

LAND-PLAT-19-11800377

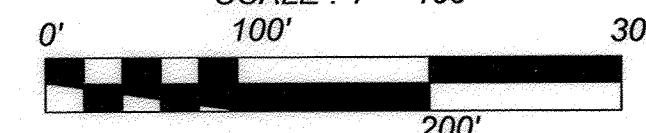
REPLAT & SUBDIVISION PLAT OF RIDGE AT NACOGDOCHES

BEING A TOTAL OF 23.98 ACRES OF LAND AS DESCRIBED IN
DOCUMENT NUMBER 20190186791 IN THE OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS, CONSISTING OF A 0.4116 OF AN ACRE
RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 14 & 15, BLOCK 1,
N.C.B. 16583, SITUATED IN THE JOSE SIERRA SURVEY NO. 199, A-674
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
- STAMPED "KFW SURVEYING"
- FPK = FOUND PK NAIL
- F.I.R. - PD = FOUND 1/2" IRON ROD WITH PAPE DAWSON CAP
- VOL = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- = CONTOURS
- = EXISTING EASEMENT
- = PROPOSED EASEMENT

SCALE: 1" = 100'



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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER (LOT 14):
TIM HANDREN, CHIEF EXECUTIVE OFFICER
SANTIKOS RAW LAND, LLC
4630 N LOOP 1604 W STE 501
SAN ANTONIO, TX 78249-1374

GRETCHEN H. SELLARD
My Notary ID # 128336665
Expires July 26, 2022

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TIM HANDREN, 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 9 DAY OF June A.D. 2020

Gretchen H. Sellard
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER (LOT 15):
ERIC OVERTON, MANAGING DIRECTOR
DHIC - NACO, LLC
1341 HORTON CIRCLE
ARLINGTON, TX 76011

GRETCHEN H. SELLARD
My Notary ID # 128336665
Expires July 26, 2022

STATE OF TEXAS
COUNTY OF BEXAR

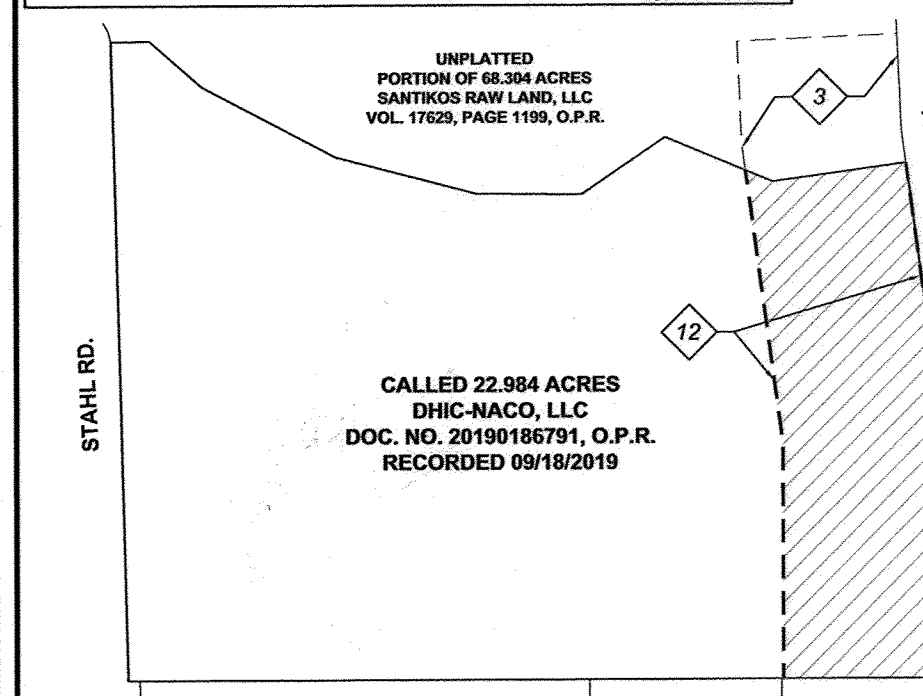
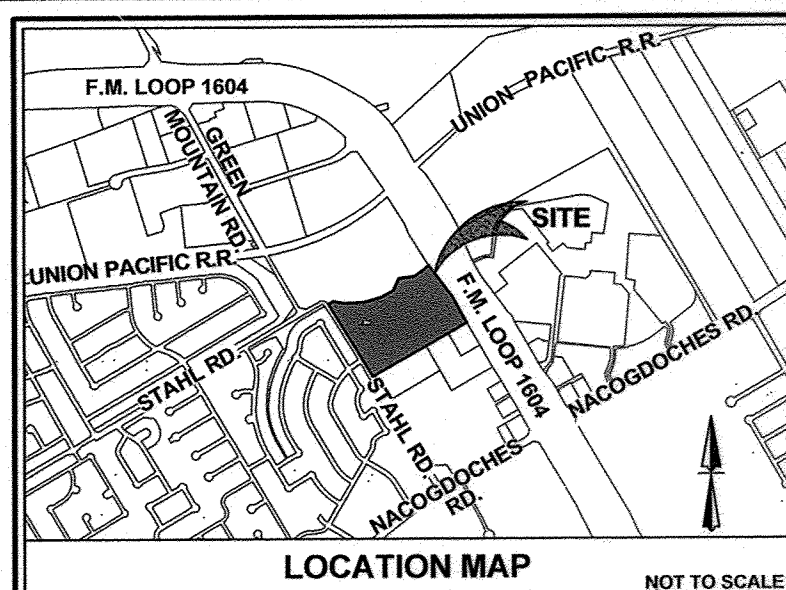
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ERIC OVERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR
THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS 12 DAY OF June A.D. 2020

