

LOCATION MAP

NOT-TO-SCALE

LEGEND

- | | |
|---|--|
| AC ACRE(S) | VAR WID VARIABLE WIDTH |
| BLK BLOCK | ESMT EASEMENT |
| CB COUNTY BLOCK | REPETITIVE BEARING AND/OR DISTANCE |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL VOLUME |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | PG PAGE(S) |
| BSL BUILDING SETBACK LINE (SURVEYOR) | ROW RIGHT-OF-WAY |
| | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | SET 1/2" IRON ROD (CDS) |
| | SET 1/2" IRON ROD (CDS)-ROW |
-
- | | |
|--|--|
| 1140 EXISTING CONTOURS | 16' SANITARY SEWER EASEMENT (VOL 9520, PG 16-17, DPR) |
| 1140 PROPOSED CONTOURS | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9520, PG 16-17, DPR) |
| 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 20' BUILDING SETBACK LINE (VOL 9520, PG 16-17, DPR) |
| 12' SANITARY SEWER EASEMENT | 20' SANITARY SEWER EASEMENT (VOL 9520, PG 16-17, DPR) |
| 10' WATER EASEMENT | VAR. WID. DRAIN EASEMENT (VOL 9544, PG 120-121, DPR) |
| 10' x 50' OFF-LOT ACCESS AND PUBLIC UTILITY EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) | 30' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (VOL 9544, PG 120-121, DPR) |
| 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 5' ELECTRIC STREETLIGHT SERVICE RIGHT-OF-WAY ESMT (VOL 7086, PG 1443, OPR) |
| VARIABLE WIDTH PUBLIC DRAINAGE ESMT (20.871 AC) | 100YR FLOODPLAIN (EFFECTIVE) MAP#48029C0365F REVISED SEPT. 29, 2010 |
| 100YR FLOODPLAIN (ULTIMATE) (PER SARA UPPER MEDIO CREEK) OFF-LOT 25'x25' SANITARY SEWER TUNNEL-AROUND EASEMENT (0.014 AC.) | 5' CATV ESMT (VOL 9520, PG 16-17, DPR) |
| 1' VEHICULAR NON-ACCESS ESMT | COUNTY OF BEXAR PARCEL 2 (VOL 4114, PG 1386, OPR) |
| 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | COUNTY OF BEXAR PARCEL 3 (VOL 4114, PG 1377, OPR) |
| 17' SANITARY SEWER ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9520, PG 16-17, DPR) | |

CPS/SAWS/COSA UTILITY (RESIDENTIAL):

- 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," "GAS 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 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.
- 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.
- 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 FACILITIES.
- 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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Paul 2 Myers 12/18/19
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

