

SUBDIVISION PLAT ESTABLISHING  
SOUTHTON COVE, UNIT 1

BEING 21.29 ACRES OR 912,439 SQUARE FEET MORE OR LESS TRACT OF LAND OUT OF A 63.528 ACRES OF RECORD IN DOCUMENT 20180095971 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND THE JUAN MONTES SURVEY, ABSTRACT NO. 11 ALL IN 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

NOTES:

- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 - BLOCK 1; LOTS 901 & 902 - BLOCK 2, 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- 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)

FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2543738) 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).

SAWS HIGH PRESSURE NOTE:

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 DEVELOPER 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.

OPEN SPACE NOTE:

LOT 901, BLOCK 2 IS DESIGNATED AS A LANDSCAPE EASEMENT AND PRIVATE DRAINAGE EASEMENT. LOT 901, BLOCK 3 IS DESIGNATED AS OPEN SPACE AND A LANDSCAPE EASEMENT. LOT 902, BLOCK 3 IS DESIGNATED AS A LANDSCAPE EASEMENT, OPEN SPACE, COMMON AREA, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. LOT 904 BLOCK 2 IS DESIGNATED AS A PRIVATE DRAINAGE, OPEN SPACE, WATER, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS. LOT 905 BLOCK 2 IS DESIGNATED AS A PARK SPACE, LANDSCAPE, OPEN SPACE, COMMON AREA, WATER, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS.

CPS/SAWS/COSA UTILITY NOTES:

- 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 SHOWN 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, 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 TO THE GRANTOR'S LANDS FOR THE REASONS DESCRIBED ABOVE. SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

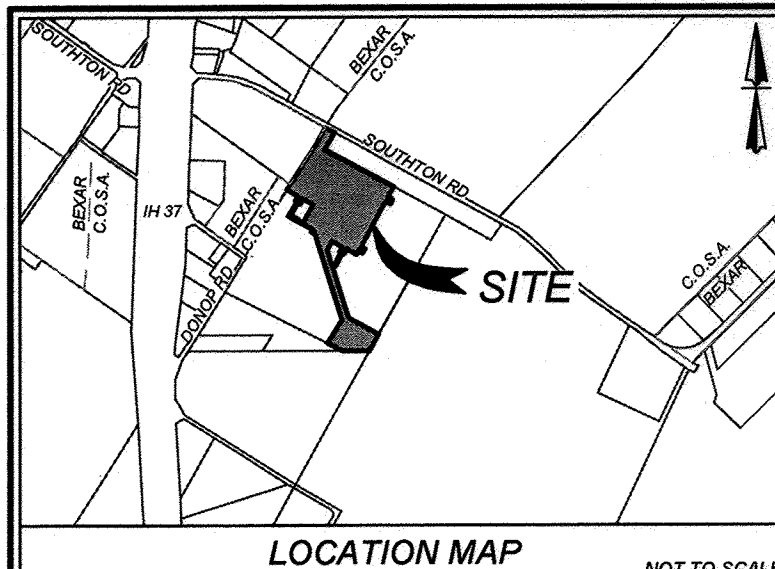
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU NOTE:

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

SAWS DEDICATION:

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.