Gretchen H. Sellard
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RIDGE AT NACOGDOCHES 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 12 DAY OF June A.D. 2020

BY: _____ CHAIRMAN

BY: _____ SECRETARY



SCALE: 1" = 300'
AREA BEING REPLATTED THROUGH PUBLIC HEARING
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 250' PERMEABLE PRIVATE DRAINAGE EASEMENT AS SHOWN IN THE SUBDIVISION PLAT ESTABLISHING NACOGDOCHES CROSSING SUBDIVISION, RECORDED IN VOLUME 9566, PAGE 109 FROM THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF NACOGDOCHES CROSSING, WHICH IS RECORDED IN VOLUME 9566, PAGE 109, BEXAR COUNTY PLAT AND DEED RECORDS.

(I/WE, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. (I/WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER (LOT 14):
ERIC OVERTON,
MANAGING DIRECTOR
DHIC - NACO, LLC
1341 HORTON CIRCLE
ARLINGTON, TX 76011

GRETCHEN H. SELLARD
My Notary ID # 128336665
Expires July 26, 2022

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 12 DAY OF June 2020
Gretchen H. Sellard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: July 26, 2022

OWNER (LOT 14):
TIM HANDREN,
CHIEF EXECUTIVE OFFICER
SANTIKOS RAW LAND, LLC
4630 N LOOP 1604 W STE 501
SAN ANTONIO, TX 78249-1374

GRETCHEN H. SELLARD
My Notary ID # 128336665
Expires July 26, 2022

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 9 DAY OF June 2020
Gretchen H. Sellard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: July 26, 2022

SURVEYOR NOTES:
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.

Matthew M. Hilbig
6/5/2020

MATTHEW M. HILBIG
LICENSED PROFESSIONAL ENGINEER NO. 131150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

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

5 JUNE 2020

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SAWS WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. 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 TOTAL OF 1 ACCESS POINT(S) ALONG LOOP 1604, BASED ON THE OVERALL PLAT HIGHWAY FRONTAGE OF 802.12 L.F.
3. 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 DIRECTED BY TxDOT.
INGRESS/EGRESS NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

