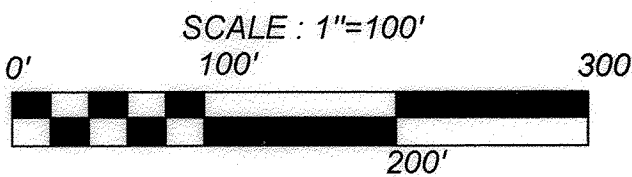


REPLAT AND SUBDIVISION PLAT ESTABLISHING  
WILLOW VIEW UNIT 1

A 19.26 ACRE TRACT OF LAND INCLUSIVE OF 0.11 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, AND A 0.11 AC RIGHT-OF-WAY DEDICATION TO THE CITY OF SCHERTZ, SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE DAVID DUNCAN SURVEY NO. 315, ABSTRACT NO. 192, NEW CITY BLOCK 16555, BEXAR COUNTY, TEXAS AND BEING OUT OF A 148.7 ACRE TRACT OF LAND CONVEYED TO VELMA DEVELOPMENT, LLC OF RECORD IN VOLUME 16766 PAGE 459 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

OWNER: VELMA DEVELOPMENT, LLC  
1202 W. BITTERS, BLDG. 1, STE. 1200  
SAN ANTONIO, TX 78216

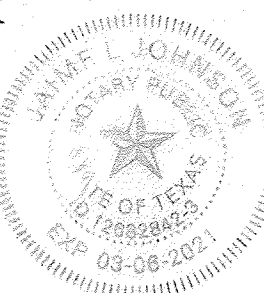
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 15 DAY OF June, A.D. 2020

*Jaime A. Johnson*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

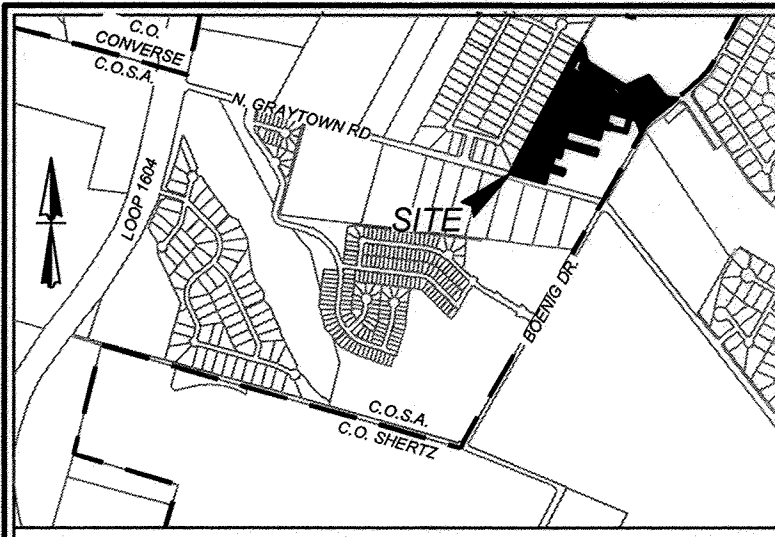


THIS PLAT OF WILLOW VIEW UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



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 435 OF 785, COMMUNITY PANEL NO. 48029C0435 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- 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
- N.T.S. = NOT TO SCALE

KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 20' BUILDING SETBACK LINE
- ③ 13' RIGHT OF WAY DEDICATION TO CITY OF SAN ANTONIO (0.08 AC PERMEABLE) (0.03 AC NON-PERMEABLE)
- ④ 10' RIGHT OF WAY DEDICATION TO THE CITY OF SCHERTZ (0.11 AC PERMEABLE)
- ⑤ 30' SANITARY SEWER EASEMENT
- ⑥ OFF-LOT 30' SANITARY SEWER EASEMENT (0.17 AC PERMEABLE)
- ⑦ OFF-LOT 50' ELEC., GAS, TELE, CATV, SAN. SWR., WATER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.)
- ⑧ OFF-LOT VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT (1.24 AC PERMEABLE)

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.

S.A.W.S. IMPACT FEE:

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

S.A.W.S. DEDICATION:

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

NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, & 903 BLOCK 4 AND LOTS 901 & 902 BLOCK 4, DRAINAGE EASEMENTS AND EASEMENTS OR 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. 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)
4. 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.