LOCATION MAP

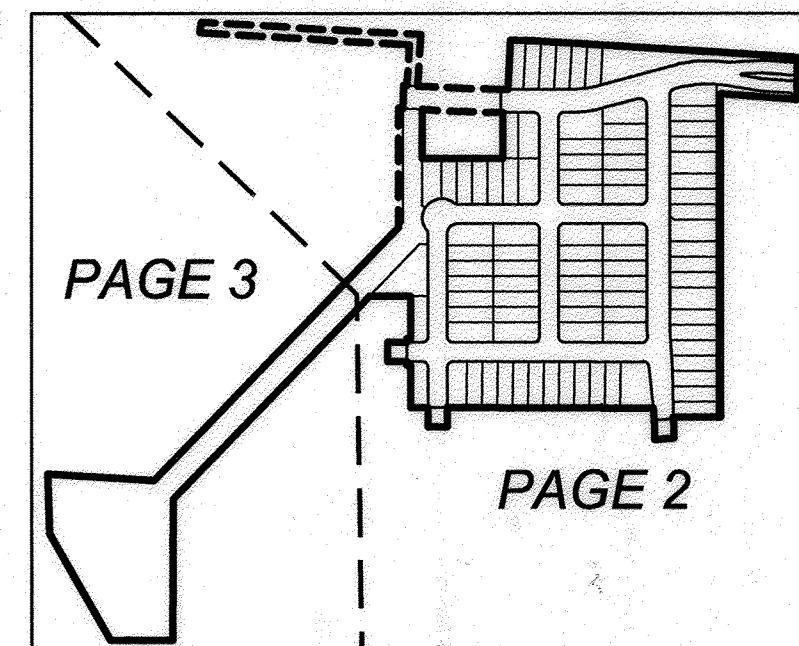
NOT TO SCALE

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.
- 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 300-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 595 OF 785, COMMUNITY PANEL NO. 48029C0595 F, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12).

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	17.95'	S64° 30' 00"E	L22	6.99'	S61° 01' 51"E	L43	34.83'	S32° 52' 06"W
L2	28.55'	S66° 50' 14"E	L23	50.00'	N25° 30' 00"E	L44	34.81'	N32° 52' 06"E
L3	3.96'	N61° 01' 51"W	L24	20.75'	N62° 00' 06"W	L45	75.92'	S32° 52' 06"W
L4	14.28'	N64° 30' 00"W	L25	8.66'	N12° 16' 11"E	L46	13.00'	N13° 58' 09"E
L5	5.10'	N64° 30' 00"W	L26	7.43'	N45° 40' 06"E	L47	10.00'	N60° 54' 55"W
L6	5.99'	N61° 26' 25"E	L27	3.23'	N03° 30' 08"W	L48	10.00'	S60° 54' 42"E
L7	60.00'	S60° 53' 16"E	L28	6.22'	N62° 39' 33"E	L49	40.78'	N29° 05' 18"E
L8	13.69'	S28° 58' 09"W	L29	9.92'	N04° 43' 16"W	L50	10.00'	S60° 54' 42"E
L9	60.00'	S58° 28' 51"E	L30	4.93'	N28° 58' 09"E	L51	10.00'	N60° 54' 42"W
L10	12.02'	S32° 01' 04"W	L31	8.66'	N12° 16' 11"E	L52	10.00'	N29° 05' 18"E
L11	50.00'	S29° 05' 18"W	L32	12.93'	N62° 39' 33"E	L53	71.19'	S32° 52' 06"W
L12	50.00'	S29° 05' 18"W	L33	3.31'	N04° 43' 16"W	L54	105.03'	S61° 01' 51"E
L13	3.67'	S64° 30' 00"E	L34	5.99'	N61° 26' 25"E	L55	50.00'	N29° 05' 18"E
L14	50.00'	N29° 05' 18"E	L35	7.43'	S45° 40' 06"W	L56	104.97'	N61° 01' 51"W
L15	46.00'	N29° 05' 18"E	L36	22.35'	S28° 58' 09"W	L57	71.17'	N32° 52' 06"E
L16	50.00'	S61° 01' 51"E	L37	3.23'	S03° 30' 08"E	L58	10.40'	S29° 05' 18"W
L17	50.00'	N61° 01' 51"W	L38	12.41'	S64° 30' 00"E	L59	47.36'	N26° 31' 42"E
L18	28.08'	S53° 25' 07"E	L39	50.07'	S32° 01' 04"W	L60	47.34'	S39° 12' 31"W
L19	40.62'	S29° 05' 18"W	L40	77.16'	N64° 30' 00"W	L61	10.00'	N60° 53' 17"E
L20	50.00'	S60° 54' 42"E	L41	13.83'	N28° 58' 09"E			
L21	80.88'	N28° 58' 09"E	L42	41.25'	S62° 05' 29"E			

