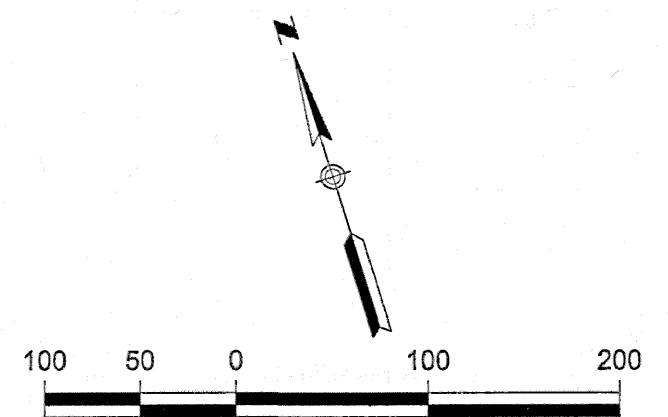


REPLAT & SUBDIVISION PLAT ESTABLISHING  
RABEL SUBDIVISION UNIT 2

BEING A TOTAL OF 29.15 ACRES INCLUSIVE OF 1.48 ACRES OF RIGHT OF WAY DEDICATION OUT OF AN ALTA/NRPS LAND TITLE SURVEY OF A 199.41 ACRE TRACT OF LAND OUT OF THE JOSE A DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 199.9288 ACRE TRACT DESCRIBED IN DEED TO S. FLORES-RABEL RD. JOINT VENTURE OF RECORD IN VOLUME 3355, PAGE 63, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

**LJA Engineering, Inc.**

1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209

Phone 210.503.2700  
Fax 210.503.2749  
FRN - F-1386



TBPLS FIRM NO. 10191900  
419 BIG BEND, CANYON LAKE, TX 78133  
PHONE (830) 935-2457

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:  
LUCCA RABEL, LLC  
CONTACT: PAUL KUO  
24607 FAIRWAY SPRINGS  
SAN ANTONIO, TEXAS 78260  
PHONE: (210) 363-4672

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 21 DAY OF Dec, 2020.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

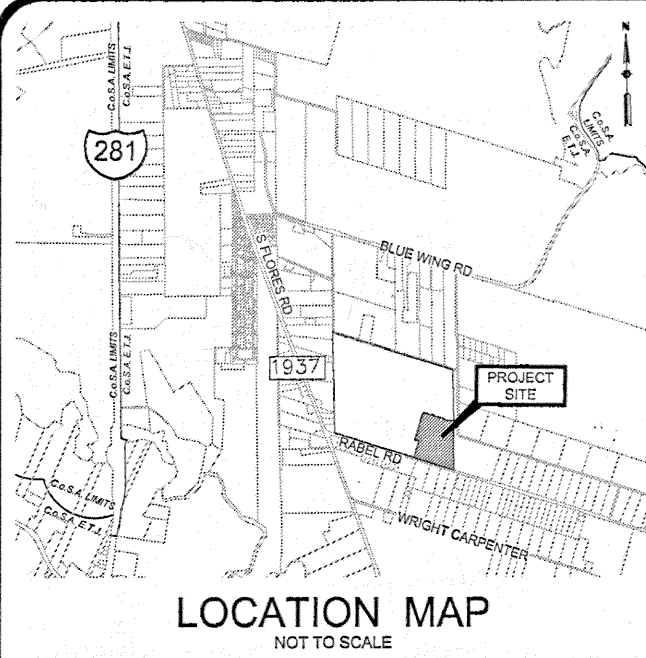
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

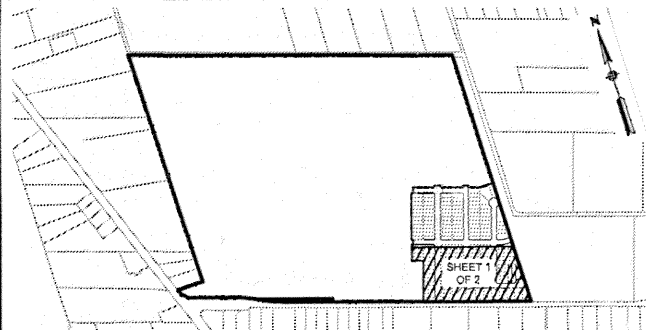
THIS PLAT OF RABEL SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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