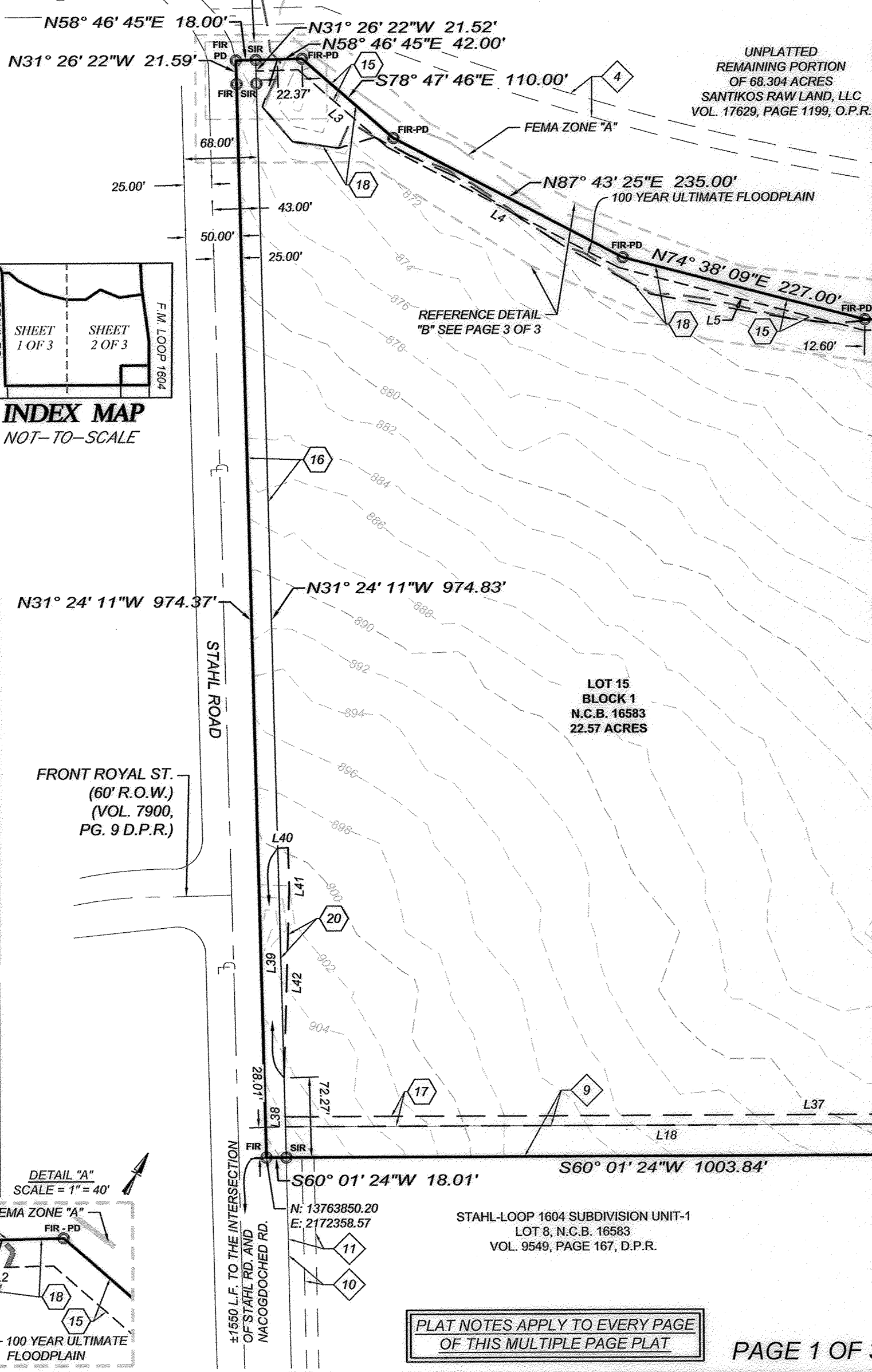
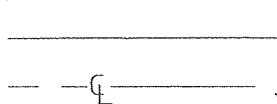
KEY NOTES

- 1 14' UTILITY EASEMENT (VOL. 9566, PAGE 109, D.P.R.)
- 2 16' SANITARY SEWER EASEMENT (VOL. 9566, PAGE 109, D.P.R.)
- 3 REMAINING PORTION OF 250' PRIVATE DRAINAGE EASEMENT (PERMEABLE) (VOL. 9566, PAGE 109, D.P.R.)
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- 9 28' ELECTRIC AND GAS EASEMENT (VOL. 12493, PG 912 O.P.R.)
- 10 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9549, PG. 167 O.P.R.)
- 11 25' BUILDING SETBACK LINE (VOL. 9549, PG. 167 O.P.R.)
- 12 250' PRIVATE DRAINAGE EASEMENT (VOL. 9566, PG. 109, D.P.R.)
- 13 25' INGRESS / EGRESS EASEMENT (VOL. 9566, PG. 109 D.P.R.)
- 14 20' PRIVATE DRAINAGE EASEMENT
- 15 VARIABLE WIDTH WATER EASEMENT
- 16 18' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.4116 ACRES
- 17 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 18 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (REFERENCE PAGE 3 FOR LINE TABLE)
- 19 28' ELECTRIC AND GAS EASEMENT
- 20 VARIABLE WIDTH PEDESTRIAN EASEMENT
- 21 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

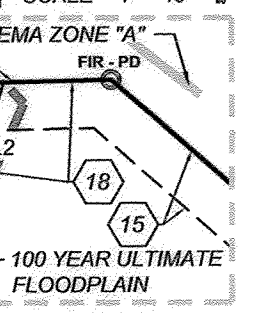
CPSS/SAWS/COSAN UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "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.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

