	9.95	9.94'	N21°08'44"E
C18	410.00'	6°16'24"	22.47'	44.89'	44.87'	N15°19'51"E	C39	10.00	56°05'07"	5.33'	9.79	9.40'	N10°41'50"W
C19	425.00'	6°16'24"	23.29'	46.53'	46.51'	N15°19'51"E	C40	58.00	297°57'24"	34.88'	301.62'	59.78'	S69°45'42"E
C20	400.001	15°08'07"	53.14'	105.66'	105.36'	N19°45'43"E	C4.	10.00	61°52′17"	5.99'	10.80'	10.28'	S48°16'52"W
C21	575.00'	7°51'13"	39.47'	78.82'	78.75'	N23°24'10"E	C4:	125.00	7°36'02"	8.30'	16.58'	16.57'	S21°08'44"W

	SHEET 3 OF 3	INDEX MAP NOT TO SCALE
ING ING	STATE OF TEXAS COUNTY OF BEXAR  I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF M CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT COD VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.	IY KNOWLEDGE THIS PLAT
	M.W. CUDE ENGINEERS, L.L.C. COY D. ARMSTRONG, P.E.  STATE OF TEXAS COUNTY OF BEXAR	10/28/19

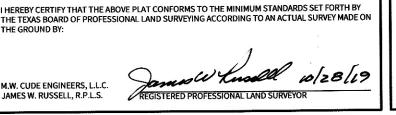


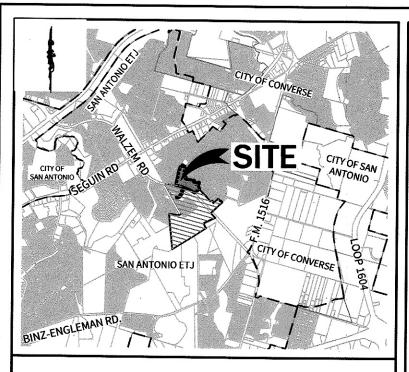
COY D. ARMSTRO

87617

CENSE







## **LOCATION MAP**

**LEGEND** 

NO. O.P.R.B.C.

R.O.W.

VAR. WID. V.N.A.E. VOL. WAT.

ELEV

= CURVE NUMBER = COUNTY BLOCK = CITY PUBLIC SERVICE = DOCUMENT

= EQUIVALENT DWELLING UNIT

= FOUND 1/2" IRON ROD = GALLONS PER MINUTE = LINE NUMBER

= LANDSCAPE = NORTH AMERICAN DATUM

= PAGES = POUNDS PER SQUARE INCH

= TRANSPORTATION AND CAPITAL IMPRO

= VARIABLE WIDTH
= VEHICULAR NON-ACCESS EASEMENT
= VOLUME
= WATER

= 1/2" IRON ROD WITH RED PLASTIC CAP

STAMPED "CUDE" UNLESS OTHERWISE NOTED
=10" B.S.L. & E.G.T.CA. ESM'T.

= RIGHT-OF-WAY

= SANITARY SEWER

 PROPOSED CONTOUR ---- = MAJOR CONTOUR

= MINOR CONTOUR = STREET CENTERLINE

= DRAINAGE = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
= ELECTRIC, TELEPHONE, AND CABLE TELEVISION

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

N.T.S.

CPS/SAWS/CoSA UTILITY NOTES

1. THE CITY OF SAN ANTONIO AS A 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 DI INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT, "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE.

CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION

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

. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS

. 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.

SURVEYOR'S NOTES:

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93).

2. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

3. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING (LOT 901, BLOCK 13 & 901, BLOCK 25, CB 5080), DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE

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

RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNT 3. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE

ADJACENT GRADE

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY AREAS FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

SAWS DEDICATION NOTE: THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION

BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. SAWS HIGH PRESSURF NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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 CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

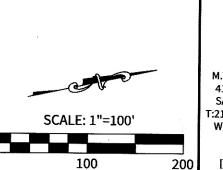
IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST

PLAT NUMBER: 180272

### SUBDIVISION PLAT **ESTABLISHING**

**KENDALL BROOK UNIT 1A** 

BEING A TOTAL OF 19.427 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 149.259 ACRE TRACT OF AND DESCRIBED BY SPECIAL WARRANTY DEED TO CONTINENTAL HOMES OF TEXAS, L.P. AS RECORDED IN DOCUMENT NO. 20180098849, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MEINEER M.W. CUDE ENGINEERS, L.L.C.

