

LOCATION MAP
NOT-TO-SCALE

- AC ACRE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DOC NO DOCUMENT NUMBER (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
CB COUNTY BLOCK
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
COUNTY LINE
(SURVEYOR)
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW
○ EASEMENT P.I. POINT
--- CENTERLINE
--- EXISTING CONTOURS
--- ORIGINAL SURVEY LINE/COUNTY LINE
--- 1% (100-YR-EXISTING) FLOODPLAIN
--- 1% (100-YR-PROPOSED) FLOODPLAIN
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
6 VARIABLE WIDTH CLEAR VISION EASEMENT
8 10' PRIVATE DRAINAGE EASEMENT
9 16' SANITARY SEWER EASEMENT
11 15' BUILDING SETBACK
12 5' WATER EASEMENT
13 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14 50x50' SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.12 ACRES-TOTAL, OFF-LOT, PERMEABLE)
15 50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (2.41 ACRES-TOTAL, OFF-LOT, PERMEABLE)
16 10x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 ACRES-TOTAL, OFF-LOT)
- 1 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 1428-1429 PR)
2 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
3 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 1744-1746 PR)
4 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1744-1746 PR)
5 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20001, PGS 1744-1746 PR)
6 28' WIDE ELECTRIC EASEMENT (DOC NO 20190212556)
7 PERMANENT VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC NO 20200037195)
17 50' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.37 ACRES-TOTAL, OFF-LOT, PERMEABLE)
18 VARIABLE WIDTH DRAINAGE EASEMENT (0.62 ACRES-TOTAL, OFF-LOT, PERMEABLE)
19 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.06 ACRES-TOTAL, OFF-LOT)
20 VARIABLE WIDTH CLEAR VISION EASEMENT (0.006 ACRES - OFF-LOT)
21 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (0.005 ACRES - OFF-LOT)
22 VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.18 ACRES, OFF-LOT, PERMEABLE)
23 16' DRAINAGE EASEMENT
24 UNPLATTED (53.328 ACRES) KB HOME LONE STAR INC (DOC NO 20200048623)

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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: PAPE-DAWSON ENGINEERS, INC.

E. Buchanan 02/25/2021
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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 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 BUILDING, STRUCTURE, 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 EASEMENTS 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 AND GAS FACILITIES.
5. 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:

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.

TEXAS RESEARCH PARK, UNIT-7A
(VOL 20001, PG 1428-1429 PR)

TEXAS RESEARCH PARK, UNIT-7B
(VOL 20001, PG 1744-1746 PR)

UNPLATTED 53.328 AC
KB HOME LONE STAR INC
(DOC NO 20200048623)

ELIZABETH DAVIS
SURVEY NO. 6
ABSTRACT 1001
COUNTY BLOCK 4347

N: 13695554.05
E: 2032845.98

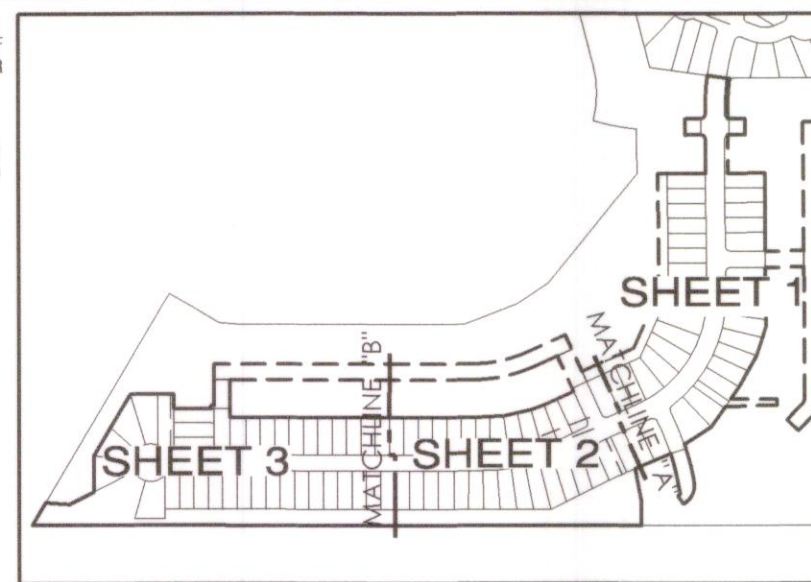
UNPLATTED 53.328 AC
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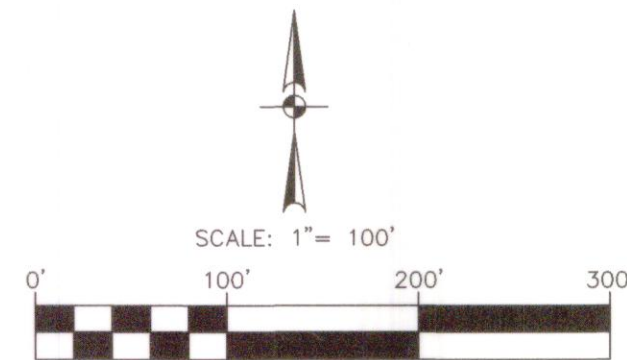
UNPLATTED 53.328 AC
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(DOC NO 20200048623)