LOCATION MAP  
NOT TO SCALE



INDEX MAP  
NOT TO SCALE

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 740 — EXISTING CONTOURS
- 740 — PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRBCT DEED RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E.S.M.T. VEHICULAR NON-ACCESS EASEMENT
- ES.M.T. EASEMENT
- CB COUNTY BLOCK
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION BUILDING SETBACK LINE
- BSL CENTERLINE
- " SAME AS ADJACENT

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF LAMM & SCHUWIRTH SUBDIVISION LOT 2, RECORDED IN COUNTY PLAT BOOK 368, PAGE 112, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ 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/DEVELOPER:  
LUCCA RABEL, LLC  
24607 FAIRWAY SPRINGS  
SAN ANTONIO, TEXAS 78260  
CONTACT: PAUL KUO  
(210) 363-4672

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF Dec, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-18-22

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:

Amil M. Baker, Jr.  
AMIL M. BAKER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469  
TBPLS FIRM NO. 10191900

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, YACUT, 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.

BJORN P. BOENTGES  
BJORN P. BOENTGES, P.E., C.F.M.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 108495

BEARINGS AND COORDINATES

1. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

FLOODPLAIN VERIFICATION NOTE:

1. A PORTION OF THE FEMA 1% (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802000500, EFFECTIVE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE 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 LANDS, OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / DIRECTOR 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS: LOT 501, BLK 75, CB 4006; LOT 501, BLK 77, CB 4006; LOT 501, BLK 69, CB 4006; 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.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS.

OPEN SPACE NOTE:

1. LOT 501, BLOCK 75, CB 4006, LOT 501 BLOCK 77, CB 4006, & LOT 501 BLOCK 69, CB 4006, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

CPS/SAWS/COGA UTILITY NOTES:

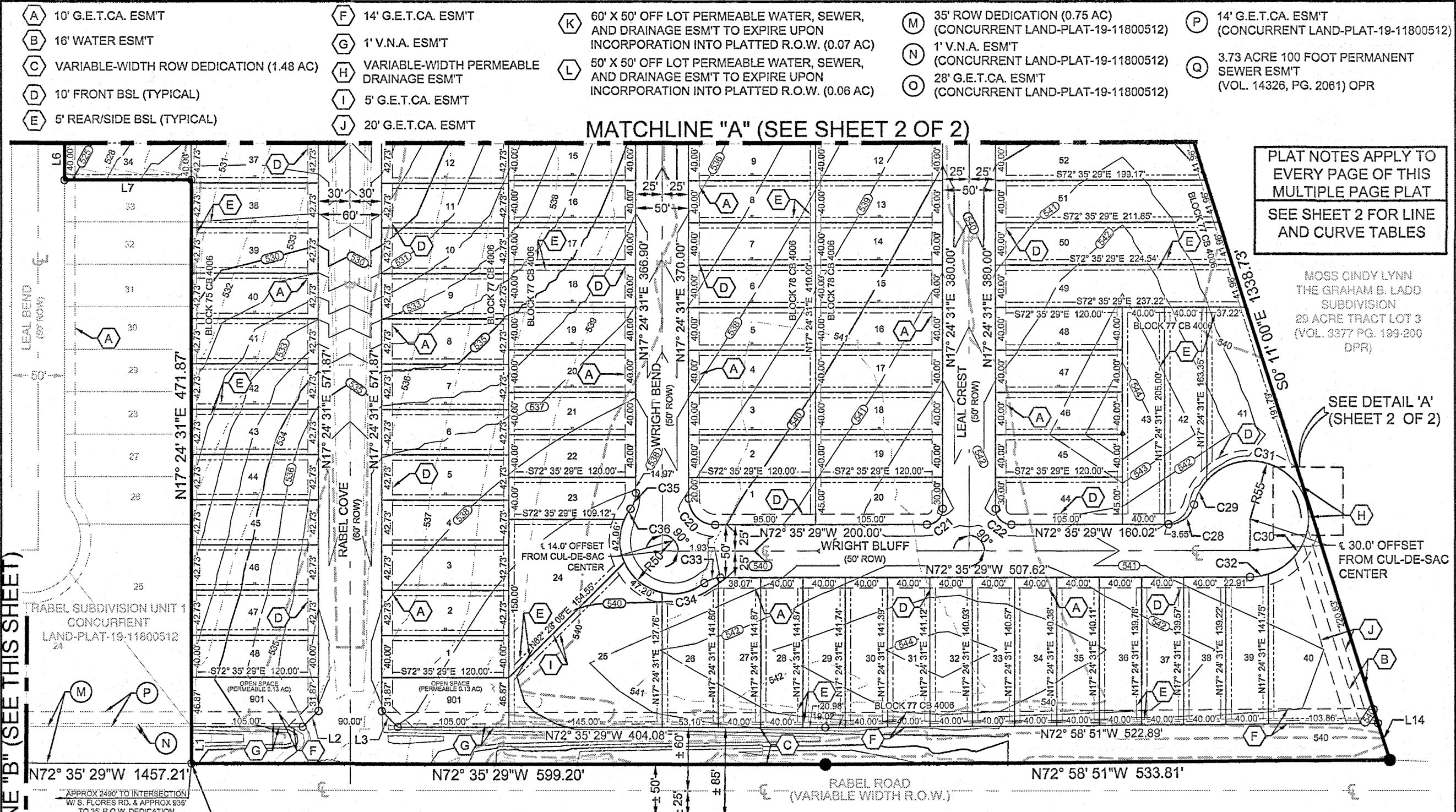
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "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 EASEMENTS 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 EASEMENT 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 GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