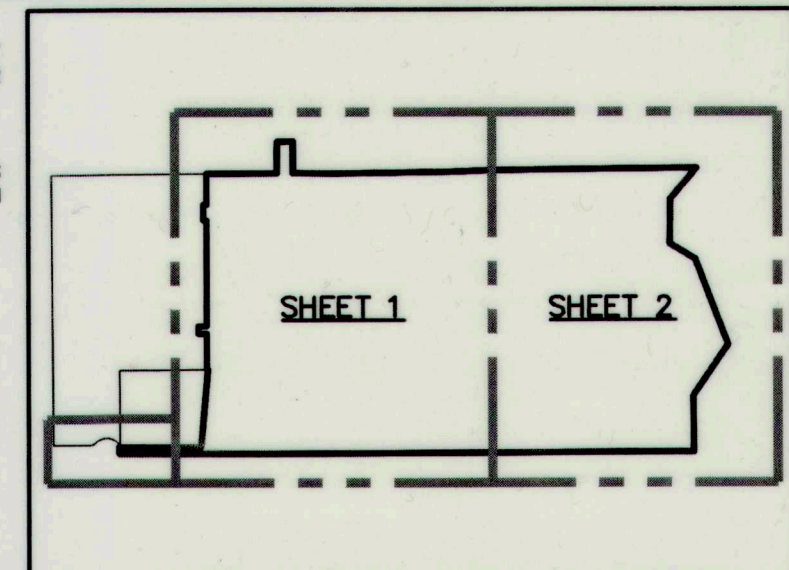
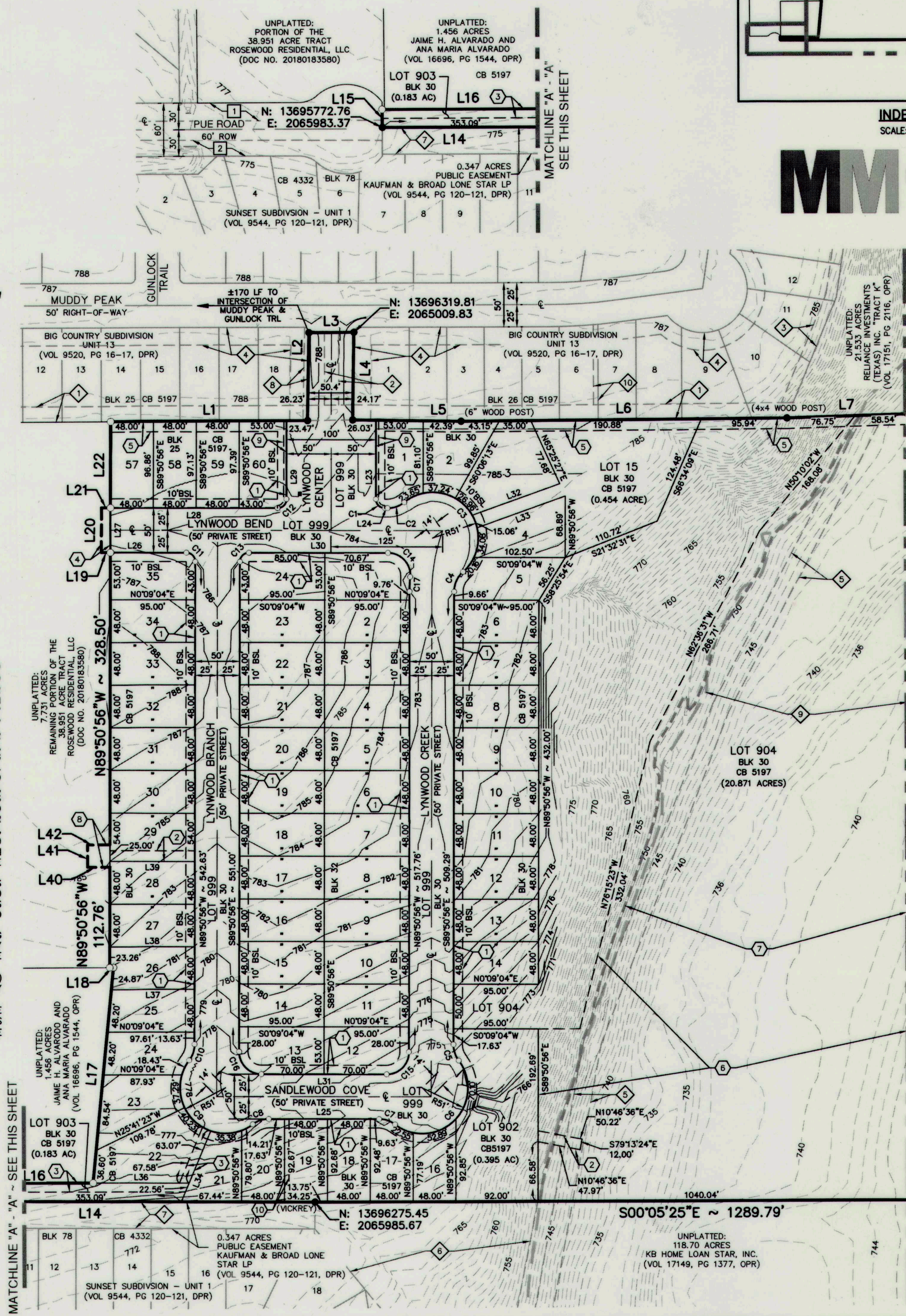
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) WAD 83(93).
- COORDINATES SHOWN HEREON ARE GRID.
- DISTANCES SHOWN HEREON ARE SURFACE.
- SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED, "MMES RPLS 6490" AT ALL PROPERTY/LOT CORNERS UNLESS OTHERWISE NOTED.