ELIZABETH DAVIS
SURVEY NO. 6
ABSTRACT 1001
COUNTY BLOCK 4347

NOTE:
FOR CURVE TABLE AND
LINE TABLE, SEE SHEET 4 OF 4
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



INDEX MAP
SCALE: 1"= 600'



PLAT NO. 20-11800407

SUBDIVISION PLAT
OF
TEXAS RESEARCH PARK, UNIT-9

BEING A TOTAL OF 24.85 ACRE TRACT OF LAND, OUT OF A 53.328 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200048623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4347, OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP: FIRM REGISTRATION #470 | TBP: FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 09, 2021

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: DAVID BRODBECK
KB HOME LONE STAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
(210)308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BRODBECK, 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 February, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK, UNIT-9 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

CERTIFICATE OF APPROVAL

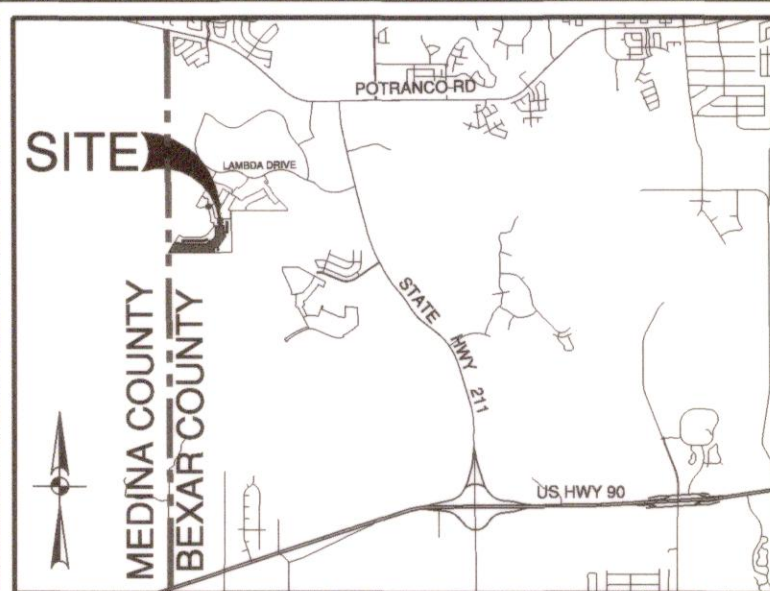
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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



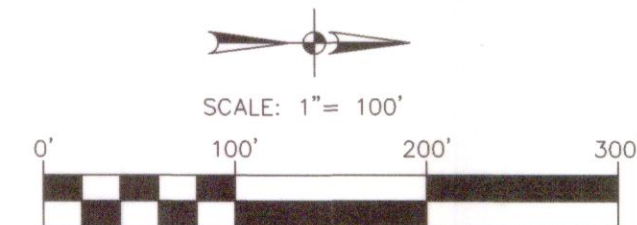


LOCATION MAP
NOT-TO-SCALE

- AC ACRE(S)
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OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DOC NO DOCUMENT NUMBER
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
CB COUNTY BLOCK
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
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23 16' DRAINAGE EASEMENT
1 UNPLATTED (53.328 ACRES) KB HOME LONE STAR INC (DOC NO 2020048623)

CPS/SAWS/COSA UTILITY:
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 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," "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 BUILDING, STRUCTURE, 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 EASEMENTS 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 AND GAS FACILITIES.
5. 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:
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.



PLAT NO. 20-11800407

SUBDIVISION PLAT
OF
TEXAS RESEARCH PARK, UNIT-9

BEING A TOTAL OF 24.85 ACRE TRACT OF LAND, OUT OF A 53.328 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2020048623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4347, OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 09, 2021

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: DAVID BRODBECK
KB HOME LONE STAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
(210)308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BRODBECK 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 14 DAY OF February, A.D. 2021.

