

**LEGEND**

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
V.N.A.E.	VEHICULAR NON-ACCESS ESM'T
ESMT	EASEMENT
NCB	NEW CITY BLOCK
BLK	BLOCK
G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
R.P.R.B.C.T.	REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
B.S.L	BUILDING SETBACK LINE
C.L.	CENTER LINE
AC	ACRE(S)

- (A) 10' G.E.T.CA. ESM'T
- (B) 14' G.E.T.CA. ESM'T
- (C) 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.22 AC)
- (D) OFF-LOT 50' DRAINAGE & UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (6.14 AC)
- (E) OFF-LOT STREET EXTENSION ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.04 AC)
- (F) 16' WATER ESM'T
- (G) 16' SANITARY SEWER ESM'T
- (H) 1' V.N.A.E.
- (I) 12' G.E.T.CA. ESM'T

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 OF MADE ON THE GROUND BY:

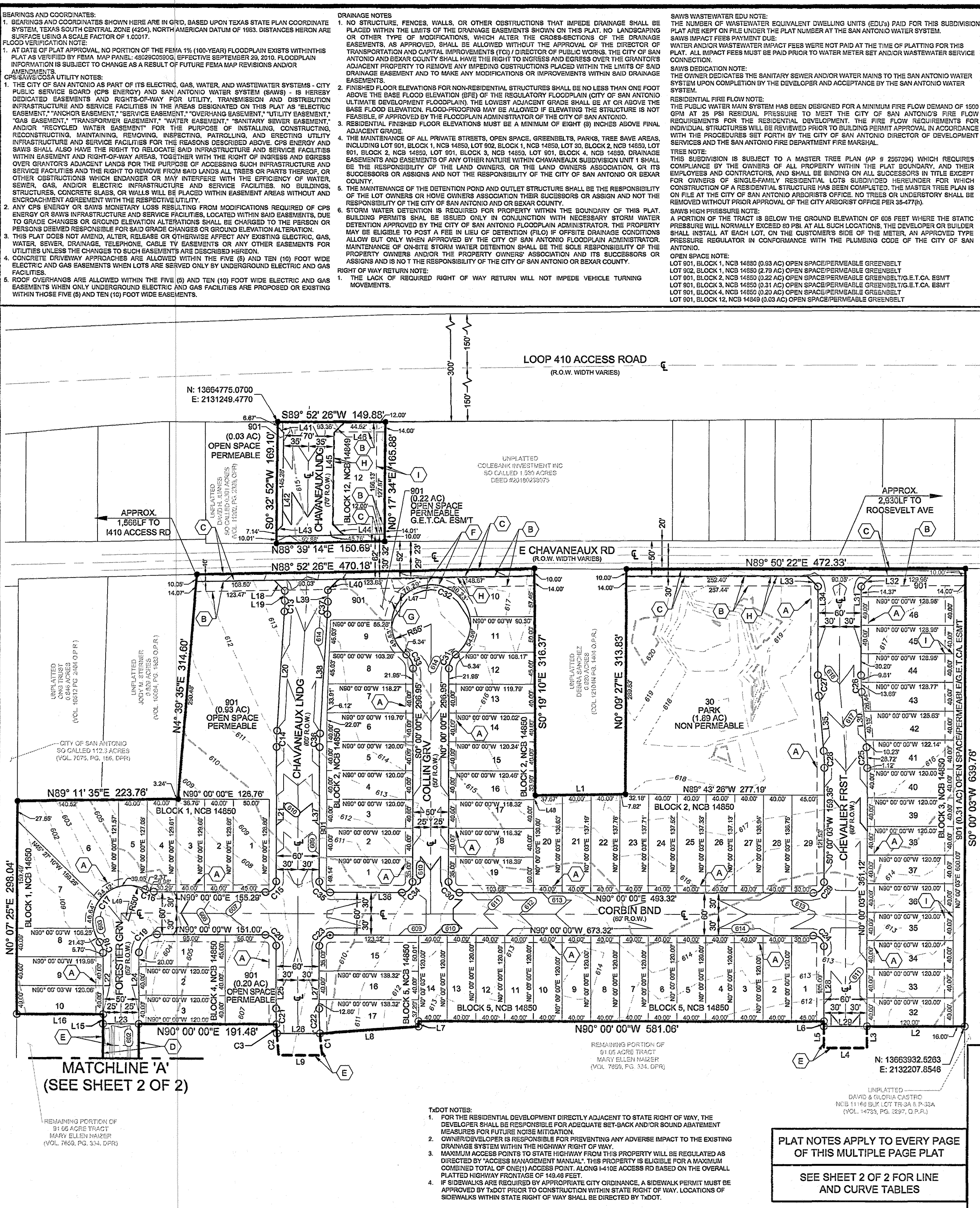
JERRY D. WILKIE JR., R.P.L.S. #4724  
TBLPLS FIRM NO. 10194183

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.