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.



INDEX MAP

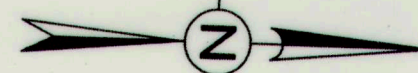
SCALE: 1" = 600'

MEALS MYERS
ENGINEERING & SURVEYING LLC

TBPLS #10194291
TBPE #18576
7711 ECKERT RD, SUITE 108
SAN ANTONIO, TX 78240
(210)236-7382

LAND-PLAT-19-11800011
SUBDIVISION PLAT
OF
LYNWOOD VILLAGE ENCLAVE
UNIT 1

BEING A TOTAL OF 31.220 ACRE TRACT OF LAND, ESTABLISHING LOTS 57-60, BLOCK 25, LOTS 1-35, 901-904, & 999, BLOCK 30, LOTS 1-24, BLOCK 32 OUT OF A 39.065 ACRE TRACT OF LAND BEING A PORTION OF A 38.951 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 20180183580, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING ALL OF A 0.114 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 16442, PAGE 1642, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.T. NEIL SURVEY NUMBER 62, ABSTRACT 544, BEXAR COUNTY, TEXAS.



SCALE IN FEET
1"=100'

CDS muery
ENGINEERS • SURVEYORS
3411 MAGIC DR. SAN ANTONIO, TEXAS • (210) 581-1111 • TBPE NO. F-1733 • TBPLS NO. 10095-00

DATE OF PREPARATION: December 18, 2019
JOB No. 18228.02

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARTIN RICO, MANAGER
LYNWOOD VILLAGE, LLC
4007 MCCULLOUGH AVE., STE. 231
SAN ANTONIO, TEXAS 78212
(210) 981-9900

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTIN RICO, 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 20th DAY OF December, A.D. 2019.

Arthur Lee Wright
My Commission Expires
05/29/2022
ID No. 4860276

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 _____

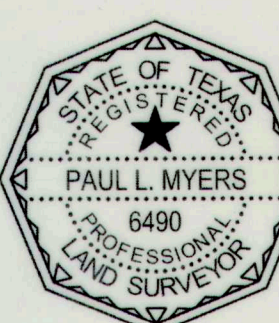
COUNTY JUDGE, BEXAR COUNTY, TEXAS

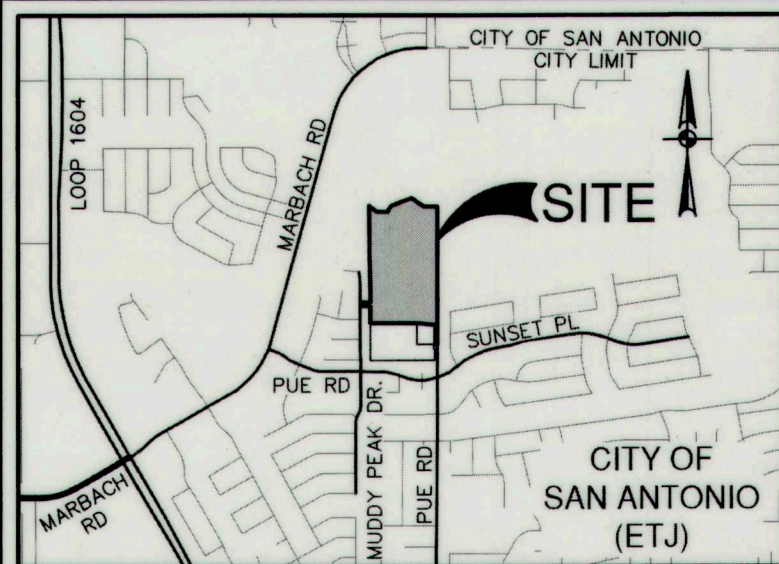
COUNTY CLERK, BEXAR COUNTY, TEXAS

SEE SHEET 3 OF 3
FOR LINE & CURVE TABLE

SHEET 1 OF 3

CDS Muery F-1733





LOCATION MAP

NOT-TO-SCALE

LEGEND

AC ACRE(S)	VAR WID VARIABLE WIDTH	ESMT EASEMENT
BLK BLOCK	ESMT EASEMENT	REPETITIVE BEARING AND/OR DISTANCE
CB COUNTY BLOCK	VOL VOLUME	PG PAGE(S)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW RIGHT-OF-WAY	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	ROW ROW	SET 1/2" IRON ROD (CDS)
BSL BUILDING SETBACK LINE	(SURVEYOR)	SET 1/2" IRON ROD (CDS)-ROW