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	28.76'	475.00'	3°28'09"	28.76'	S62°45'56"E	C22	23.56'	15.00'	90°00'00"	21.21'	N16°01'51"W
C2	8.36'	6326.66'	0°04'33"	8.36'	S32°33'02"W	C23	86.39'	330.00'	15°00'00"	86.15'	N21°28'09"E
C3	216.44'	6326.66'	1°57'36"	216.43'	S31°16'45"W	C24	17.12'	530.00'	1°51'02"	17.12'	S61°57'23"E
C4	4.93'	1970.00'	0°08'36"	4.93'	S29°02'26"W	C25	24.08'	15.00'	91°58'11"	21.57'	S16°53'48"E
C5	31.79'	525.00'	3°28'09"	31.78'	N62°45'56"W	C26	23.53'	15.00'	89°52'51"	21.19'	S74°01'43"W
C6	22.62'	15.00'	86°24'42"	20.54'	N72°17'39"E	C27	23.56'	15.00'	90°00'00"	21.21'	N16°01'51"W
C7	19.63'	15.00'	75°00'00"	18.26'	N23°31'51"W	C28	23.56'	15.00'	90°00'00"	21.21'	N73°58'09"E
C8	89.06'	270.00'	18°53'57"	88.66'	N23°25'07"E	C29	14.16'	128.00'	6°20'24"	14.16'	N29°41'54"E
C9	28.00'	6326.66'	0°15'13"	28.00'	S32°23'09"W	C30	23.59'	15.00'	90°07'09"	21.24'	S15°58'17"E
C10	5.08'	2030.00'	0°08'36"	5.08'	N29°02'26"E	C31	5.84'	2.00'	167°19'11"	3.98'	N57°07'54"W
C11	23.53'	15.00'	89°52'51"	21.19'	N74°01'43"E	C32	23.53'	15.00'	89°52'51"	21.19'	S74°01'43"W
C12	23.59'	15.00'	90°07'09"	21.24'	N15°58'17"W	C33	14.16'	128.00'	6°20'25"	14.16'	S36°02'18"W
C13	62.83'	50.00'	71°46'21"	58.62'	N64°59'54"W	C34	39.27'	25.00'	90°00'00"	35.36'	N16°01'51"W
C14	10.43'	15.00'	39°51'13"	10.22'	S48°53'45"W	C35	25.13'	8.00'	180°00'00"	16.00'	S57°07'54"E
C15	205.26'	4060.31'	2°53'47"	205.24'	N31°17'15"E	C36	23.56'	15.00'	90°00'00"	21.21'	N73°58'09"E
C16	28.46'	470.00'	3°28'09"	28.45'	N62°45'56"W	C37	23.56'	15.00'	90°00'00"	21.21'	N73°58'09"E
C17	23.56'	15.00'	90°00'00"	21.21'	S16°01'51"E	C38	70.69'	270.00'	15°00'00"	70.48'	S21°28'09"W
C18	5.08'	670.40'	0°26'01"	5.07'	N29°06'30"E	C39	23.59'	15.00'	90°07'09"	21.24'	S15°58'17"E
C19	36.65'	20.00'	105°00'00"	31.73'	N66°28'09"E	C40	148.10'	50.00'	169°42'26"	99.60'	S16°01'51"E
C20	23.56'	15.00'	90°00'00"	21.21'	S16°01'51"E	C41	10.43'	15.00'	39°51'13"	10.22'	N80°57'28"W
C21	23.56'	15.00'	90°00'00"	21.21'	S73°58'09"W	C42	108.85'	330.00'	18°53'57"	108.36'	S23°25'07"W



PAGE INDEX  
SCALE: 1" = 500'

STATE OF TEXAS  
COUNTY OF MEDINA  
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: MARK SCHENDEL  
KB HOME LONESTAR INC.  
2800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229  
(210) 301-5485

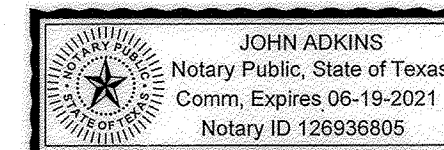
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
MARK SCHENDEL, 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 29th DAY OF August A.D. 2020

NOTARY PUBLIC MEDINA COUNTY TEXAS



THIS PLAT OF SOUTHTON COVE, 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



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.