IMPACT FEES PAYMENT DUE:

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 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.



PLAT NOTES APPLY TO  
EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT  
SEE SHEET 2 FOR LINE  
AND CURVE TABLES

MOSS CINDY LYNN  
THE GRAHAM B. LADD  
SUBDIVISION  
29 ACRE TRACT LOT 3  
(VOL. 3377 PG. 199-200  
DPR)

SEE DETAIL 'A'  
(SHEET 2 OF 2)

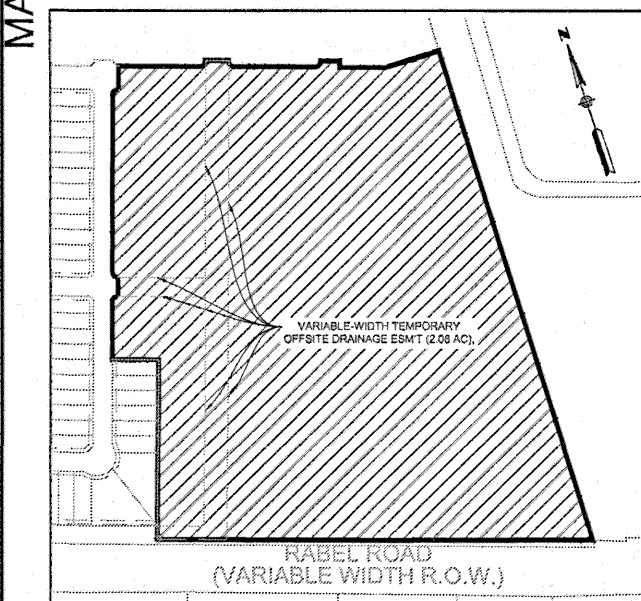
UNPLATTED  
CALLED 4.20 ACRE TRACT  
GUTIERREZ CONCEPTION  
(VOL. 3053, PG. 1483, DPR)

UNPLATTED  
CALLED 4.402 ACRE TRACT  
GUTIERREZ VICTOR A  
(VOL. 3053, PG. 1483, DPR)

UNPLATTED  
CALLED 5.384 ACRE TRACT  
JOE & ANNA CASTILLO  
(VOL. 11402, PG. 1119, DPR)

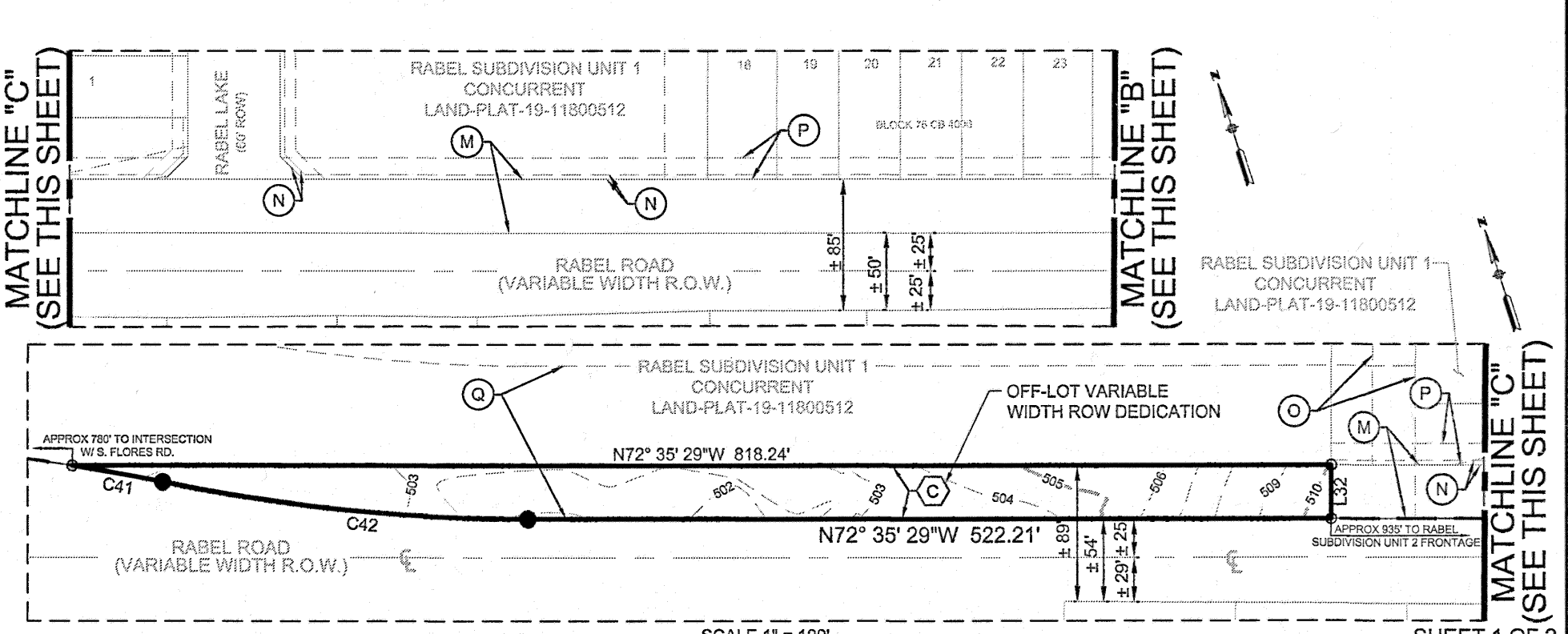
UNPLATTED  
CALLED 4.083 ACRE TRACT  
JOHNNY J & TERESA CANTU  
(VOL. 8942, PG. 1300, DPR)

UNPLATTED  
CALLED 4.084 ACRE TRACT  
MIRANDA ANTHONY  
(VOL. 17455, PG. 1784, DPR)



AREA BEING REPLATTED THROUGH PUBLIC  
HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 500'  
THE 29.15 ACRES AREA BEING REPLATTED IS A PORTION OF LAMM & SCHUWIRTH RANCH BEXAR COUNTY PLAT BOOK 368 PAGE 112 LOT 2. AN ANTICIPATED PLAT DATED MARCH 6, 1914 BEXAR COUNTY, TEXAS.



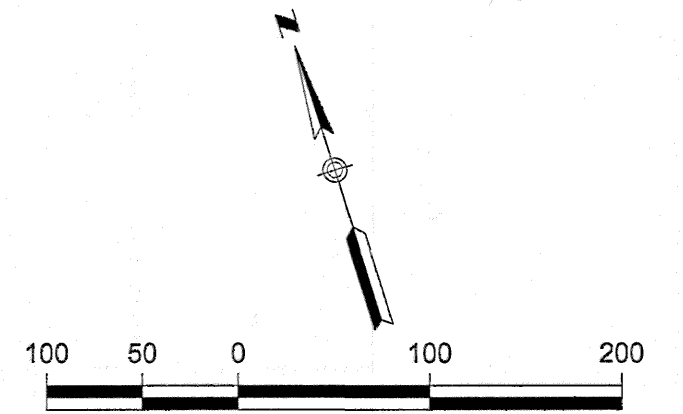
SCALE 1" = 100'