1140 EXISTING CONTOURS	16' SANITARY SEWER EASEMENT (VOL 9520, PG 16-17, DPR)
1140 PROPOSED CONTOURS	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9520, PG 16-17, DPR)
1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	20' BUILDING SETBACK LINE (VOL 9520, PG 16-17, DPR)
2 12' SANITARY SEWER EASEMENT	20' SANITARY SEWER EASEMENT (VOL 2328, PG 994-997, OPR)
3 10' WATER EASEMENT	VAR. WID. DRAIN EASEMENT (VOL 9544, PG 120-121, DPR)
4 10' x 50' OFF-LOT ACCESS AND PUBLIC UTILITY EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET)	30' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (VOL 9544, PG 120-121, DPR)
5 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5' ELECTRIC STREETLIGHT SERVICE RIGHT-OF-WAY ESMT (VOL 7086, PG 1443, OPR)
6 100YR FLOODPLAIN (ULTIMATE) (PER SARA UPPER MEDIO CREEK)	100YR FLOODPLAIN (EFFECTIVE) MAP#48029C0365F REVISED SEPT. 29, 2010
7 OFF-LOT 25'x25' SANITARY SEWER TURN-AROUND EASEMENT (0.014 AC.)	5' CATV ESMT (VOL 9520, PG 16-17, DPR)
8 1' VEHICULAR NON-ACCESS ESMT	COUNTY OF BEXAR PARCEL 2 0.122 ACRES (UNPLATTED) (VOL 4114, PG 1386, OPR)
9 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	COUNTY OF BEXAR PARCEL 3 0.122 ACRES (UNPLATTED) (VOL 4114, PG 1377, OPR)
10 17' SANITARY SEWER ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9520, PG 16-17, DPR)	

CPS/SAWS/COSA UTILITY (RESIDENTIAL):

- 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," "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 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.
- 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.
- 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 FACILITIES.
- 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.

LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

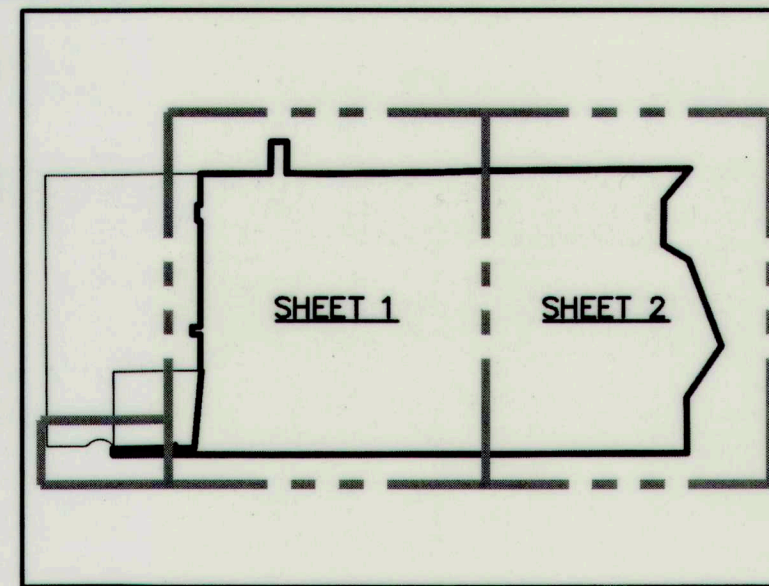
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83(93).
- COORDINATES SHOWN HEREON ARE GRID.
- DISTANCES SHOWN HEREON ARE SURFACE.
- SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED, "MMES RPLS 6490" AT ALL PROPERTY/LOT CORNERS UNLESS OTHERWISE NOTED.

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.