SAWS HIGH PRESSURE NOTE (PVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

COSA TREE NOTE:

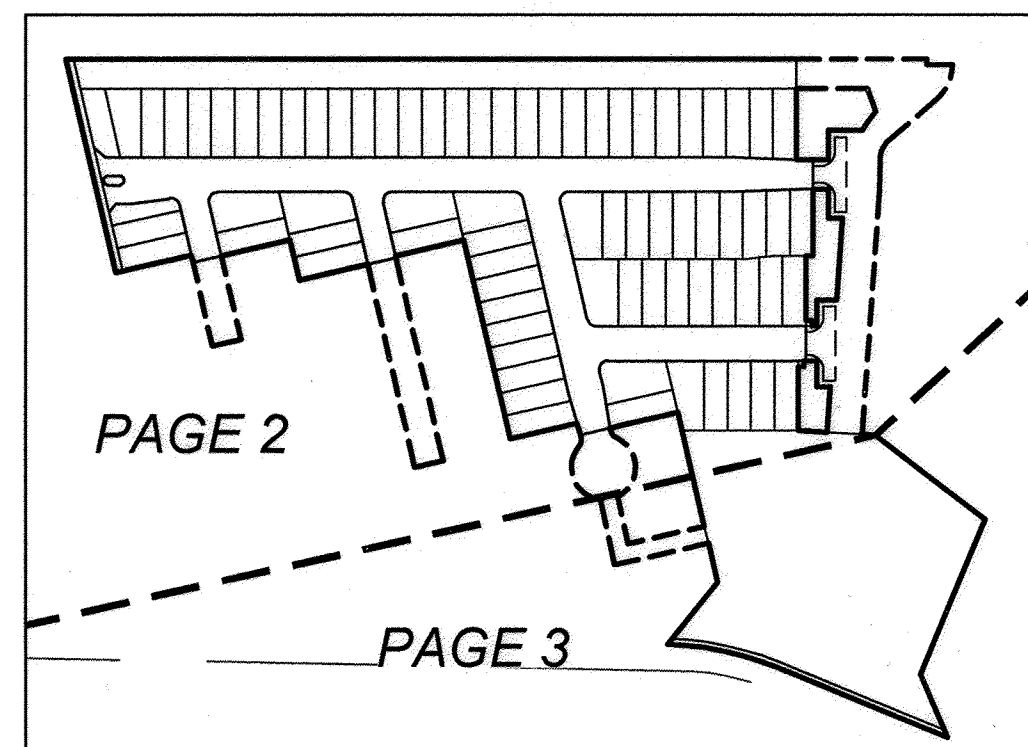
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2513704) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER 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 ARBORIST OFFICE PER 35-477(H).

DETENTION POND NOTE:

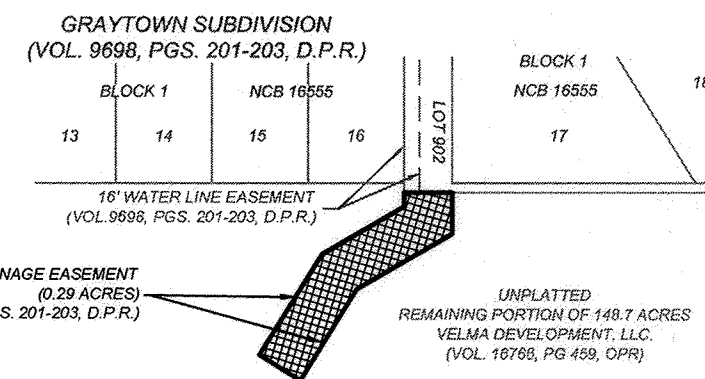
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION PROVIDED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLOD) IF POST-DEVELOPMENT 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 AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DETENTION MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THE HOME OWNERS' ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



PAGE INDEX  
N.T.S.



AREA TO BE REPLATTED  
THROUGH PUBLIC HEARING  
WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 0.28 ACRE, OUT OF A 50' OFF-LOT DRAINAGE EASEMENT RECORDED IN VOLUME 9698, PAGES 201-203 IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 150065 GRAYTOWN SUBDIVISION WHICH IS RECORDED IN VOLUME 9698, PAGES 201-203, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

OWNER

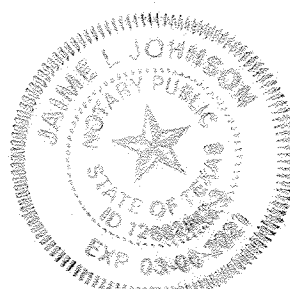
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 15 DAY OF June, 2020

*Jaime A. Johnson*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3/6/21

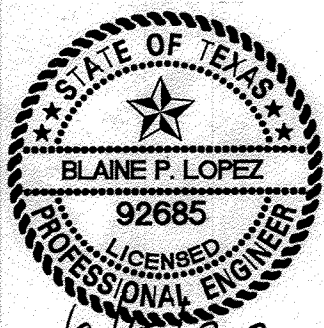


TOTAL RESIDENTIAL LOTS = 74  
SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

