

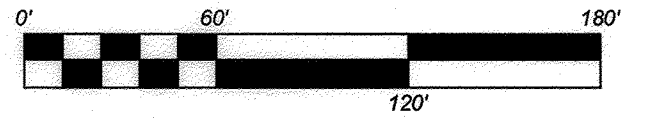
SUBDIVISION PLAT ESTABLISHING
DIAMOND SHINE 2

BEING A TOTAL OF 2.415 ACRE TRACT OF LAND, ESTABLISHING LOT 1, LOT 2, AND LOT 901, BLOCK 4, NCB 18232 SITUATED IN BEXAR COUNTY, TEXAS, OUT OF TRACT 10, OF THE H.J. HUPPERTZ SURVEY, NO. 417-48, ABSTRACT NO. 935, COUNTY BLOCK 4865, BEXAR COUNTY, TEXAS.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP Firm #: 9513 • TBP Firm #: 10122300

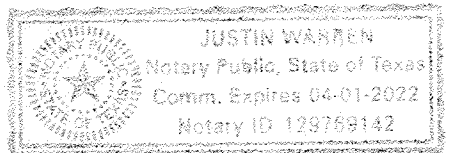
SCALE: 1" = 60'



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/DEVELOPER:
DIAMOND SHINE 2, LLC
ATTN: SETH THOMAS
P.O. BOX 1196
HELOTES, TX 78023



STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SETH THOMAS, 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 16th DAY OF October, A.D. 2020

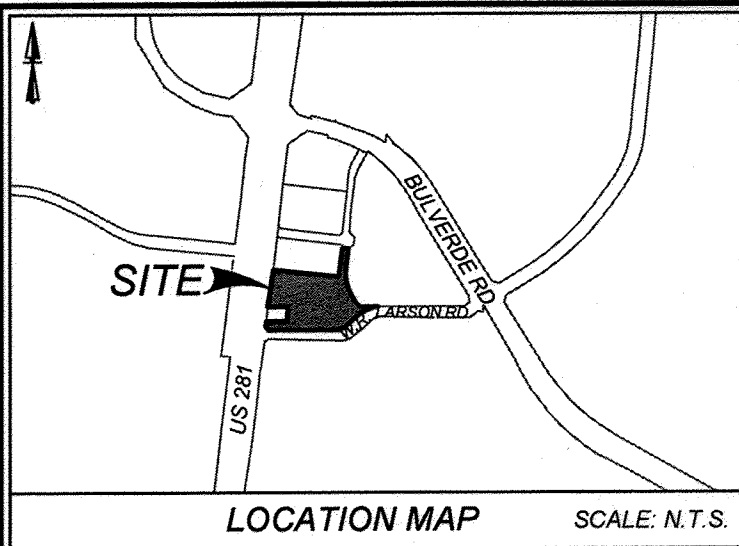
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF DIAMOND SHINE 2 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



- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD, AS NOTED
 - 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"
 - S.P.K. = SET PK NAIL
 - 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
 - 975--- = EXISTING CONTOURS
 - — — = PROPERTY LINE
 - — — = CENTERLINE
 - — — = VOLUME
 - PG. = PAGE
 - N.T.S. = NOT TO SCALE
 - ELEC. = ELECTRIC
 - TELE. = TELEPHONE
 - CATV = CABLE AND TELEVISION