INDEX MAP

SCALE: 1" = 600'

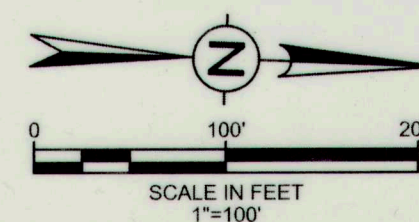
MM MEALS★MYERS
ENGINEERING & SURVEYING LLC

TBPLS #10194291
TBPE #18576
7711 ECKERT RD. SUITE 108
SAN ANTONIO, TX 78240
(210)236-7382

LAND-PLAT-19-11800011

SUBDIVISION PLAT
OF
LYNWOOD VILLAGE ENCLAVE
UNIT 1

BEING A TOTAL OF 31.220 ACRE TRACT OF LAND, ESTABLISHING LOTS 57-60, BLOCK 25, LOTS 1-35, 901-904, & 999, BLOCK 30, LOTS 1-24, BLOCK 32 OUT OF A 39.065 ACRE TRACT OF LAND BEING A PORTION OF A 38.951 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 20180183580, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING ALL OF A 0.114 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 16442, PAGE 1642, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.T. NEIL SURVEY NUMBER 62, ABSTRACT 544, BEXAR COUNTY, TEXAS.



CDS muery
ENGINEERS • SURVEYORS
3411 MAGIC DR. SAN ANTONIO, TEXAS • (210) 581-1111 • TBPE NO. F-1733 • TBPLS NO. 100495-00
DATE OF PREPARATION: December 18, 2019
JOB No. 18228.02

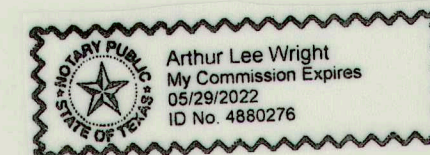
STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARTIN RICO, MANAGER
LYNWOOD VILLAGE, LLC
4007 MCCULLOUGH AVE, STE. 231
SAN ANTONIO, TEXAS 78212
(210) 981-9900

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTIN RICO, 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 20th DAY OF December, A.D. 2019.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

SEE SHEET 3 OF 3
FOR LINE & CURVE TABLE

SHEET 2 OF 3

LAND-PLAT-19-11800011

SUBDIVISION PLAT
OF
LYNWOOD VILLAGE ENCLAVE
UNIT 1

BEING A TOTAL OF 31.220 ACRE TRACT OF LAND, ESTABLISHING LOTS 57-60, BLOCK 25, LOTS 1-35, 901-904, & 999, BLOCK 30, LOTS 1-24, BLOCK 32 OUT OF A 39.065 ACRE TRACT OF LAND BEING A PORTION OF A 38.951 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 20180183580, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING ALL OF A 0.114 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 16442, PAGE 1642, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.T. NEIL SURVEY NUMBER 62, ABSTRACT 544, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 18, 2019
JOB No. 18228.02

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARTIN RICO, MANAGER
LYNWOOD VILLAGE, LLC
4007 McCULLOUGH AVE, STE. 231
SAN ANTONIO, TEXAS 78212
(210) 981-9900

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTIN RICO, 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 20th DAY OF December, A.D. 2019