Priscilla G. Flores 9/21/2020

PRISCILLA FLORES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 100874



**LAND-PLAT NUMBER-19-11800554**

**SUBDIVISION PLAT ESTABLISHING CHAVANEAU SUBDIVISION UNIT 1**

**BEING A TOTAL 23.24 ACRES COMPROMISED OF:**

0.5777 ACRE TRACT, NEW CITY BLOCK 11156, IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, SAN ANTONIO, BEXAR COUNTY, TEXAS, INCLUSIVE OF 0.03 ACRES OF RIGHT OF WAY DEDICATION, BEING THE SAME PROPERTY CONVEYED TO RUBEN MENDEZ VASQUEZ AND ANA MARIA VASQUEZ BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 14509, PAGE 2358, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

22.67 ACRES OUT OF A 91.05 ACRE TRACT, NEW CITY BLOCK 14850, IN THE JUAN MANUEL URRIEGAS SURVEY NO. 32, ABSTRACT 759, SAN ANTONIO, BEXAR COUNTY, TEXAS, INCLUSIVE OF 0.22 ACRES OF RIGHT OF WAY DEDICATION, THAT SAME PROPERTY CONVEYED TO MARY ELLEN NAIZER BY WARRANTY DEED RECORDED IN VOLUME 7659, PAGE 334 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

**LJA Engineering & Surveying, Inc.**

1100 NE Loop 410  
Suite 650  
San Antonio, Texas 78209

Phone 210.503.2700  
Fax 210.503.2749  
FRN - F-1336

**ATWELL, LLC**

TBLPLS FIRM NO. 10194183  
10100 REUNION PLACE, SUITE 700  
SAN ANTONIO, TX 78218

**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:  
HK REAL ESTATE DEVELOPMENT LLC  
CONTACT: PAUL KUO  
24607 FAIRWAY SPRINGS  
SAN ANTONIO, TEXAS 77055  
PHONE: (281) 691-6082

**STATE OF TEXAS  
COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Kuo 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 5th DAY OF October, 2020.

Priscilla G. Flores  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

PRISCILLA MARTINEZ  
NOTARY PUBLIC  
ON 12/28/2023  
State of Texas  
Comm. Exp. 04-18-2025

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2020.

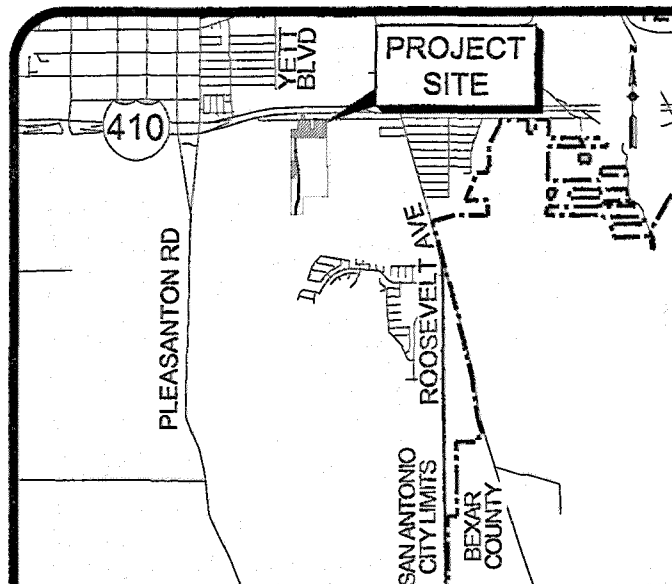
BY: \_\_\_\_\_ CHAIRMAN

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

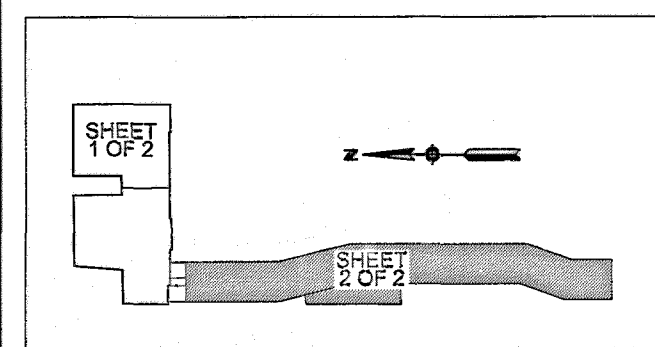
**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT**

**SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES**

**SHEET 1 OF 2**



LOCATION MAP  
NOT TO SCALE



INDEX MAP  
NOT TO SCALE

### LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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- VOL. VOLUME
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- C.L. CENTER LINE
- AC ACRE(S)

- (A) 10' G.E.T.C.A. ESM'T
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- (I) 12' G.E.T.C.A. ESM'T

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 OF MADE ON THE GROUND BY:

JERRY D. WILKIE JR., R.P.L.S. #4724  
TOLPS FIRM NO. 10194153

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.