INDEX MAP

NOT-TO-SCALE



DETAIL "A" SCALE = 1" = 40'

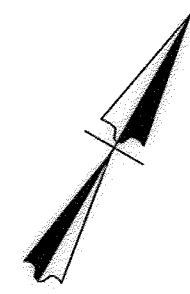


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

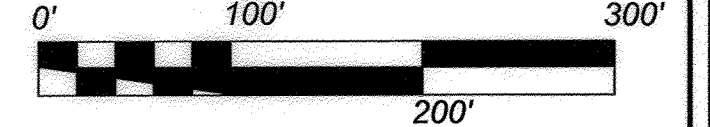
REPLAT & SUBDIVISION PLAT
OF
RIDGE AT NACOGDOCHES

BEING A TOTAL OF 23.98 ACRES OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20190186791 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, CONSISTING OF A 0.4116 OF AN ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 14 & 15, BLOCK 1, N.C.B. 16583, SITUATED IN THE JOSE SIERRA SURVEY NO. 199, A-674 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 Paces Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



SCALE: 1" = 100'



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.

Tim Handren
OWNER/DEVELOPER (LOT 14)
TIM HANDREN, CHIEF EXECUTIVE OFFICER
SANTIKOS RAW LAND, LLC
4630 N LOOP 1604 W STE 501
SAN ANTONIO, TX 78249-1374

GRETCHEN H. SELLARD
My Notary ID # 128336665
Expires July 26, 2022

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TIM HANDREN, 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 9 DAY OF June, A.D. 2020

Gretchen H. Sellard
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TARRANT 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.

Eric Overton
OWNER/DEVELOPER (LOT 15)
ERIC OVERTON, MANAGING DIRECTOR
DNIC - MACO, LLC
1341 HORTON CIRCLE
ARLINGTON, TX 76011

GRETCHEN H. SELLARD
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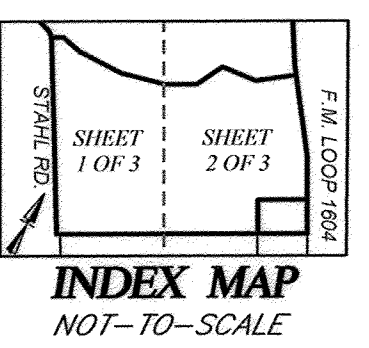
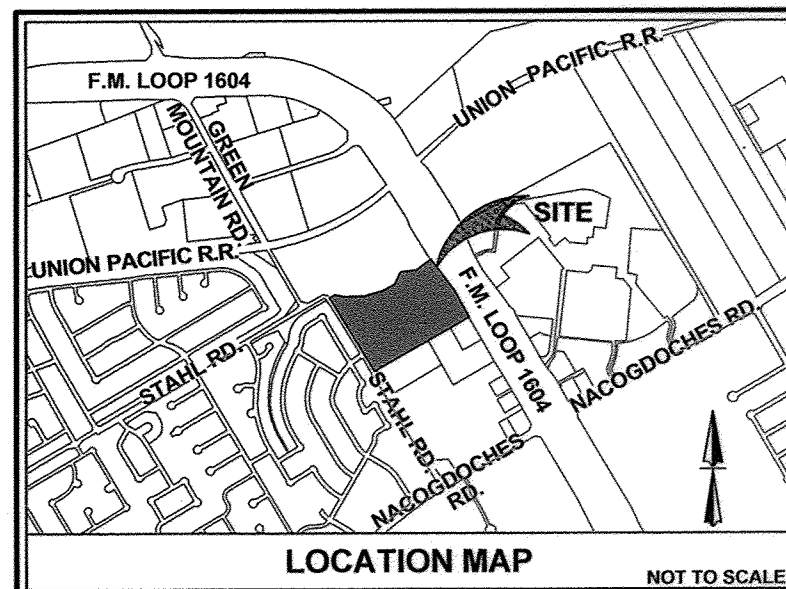
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ERIC OVERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS 12 DAY OF June, A.D. 2020

Gretchen H. Sellard
NOTARY PUBLIC, TARRANT COUNTY, TEXAS

THIS PLAT OF RIDGE AT NACOGDOCHES 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 12 DAY OF June, A.D. 2020