Notary Public, Bexar County, Texas

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

DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

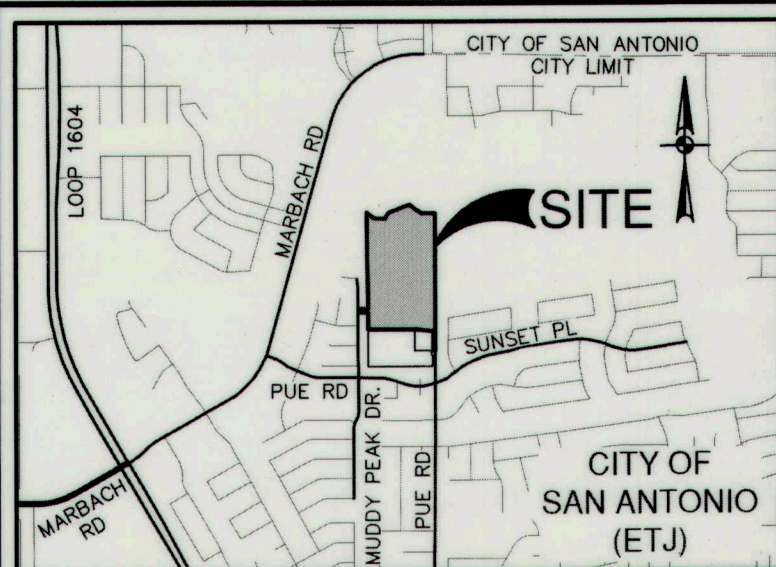
CERTIFICATE OF APPROVAL

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



LOCATION MAP

NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- BLK BLOCK
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- BSL BUILDING SETBACK LINE
- CENTER LINE
- VAR WID VARIABLE WIDTH
- ESMT EASEMENT
- REPT BEARING REPETITIVE BEARING AND/OR DISTANCE
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (CDS)
- SET 1/2" IRON ROD (CDS)-ROW
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 12' SANITARY SEWER EASEMENT
- 10' WATER EASEMENT
- 10' x 50' OFF-LOT ACCESS AND PUBLIC UTILITY EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET)
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE ESMT (20.871 AC)
- 100YR FLOODPLAIN (ULTIMATE) (PER SARA UPPER MEDIO CREEK) OFF-LOT 25'X25' SANITARY SEWER TURN-AROUND EASEMENT (0.014 AC)
- 1' VEHICULAR NON-ACCESS ESMT
- 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 17' SANITARY SEWER ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9520, PG 16-17, DPR)
- 16' SANITARY SEWER EASEMENT (VOL. 9520, PG 16-17, DPR)
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9520, PG 16-17, DPR)
- 20' BUILDING SETBACK LINE (VOL. 9520, PG 16-17, DPR)
- 20' SANITARY SEWER EASEMENT (VOL. 2328, PG 994-997, OPR)
- VAR. WD. DRAIN EASEMENT (VOL. 9544, PG 120-121, DPR)
- 30' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (VOL. 9544, PG 120-121, DPR)
- 5' ELECTRIC STREETLIGHT SERVICE RIGHT-OF-WAY ESMT (VOL. 7086, PG 1443, OPR)
- 100YR FLOODPLAIN (EFFECTIVE) MAP #480290335F REVISED SEPT. 29, 2010
- 5' CATV ESMT (VOL. 9520, PG 16-17, DPR)
- COUNTY OF BEXAR PARCEL 2 0.122 ACRES (UNPLATTED) (VOL. 4114, PG 1386, OPR)
- COUNTY OF BEXAR PARCEL 3 0.122 ACRES (UNPLATTED) (VOL. 4114, PG 1377, OPR)

CPS/SAWS/COSA UTILITY (RESIDENTIAL):

- 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," "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 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.
- 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.
- 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 FACILITIES.
- 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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Paul L. Myers 12/18/19
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83(83).
- COORDINATES SHOWN HEREON ARE GRID.
- DISTANCES SHOWN HEREON ARE SURFACE.
- SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED, "MMES RPLS 6490" AT ALL PROPERTY/LOT CORNERS UNLESS OTHERWISE NOTED.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, 902, 903, AND 904 BLOCK 30, CB 5197, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 480290335F, DATED SEPTEMBER 29, 2010 ; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOWRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOWR) STUDY PREPARED BY MICHEL BAKER, JR. AND APPROVED BY FEMA ON 07/17/2013 (CASE NO. 13-08-0686P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

DRAINAGE EASEMENT ENCROACHMENTS:

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

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE:

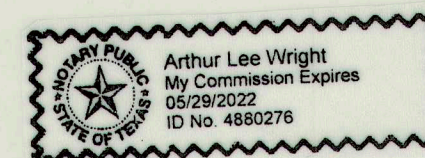
LOT 901, BLOCK 30, CB 5197 IS DESIGNATED AS PARK/PERMEABLE OPEN SPACE. LOT 902, BLOCK 30, CB 5197 IS DESIGNATED AS PERMEABLE OPEN SPACE. DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT, LOT 903, BLOCK 30, CB 5197 IS DESIGNATED AS PERMEABLE OPEN SPACE. DRAINAGE, PUBLIC WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 904, BLOCK 30, CB 5197 IS DESIGNATED AS PERMEABLE OPEN SPACE.