DRAWN BY:

Date: May 29, 2020, 11:43am User ID: mrichards  
File: P:\20538102\Design\Civil\PLAT\PL2053802.dwg



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:

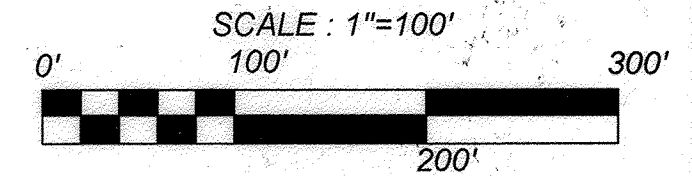
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

6/15/2020



REPLAT AND SUBDIVISION PLAT ESTABLISHING  
WILLOW VIEW UNIT 1

A 19.26 ACRE TRACT OF LAND INCLUSIVE OF 0.11 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, AND A 0.11 AC RIGHT-OF-WAY DEDICATION TO THE CITY OF SCHERTZ, SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE DAVID DUNCAN SURVEY NO. 315, ABSTRACT NO. 192, NEW CITY BLOCK 16555, BEXAR COUNTY, TEXAS AND BEING OUT OF A 148.7 ACRE TRACT OF LAND CONVEYED TO VELMA DEVELOPMENT, LLC OF RECORD IN VOLUME 16766 PAGE 459 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**KFW**  
ENGINEERS + SURVEYING

3421 Passano 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.

OWNER: VELMA DEVELOPMENT, LLC  
1202 W. BUTTERS, BLOCK 1, STE. 1200  
SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blaine P. Lopez, 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 15 DAY OF June, A.D. 2020

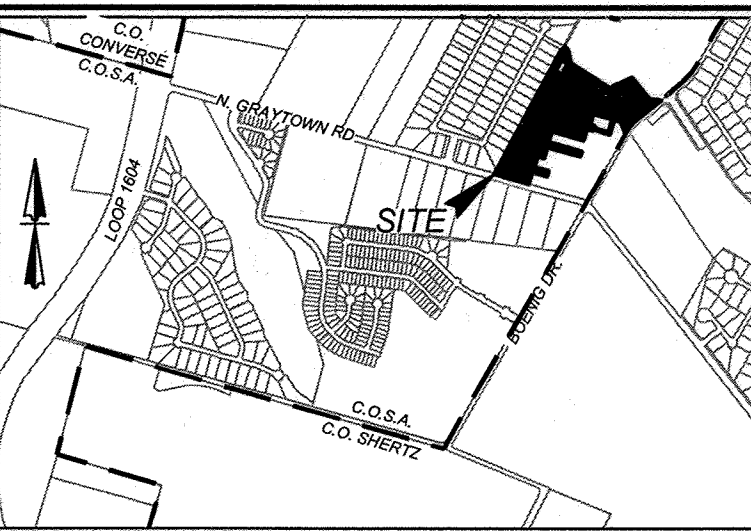
NOTARY PUBLIC  
JAMES L. JOHNSON  
BEXAR COUNTY TEXAS

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



LOCATION MAP

NOT TO SCALE

SURVEYOR NOTES

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 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.
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SAW'S IMPACT FEE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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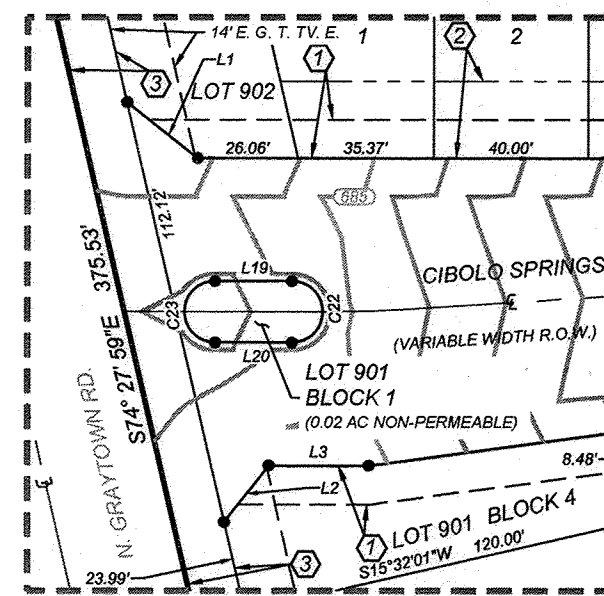
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LEGEND

