

CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMÌSSION 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."

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 I 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

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2450053) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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

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

SAWS DEDICATION NOTE: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON

INGRESS & EGRESS (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

OPEN SPACE NOTE: LOT 901, 902 & LOT 903, BLOCK 225, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV AND LANDSCAPE EASEMENT. LOT 903 BLOCK 225 IS DESIGNATED AS A TURNAROUND AND ACCESS

<u>FLOODPLAIN NOTE:</u> 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 48029CG1095G, DATED 9/28/2010; 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, IMPROVÉMENTS. OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR O THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE

PLAT NUMBER 19-11800007 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 SUBDIVISION PLAT ESTABLISHING CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE KALLISON RANCH PHASE 1, ROAD E

BEXAR COUNTY, TEXAS.

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 EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS INCLUDING LOTS 901 902 & 903 BLOCK 225 C.B. 4451 DRAINAGE 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. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE. 35-504(F)(2)&(3)(p5-40)

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

SCALE: 1"=100' 100' 300' OWNER/DEVELOPER PHSA - NW 315, L.L.C 9000 GULF FREEWAY HOUSTON, TX 77017 PHONE: (713) 948-7783

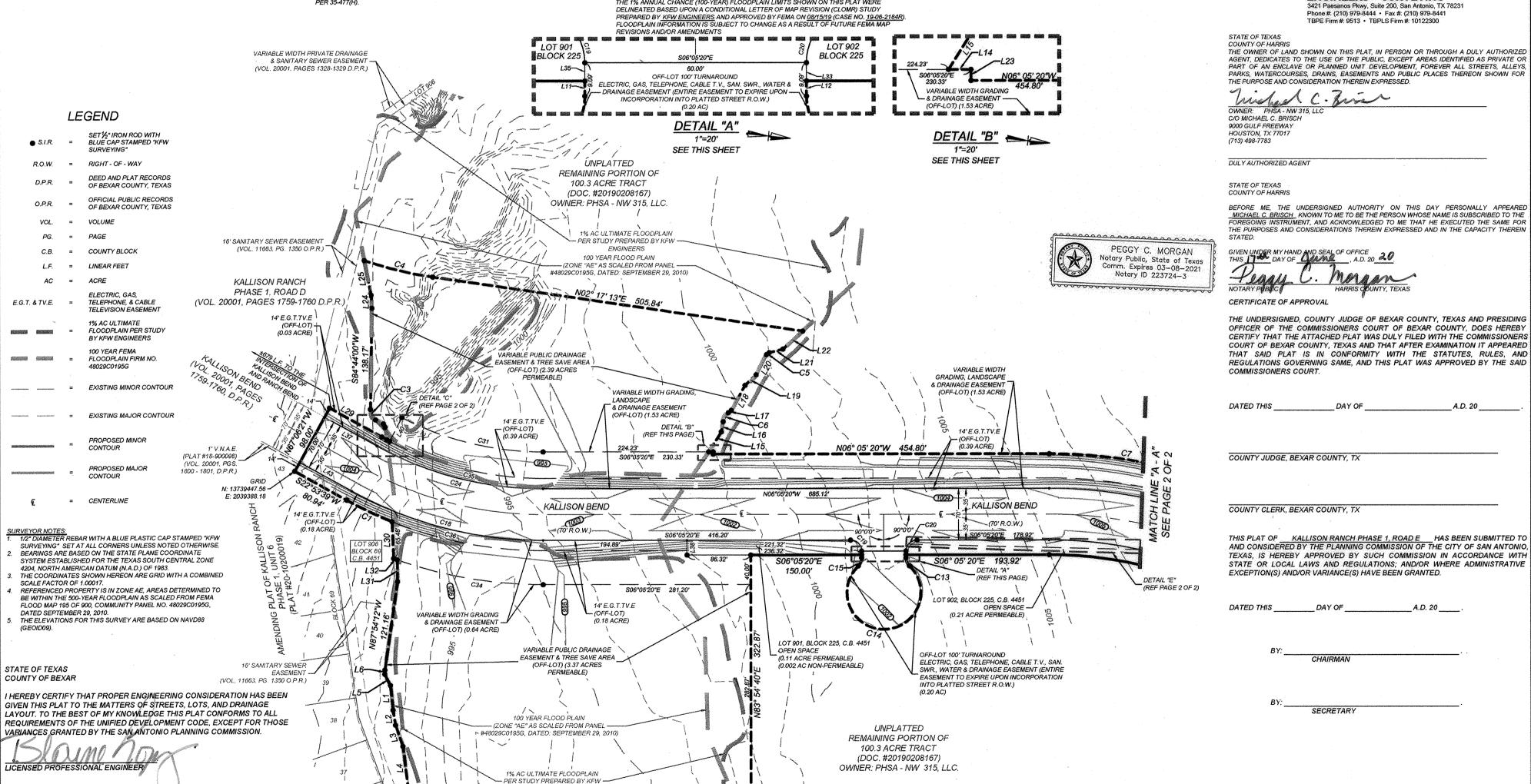
BEING 8.96 ACRES OUT OF A 100.3 ACRE TRACT OF LAND CONVEYED

ACRES OUT OF A 215.03 ACRE TRACT OF LAND CONVEYED TO PHSA -

NW 315, LLC OF RECORD IN DOC #20190208167 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE J.J.

SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, ALL IN

TO PHSA - NW 315, LLC OF RECORD IN DOC #20190208167 AND 0.34







STATE OF TEXAS COUNTY OF BEXAR

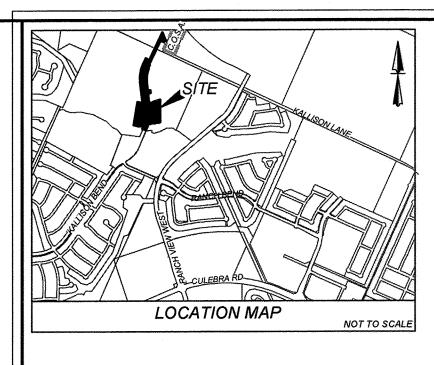
TERESA A. SEIDEL

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:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 SEE PAGE 2 FOR LINE AND CURVE TABLE KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT PHONE: 210-979-8444 FAX: 210-979-8441

ENGINEERS

PAGE 1 OF 2



Odive Table .						Cuive rable					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	67.86'	607.11'	6°24'15"	67.83	S19°21'10°W	C19	23.56'	15.00'	90°00'00"	21.21'	S38°54'40"W
C2	7.89'	451.00'	1°00'08"	7.89'	N22°23'35"E	C20	23.56	15.00'	90°00'00"	21.21'	S51°05'20"E
C3	15.46'	16.56'	53°28'13"	14.90'	S56°10'32"W	C21	280.18'	565.00'	28°24'47"	277.32	S08°07'03 <b>"W</b>
C4	96.05'	515,00'	10°41′10"	95.91'	N07°36'10"E	C22	10.14	15.00'	38°43'22"	9.95'	N04°27'31"E
C5	5.87'	6.56'	51°14'45"	5.67'	S47°57'36"E	C23	314.90'	635.00'	28°24'47"	311.68	N08°07'03"E
C6	14.23'	20.00'	40°45'51"	13.93'	S65°45'55"E	C24	235.22'	465.00'	28°58'59"	232.72'	N08°24'09"E
C7	208,27'	682.00'	17°29'48"	207.46'	N02°39'34"E	C25	16.58'	635.00'	1°29'45"	16.58'	N23°04'19"E
C8	112.57'	684.62'	9°25'15"	112.44'	N20°17'01"E	C26	113.36'	50.00'	129°54'21"	90.60'	N50°03'00"E
C9	74.24'	50.00	85°04'24"	67.61'	S21°58′00"W	C27	38.77'	50.00'	44°25'37"	37.81'	S42°47'00"E
C10	10.70'	15.00'	40°51'43"	10.47'	S44°04'21"W	G28	4.21	451.00'	0°32'06"	4.21'	N21°37'28"E
C11	12.99'	564.81'	1°19'04"	12.99'	S22°58'57"W	C29	13.21'	15.00'	50°26'27"	12.78'	S31°18'34"E
C12	270.27'	545.00'	28°24'47"	267.51'	S08°07'03"W	C30	123.19'	565.00'	12°29'32"	122.94'	S00°09'26"W
C13	12.09'	15.00'	46°11'13"	11.77'	N60°49'03"E	C31	198.79'	415.00'	27°26′45″	196.90'	S07°38'02"W
C14	237.69'	50.00'	272°22'26"	69.23'	S06°05'20"E	C32	18.79'	465.00'	2°18'55"	18.79'	S21°44'12 <b>"</b> W
C15	12.09'	15.00'	46°11'13"	11.77'	N72°59'44"W	C33	12.10'	451.00'	1°32'14"	12.10'	N22°07'32"E
C16	10.00'	635.00'	0°54'08"	10.00'	S16°27'57"W	C34	201.78'	595.00'	19°25'51"	200.82	S03°37′35″W
C17	10.00'	649.00'	0°52′58″	10.00'	N16°27′58″E	C35	216.43'	465.00'	26°40'05"	214.48'	N07°14'42"E
C18	270.63'	535.00'	28°58'59"	267.75'	S08°24'09"W	C36	210.83'	535.00'	22°34'44"	209.47*	S05°12'02"W

Curve Table

VARIABLE WIDTH GRADIN

(0.39 ACRE)

UNPLATTED REMAINING PORTION OF

100.3 ACRE TRACT

(DOC. #20190208167) OWNER: PHSA - NW 315, LLC.

N: 13741318.56 ~

	Parcel Li	ne Table	Parcel Line Table				
Line #	Length	Direction	Line#	Length	Direction		
L1	33.65	S77° 58' 17"W	L23	3.00'	N83° 54' 40"E		
L2	20.65'	S74° 30' 36"W	L24	17.74	S80° 39′ 59″W		
L3	30.57'	S64° 56' 30"W	L25	48.00'	S73° 03' 23"W		
L4	57.41'	S77° 01' 18"W	L26	11.82'	S20° 18' 32"W		
L5	16.97'	S56° 48′ 36″W	L27	5.24'	S56° 39' 33"W		
L6	5.65'	S85° 08' 36"W	L28	17.09'	S75° 45' 42"W		
L7	21.72'	N89° 59′ 59″E	L29	80.94'	N22° 53' 39"E		
L8	7.54'	N66° 32' 14"E	L30	50.08'	S81° 30' 48"W		
L9	5.08'	N78° 26' 12"E	L31	29.53'	\$83° 00' 07"W		
L10	22.98'	S29° 15′ 48″E	L32	5.03'	\$13° 35' 03"W		
L11	4.09'	S83° 54′ 40″W	L33	5.00'	N83° 54′ 40″E		
L12	4.09'	N83° 54' 40"E	L34	14.00'	N73° 31' 49"W		
L13	20.00'	S67° 40′ 33″E	L35	5.00'	N83° 54' 40"E		
L14	6.09'	N06° 05′ 20 <b>"</b> W	L36	14.00'	S73° 31′ 49″E		
L15	32.08'	S63° 43' 46"E	L37	80.94'	N22° 53′ 39″E		
L16	13.95'	S86° 08' 50"E	L38	20.00'	S83° 54' 40"W		
L17	5,20'	S45° 22′ 59″E	L39	23.84'	S24° 17' 06"W		
L18	38.60'	S67° 15' 28"E	L40	36.00'	S68° 38′ 35″E		
L19	20.71	S49° 49' 01"E	L41	2.95'	S68° 38' 35"E		
L20	29.46'	S68° 37′ 26″E	L42	12.69'	N81° 30′ 48″E		
L21	19.17'	S20° 30′ 04″E	L43	80,94'	S22° 53′ 39″W		
L22	36.22'	S48° 21' 17"E					

## SCALE: 1"=100" 300' 100' OWNER/DEVELOPER: PHSA - NW 315, L.L.C 9000 GULF FREEWAY HOUSTON, TX 77017 PHONE: (713) 948-7783 3421 Paesanos Pkwy, Suite 200, San Antonio, TX Phone #. (210) 979-8444 • Fax #. (210) 979-8441

BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HARRIS 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 OWNER: PHSA - NW 315, LLC C/O MICHAEL C. BRISCH

TBPE Firm # 9513 • TBPLS Firm # 10122300

PLAT NUMBER 19-11800007

SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, ROAD E BEING 8.96 ACRES OUT OF A 100.3 ACRE TRACT OF LAND CONVEYED TO PHSA - NW 315, LLC OF RECORD IN DOC #20190208167 AND 0.34 ACRES OUT OF A 215.03 ACRE TRACT OF LAND CONVEYED TO PHSA -NW 315, LLC OF RECORD IN DOC #20190208167 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, ALL IN

9000 GULF FREEWAY HOUSTON, TX 77017 (713) 498-7783

DULY AUTHORIZED AGEN

STATE OF TEXAS

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL C. BRISCH. 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

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, BE	XAR COUNTY, TX	

COUNTY CLERK, BEXAR COUNTY, TX

DATED THIS \_\_

THIS PLAT OF <u>KALLISON RANCH PHASE 1, ROAD E</u> 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.

PAGE 2 OF 2

DATED THIS	DAY OF	A.D. 20
BY:	0.44/04444	
	CHAIRMAN	

SECRETARY

°24'47"	311.68'	N08°07'03"E	l  -	L4	57.41	S77" 01" 18"W	L26	71.82	S20° 18' 32'W	1	
			_	L5	16.97'	S56° 48′ 36″W	L27	5.24'	S56° 39' 33"W		
°58′59″	232.72'	N08°24'09"E		L6	5.65'	S85° 08' 36"W	L28	17.09'	S75° 45' 42"W		
29'45"	16.58'	N23°04'19"E		L7	21.72'	N89° 59′ 59″E	L29	80.94	N22° 53' 39"E		
0°54'21"	90.60'	N50°03'00"E		L8	7.54	N66° 32′ 14″E	/ L30	50.08'	S81° 30' 48"W	<u>.</u>	
°25′37″	37.81'	S42°47'00"E		L9	5.08'	N78° 26′ 12″E	L31	29.53'	\$83° 00' 07"W	ŀ	
32'06"	4.21'	N21°37'28"E		L10	22.98'	S29° 15' 48"E	L32	5.03'	S13° 35′ 03″W		
°26'27"	12.78'	S31°18'34"E		L11	4.09'	\$83° 54′ 40″W	L33	5.00'	N83° 54' 40"E		
°29'32"	122.94'	S00°09'26"W		L12	4.09'	N83° 54' 40"E	L34	14.00'	N73° 31′ 49″W		
°26'45"	196.90'	S07°38'02"W		L13	20.00'	S67° 40′ 33″E	L35	5.00'	N83° 54' 40"E	1	
18'55"	18.79'	S21°44'12"W		L14	6.09'	N06° 05′ 20″W	L36	14.00'	S73° 31' 49"E	Ī	
32'14"	12.10'	N22°07'32"E		L15	32.08'	S63° 43' 46"E	L37	80.94'	N22° 53' 39"E	ŀ	
°25′51*	200.82	S03°37′35″W		L16	13.95'	S86° 08' 50"E	L38	20.00'	S83° 54' 40"W		
°40′05″	214.48'	N07°14'42"E		L17	5.20'	S45° 22' 59"E	L39	23.84	S24° 17' 06"W		ОИ
°34'44"	209.47*	S05°12'02"W		L18	38.60'	S67° 15' 28"E	L40	36.00'	S68° 38' 35"E		PH
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MARKET MARK			ļ.	L21	19.17'	S20° 30′ 04″E	L43	80.94	S22° 53′ 39″W		TEN
			F	L22	36.22'	S48° 21' 17"E	<b>L</b>	<b>.</b>		<b>J</b> *.	
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7						KALLISON	BEND	ı			PEGGY C. MORGAN
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						SEE THIS S	HEET <sup>*</sup>				
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<b>8</b>		11	DOWN.	VOLA.	~						



• S.I.R. =	SET½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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R.O.W. RIGHT - OF - WAY

D.P.R.

E.G.T. & TV.E.

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

TERESA A. SEIDEL

KFW SURVEYING, LLC

PHONE: 210-979-8444 FAX: 210-979-8441

3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231

LICENSED PROFESSIONAL ENGINEER

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS

O.P.R. VOL.

VOLUME

PG. C.B.

LINEAR FEET

ACRE ELECTRIC, GAS,

TELEPHONE & CABLE 1% AC ULTIMATE

FLOODPLAIN PER STUDY BY KFW ENGINEERS 100 YEAR FEMA

FLOODPLAIN FIRM NO. 48029C0195G

EXISTING MINOR CONTOUR

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.

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:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

EXISTING MAJOR CONTOUR

PROPOSED MINOR

PROPOSED MAJOR

= CENTERLINE

LOT 902, BLOCK 225, C.B. 4451 OPEN SPACE -(0.21 ACRE PERMEABLE)

N: 13740740.83~

E: 2039430.93 OFF-LOT 100 TURNAROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., SAN.

SWR., WATER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.)

14' E.G.T.TV.E

-- (OFF-LOT) (0.39 ACRE)

UNPLATTED

REMAINING PORTION OF 100.3 ACRE TRACT (DOC. #20190208167) OWNER: PHSA - NW 315, LLC.

14' E.G.T.TV.E

(0.03 ACRE)

VARIABLE WIDTH GRADING, LANDSCAPE

STREET R.O.W.) (0.003 AC)

LOT 903

VARIABLE WIDTH OFF-LOT WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC

> UNPLATTED REMAINING PORTION OF 215.03 ACRE TRACT OWNER: PHSA - NW 315, LLC. (DOC. #20190208167)

1"=20"

SEE SHEET 1 OF 2

VARIABLE WIDTH ELECTRIC, GAS. TELEPHONE, CATV, INGRESSÆGRESS, SANITARY SEWER, WATER, GRADING, & DRAINAGE EASEMENT. (VOL. 18008, PG. 1601, O.P.R.)

TEMPORARY 60' INGRESS/EGRESS EASEMENT (VOL. 12625, PG 1025 O.P.R.)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