SHEET 1 OF 2



REPLAT & SUBDIVISION PLAT ESTABLISHING  
RABEL SUBDIVISION UNIT 2

BEING A TOTAL OF 29.15 ACRES INCLUSIVE OF 1.48 ACRES OF RIGHT OF WAY DEDICATION OUT OF AN ALTA/NSPS LAND TITLE SURVEY OF A 199.41 ACRE TRACT OF LAND OUT OF THE JOSE A DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 199.9288 ACRE TRACT DESCRIBED IN DEED TO S. FLORES-RABEL RD. JOINT VENTURE OF RECORD IN VOLUME 3355, PAGE 63, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

**LJA Engineering, Inc.**

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STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER:  
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CONTACT: PAUL KUO  
24607 FAIRWAY SPRINGS  
SAN ANTONIO, TX 78260  
PHONE: (210) 363-4672

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 SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF Dec, 2020

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

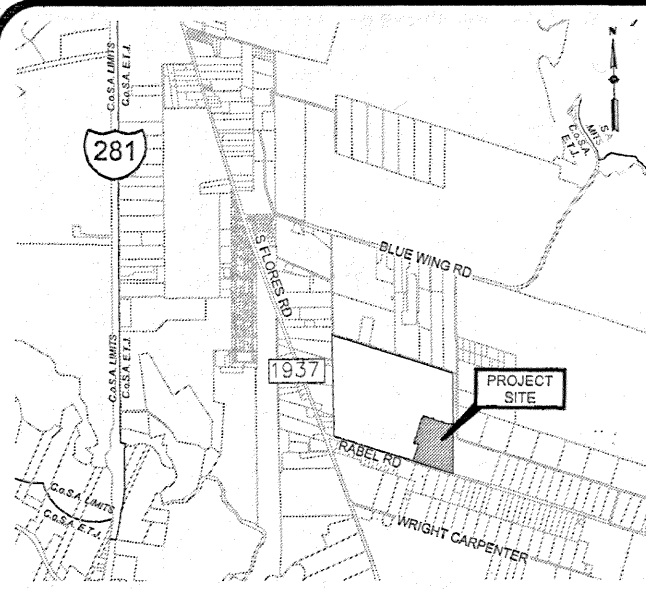
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

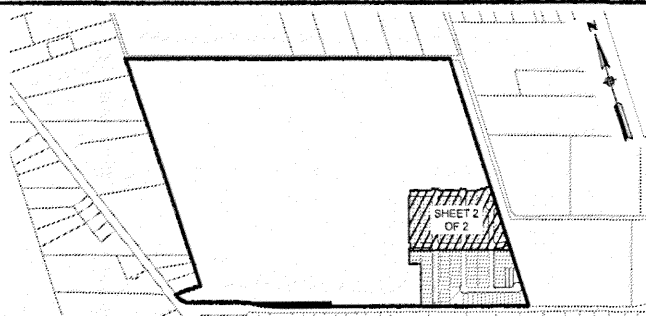
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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



LOCATION MAP  
NOT TO SCALE



INDEX MAP  
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 740 — EXISTING CONTOURS
- 740 — PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRBCT DEED RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
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- P.G. PAGE
- V.N.A.ESMT VEHICULAR NON-ACCESS EASEMENT
- ESMT EASEMENT
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- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION BUILDING SETBACK LINE
- BSL CENTERLINE
- " SAME AS ADJACENT

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF: LAMM & SCHUWIRTH SUBDIVISION LOT 2, RECORDED IN COUNTY PLAT BOOK 368, PAGE 112. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ 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/DEVELOPER:  
LUCCA RABEL, LLC  
24607 FAIRWAY SPRINGS  
SAN ANTONIO, TEXAS 78260  
CONTACT: PAUL KUO  
(210) 363-4672

SWORN AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF Dec, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-18-22

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:

Amil M. Baker, Jr.  
AMIL M. BAKER, JR.,  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469  
TBPLS FIRM NO. 10191900

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.