Notary Public, Bexar County, Texas

THIS PLAT OF TEXAS RESEARCH PARK, UNIT-9 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

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
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STATE OF TEXAS
COUNTY OF BEXAR

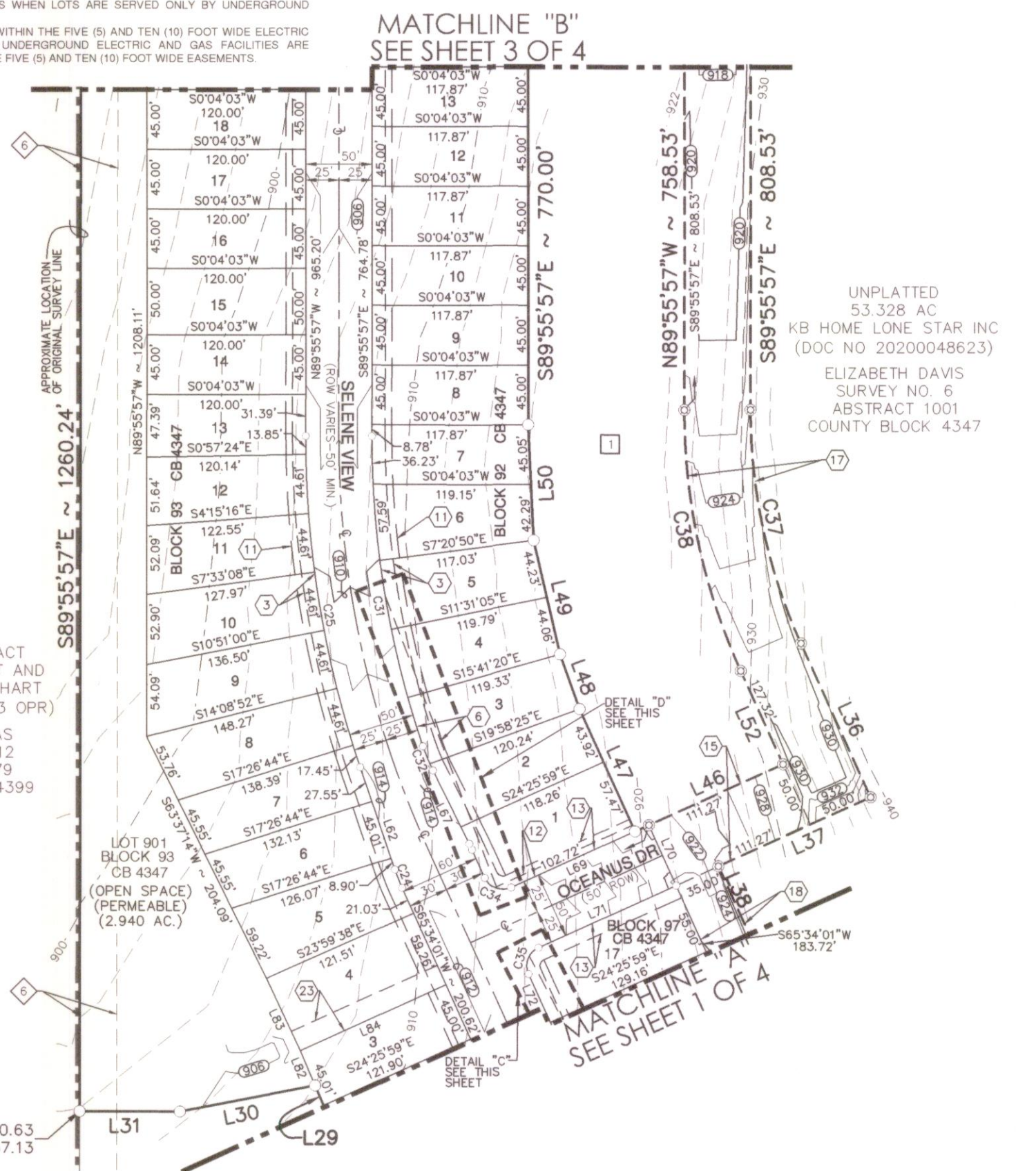
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I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