- EASEMENTS**
- 1 OFF-LOT 40' GRADING EASEMENT TO EXPIRE UPON COMPLETION OF LOT 2 CONSTRUCTION (0.261 ACRES)
 - 2 30' INGRESS/EGRESS, UTILITY AND STORM DRAIN EASEMENT
 - 3 VARIABLE WIDTH PUBLIC PERMEABLE DRAINAGE EASEMENT (0.123 ACRES)
 - 4 20' PUBLIC WATER EASEMENT
 - 5 14' ELEC., GAS, TELE. & CATV EASEMENT
 - 6 VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT
 - 7 VARIABLE WIDTH PUBLIC OFF-LOT PERMEABLE DRAINAGE EASEMENT (0.026 ACRES)
 - 8 5' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.065 ACRES)
 - 9 TXDOT DRAINAGE EASEMENT (0.037 ACRES) (VOL. 17018, PG. 931, O.P.R.)
 - 10 80' X 100' TXDOT DRAINAGE EASEMENT (VOL. 5057, PG. 156-158, D.P.R.)
 - 11 OFF-LOT 10' DRAINAGE EASEMENT (VOL. 9654, PG. 81, D.P.R.)
 - 12 15' SANITARY SEWER (LABELED AS 20' BUILDING SETBACK) (VOL. 9654, PG. 81, D.P.R.)
 - 13 25' X 25' SANITARY SEWER TURN-AROUND EASEMENT (VOL. 9654, PG. 81, D.P.R.)
 - 14 VARIABLE WIDTH DRAINAGE AND WATER QUALITY EASEMENT (VOL. 9654, PG. 81, D.P.R.)
 - 15 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL. 9618, PG. 156, D.P.R.)
 - 16 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9618, PG. 156, D.P.R.)
 - 17 20' BUILDING SETBACK LINE (VOL. 9618, PG. 156, D.P.R.)
 - 18 20' ACCESS EASEMENT (VOL. 7929, PG. 616, O.P.R.) (VOL. 12783, PG. 1989, O.P.R.)
 - 19 10' UTILITY EASEMENT (VOL. 7929, PG. 616, O.P.R.) (VOL. 12783, PG. 1989, O.P.R.)
 - 20 35' X 70' LEASE AGREEMENT (VOL. 7929, PG. 616, O.P.R.) (VOL. 12783, PG. 1989, O.P.R.)
 - M VARIABLE WIDTH INGRESS/EGRESS EASEMENT (0.422 ACRES) (VOL. 9618, PG. 156, D.P.R.)

Line Table			Line Table			Curve Table					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
L1	14.75'	N40°19'14"W	L21	20.00'	N83°15'57"W	C1	195.79'	295.00'	38°01'35"	S12°16'51"E	192.21'
L2	28.58'	N06°43'52"E	L22	14.00'	S83°16'08"E	C2	93.21'	130.00'	41°04'55"	S69°21'18"W	91.23'
L3	100.60'	S89°51'01"W	L23	120.35'	S06°43'52"W	C3	50.19'	70.00'	41°04'55"	S69°21'18"W	49.12'
L4	74.96'	N06°43'52"E	L24	14.10'	N89°53'45"E	C4	194.24'	255.00'	43°36'34"	S16°05'20"E	189.57'
L5	100.59'	S89°53'45"W	L25	2.16'	S40°19'14"E	C5	48.42'	295.00'	9°00'54"	S35°48'09"E	46.37'
L6	55.99'	N06°43'52"E	L26	16.33'	N84°52'37"E	C6	267.29'	325.00'	47°07'21"	N16°49'44"W	259.82'
L7	100.00'	S83°16'04"E	L27	13.04'	S64°52'37"W	C7	38.40'	255.00'	6°37'41"	S0°44'00"E	38.36'
L8	55.99'	S06°43'56"W	L28	10.06'	S05°14'52"W	C8	36.57'	51.00'	41°04'55"	N69°21'18"E	35.79'
L9	100.00'	N83°16'07"W	L29	26.34'	N84°56'35"W	C9	32.60'	149.00'	12°32'09"	N55°04'55"E	32.53'
L10	30.00'	S83°16'04"E	L30	12.61'	N84°52'37"E	C10	17.72'	295.00'	3°26'31"	N3°44'50"W	17.72'
L11	89.78'	S06°43'57"W	L31	10.06'	S05°14'52"W	C11	63.39'	135.00'	26°54'05"	S82°15'53"W	62.80'
L12	0.89'	S00°06'15"E	L32	26.34'	N84°56'35"W	C12	46.61'	65.00'	41°04'55"	S69°21'18"W	45.61'
L13	105.02'	S48°46'50"W	L33	12.61'	N84°52'37"E						
L14	318.00'	N89°53'45"E	L34	25.60'	N34°52'37"E						
L15	48.19'	N89°53'45"E	L35	14.26'	N90°00'00"E						
L16	40.00'	S83°16'02"E	L36	23.39'	N85°07'23"W						
L17	89.78'	S06°43'57"W	L37	18.05'	S64°52'37"W						
L18	89.78'	N06°43'57"E									
L19	20.00'	S83°15'57"E									
L20	40.00'	S06°43'52"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.