BJORN P. BOENTGES  
BJORN P. BOENTGES, P.E., C.F.M.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 108495

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	17°35'31"	200.00'	61.44'	30.95'	61.17'	N81° 23' 15"W
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	S27° 35' 29"E
C3	90°00'00"	15.00'	23.56'	15.00'	21.21'	N62° 24' 31"E
C4	90°00'00"	15.00'	23.56'	15.00'	21.21'	N27° 35' 29"W
C5	90°00'00"	15.00'	23.56'	15.00'	21.21'	S62° 24' 31"W
C6	90°00'00"	15.00'	23.56'	15.00'	21.21'	S27° 35' 29"E
C7	90°00'00"	15.00'	23.56'	15.00'	21.21'	N62° 24' 31"E
C8	90°00'00"	15.00'	23.56'	15.00'	21.21'	N27° 35' 29"W
C9	89°58'18"	15.00'	23.56'	15.00'	21.21'	N62° 24' 31"E
C10	90°00'00"	15.00'	23.56'	15.00'	21.21'	N62° 24' 31"E
C11	90°00'00"	15.00'	23.56'	15.00'	21.21'	S27° 35' 29"E
C12	90°00'00"	15.00'	23.56'	15.00'	21.21'	S62° 24' 31"W
C13	90°00'00"	15.00'	23.56'	15.00'	21.21'	N27° 35' 29"W
C14	90°00'00"	15.00'	23.56'	15.00'	21.21'	N62° 24' 31"E
C15	90°00'00"	15.00'	23.56'	15.00'	21.21'	S27° 35' 29"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.00'	N17° 24' 31"E
L2	21.21'	S62° 24' 31"W
L3	21.21'	N27° 35' 29"W
L4	210.00'	S72° 35' 29"E
L5	50.00'	N17° 24' 31"E
L6	70.00'	N17° 24' 31"E
L7	120.00'	N72° 35' 29"W
L8	60.00'	S72° 35' 29"E
L9	210.00'	S72° 35' 29"E
L10	50.00'	S72° 35' 29"E
L11	17.00'	N17° 24' 31"E
L12	120.00'	S72° 35' 29"E
L13	145.18'	N89° 49' 00"E
L14	36.64'	S0° 11' 00"E
L15	60.00'	N17° 24' 31"E
L16	18.99'	S72° 35' 29"E
L17	18.99'	N72° 35' 29"W
L18	56.20'	S89° 49' 00"W
L19	56.20'	N89° 49' 00"E
L20	2.53'	N89° 49' 00"E
L21	30.00'	S0° 11' 00"E
L22	0.44'	N89° 49' 00"E
L23	2.53'	N89° 49' 00"E
L24	15.00'	N0° 11' 00"W
L25	1.83'	N89° 49' 00"E
L26	3.92'	N89° 49' 00"E
L27	3.92'	N89° 49' 00"E
L28	50.00'	N17° 24' 31"E
L29	50.00'	N17° 24' 31"E
L30	50.00'	N17° 24' 31"E
L31	50.00'	N17° 24' 31"E
L32	35.00'	N17° 24' 31"E

CPS/SAWS/COSA UTILITY NOTES:

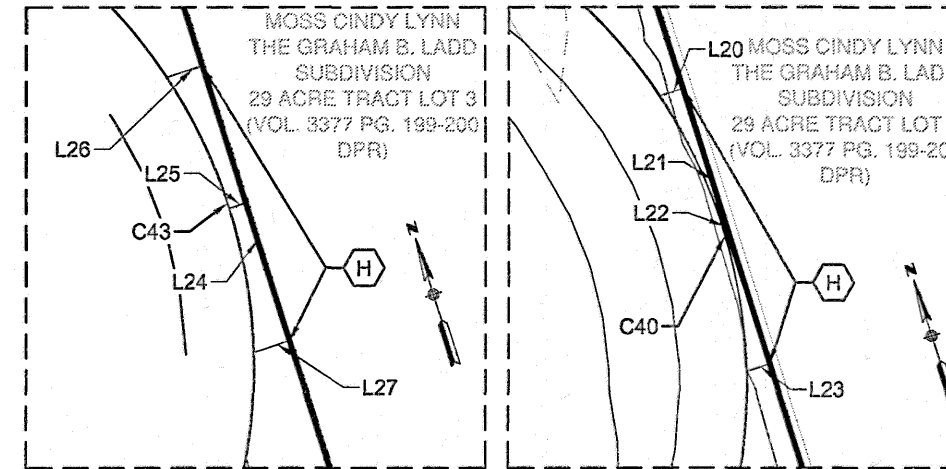
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 EASEMENTS 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 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 EASEMENT 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 GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR WITH THIS SUBDIVISION PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT SAN ANTONIO WATER SYSTEM. IMPACT FEES PAYMENT DUE: 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 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.

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C16	90°00'00"	15.00'	23.56'	15.00'	21.21'	S62° 24' 31"W
C17	90°00'00"	15.00'	23.56'	15.00'	21.21'	N27° 35' 29"W
C18	90°00'00"	15.00'	23.56'	15.00'	21.21'	N62° 24' 31"E
C19	90°00'00"	15.00'	23.56'	15.00'	21.21'	S27° 35' 29"E
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	N27° 35' 29"W
C21	89°35'27"	15.00'	23.46'	14.89'	21.14'	S62° 36' 43"W
C22	90°00'00"	15.00'	23.56'	15.00'	21.21'	N27° 35' 29"W
C23	51°19'04"	25.00'	22.39'	12.01'	21.65'	N8° 15' 01"W
C24	31°34'57"	55.00'	30.32'	15.55'	29.93'	N18° 07' 05"W
C25	17°35'31"	250.00'	76.76'	38.68'	76.46'	S81° 23' 15"E
C26	68°54'36"	55.00'	66.15'	37.74'	62.23'	S34° 16' 18"W
C27	51°19'04"	25.00'	22.39'	12.01'	21.65'	S43° 04' 03"W
C28	75°31'21"	25.00'	32.95'	19.36'	30.62'	S69° 38' 50"W
C29	27°18'39"	55.00'	26.22'	13.36'	25.97'	S45° 32' 29"W
C30	89°29'05"	55.00'	85.90'	54.51'	77.43'	S44° 33' 32"W

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C31	120°37'11"	55.00'	115.79'	96.46'	95.56'	S60° 29' 36"E
C32	18°06'25"	55.00'	17.38'	8.76'	17.31'	S81° 38' 43"E
C33	36°59'52"	25.00'	16.14'	8.36'	15.86'	S88° 54' 35"W
C34	48°25'02"	50.00'	42.25'	22.48'	41.01'	N85° 22' 50"W
C35	36°59'52"	25.00'	16.14'	8.36'	15.86'	N35° 54' 26"E
C36	13°17'38"	50.00'	11.60'	5.83'	11.58'	N47° 45' 33"E
C37	90°00'00"	15.00'	23.56'	15.00'	21.21'	N62° 24' 31"E
C38	90°00'00"	15.00'	23.56'	15.00'	21.21'	N27° 35' 29"W
C39	90°00'00"	15.00'	23.56'	15.00'	21.21'	N62° 24' 31"E
C40	31°39'11"	55.00'	30.38'	15.59'	30.00'	N0° 11' 00"W
C41	2°46'54"	1230.00'	59.72'	29.86'	59.71'	N62° 16' 53"W
C42	11°42'04"	1170.00'	238.94'	119.89'	238.52'	N66° 44' 28"W
C43	31°39'12"	55.00'	30.38'	15.59'	30.00'	S0° 11' 00"E



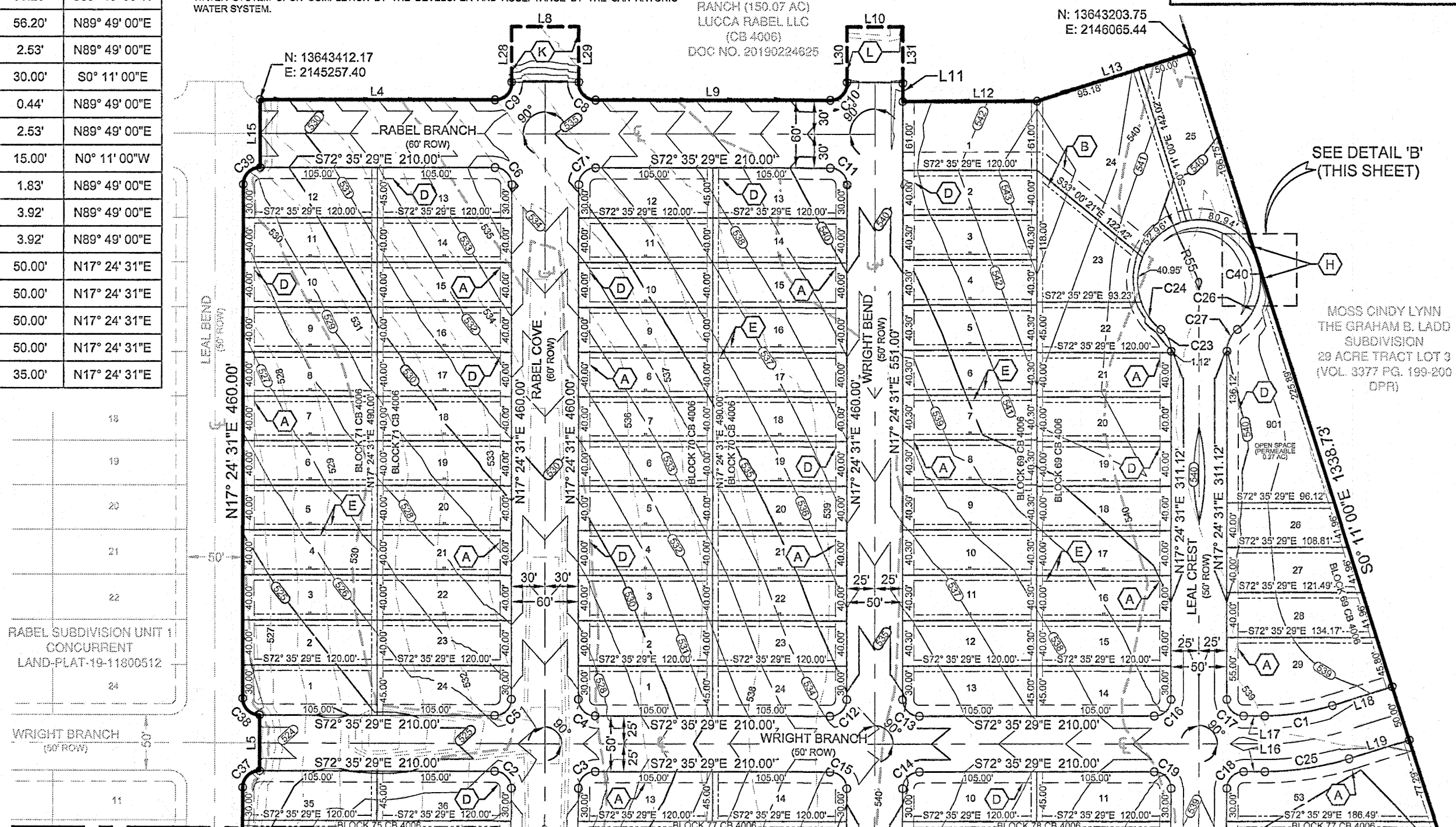
DETAIL 'A'  
SCALE 1" = 20'  
SEE SHEET 1 OF 2

DETAIL 'B'  
SCALE 1" = 20'  
SEE SHEET 2 OF 2

- (A) 10' G.E.T.CA. ESM'T
- (B) 16' WATER ESM'T
- (C) VARIABLE-WIDTH ROW DEDICATION (1.48 AC)
- (D) 10' FRONT BSL (TYPICAL)
- (E) 5' REAR/SIDE BSL (TYPICAL)
- (F) 14' G.E.T.CA. ESM'T
- (G) 1' V.N.A. ESM'T
- (H) VARIABLE-WIDTH PERMEABLE DRAINAGE ESM'T
- (I) 5' G.E.T.CA. ESM'T
- (J) 20' G.E.T.CA. ESM'T
- (K) 60' X 50' OFF LOT PERMEABLE WATER, SEWER, AND DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.07 AC)
- (L) 50' X 50' OFF LOT PERMEABLE WATER, SEWER, AND DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.06 AC)
- (M) 35' ROW DEDICATION (0.75 AC) (CONCURRENT LAND-PLAT-19-11800512)

- (N) 1' V.N.A. ESM'T (CONCURRENT LAND-PLAT-19-11800512)
- (O) 28' G.E.T.CA. ESM'T (CONCURRENT LAND-PLAT-19-11800512)
- (P) 14' G.E.T.CA. ESM'T (CONCURRENT LAND-PLAT-19-11800512)
- (Q) 3.73 ACRE 100 FOOT PERMANENT SEWER ESM'T (VOL. 14326, PG. 2061) OPR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



MATCHLINE "A" (SEE SHEET 1 OF 2)

SHEET 2 OF 2