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

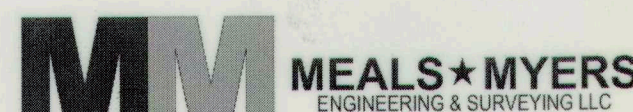
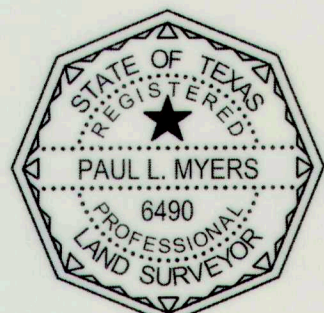
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0°10'08"W	220.47'
L2	N88°59'05"W	99.04'
L3	N0°27'31"W	50.08'
L4	S89°13'36"E	98.77'
L5	N0°48'04"E	121.42'
L6	N0°29'35"W	364.96'
L7	N1°59'58"W	135.29'
L8	S50°11'48"E	128.27'
L9	S89°20'59"E	140.02'
L10	N30°52'21"E	91.48'
L11	N69°07'43"E	285.94'
L12	S55°26'57"E	192.88'
L13	N89°56'49"E	174.94'
L14	S0°15'43"W	502.78'
L15	S89°47'08"W	20.08'
L16	N0°08'16"E	254.49'
L17	N84°34'42"W	242.41'
L18	S01°0'39"E	4.10'
L19	S0°09'04"W	10.00'
L20	N89°50'56"W	50.00'
L21	N0°09'04"E	10.00'
L22	N89°50'56"W	96.59'
L23	S89°50'56"E	88.33'
L24	N0°09'04"E	3.08'
L25	S0°09'04"W	123.26'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S0°09'04"W	85.00'
L27	N89°50'56"W	50.00'
L28	N0°09'04"E	187.00'
L29	N89°50'56"W	87.69'
L30	S0°09'04"W	155.67'
L31	N0°09'04"E	140.00'
L32	S19°39'01"E	104.32'
L33	S19°39'01"E	105.17'
L34	N67°20'56"W	85.64'
L36	N0°08'16"E	107.36'
L37	N0°09'04"E	93.19'
L38	N0°09'04"E	95.00'
L39	N0°09'04"E	95.00'
L40	S0°09'04"W	25.00'
L41	N89°50'56"W	25.00'
L42	N0°09'04"E	25.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	10.00'	90°00'00"	N45°09'04"E	14.14'	15.71'
C2	30.00'	38°39'49"	N19°10'50"W	19.86'	20.24'
C3	51.00'	176°33'19"	N49°45'55"E	101.95'	157.16'
C4	30.00'	47°53'31"	S65°54'11"E	24.35'	25.08'
C5	30.00'	36°45'09"	N71°46'30"E	18.92'	19.24'
C6	51.00'	163°30'18"	S44°50'56"E	100.95'	145.54'
C7	30.00'	36°45'09"	S18°31'38"W	18.92'	19.24'
C8	30.00'	36°45'09"	S18°13'30"E	18.92'	19.24'
C9	51.00'	163°30'18"	S45°09'04"W	100.95'	145.54'
C10	30.00'	36°45'09"	N71°28'22"W	18.92'	19.24'
C11	10.00'	90°00'00"	S45°09'04"W	14.14'	15.71'
C12	10.00'	90°00'00"	N44°50'56"W	14.14'	15.71'
C13	10.00'	90°00'00"	S44°50'56"E	14.14'	15.71'
C14	25.00'	94°10'58"	S47°14'33"W	36.62'	41.10'
C15	25.00'	90°00'00"	N44°50'56"W	35.36'	39.27'
C16	25.00'	90°00'00"	N45°09'04"E	35.36'	39.27'
C17	225.00'	4°10'59"	S87°45'27"E	16.42'	16.43'



CDS Muery F-1733



BPPLS #0194291
TPE #18576
7711 ECKERT RD, SUITE 108
SAN ANTONIO, TX 78240
(210)236-7382