FRANK D. COREY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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, TSEIDEL@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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 TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCDIRECTOR) OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE (35-504)(E)(2) (P 5-40)

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#1835013) 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).

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 (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CPS/SAWS/COSA/UTILITY NOTE:

- 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 DEDICATING 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," "TRANSPORTER 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.

- 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1, LOT 2, AND LOT 901, BLOCK 4, NCB 18232, 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.

CLEAR VISION NOTE:

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.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 ACCESS POINT ALONG US HWY 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 206.99'
- 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 SIDEWALK WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

FIRE

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.

INGRESS/EGRESS

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CROSS ACCESS

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S)1 AND 2, BLOCK 4, NCB 18232, IN ACCORDANCE WITH UDC 35-506(R)(3).

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 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

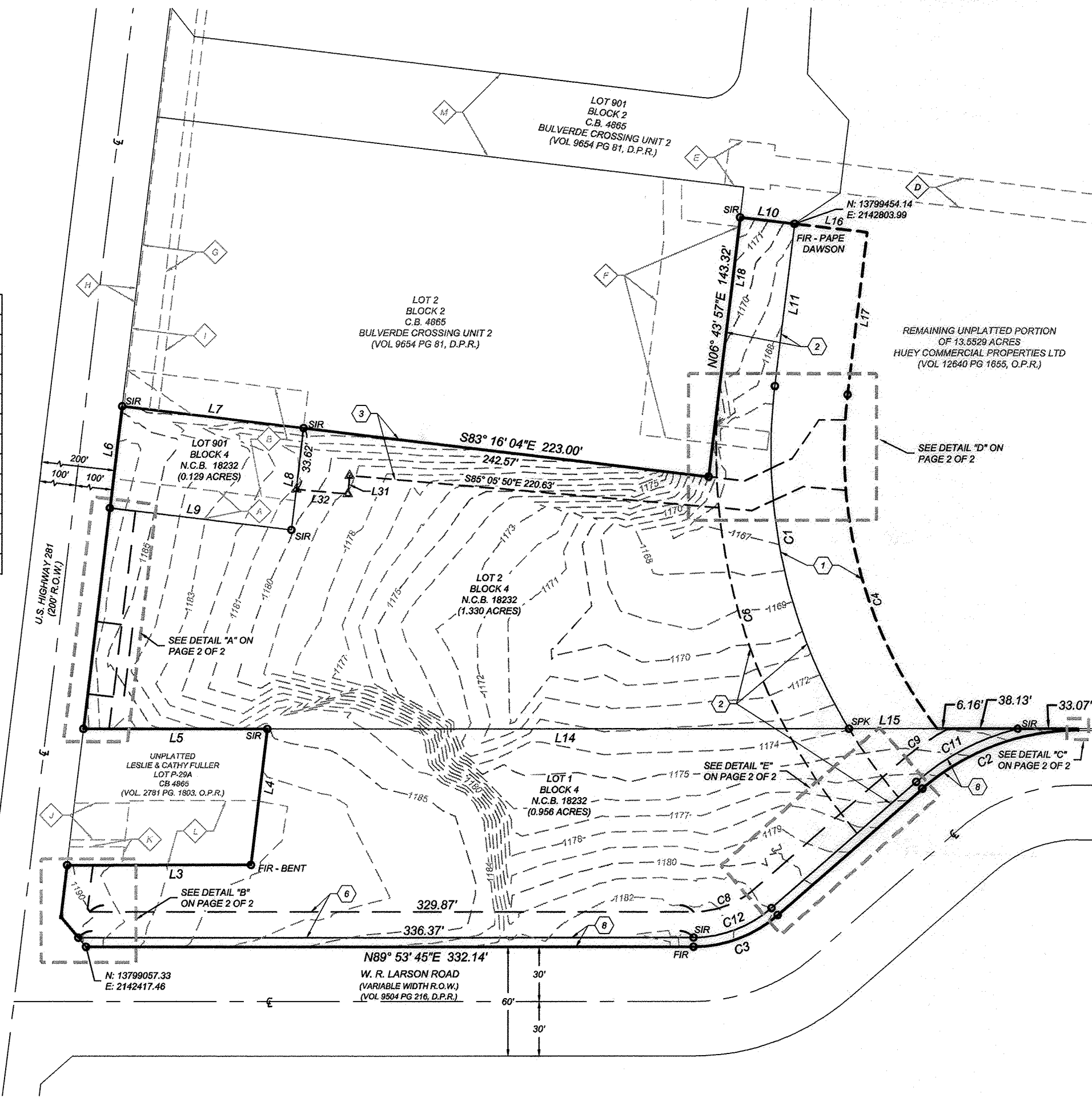
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL, INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS DEDICATION NOTE:

THE DEVELOPER 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 ACQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SAID SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE, ENTITLED "AQUIFER RECHARGE ZONE AND WATER SHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.



SUBDIVISION PLAT ESTABLISHING

DIAMOND SHINE 2

BEING A TOTAL OF 2.480 ACRE TRACT OF LAND, ESTABLISHING LOT 1, LOT 2, AND LOT 3, BLOCK 4, NCB 18232 SITUATED IN BEAR COUNTY, TEXAS, OUT OF TRACT 10, OF THE H.J. HUPPERTZ SURVEY NO. 417-48, ABSTRACT NO. 937, COUNTY BLOCK 4865, BEAR COUNTY, TEXAS.

KFW

ENGINEERS + SURVEYING

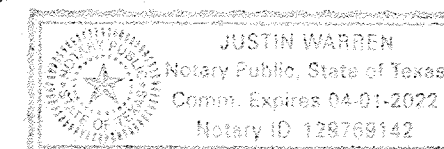
3421 Paeanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEAR

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.

Justin Warren

OWNER/DEVELOPER:
DIAMOND SHINE 2, LLC
ATTN: SETH THOMAS
P.O. BOX 1196
HELOTES, TX 78023
PHONE NO. 210-323-9616



STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SETH THOMAS, 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 16th DAY OF October, A.D. 2020

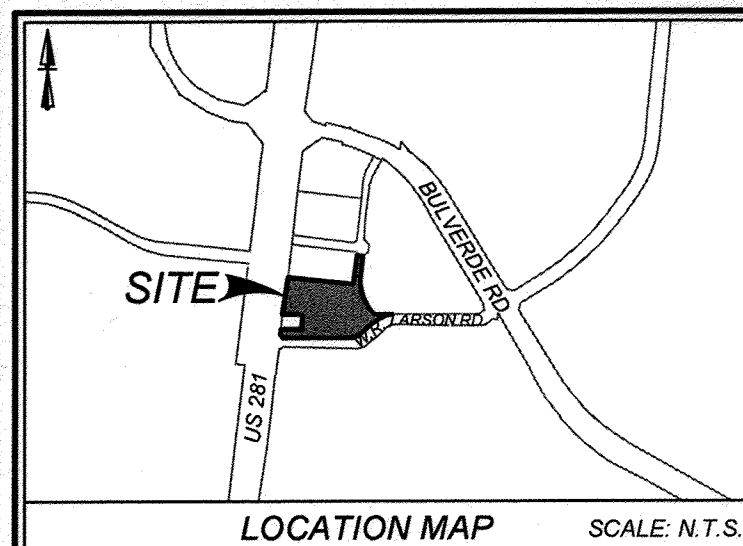
Justin Warren
NOTARY PUBLIC BEAR COUNTY TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP

SCALE: N.T.S.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD, AS NOTED
- 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"
- S.P.K. = SET PK NAIL
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- 375 --- = EXISTING CONTOURS
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EASEMENTS

- | | |
|--|---|
| 1 OFF-LOT 40' GRADING EASEMENT TO EXPIRE UPON COMPLETION OF LOT 2 CONSTRUCTION (0.261 ACRES) | 5 14' ELEC., GAS, TELE. & CATV EASEMENT |
| 2 30' INGRESS/EGRESS, UTILITY AND STORM DRAIN EASEMENT | 6 VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT |
| 3 VARIABLE WIDTH PUBLIC PERMEABLE DRAINAGE EASEMENT (0.123 ACRES) | 7 VARIABLE WIDTH PUBLIC OFF-LOT PERMEABLE DRAINAGE EASEMENT (0.028 ACRES) |
| 4 20' PUBLIC WATER EASEMENT | 8 5' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.065 ACRES) |
| A TXDOT DRAINAGE EASEMENT (0.037 ACRES) (VOL. 17018, PG. 931, O.P.R.) | H 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9618, PG. 156, D.P.R.) |
| B 60' X 100' TXDOT DRAINAGE EASEMENT (VOL. 5057, PG. 156-158, D.P.R.) | I 20' BUILDING SETBACK LINE (VOL. 9618, PG. 156, D.P.R.) |
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| D 16' SANITARY SEWER (LABELED AS 20' BUILDING SETBACK) (VOL. 9654, PG. 81, D.P.R.) | K 10' UTILITY EASEMENT (VOL. 7929, PG. 616, O.P.R.) (VOL. 12783, PG. 1989, O.P.R.) |
| E 25' X 25' SANITARY SEWER TURN-AROUND EASEMENT (VOL. 9654, PG. 81, D.P.R.) | L 35' X 70' LEASE AGREEMENT (VOL. 7929, PG. 616, O.P.R.) (VOL. 12783, PG. 1989, O.P.R.) |
| F VARIABLE WIDTH DRAINAGE AND WATER QUALITY EASEMENT (VOL. 9654, PG. 81, D.P.R.) | M VARIABLE WIDTH INGRESS/EGRESS EASEMENT (0.422 ACRES) (VOL. 9618, PG. 156, D.P.R.) |
| G 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL. 9618, PG. 156, D.P.R.) | |

STATE OF TEXAS
COUNTY OF BEAR

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.

Frank D. Corey
FRANK D. COREY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAEANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEAR

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, TSEIDEL@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAEANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CPS/SAWS/COSA/UTILITY NOTE:

- 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.
- 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.