*Clayton J. Linney*  
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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

TOTAL RESIDENTIAL LOTS = 88

PAGE 1 OF 3

DRAWN BY:

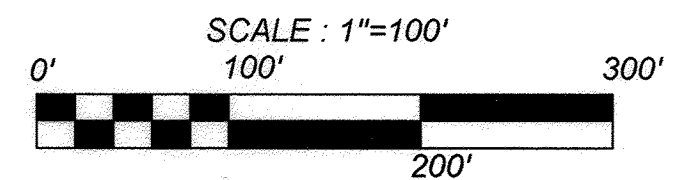
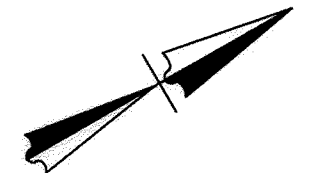
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SUBDIVISION PLAT ESTABLISHING  
SOUTHTON COVE, UNIT 1

BEING 21.29 ACRES OR 912,439 SQUARE FEET MORE OR LESS TRACT OF LAND OUT OF A 63.528 ACRES OF RECORD IN DOCUMENT 20180095971 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND THE JUAN MONTES SURVEY, ABSTRACT NO. 11 ALL IN BEXAR COUNTY, TEXAS.

**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
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TBP Firm #: 9513 • TBPLS Firm #: 10122300



STATE OF TEXAS  
COUNTY OF MEDINA

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*Mark Schenkel*  
OWNER: MARK SCHENDEL  
K9 HOME LONESTAR INC.  
2800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229  
(210) 301-5485

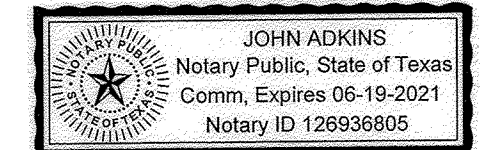
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SCHENDEL 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 24 DAY OF August, A.D. 2020

*John Adkins*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

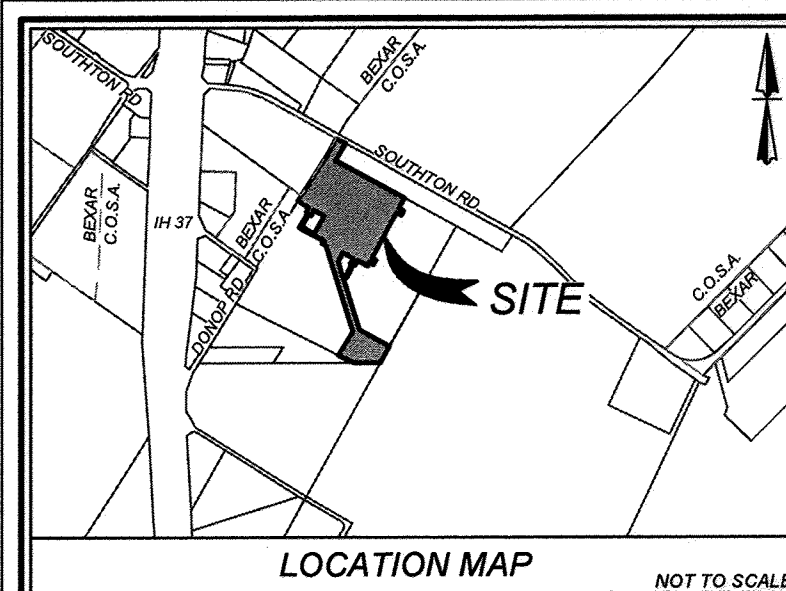


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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

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



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

- 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," "SEWER EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

S.A.W.S. 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.  
S.A.W.S. WASTEWATER EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.
- 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 300-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 585 OF 785, COMMUNITY PANEL NO. 48029C0595 F, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12).