- S.I.R. = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
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KEYNOTES

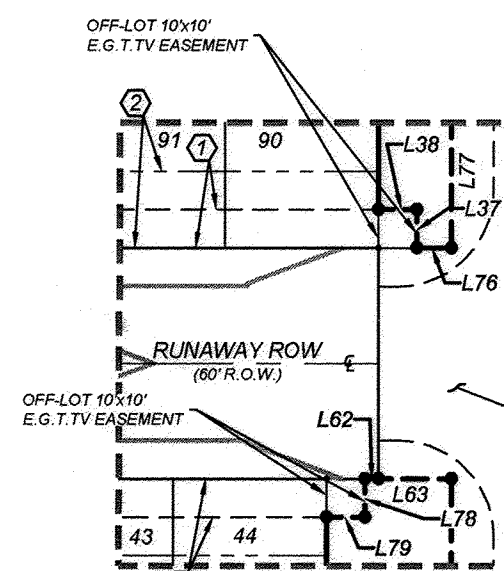
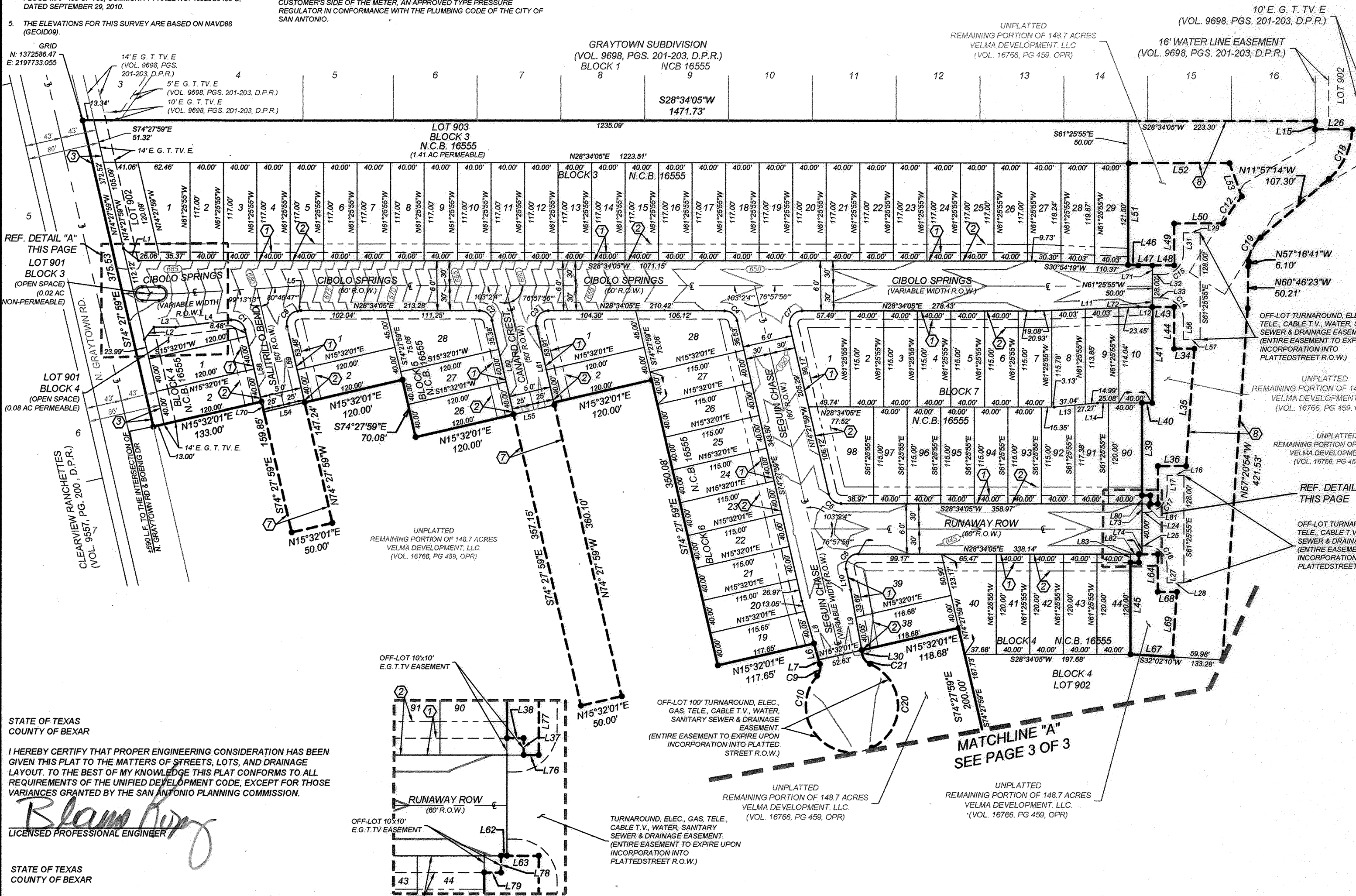
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- OFF-LOT VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT (1.24 AC PERMEABLE)



DETAIL "A"  
1"=50'

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

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DETAIL "B"  
1"=50'

TOTAL RESIDENTIAL LOTS = 74

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLE

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  
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

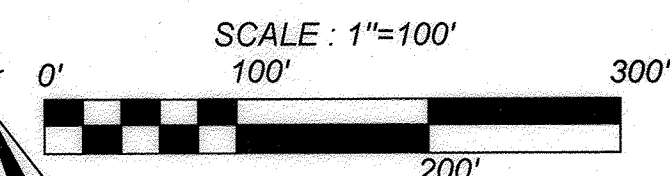
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REPLAT AND SUBDIVISION PLAT ESTABLISHING  
WILLOW VIEW UNIT 1

A 19.26 ACRE TRACT OF LAND INCLUSIVE OF 0.11 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, AND A 0.11 AC RIGHT-OF-WAY DEDICATION TO THE CITY OF SCHERTZ, SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE DAVID DUNCAN SURVEY NO. 315, ABSTRACT NO. 192, NEW CITY BLOCK 16555, BEXAR COUNTY, TEXAS AND BEING OUT OF A 148.7 ACRE TRACT OF LAND CONVEYED TO VELMA DEVELOPMENT, LLC OF RECORD IN VOLUME 16766 PAGE 459 OF THE OFFICIAL PUBLIC RECORDS OF 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.

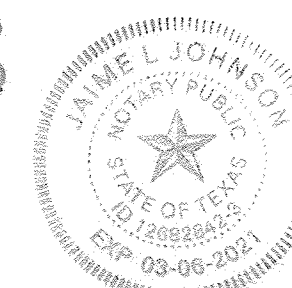
OWNER: VELMA DEVELOPMENT, LLC  
1222 W. BUTTERS, BLDG. 1, STE. 400  
SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James L. Johnson, 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 15 DAY OF APRIL, A.D. 2020  
James L. Johnson  
NOTARY PUBLIC BEXAR COUNTY TEXAS

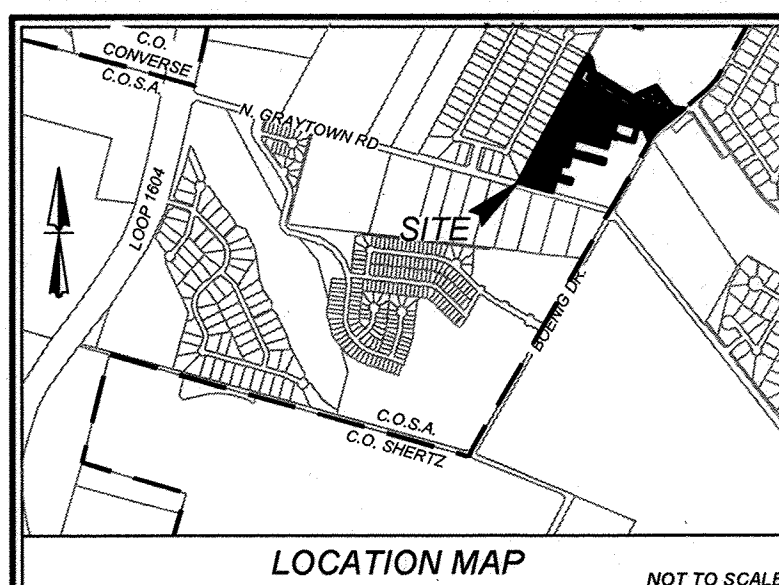


THIS PLAT OF WILLOW VIEW UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4004 NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 435 OF 785, COMMUNITY PANEL NO. 480204035 G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD89 (GEOID09).

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- 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
- N.T.S. = NOT TO SCALE

KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 13' RIGHT OF WAY DEDICATION TO CITY OF SAN ANTONIO (0.08 AC PERMEABLE) (0.03 AC NON-PERMEABLE)
- 10' RIGHT OF WAY DEDICATION TO THE CITY OF SCHERTZ (0.11 AC PERMEABLE)
- 30' SANITARY SEWER EASEMENT
- OFF-LOT 30' SANITARY SEWER EASEMENT (0.17 AC PERMEABLE)
- OFF-LOT 30' ELEC., GAS, TELE, CATV, SAN. SWR., WATER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.)
- OFF-LOT VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT (1.24 AC PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

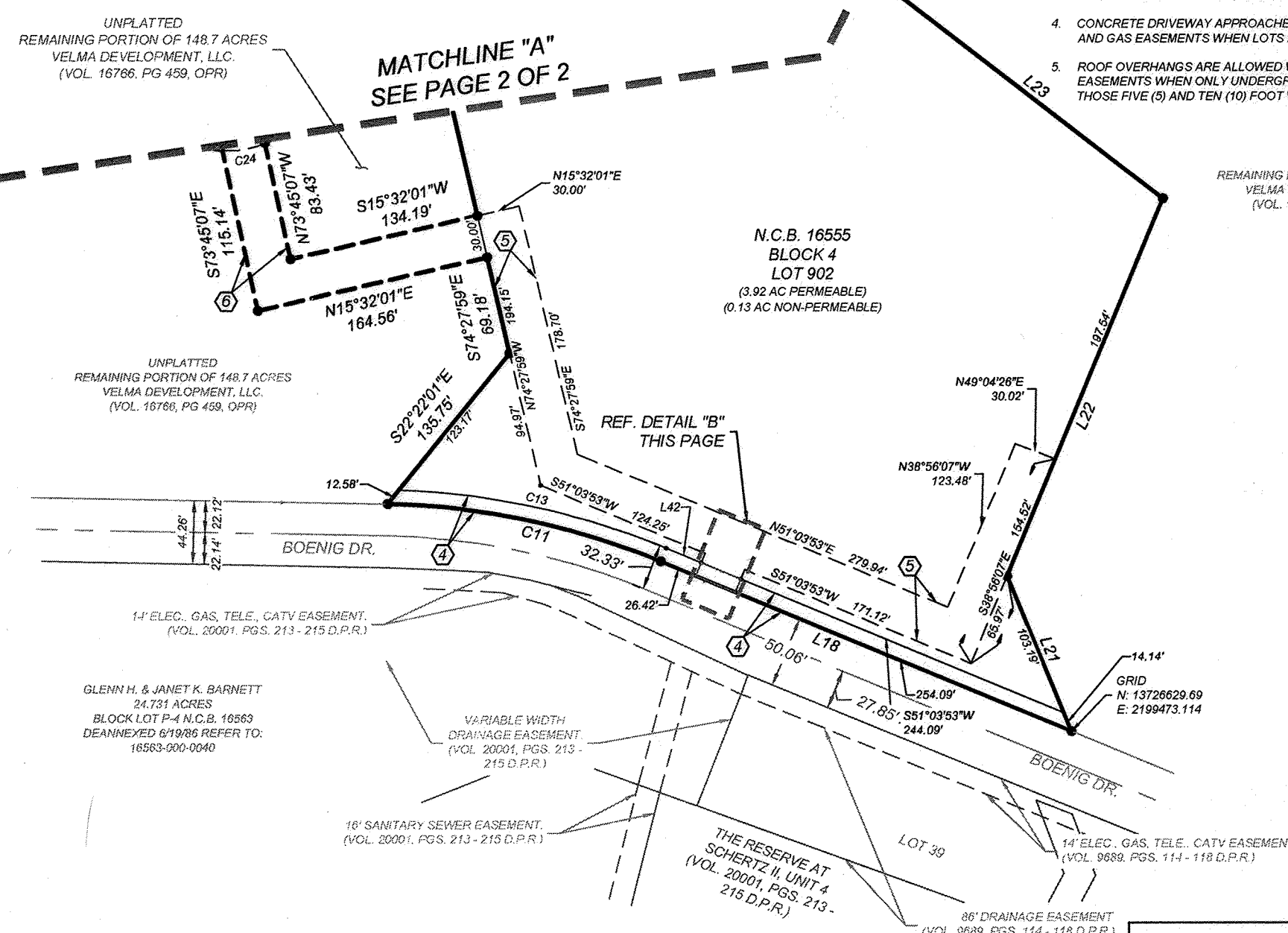
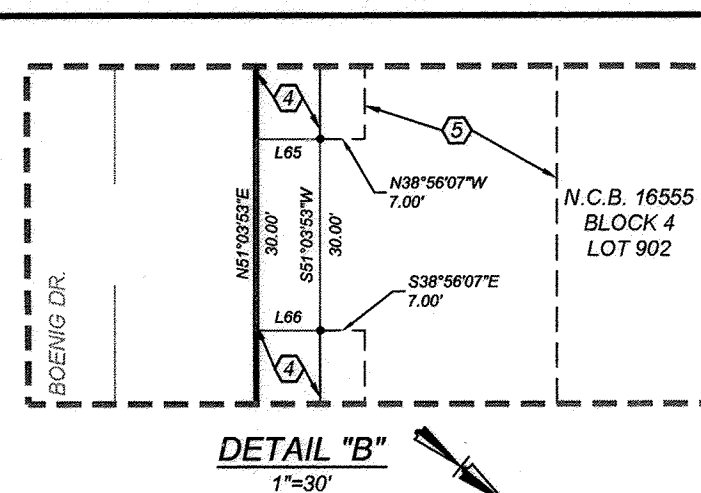
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| Parcel Line Table |         |               |
|-------------------|---------|---------------|
| Line #            | Length  | Direction     |
| L1                | 23.48'  | S67° 03' 03"W |
| L2                | 18.67'  | N22° 56' 57"W |
| L3                | 26.00'  | N28° 34' 05"E |
| L4                | 66.77'  | N20° 58' 24"E |
| L5                | 4.19'   | N20° 58' 24"E |
| L6                | 20.65'  | S77° 19' 44"E |
| L7                | 5.34'   | S77° 19' 44"E |
| L8                | 73.74'  | S77° 19' 44"E |
| L9                | 73.74'  | N71° 36' 15"W |
| L10               | 25.00'  | N74° 27' 59"W |
| L11               | 122.60' | N26° 13' 50"E |
| L12               | 16.57'  | N28° 34' 05"E |
| L13               | 24.77'  | N23° 03' 14"E |
| L14               | 12.86'  | N28° 34' 05"E |
| L15               | 10.00'  | N61° 25' 55"W |
| L16               | 20.00'  | N28° 34' 05"E |
| L17               | 19.00'  | N61° 25' 55"W |
| L18               | 310.51' | N51° 03' 53"E |
| L19               | 20.00'  | S28° 34' 05"W |
| L20               | 20.00'  | N28° 34' 05"E |
| L21               | 117.34' | N83° 56' 07"W |
| L22               | 286.10' | N38° 56' 07"W |
| L23               | 235.23' | S66° 13' 33"W |
| L24               | 5.00'   | N28° 34' 05"E |
| L25               | 5.00'   | S28° 34' 05"W |

| Parcel Line Table |         |               |
|-------------------|---------|---------------|
| Line #            | Length  | Direction     |
| L26               | 44.00'  | S28° 34' 05"W |
| L27               | 19.00'  | N61° 25' 55"W |
| L28               | 20.00'  | S28° 34' 05"W |
| L29               | 20.00'  | N28° 34' 05"E |
| L30               | 5.53'   | N71° 36' 15"W |
| L31               | 25.00'  | N61° 25' 55"W |
| L32               | 12.10'  | N28° 34' 05"E |
| L33               | 12.10'  | S28° 34' 05"W |
| L34               | 24.23'  | N28° 34' 05"E |
| L35               | 140.36' | S57° 21' 14"E |
| L36               | 33.58'  | S28° 34' 05"W |
| L37               | 10.00'  | N61° 25' 55"W |
| L38               | 10.00'  | S28° 34' 05"W |
| L39               | 110.00' | N61° 25' 55"W |
| L40               | 12.22'  | N28° 34' 05"E |
| L41               | 115.00' | N61° 25' 55"W |
| L42               | 26.42'  | N51° 03' 53"E |
| L43               | 26.10'  | N28° 34' 05"E |
| L44               | 50.00'  | S61° 25' 55"E |
| L45               | 110.00' | N61° 25' 55"W |
| L46               | 12.24'  | S30° 54' 19"W |
| L47               | 16.57'  | S28° 34' 05"W |
| L48               | 26.10'  | S28° 34' 05"W |
| L49               | 50.00'  | S61° 25' 55"E |
| L50               | 58.18'  | S28° 34' 05"W |

| Parcel Line Table |         |               |
|-------------------|---------|---------------|
| Line #            | Length  | Direction     |
| L51               | 121.50' | N61° 25' 55"W |
| L52               | 121.06' | N28° 34' 05"E |
| L53               | 42.26'  | S81° 41' 35"E |
| L54               | 50.00'  | N15° 32' 01"E |
| L55               | 50.00'  | N15° 32' 01"E |
| L56               | 25.00'  | N61° 25' 55"W |
| L57               | 20.00'  | S28° 34' 05"W |
| L58               | 88.48'  | S74° 27' 59"E |
| L59               | 93.48'  | N74° 27' 59"W |
| L60               | 115.38' | S74° 27' 59"E |
| L61               | 96.86'  | N74° 27' 59"W |
| L62               | 3.50'   | N28° 34' 05"E |
| L63               | 19.00'  | N28° 34' 05"E |
| L64               | 45.00'  | S61° 25' 55"E |
| L65               | 10.00'  | S38° 56' 07"E |
| L66               | 10.00'  | N38° 56' 07"W |
| L67               | 49.91'  | S32° 02' 10"W |
| L68               | 22.88'  | N28° 34' 05"E |
| L69               | 78.22'  | S57° 21' 14"E |
| L70               | 12.62'  | S74° 27' 59"E |
| L71               | 11.00'  | S61° 25' 55"E |
| L72               | 11.00'  | S61° 25' 55"E |
| L73               | 10.00'  | S61° 25' 55"E |
| L74               | 10.00'  | S61° 25' 55"E |
| L76               | 9.00'   | S28° 34' 05"W |

| Parcel Line Table |        |               |
|-------------------|--------|---------------|
| Line #            | Length | Direction     |
| L77               | 45.00' | S61° 25' 55"E |
| L78               | 10.00' | N61° 25' 55"W |
| L79               | 10.00' | N28° 34' 05"E |
| L80               | 10.00' | S61° 25' 55"E |
| L81               | 10.00' | N28° 34' 05"E |
| L82               | 10.00' | S28° 34' 05"W |
| L83               | 10.00' | S61° 25' 55"E |

| Curve Table |         |         |            |         |               |
|-------------|---------|---------|------------|---------|---------------|
| Curve #     | Length  | Radius  | Delta      | Chord   | Chord Bearing |
| C1          | 22.14'  | 15.00'  | 84°33'37"  | 20.18'  | N63°15'12"E   |
| C2          | 20.15'  | 15.00'  | 76°57'56"  | 18.67'  | N67°03'03"E   |
| C3          | 26.97'  | 15.00'  | 103°02'04" | 23.48'  | N22°56'57"W   |
| C4          | 20.15'  | 15.00'  | 76°57'56"  | 18.67'  | N67°03'03"E   |
| C5          | 26.97'  | 15.00'  | 103°02'04" | 23.48'  | N22°56'57"W   |
| C6          | 20.15'  | 15.00'  | 76°57'56"  | 18.67'  | S67°03'03"W   |
| C7          | 26.97'  | 15.00'  | 103°02'04" | 23.48'  | N22°56'57"W   |
| C8          | 24.99'  | 15.00'  | 95°26'23"  | 22.20'  | N26°44'48"W   |
| C9          | 14.95'  | 15.00'  | 57°06'51"  | 14.34'  | S48°46'18"E   |
| C10         | 120.14' | 55.00'  | 125°09'27" | 97.64'  | S82°47'36"E   |
| C11         | 196.17' | 530.96' | 21°10'06"  | 195.05' | N40°28'51"E   |
| C12         | 39.52'  | 230.00' | 9°50'46"   | 39.48'  | S26°28'37"E   |
| C13         | 192.16' | 540.96' | 20°21'11"  | 191.15' | S40°53'18"W   |
| C14         | 39.27'  | 25.00'  | 90°00'00"  | 35.36'  | S73°34'05"W   |
| C15         | 39.27'  | 25.00'  | 90°00'00"  | 35.36'  | N16°25'55"W   |
| C16         | 39.27'  | 25.00'  | 90°00'00"  | 35.36'  | S73°34'05"W   |
| C17         | 39.27'  | 25.00'  | 90°00'00"  | 35.36'  | N16°25'55"W   |
| C18         | 67.07'  | 79.66'  | 48°14'22"  | 65.11'  | N36°16'36"W   |
| C19         | 32.48'  | 41.00'  | 45°23'45"  | 31.64'  | N34°39'07"W   |
| C20         | 126.13' | 55.00'  | 131°23'43" | 100.25' | N62°45'18"W   |
| C21         | 14.88'  | 15.00'  | 56°50'54"  | 14.28'  | S79°58'18"W   |
| C22         | 25.13'  | 8.00'   | 180°00'00" | 16.00'  | N61°25'55"W   |
| C23         | 25.13'  | 8.00'   | 180°00'00" | 16.00'  | S61°25'55"E   |
| C24         | 30.42'  | 55.00'  | 31°41'06"  | 30.03'  | S18°47'07"W   |

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

TOTAL RESIDENTIAL LOTS = 74

