



SCALE: 1" = 400'

Ben C. Smith 02/25/2021
LICENSED PROFESSIONAL ENGINEER

LEGEND

| | | | |
|-------------|---|-------------------|---|
| AC | ACRE(S) | ROW | RIGHT-OF-WAY |
| BLK | BLOCK | VAR MD | VARIABLE WIDTH |
| BSL | BUILDING SETBACK LINE | NVAE | NON VEHICLE NON-ACCESS |
| CB | CABLE TELEVISION | | EASEMENT (7.5'-10' SCALE) |
| CTY | CITY | | STREET CENTERLINE |
| DCD | DOCUMENT NUMBER | OPR | OFFICIAL PUBLIC RECORDS |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| ESMT | EASEMENT | | |
| VOL | VOLUME | | 1/2" IRON ROD WITH PLASTIC CAP STAMPED |
| PG | PAGE(S) | | "C/S/MAKER-GSA 10" (UNLESS OTHERWISE NOTED.) |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| | | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |

| CURVE TABLE | | | | | | |
|-------------|---------|--------|------------|---------|---------------|--|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING | |
| C1 | 7.78' | 5.00' | 089°07'42" | 7.02' | N44°05'43"E | |
| C2 | 7.83' | 5.00' | 090°40'45" | 7.12' | N45°33'01"E | |
| C3 | 7.78' | 5.00' | 089°01'15" | 7.02' | N44°06'59"E | |
| C4 | 18.72' | 29.00' | 036°59'23" | 18.40' | S18°75'50"E | |
| C5 | 145.96' | 51.00' | 163°38'48" | 140.00' | N44°31'52"E | |
| C6 | 17.48' | 29.00' | 036°59'23" | 18.40' | N71°58'27"W | |
| C7 | 21.99' | 14.00' | 090°00'00" | 19.80' | S43°15'22"W | |
| C8 | 18.68' | 29.00' | 036°54'01" | 18.36' | S18°05'09"E | |
| C9 | 145.03' | 51.00' | 162°55'45" | 100.87' | N45°05'09"E | |
| C10 | 18.68' | 29.00' | 036°54'01" | 18.36' | N72°33'25"W | |
| C11 | 7.83' | 5.00' | 090°52'18" | 7.12' | N45°54'17"W | |
| C12 | 7.78' | 5.00' | 089°01'15" | 7.02' | N44°06'59"E | |
| C13 | 7.83' | 5.00' | 090°40'45" | 7.12' | S45°33'01"E | |

LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

| CURVE TABLE | | | | | | |
|-------------|--------|--------|------------|--------|---------------|--|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING | |
| C14 | 7.78' | 5.00' | 089°07'42" | 7.02' | S44°05'43"W | |
| C15 | 7.93' | 5.00' | 090°02'18" | 7.12' | S45°54'71"W | |
| C16 | 7.78' | 5.00' | 090°01'15" | 7.02' | S46°06'59"W | |
| C17 | 7.93' | 5.00' | 090°46'45" | 7.12' | N45°33'01"W | |
| C18 | 38.89' | 25.00' | 090°07'42" | 35.08' | N44°05'43"E | |
| C19 | 21.99' | 14.00' | 090°00'00" | 19.80' | N42°28'08"E | |
| C20 | 7.78' | 5.00' | 090°01'15" | 7.02' | S44°06'59"W | |
| C21 | 7.93' | 5.00' | 090°04'45" | 7.12' | N45°33'01"W | |
| C22 | 38.27' | 25.00' | 090°00'00" | 35.36' | N44°31'52"E | |
| C23 | 37.08' | 50.00' | 035°24'42" | 36.58' | S30°31'34"E | |
| C24 | 60.80' | 80.00' | 069°40'03" | 57.12' | S55°39'15"E | |
| C25 | 85.12' | 70.00' | 069°00'03" | 79.97' | N55°39'15"W | |
| C26 | 25.64' | 40.00' | 036°43'34" | 25.30' | N30°11'00"W | |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 42.58' | N88°39'34"E |
| L2 | 59.00' | N01°20'26"E |
| L3 | 68.50' | N89°31'52"E |
| L4 | 69.50' | S89°31'52"W |
| L5 | 59.00' | N01°17'53"W |
| L6 | 40.77' | S88°42'07"W |
| L7 | 34.18' | N00°28'08"W |
| L8 | 91.97' | N89°31'52"E |
| L9 | 36.77' | N89°31'52"E |
| L10 | 106.50' | S20°49'13"E |
| L11 | 11.04' | N89°30'44"E |
| L12 | 200.00' | S00°20'16"E |
| L13 | 11.04' | S89°30'44"W |
| L14 | 106.50' | N20°49'13"W |
| L15 | 29.49' | N57°32'47"W |
| L16 | 65.01' | N88°39'34"E |
| L17 | 65.01' | N00°27'47"E |

| | |
|---|--|
| 1 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 2 | 20' ACCESS EASEMENT |
| 3 | 20' PUD PERIMETER SETBACK |
| 4 | 10' PUD PERIMETER SETBACK |
| 5 | 16' SANITARY SEWER EASEMENT |
| 1 | 15' WATER QUALITY EASEMENT (LO 12955, PG 2038-2048, O. 0.97 AC LEASE EASEMENT) |
| 2 | (LO 12955, PG 2038, OPR) |
| 3 | 16' WIDE UTILITY EASEMENT (LO 12955, PG 2038, OPR) |
| 4 | VAR WID ACCESS & AERIAL CABLE EASEMENT (LO 15353, PG 2080, OPR) |
| 5 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (LO 20001, PG. 1951 DFR) |
| 6 | 20' PUD PERIMETER SETBACK (LO 20001, PG. 1951 DFR) |

BY: _____ SECRETARY