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- 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
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 16' SANITARY SEWER EASEMENT
- 18' SANITARY SEWER EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

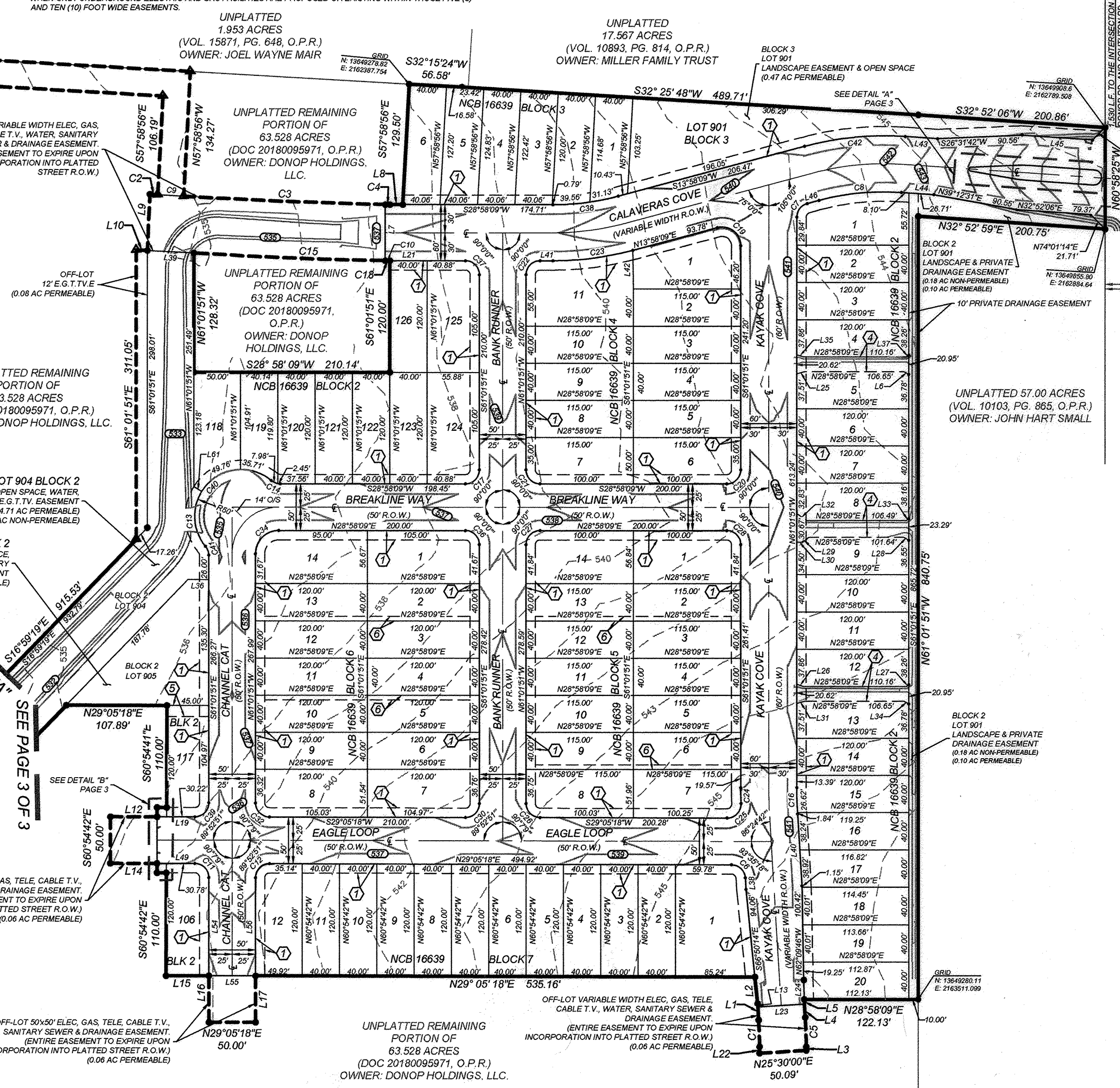
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Clayton J. Linney*  
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