BY: _____ CHAIRMAN

BY: _____ SECRETARY



Line Table		
LINE #	LENGTH	DIRECTION
L1	10.00'	S31°24'13"E
L2	38.09'	N58°46'45"E
L3	107.30'	S78°47'46"E
L4	237.33'	N87°43'25"E
L5	229.38'	N74°38'09"E
L6	169.35'	N60°35'36"E
L7	155.73'	N25°58'33"E
L8	179.32'	N82°35'40"E
L9	172.81'	N52°17'10"E
L10	411.08'	S37°37'09"E
L11	316.17'	S29°54'33"E
L12	57.95'	S74°54'33"E

Line Table		
LINE #	LENGTH	DIRECTION
L13	22.65'	N29°57'46"W
L14	43.78'	N74°54'33"W
L15	304.22'	N29°54'33"W
L16	421.77'	N37°37'09"W
L17	180.12'	S52°17'10"W
L18	692.32'	N60°01'24"E
L19	28.00'	S29°58'36"E
L20	9.00'	N60°01'24"E
L21	28.00'	N29°58'36"W
L22	268.65'	N60°01'24"E
L23	173.70'	N29°59'04"W
L24	36.80'	N54°29'46"W

Line Table		
LINE #	LENGTH	DIRECTION
L25	175.95'	N37°42'55"W
L26	91.61'	N31°04'54"W
L27	218.96'	N37°42'55"W
L28	46.60'	N07°42'55"W
L29	8.93'	S31°27'31"W
L30	43.77'	S48°19'19"W
L31	39.44'	S67°42'55"E
L32	218.44'	S37°42'55"E
L33	91.61'	S31°04'54"E
L34	177.80'	S37°42'55"E
L35	36.17'	S54°29'46"E
L36	162.75'	S29°59'04"E

LEGEND

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- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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KEY NOTES

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- 2 16' SANITARY SEWER EASEMENT (VOL. 9566, PAGE 109, D.P.R.)
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- 20 VARIABLE WIDTH PEDESTRIAN EASEMENT
- 21 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

SURVEYOR NOTES

- 1 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- 3 THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 4 THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
- 5 ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.

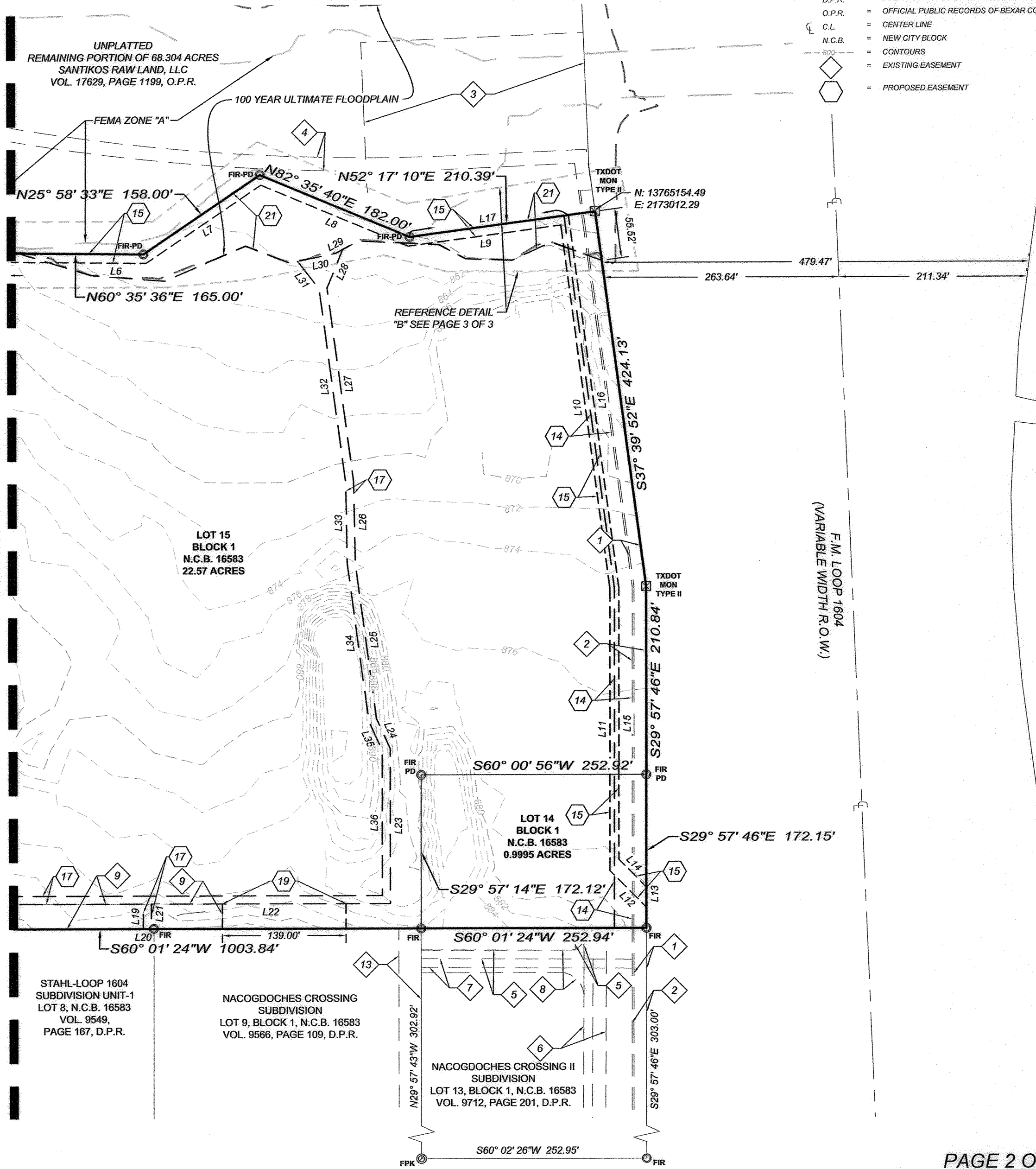
Matthew M. Hilbig 6/5/2020
MATTHEW M. HILBIG
LICENSED PROFESSIONAL ENGINEER NO. 131150
KFW ENGINEERS, LLC
3421 PAGESAN PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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 OF THE GROUND BY:

Tim C. Pappas 5 JUNE 2020
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAGESAN PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

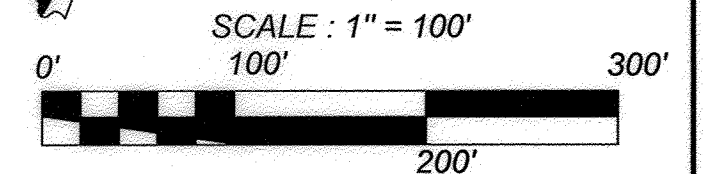
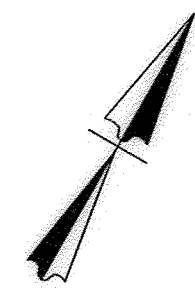
MATCHLINE: "A" SEE PAGE 1



REPLAT & SUBDIVISION PLAT
OF
RIDGE AT NACOGDOCHES

BEING A TOTAL OF 23.98 ACRES OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20190186791 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, CONSISTING OF A 0.4116 OF AN ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 14 & 15, BLOCK 1, N.C.B. 16583, SITUATED IN THE JOSE SIERRA SURVEY NO. 199, A-674 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

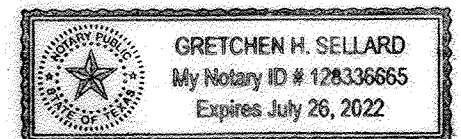
KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



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.

Tim Handren
OWNER / DEVELOPER (LOT 14):
TIM HANDREN, CHIEF EXECUTIVE OFFICER
SANTIKOS RAW LAND, LLC
4630 N LOOP 1604 W STE 501
SAN ANTONIO, TX 78249-1374



STATE OF TEXAS
COUNTY OF BEXAR

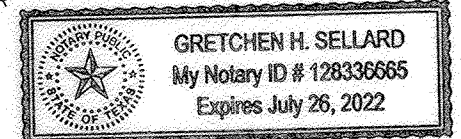
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TIM HANDREN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS 9 DAY OF June A.D. 2020

Gretchen H. Sellard
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ~~TARRANT~~ 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.

Eric Overton
OWNER / DEVELOPER (LOT 15):
ERIC OVERTON, MANAGING DIRECTOR
DNIC - NACO, LLC
1341 HORTON CIRCLE
ARLINGTON, TX 76011



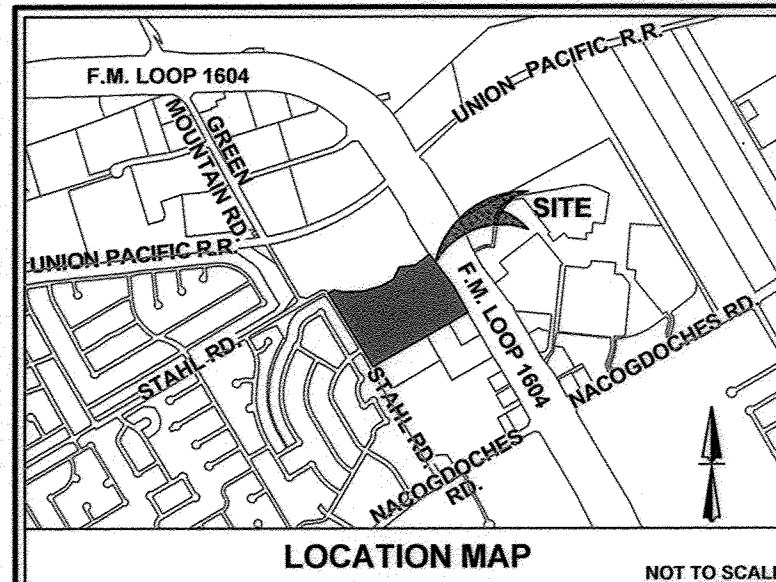
STATE OF TEXAS
COUNTY OF ~~TARRANT~~ BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ERIC OVERTON, 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 12 DAY OF June A.D. 2020

Gretchen H. Sellard
NOTARY PUBLIC, ~~TARRANT~~ BEXAR COUNTY, TEXAS

THIS PLAT OF RIDGE AT NACOGDOCHES 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. 2020

BY: _____ CHAIRMAN
BY: _____ SECRETARY



KEY NOTES

- 1 14" UTILITY EASEMENT (VOL. 9566, PAGE 109, D.P.R.)
- 2 16" SANITARY SEWER EASEMENT (VOL. 9566, PAGE 109, D.P.R.)
- 3 REMAINING PORTION OF 250' PRIVATE DRAINAGE EASEMENT (PERMEABLE) (VOL. 9566, PAGE 109, D.P.R.)
- 4 15" SANITARY SEWER EASEMENT TO CIBOLO CREEK MUNICIPAL AUTHORITY (VOL. 3277, PAGE 794, O.P.R.)
- 5 10" PRIVATE DRAINAGE EASEMENT (VOL. 9566, PAGE 109, D.P.R.)
- 6 25' INGRESS/EGRESS EASEMENT (VOL. 9566, PAGE 109, D.P.R.)
- 7 10" PRIVATE SANITARY SEWER EASEMENT (VOL. 9566, PAGE 109, D.P.R.)
- 8 25' ACCESS EASEMENT (VOL. 9712 PG 201 D.P.R.)
- 9 28" ELECTRIC AND GAS EASEMENT (VOL. 12493, PG 912 O.P.R.)
- 10 14" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9549, PG. 167 O.P.R.)
- 11 25' BUILDING SETBACK LINE (VOL. 9549, PG. 167 O.P.R.)
- 12 250' PRIVATE DRAINAGE EASEMENT (VOL. 9566, PG. 109, D.P.R.)
- 13 25' INGRESS / EGRESS EASEMENT (VOL. 9566, PG. 109 D.P.R.)
- 14 20' PRIVATE DRAINAGE EASEMENT
- 15 VARIABLE WIDTH WATER EASEMENT
- 16 18' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.4116 ACRES
- 17 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 18 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 19 28" ELECTRIC AND GAS EASEMENT
- 20 VARIABLE WIDTH PEDESTRIAN EASEMENT
- 21 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

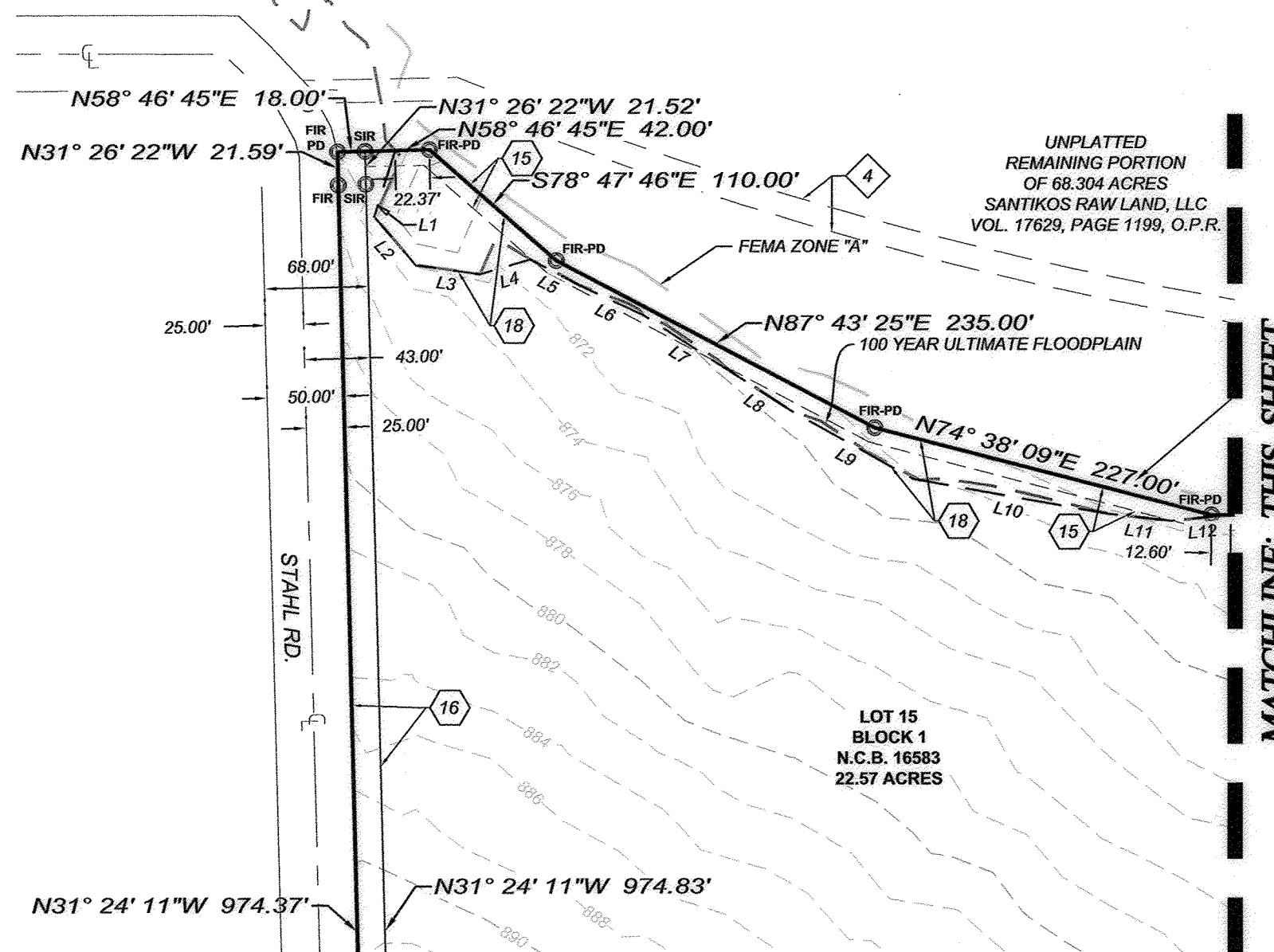
LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⊙ FPK = FOUND PK NAIL
- ⊙ F.I.R. - PD = FOUND 1/2" IRON ROD WITH PAPE DAWSON CAP
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- = CONTOURS
- = EXISTING EASEMENT
- = PROPOSED EASEMENT

Private Drainage Easement table		
LINE #	LENGTH	DIRECTION
L1	45.36'	S12°28'26"E
L2	41.73'	S70°43'32"E
L3	42.41'	N68°06'24"E
L4	33.91'	N43°32'58"E
L5	36.38'	N87°48'37"E
L6	46.05'	N84°53'15"E
L7	68.45'	S86°57'44"E
L8	47.45'	S87°11'48"E
L9	90.17'	N89°15'27"E
L10	129.75'	N70°15'16"E

Private Drainage Easement table		
LINE #	LENGTH	DIRECTION
L11	41.16'	N66°29'18"E
L12	39.02'	N54°36'42"E
L13	85.84'	N77°02'42"E
L14	82.30'	N64°32'09"E
L15	98.88'	N36°44'25"E
L16	53.06'	N81°05'51"E
L17	53.08'	N48°19'19"E
L18	28.91'	N31°27'31"E
L19	90.77'	N62°53'53"E
L20	33.90'	N87°53'07"E

Private Drainage Easement table		
LINE #	LENGTH	DIRECTION
L21	51.69'	N61°57'59"E
L22	48.71'	N35°21'01"E
L23	60.42'	N80°01'08"E



SURVEYOR NOTES:

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Matthew M. Hilbig 6/5/2020
MATTHEW M. HILBIG
LICENSED PROFESSIONAL ENGINEER NO. 131150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
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SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

MATCHLINE: THIS SHEET

MATCHLINE: THIS SHEET

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
DETAIL "B"
SCALE: 1" = 100"