PRISCILLA G. FLORES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 109874

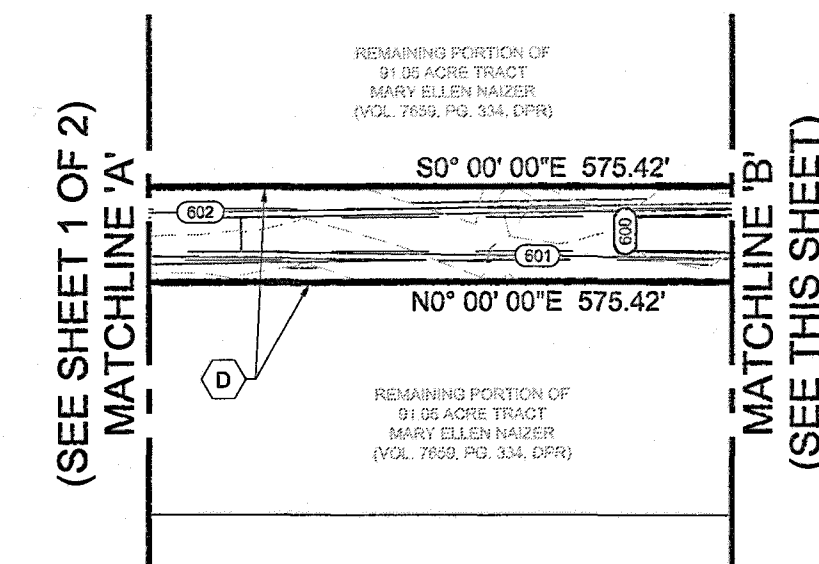
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	125.50'	N89° 11' 27"E
L2	136.00'	N90° 00' 00"W
L3	30.00'	S0° 00' 00"E
L4	60.00'	N90° 00' 00"E
L5	30.00'	N0° 00' 00"E
L6	6.76'	N0° 00' 03"E
L7	7.20'	S0° 00' 03"W
L8	137.39'	S85° 43' 56"W
L9	60.52'	N90° 00' 00"E
L10	49.90'	N89° 32' 41"W
L11	120.00'	N90° 00' 00"W
L12	120.00'	S0° 00' 00"E
L13	119.97'	N89° 52' 35"W
L14	150.99'	N77° 52' 14"E
L15	191.48'	N90° 00' 00"E
L16	120.15'	N90° 00' 00"E
L17	103.83'	N0° 00' 00"E
L18	20.87'	S45° 11' 39"E
L19	14.05'	S0° 44' 16"W
L20	167.06'	S3° 23' 33"W
L21	187.51'	S0° 00' 00"E
L22	99.17'	S0° 00' 00"E
L23	50.00'	N90° 00' 00"E
L24	100.00'	N0° 00' 00"E
L25	87.85'	S0° 00' 00"E
L26	60.15'	N90° 00' 00"E
L27	87.80'	N0° 00' 00"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L28	111.75'	S0° 00' 03"W
L29	60.00'	N90° 00' 00"W
L30	76.82'	N4° 59' 11"W
L31	124.57'	N0° 00' 00"E
L32	21.24'	N44° 55' 11"E
L33	21.18'	S45° 04' 49"E
L34	124.40'	S0° 00' 00"E
L35	76.82'	S4° 59' 11"E
L36	100.00'	N90° 00' 00"E
L37	187.51'	N0° 00' 00"E
L38	167.06'	N3° 23' 33"E
L39	16.01'	N0° 44' 16"E
L40	21.56'	N44° 48' 21"E
L41	11.70'	S44° 41' 39"E
L42	128.93'	S0° 44' 16"W
L43	11.31'	S44° 41' 45"W
L44	20.82'	N45° 18' 15"W
L45	127.44'	N0° 44' 16"E
L46	21.37'	N45° 18' 21"E
L47	10.32'	S1° 07' 34"E
L48	6.53'	S20° 55' 08"W
L49	15.07'	N42° 38' 59"W

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	3°40'43"	470.00'	30.18'	15.09'	30.17'	S6° 06' 28"E
C2	3°15'29"	530.00'	30.14'	15.07'	30.13'	N5° 24' 47"W
C3	1°20'44"	530.00'	12.45'	6.22'	12.45'	N3° 06' 40"W
C4	13°57'58"	1600.00'	390.00'	195.97'	389.04'	S6° 58' 59"E
C5	13°57'58"	445.00'	108.47'	54.51'	108.20'	S6° 58' 59"E
C6	20°16'08"	350.00'	123.82'	62.56'	123.17'	S10° 08' 04"W
C7	16°12'19"	300.00'	84.85'	42.71'	84.57'	S12° 09' 59"W
C8	16°12'19"	350.00'	98.99'	49.83'	98.66'	N12° 09' 59"E
C9	20°16'08"	300.00'	106.13'	53.62'	105.57'	N10° 08' 04"E
C10	10°05'16"	1650.00'	290.51'	145.63'	290.14'	N5° 02' 38"W
C11	3°52'41"	1650.00'	111.68'	55.86'	111.66'	N12° 01' 37"W
C12	13°57'58"	395.00'	96.28'	48.38'	96.04'	N6° 58' 59"W