TOTAL RESIDENTIAL LOTS = 88

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

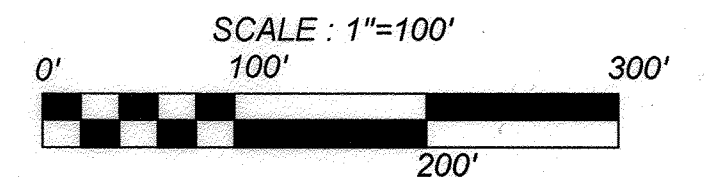
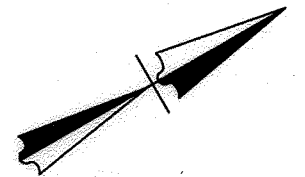
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Date: Aug 24, 2020, 9:57am User ID: SMoreno  
File: N:\41161\11010\Design\Civil\PLAT\PL4181101.dwg



SUBDIVISION PLAT ESTABLISHING  
SOUTHTON COVE, UNIT 1

BEING 21.29 ACRES OR 912,439 SQUARE FEET MORE OR LESS TRACT OF LAND OUT OF A 63.528 ACRES OF RECORD IN DOCUMENT 20180095971 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND THE JUAN MONTES SURVEY, ABSTRACT NO. 11 ALL IN BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

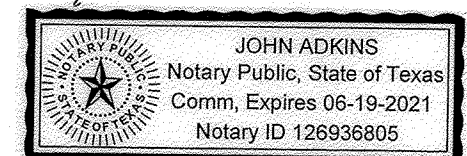
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

*Mark Schenkel*  
OWNER: MARK SCHENDEL  
18 HOME LONESTAR INC.  
2800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229  
(210) 301-5485

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SCHENDEL 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 24 DAY OF August A.D. 2020  
*John Adkins*  
NOTARY PUBLIC MEDINA COUNTY TEXAS

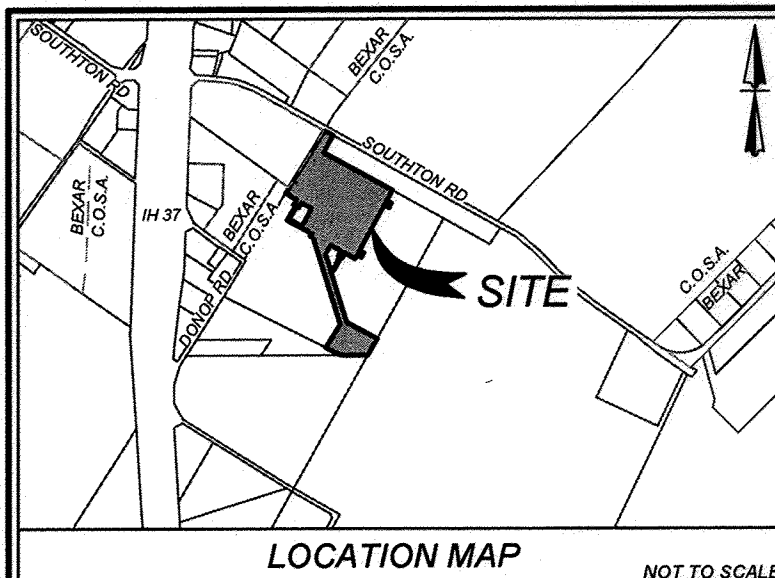


THIS PLAT OF SOUTHTON COVE, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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



SURVEYOR NOTES:

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- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12).

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STATE OF TEXAS  
COUNTY OF BEXAR

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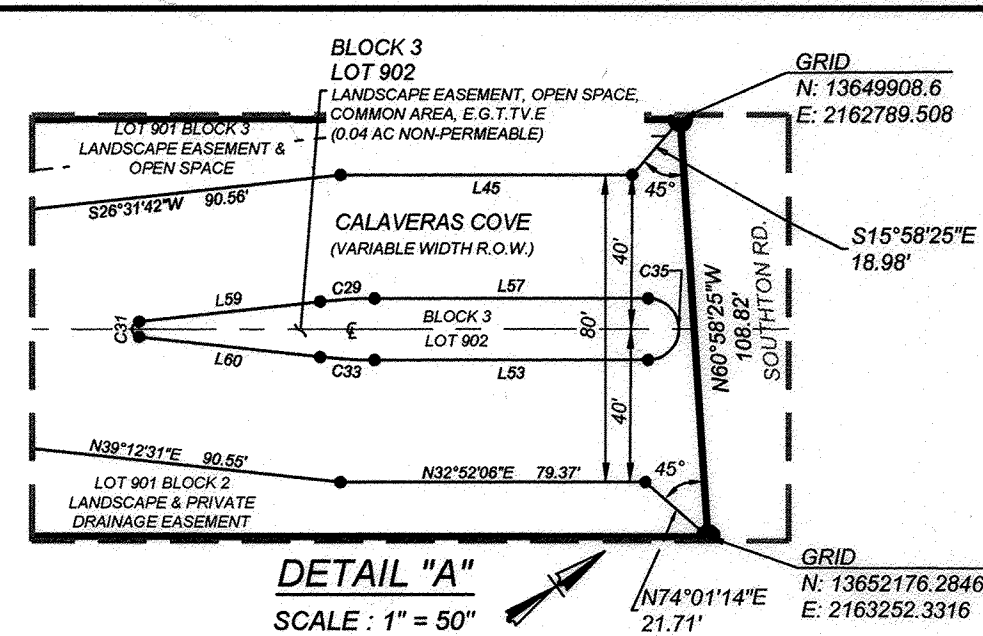
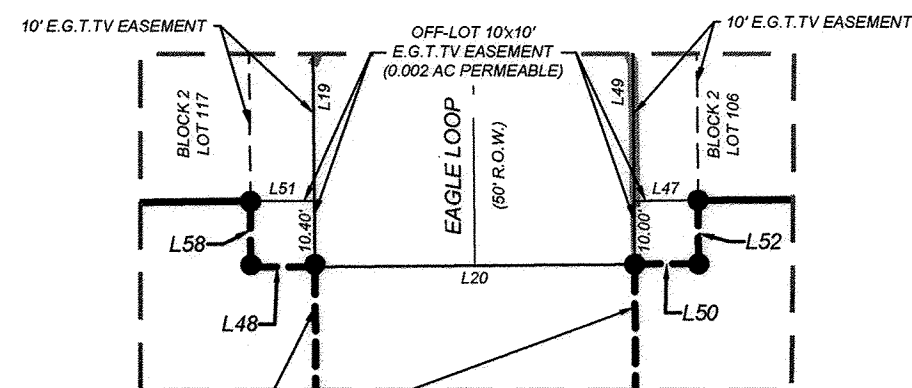
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UNPLATTED REMAINING PORTION OF  
63.528 ACRES  
(DOC 20180095971, O.P.R.)  
OWNER: DONOP HOLDINGS, LLC.

UNPLATTED 40.764 ACRES  
(VOL. 10806, PG. 1575, O.P.R.)  
OWNER: MEL T. DAVIS

UNPLATTED REMAINING PORTION OF  
63.528 ACRES  
(DOC 20180095971, O.P.R.)  
OWNER: DONOP HOLDINGS, LLC.

UNPLATTED 263.061 ACRES  
(VOL. 4587, PGS. 472-480, O.P.R.)  
OWNER: CITY PUBLIC SERVICE BOARD

TOTAL RESIDENTIAL LOTS = 88

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