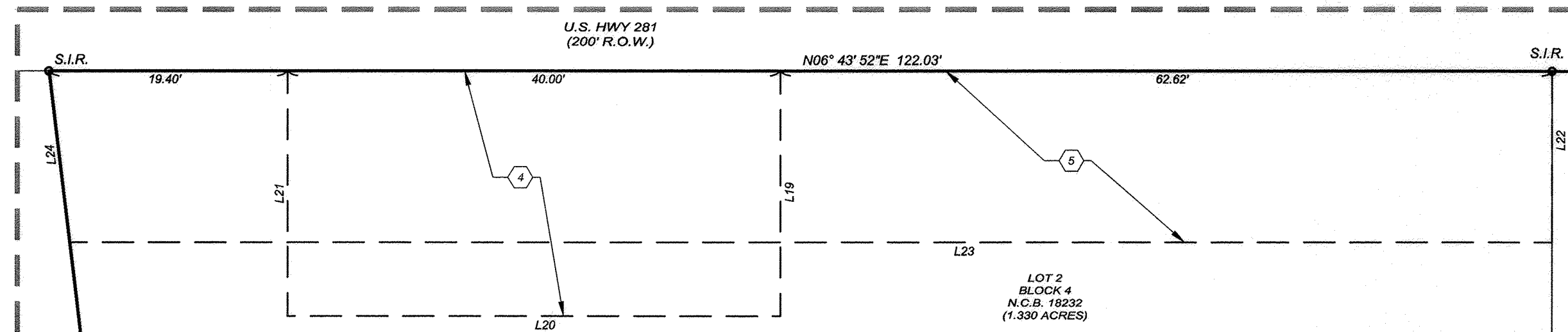
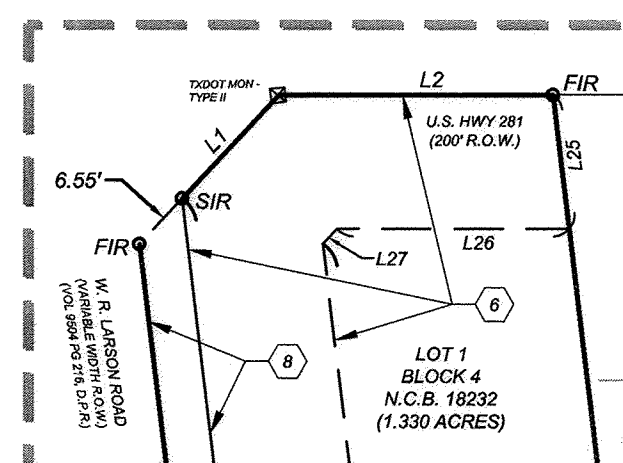
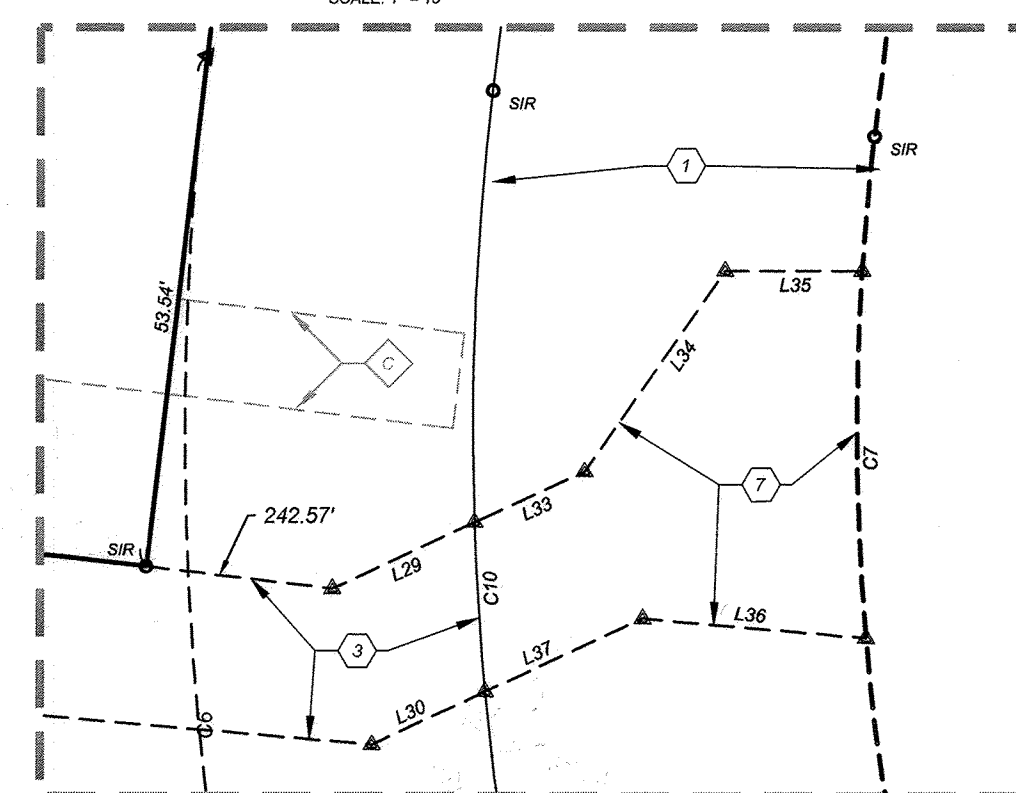
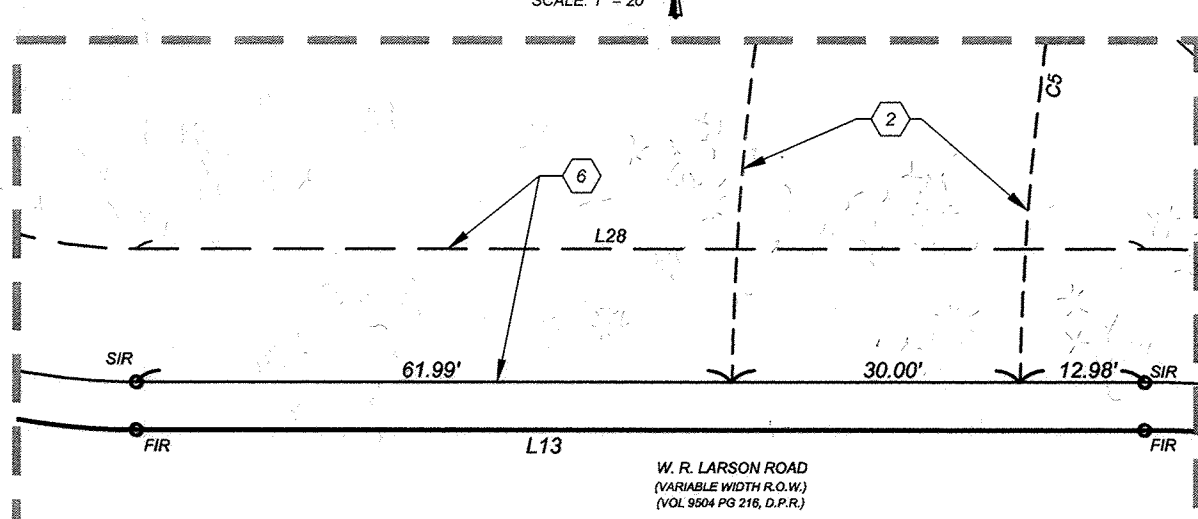
WASTEWATER EDU NOTE:

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

PLAT NOTES APPLY TO BOTH PAGES
OF THIS MULTIPLE PAGE PLAT

DETAIL "A"
SHEET 1 OF 2
SCALE: 1" = 10'DETAIL "B"
SHEET 1 OF 2
SCALE: 1" = 10'DETAIL "D"
SHEET 1 OF 2
SCALE: 1" = 20'DETAIL "E"
SHEET 1 OF 2
SCALE: 1" = 20'

Line Table			Line Table		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	14.75'	N40°19'14"W	L21	20.00'	N83°15'57"W
L2	28.58'	N06°43'52"E	L22	14.00'	S83°16'08"E
L3	100.60'	S89°51'01"W	L23	120.35'	S06°43'52"W
L4	74.96'	N06°43'52"E	L24	14.10'	N89°53'45"E
L5	100.59'	S89°53'45"W	L27	2.16'	S40°19'14"E
L6	55.99'	N06°43'52"E	L29	16.33'	N64°52'37"E
L7	100.00'	S83°16'04"E	L30	13.04'	S64°52'37"W
L8	55.99'	S06°43'56"W	L31	10.06'	S05°14'52"W
L9	100.00'	N83°16'07"W	L32	28.34'	N84°56'36"W
L10	30.00'	S83°16'04"E	L33	12.61'	N64°52'37"E
L11	89.78'	S06°43'57"W	L34	25.60'	N34°52'37"E
L12	0.89'	S00°06'15"E	L35	14.26'	N90°00'00"E
L13	105.02'	S48°48'50"W	L36	23.39'	N85°07'23"W
L14	318.00'	N89°53'45"E	L37	18.05'	S64°52'37"W
L15	48.19'	N89°53'45"E			
L16	40.00'	S83°16'02"E			
L17	89.78'	S06°43'57"W			
L18	89.78'	N06°43'57"E			
L19	20.00'	S83°15'57"E			
L20	40.00'	S06°43'52"W			

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	195.79'	295.00'	38°01'35"	S12°16'51"E	192.21'
C2	93.21'	130.00'	41°04'55"	S69°21'18"W	91.23'
C3	50.19'	70.00'	41°04'55"	S69°21'18"W	49.12'
C4	194.24'	295.00'	43°38'34"	S15°05'20"E	189.57'
C5	46.42'	295.00'	9°00'54"	S39°48'05"E	46.37'
C6	267.29'	325.00'	47°07'21"	N16°49'44"W	259.82'
C7	38.40'	295.00'	8°37'41"	S0°44'00"E	38.36'
C8	36.57'	51.00'	41°04'55"	N89°21'18"E	35.79'
C9	32.60'	149.00'	12°32'09"	N55°04'55"E	32.53'
C10	17.72'	295.00'	3°26'31"	N3°44'50"W	17.72'
C11	63.39'	135.00'	26°54'05"	S62°19'53"W	62.80'
C12	46.61'	65.00'	41°04'55"	S69°21'18"W	45.61'