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C13	2°39'17"	320.00'	14.83'	7.41'	14.83'	S2° 03' 54"W
C14	3°23'33"	390.00'	22.50'	11.25'	22.50'	S1° 41' 46"W
C15	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"W
C16	28°17'47"	25.00'	12.35'	6.30'	12.22'	N75° 51' 07"W
C17	154°48'31"	50.02'	135.14'	223.84'	97.62'	S40° 48' 48"W
C18	36°40'11"	25.00'	16.00'	8.26'	15.73'	S18° 20' 06"E
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45° 00' 00"E
C20	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"E
C21	3°44'28"	530.00'	34.61'	17.31'	34.60'	S1° 54' 48"E
C22	4°13'30"	470.00'	34.66'	17.34'	34.65'	N2° 09' 19"W
C23	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"E
C24	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"E
C25	4°59'14"	330.00'	28.72'	14.37'	28.72'	N2° 29' 34"W

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C26	4°59'11"	270.00'	23.50'	11.76'	23.49'	N2° 29' 36"W
C27	4°59'11"	330.00'	28.72'	14.37'	28.71'	S2° 29' 36"E
C28	4°59'14"	270.00'	23.50'	11.76'	23.49'	S2° 29' 34"E
C29	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"W
C30	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"W
C31	51°19'04"	25.00'	22.39'	12.01'	21.65'	N25° 39' 32"E
C32	282°38'08"	55.00'	271.31'	44.04'	68.75'	N90° 00' 00"E
C33	51°19'04"	25.00'	22.39'	12.01'	21.65'	S25° 39' 32"E
C34	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"W
C35	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"W
C36	3°23'33"	320.00'	18.95'	9.48'	18.94'	N1° 41' 46"E
C37	2°39'17"	350.00'	17.61'	8.81'	17.61'	N2° 03' 54"E



MATCHLINE 'B' (SEE THIS SHEET)

MATCHLINE 'C' (SEE THIS SHEET)

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE  
AND CURVE TABLES

LAND-PLAT NUMBER-19-11800554

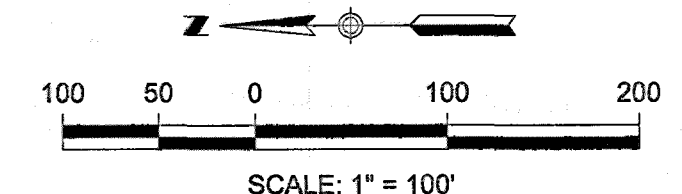
## SUBDIVISION PLAT ESTABLISHING CHAVANEAU SUBDIVISION UNIT 1

BEING A TOTAL 23.24 ACRES COMPROMISED OF:

0.5777 ACRE TRACT, NEW CITY BLOCK 11155, IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, SAN ANTONIO, BEXAR COUNTY, TEXAS, INCLUSIVE OF 0.03 ACRES OF RIGHT OF WAY DEDICATION, BEING THE SAME PROPERTY CONVEYED TO RUBEN MENDEZ VASQUEZ AND ANA MARIA VASQUEZ BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 14609, PAGE 2358, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

22.67 ACRES OUT OF A 91.05 ACRE TRACT, NEW CITY BLOCK 11166, IN THE JUAN MANUEL URRIEGAS SURVEY NO. 32, ABSTRACT 759, SAN ANTONIO, BEXAR COUNTY, TEXAS, INCLUSIVE OF 0.22 ACRES OF RIGHT OF WAY DEDICATION, THAT SAME PROPERTY CONVEYED TO MARY ELLEN NAIZER BY WARRANTY DEED RECORDED IN VOLUME 7659, PAGE 334 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.

1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209  
Phone 210.503.2700  
Fax 210.503.2749  
FRN - F-1386

ATWELL, LLC  
TOLPS FIRM NO. 10194153  
10100 REUNION PLACE, SUITE 700  
SAN ANTONIO, TX 78216

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:  
HK CHAVANEAU LLC  
CONTACT: PAUL KUO  
24807 FAIRWAY SPRINGS  
SAN ANTONIO, TEXAS 78260  
PHONE: (210) 671-0082

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Kuo KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 5th DAY OF October, 2020.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2020.

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