4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPE FIRM #455 TBPLS No. 10048500 [ MWC: COY ARMSTRONG ] PRJ. NO.: 03183.00

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 CONTINENTAL HOMES OF TEXAS, L.P.,

BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER

211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TX. 78232 TEL: (210) 496-2668 FAX: (210) 582-0961 CONTACT PERSON: LESLIE OSTRANDER

ASSISTANT SECRETAR

DULY AUTHORIZED AGENT

### STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE

# GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF COLON

ROBERT ORTEGON, JR. Notary Public, State of Texas Comm. Expires 04-09-2023 Notary ID 124405152

DATED THIS

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 ON 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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

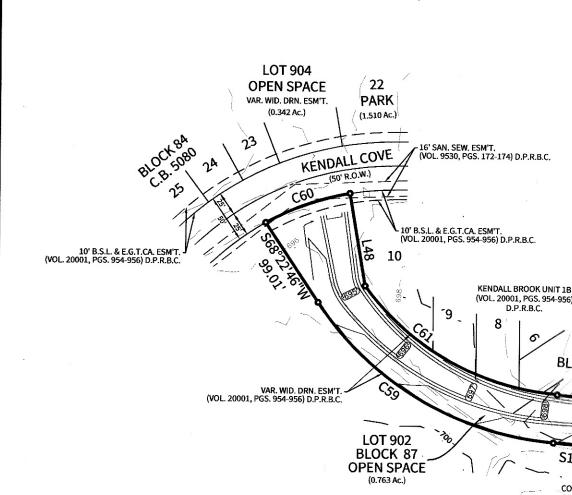
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

SECRETARY

OCTOBER 2019

SHEET 3 OF 3









STATE OF TEXAS

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

1.W. CUDE ENGINEERS, L.L.C. OY D. ARMSTRONG, P.E.

SHEET 3 OF 3

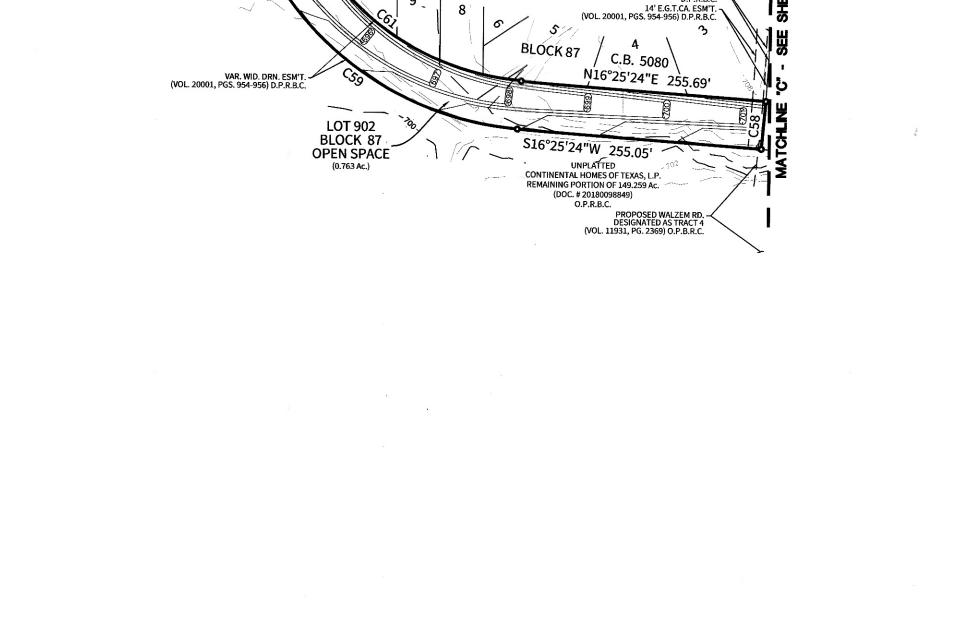
STATE OF TEXAS OUNTY OF BEXAR

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:

M.W. CUDE ENGINEERS, L.L.C. AMES W. RUSSELL, R.P.L.S.

**INDEX MAP** 

NOT TO SCALE



SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES.