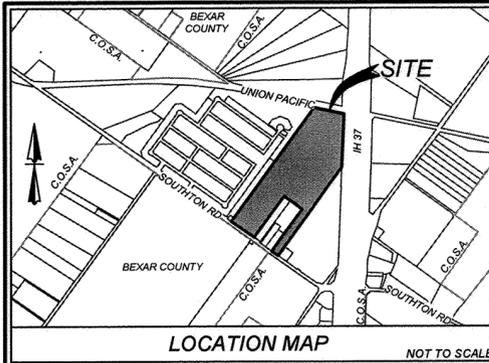


SUBDIVISION PLAT ESTABLISHING
SOUTHTON LAKE SUBDIVISION

A 44.27 ACRE TRACT OF LAND INCLUDING A 0.415 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE J. MONTES SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2 OF THE SOUTHTON FARMS AND FIVE ACRES SUBDIVISION, OF RECORD IN VOLUME 368, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE WESTERLY REMAINDER OF A CALLED 49.985 ACRE TRACT CONVEYED TO WALTER OSCAR NIEMANN, OF RECORD IN VOLUME 4301, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (R1) ALL OF LOTS P-1B AND P-2B, N.C.B. 16624, BEXAR COUNTY, TEXAS, CONVEYED TO MARTHA TIENEN OF RECORD IN VOLUME 15110, PAGE 2262 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.0908 ACRE TRACT OF LAND, OUT OF THE J. MONTES SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2 OF THE SOUTHTON FARMS AND FIVE ACRES SUBDIVISION, OF RECORD IN VOLUME 368, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE EASTERLY REMAINDER OF A CALLED 49.985 ACRE TRACT CONVEYED TO WALTER OSCAR NIEMANN, OF RECORD IN VOLUME 4301, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

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 (N.A.D.) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 595 OF 785, COMMUNITY PANEL NO. 4802C0595F, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).

C.P.S./S.A.W.S./C.O.S.A. 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.

TCI DETENTION & MAINTENANCE NOTE

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902, 903, 904, 905 & 906 BLOCK 10, 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.
3. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
4. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (THIS NOTE IS REQUIRED ON ALL RESIDENTIAL AND OCL PLATS)
5. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FLOODPLAIN NOTE

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4802C0595F, 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.

TXDOT NOTE

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER 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 COMBINED TOTAL OF ZERO (0) ACCESS POINT(S) ALONG I-37 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 916.39'.
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.

BUILDING SETBACK LINE

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.

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 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.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED)

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

RESIDENTIAL FIRE FLOW NOTE

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,300 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 NOTE

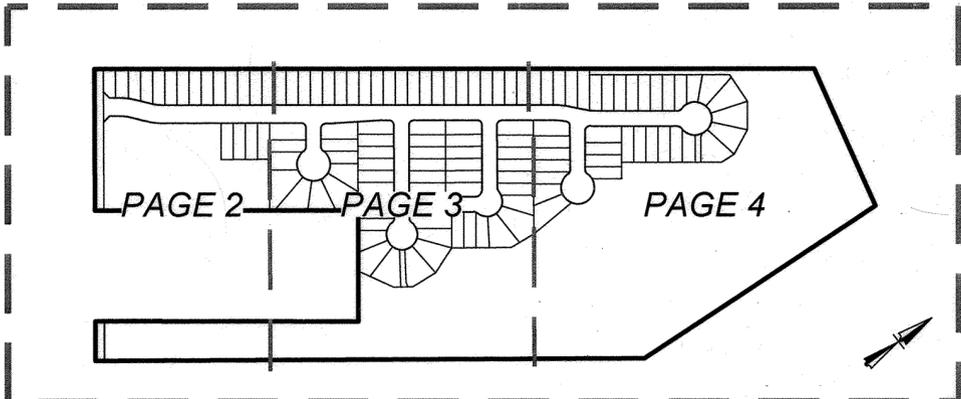
LOTS 905, BLOCK 10 ARE DESIGNATED AS AN OPEN SPACE & AS A COMMON AREA & A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT. LOTS 903, 904, & 906, BLOCK 10 ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. LOT 902 BLOCK 10 IS DESIGNATED AS LANDSCAPE, OPEN SPACE, DRAINAGE, WATER, SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT.

SAWS WASTEWATER EDU

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

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2473801) 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 TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-47(H).



PAGE INDEX
SCALE: NOT-TO-SCALE

Curve Table					Curve Table					Line Table			
Curve #	Length	Radius	Delta	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction
C1	57.57'	230.00'	14°20'28"	57.42'	N43°01'26"E	C21	252.54'	51.00'	283°42'40"	63.00'	L1	28.33'	N80°46'02"E
C2	42.55'	170.00'	14°20'28"	42.44'	N43°01'26"E	C22	15.39'	17.00'	51°51'20"	14.87'	L2	29.04'	N35°51'12"E
C3	47.78'	225.00'	12°09'59"	47.69'	N41°56'11"E	C23	23.52'	15.00'	89°49'41"	21.18'	L3	50.61'	N50°11'40"E
C4	37.16'	175.00'	12°09'59"	37.09'	N41°56'11"E	C24	33.57'	489.00'	3°56'01"	33.57'	L4	52.27'	N48°01'11"E
C5	16.12'	17.00'	54°18'53"	15.52'	N08°41'46"E	C25	35.08'	511.00'	3°56'01"	35.08'	L5	6.52'	S54°19'07"E
C6	277.06'	55.00'	288°37'46"	64.17'	S54°08'48"E	C26	23.61'	15.00'	90°10'19"	21.25'	L6	15.66'	S35°51'12"W
C7	16.12'	17.00'	54°18'53"	15.52'	S83°00'38"W	C27	16.12'	17.00'	54°18'53"	15.52'	L7	62.26'	S54°19'07"E
C8	21.20'	225.00'	5°23'59"	21.20'	S38°33'12"W	C28	277.06'	55.00'	288°37'46"	64.17'	L8	63.50'	N54°19'07"W
C9	25.02'	15.00'	95°34'18"	22.22'	S06°31'58"E	C29	16.12'	17.00'	54°18'53"	15.52'	L9	50.61'	S50°11'40"W
C10	16.46'	17.00'	55°28'22"	15.62'	S80°54'40"E	C30	23.52'	15.00'	89°49'41"	21.18'	L10	28.86'	S35°51'12"W
C11	277.06'	55.00'	288°37'46"	64.17'	S35°40'53"W	C31	57.57'	230.00'	14°20'28"	57.42'	L11	28.24'	S09°13'58"E
C12	16.12'	17.00'	54°18'53"	15.52'	N27°09'41"W	C32	42.55'	170.00'	14°20'28"	42.44'	L12	138.66'	N54°08'48"W
C13	20.42'	15.00'	78°00'41"	18.88'	S86°40'32"W	C33	23.52'	15.00'	89°49'41"	21.18'	L13	12.27'	S31°57'53"E
C14	36.09'	175.00'	11°48'59"	36.03'	S41°45'42"W	C34	39.27'	25.00'	90°00'00"	35.36'	L14	84.26'	N54°08'48"W
C15	23.61'	15.00'	90°10'19"	21.25'	S09°13'58"E	C35	23.56'	15.00'	90°00'00"	21.21'	L15	84.57'	S54°08'48"E
C16	10.70'	15.00'	40°52'57"	10.48'	S74°45'36"E	C36	23.61'	15.00'	90°10'19"	21.25'	L16	6.79'	N89°37'16"E
C17	152.89'	51.00'	171°45'54"	101.74'	S09°19'07"E						L17	1.85'	N29°27'49"W
C18	10.70'	15.00'	40°52'57"	10.48'	S56°07'21"W						L18	17.59'	N74°24'12"W
C19	23.56'	15.00'	90°00'00"	21.21'	S09°19'07"E						L19	15.00'	S35°49'51"W
C20	15.39'	17.00'	51°51'20"	14.87'	S80°14'47"E						L20	132.90'	N54°19'07"W
											L21	132.74'	N54°19'07"W

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.

Blaine P. Lope
BLAINE P. LOPEZ
92685
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Teresa A. Seidel
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 125

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 1 OF 4

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LADDIE DENTON, 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 17 DAY OF July A.D. 2020

NOTARY PUBLIC BEXAR COUNTY, TEXAS

DAWN D. FREUDENRICH
Notary Public, State of Texas
Comm. Expires 07-17-2022
Notary ID 13164622-7

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

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

BY: _____
CHAIRMAN

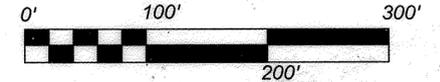
BY: _____
SECRETARY



SUBDIVISION PLAT ESTABLISHING
SOUTHTON LAKE SUBDIVISION

A 44.27 ACRE TRACT OF LAND INCLUDING A 0.415 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE J. MONTES SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2 OF THE SOUTHTON FARMS AND FIVE ACRES SUBDIVISION, OF RECORD IN VOLUME 368, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE WESTERLY REMAINDER OF A CALLED 49.985 ACRE TRACT CONVEYED TO WALTER OSCAR NIEMANN, OF RECORD IN VOLUME 4301, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (R1) ALL OF LOTS P-1B AND P-2B, N.C.B. 16624, BEXAR COUNTY, TEXAS, CONVEYED TO MARTHA TEIKEN OF RECORD IN VOLUME 15110, PAGE 2282 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.0900 ACRE TRACT OF LAND, OUT OF THE J. MONTES SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2 OF THE SOUTHTON FARMS AND FIVE ACRES SUBDIVISION, OF RECORD IN VOLUME 368, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE EASTERLY REMAINDER OF A CALLED 49.985 ACRE TRACT CONVEYED TO WALTER OSCAR NIEMANN, OF RECORD IN VOLUME 4301, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



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 #: 1012300

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:
SOUTHTON PARTNERS LLC
11 LYNN BATTS LN, SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 628-6181

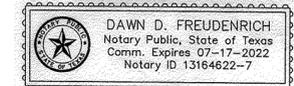
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STATE OF TEXAS
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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 17 DAY OF JULY, A.D. 2020

NOTARY PUBLIC BEXAR COUNTY, TEXAS

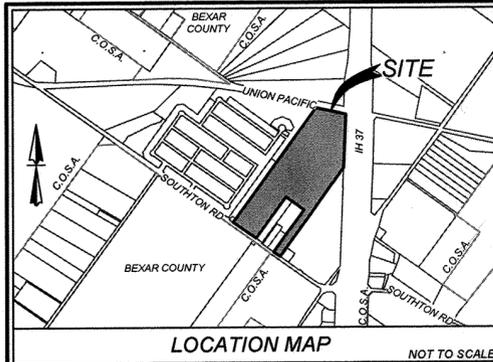


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DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- AC = ACRE
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- O/S = OFFSET
- == PROPOSED CONTOUR
- N.T.S. = NOT TO SCALE

KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ② 20' BUILDING SETBACK LINE
- ③ 30' ROW DEDICATION TO CITY OF SAN ANTONIO (0.41 AC PERMEABLE)
- ④ PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (0.032 AC PERMEABLE) & (0.014 AC NON-PERMEABLE)
- ⑤ VARIABLE WIDTH DRAINAGE EASEMENT (0.037 AC PERMEABLE) & (0.016 AC NON-PERMEABLE)
- ⑥ 10' BUILDING SETBACK LINE
- ⑦ 10x10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑧ VARIABLE WIDTH CLEAR VISION EASEMENT

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

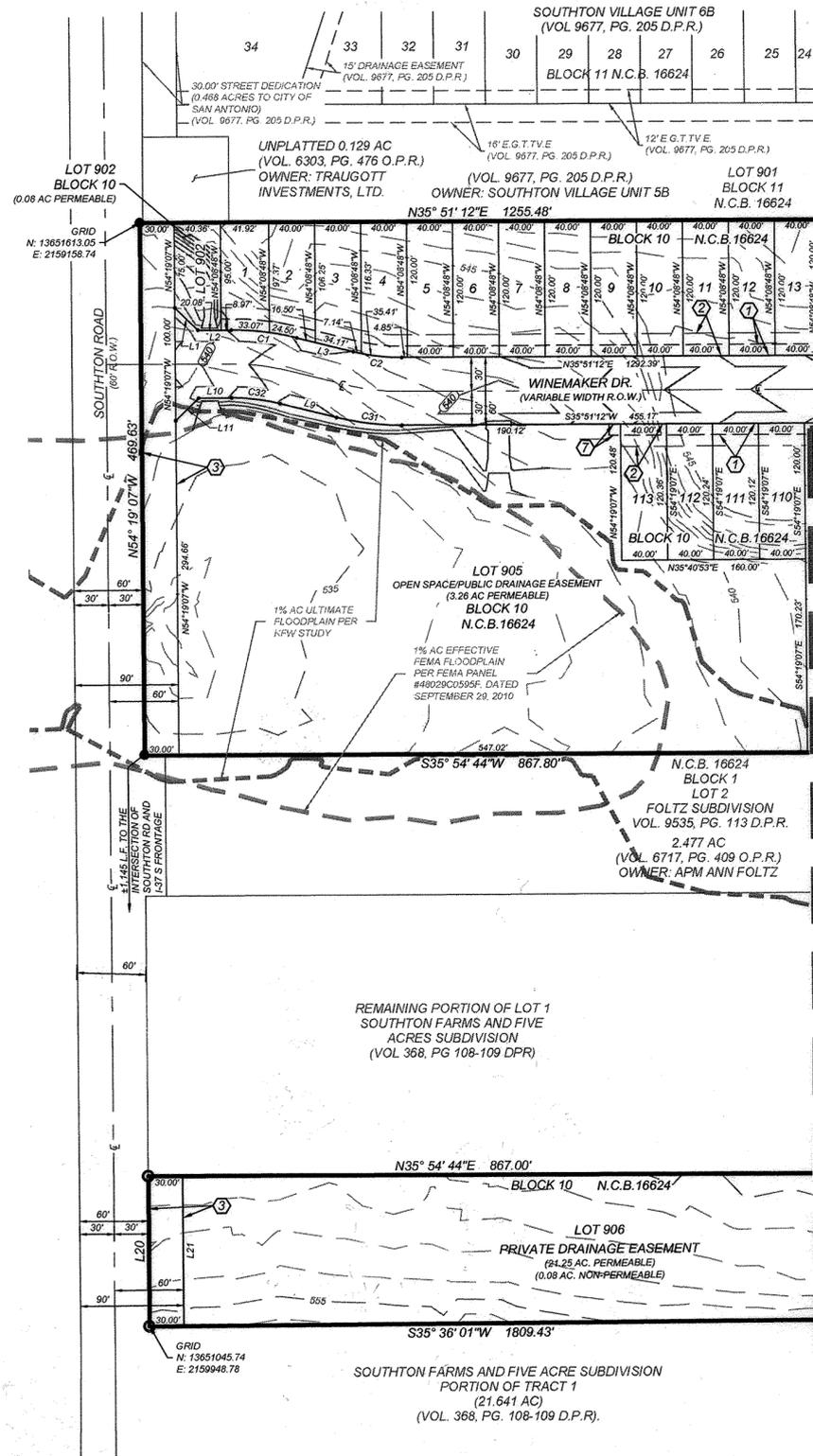
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2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
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SAWS WASTEWATER EDU:

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:

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.



MATCH LINE "A" SEE PAGE 3 OF 4

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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.

Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

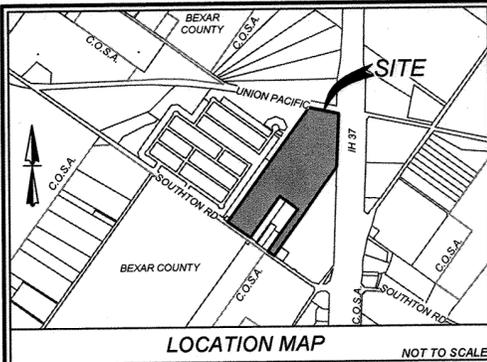
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Teresa A. Seidel
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 125



7/15/2020
7/15/2020



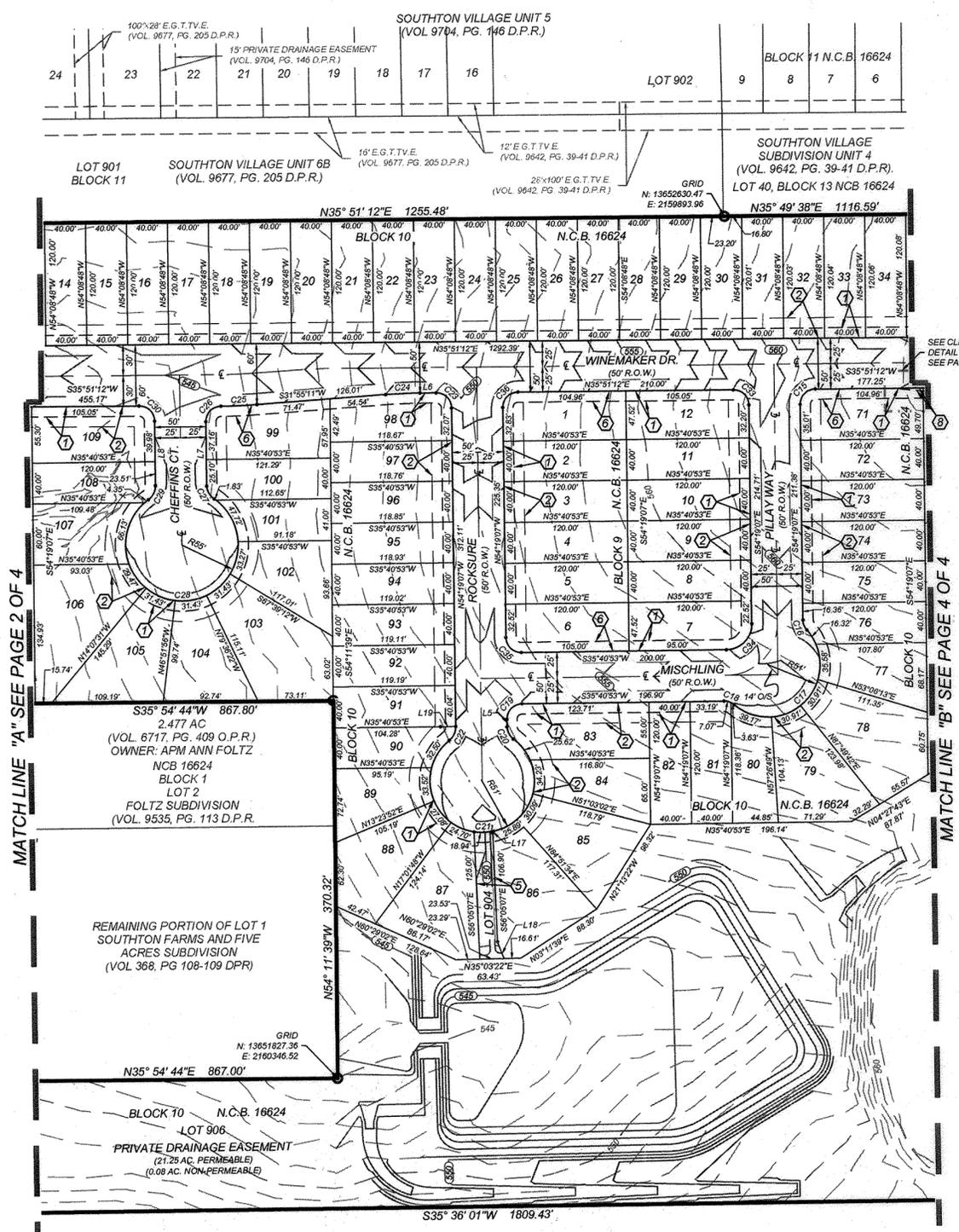
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 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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- KEYNOTES**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 20' BUILDING SETBACK LINE
 - 30' ROW DEDICATION TO CITY OF SAN ANTONIO (0.41 AC PERMEABLE)
 - PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (0.032 AC PERMEABLE) & (0.014 AC NON-PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT (0.037 AC PERMEABLE) & (0.016 AC NON-PERMEABLE)
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STATE OF TEXAS
COUNTY OF BEXAR

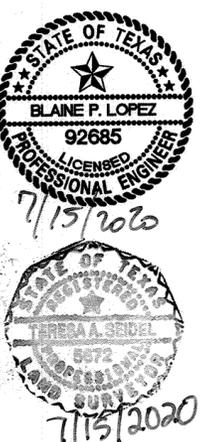
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Blaine Lopez
BLAINE P. LOPEZ
LICENSED PROFESSIONAL ENGINEER
92685

STATE OF TEXAS
COUNTY OF BEXAR

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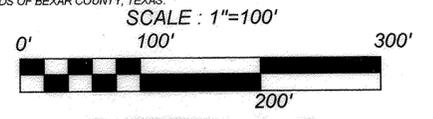


RESIDENTIAL LOTS = 125

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

**SUBDIVISION PLAT ESTABLISHING
SOUTHTON LAKE SUBDIVISION**

A 44.27 ACRE TRACT OF LAND INCLUDING A 0.415 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE J. MONTES SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2 OF THE SOUTHTON FARMS AND FIVE ACRES SUBDIVISION, OF RECORD IN VOLUME 368, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE WESTERLY REMAINDER OF A CALLED 49.985 ACRE TRACT CONVEYED TO WALTER OSCAR NIEMANN, OF RECORD IN VOLUME 4301, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (R1) ALL OF LOTS P-18 AND P-28, N.C.B. 16624, BEXAR COUNTY, TEXAS, CONVEYED TO MARTHA TIENEN OF RECORD IN VOLUME 15110, PAGE 282 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.0808 ACRE TRACT OF LAND, OUT OF THE J. MONTES SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2 OF THE SOUTHTON FARMS AND FIVE ACRES SUBDIVISION, OF RECORD IN VOLUME 368, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE EASTERLY REMAINDER OF A CALLED 49.985 ACRE TRACT CONVEYED TO WALTER OSCAR NIEMANN, OF RECORD IN VOLUME 4301, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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:
SOUTHTON PARTNERS LLC
11 LYNN BATTIS LN, SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131

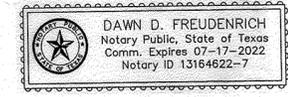
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LADDIE DENTON, 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 17 DAY OF JULY, A.D. 2020

NOTARY PUBLIC BEXAR COUNTY, TEXAS



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

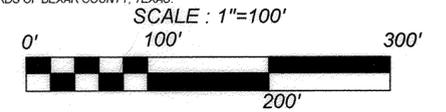
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SUBDIVISION PLAT ESTABLISHING
SOUTHTON LAKE SUBDIVISION

A 44.27 ACRE TRACT OF LAND INCLUDING A 0.415 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE J. MONTES SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2 OF THE SOUTHTON FARMS AND FIVE ACRES SUBDIVISION, OF RECORD IN VOLUME 368, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE WESTERLY REMAINDER OF A CALLED 49.985 ACRE TRACT CONVEYED TO WALTER OSCAR NIEMANN, OF RECORD IN VOLUME 4301, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (R1) ALL OF LOTS P-18 AND P-28, N.C.B. 16624, BEXAR COUNTY, TEXAS, CONVEYED TO MARTHA TIENEN OF RECORD IN VOLUME 15110, PAGE 2262 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.0808 ACRE TRACT OF LAND, OUT OF THE J. MONTES SURVEY, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2 OF THE SOUTHTON FARMS AND FIVE ACRES SUBDIVISION, OF RECORD IN VOLUME 368, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE EASTERLY REMAINDER OF A CALLED 49.985 ACRE TRACT CONVEYED TO WALTER OSCAR NIEMANN, OF RECORD IN VOLUME 4301, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
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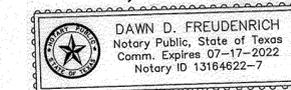
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STATE OF TEXAS
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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 11 DAY OF JULY, A.D. 2020

NOTARY PUBLIC BEXAR COUNTY, TEXAS

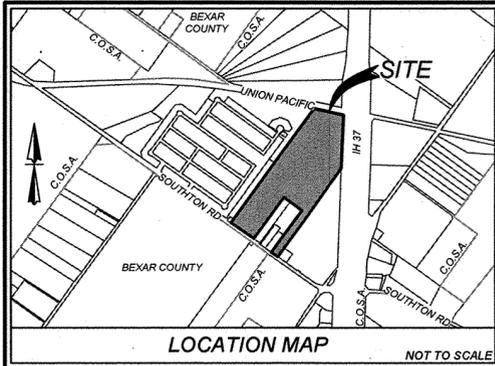


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DATED THIS _____ DAY OF _____ A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY



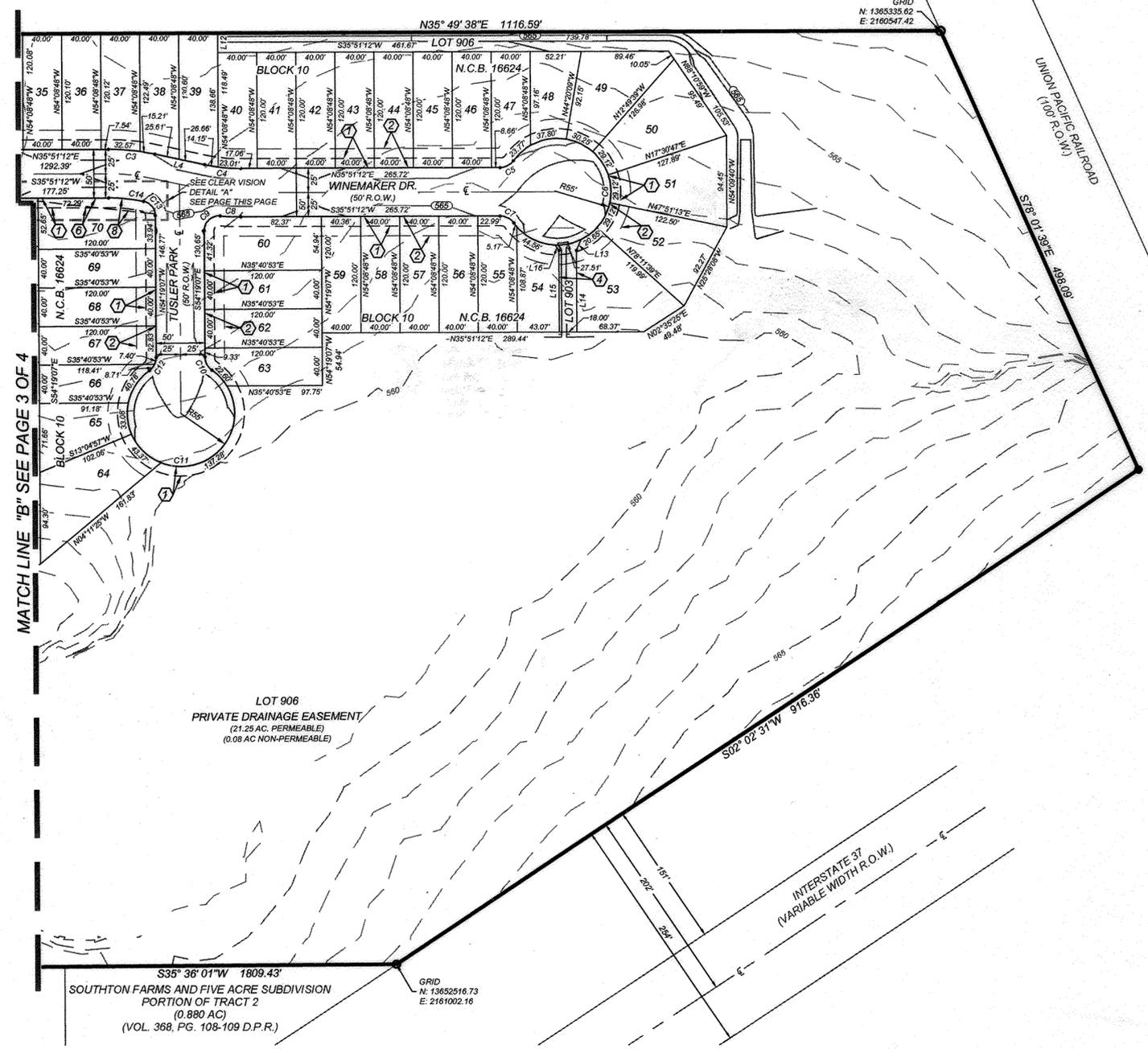
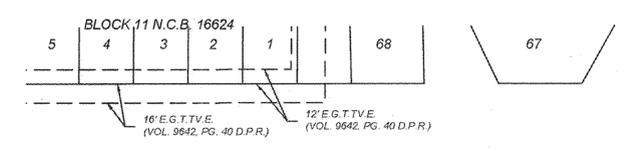
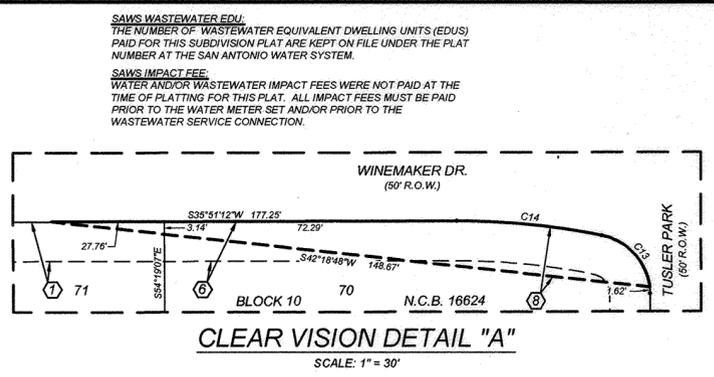
LEGEND

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KEYNOTES

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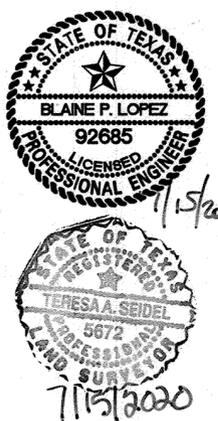
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Date: Jul 15, 2020, 1:54pm User: ID: jenkins
File: Q:\17152020Design\COMP\PLAT\PL1715202.dwg