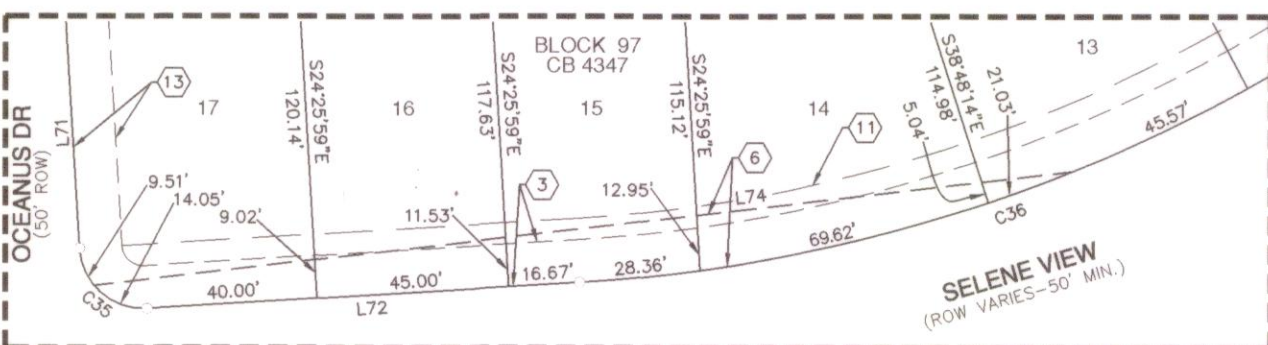
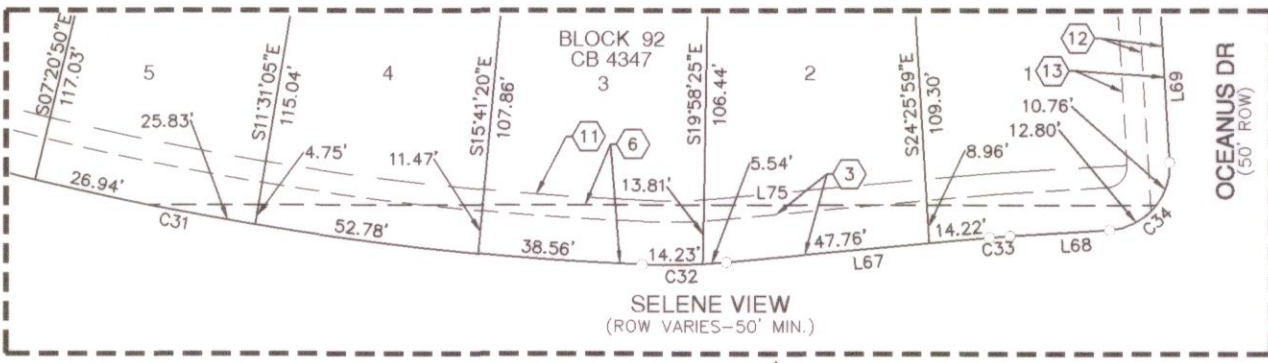
REGISTERED PROFESSIONAL LAND SURVEYOR

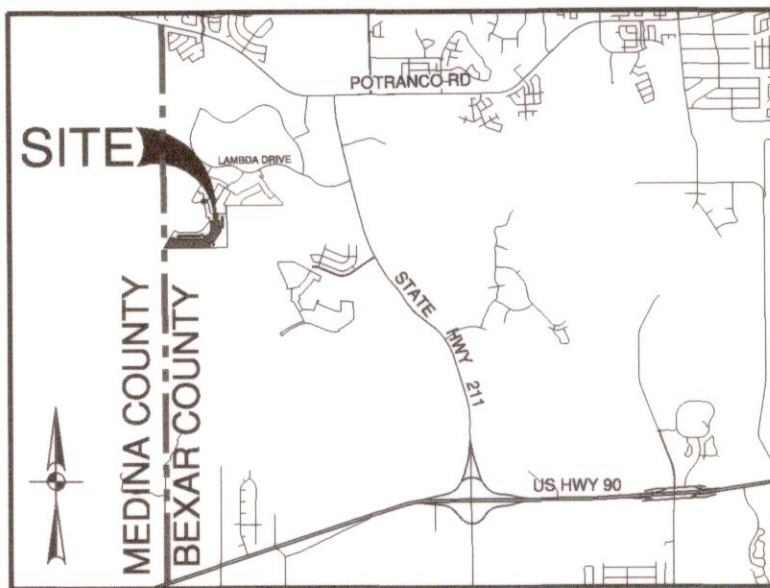
NOTE:
FOR CURVE TABLE AND
LINE TABLE, SEE SHEET 4 OF 4
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



UNPLATTED
53.328 AC
KB HOME LONE STAR INC
(DOC NO 2020048623)
ELIZABETH DAVIS
SURVEY NO. 6
ABSTRACT 1001
COUNTY BLOCK 4347

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891





LOCATION MAP
NOT-TO-SCALE

- AC ACRE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
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--- CENTERLINE
--- EXISTING CONTOURS
--- ORIGINAL SURVEY LINE/COUNTY LINE
--- 1% (100-YR-EXISTING) FLOODPLAIN
--- 1% (100-YR-PROPOSED) FLOODPLAIN
③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
⑥ VARIABLE WIDTH CLEAR VISION EASEMENT
⑧ 10' PRIVATE DRAINAGE EASEMENT
⑨ 16' SANITARY SEWER EASEMENT
⑪ 15' BUILDING SETBACK
⑫ 5' WATER EASEMENT
⑬ 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⑭ 50'x50' SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.12 ACRE-TOTAL, OFF-LOT, PERMEABLE)
⑮ 50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (2.41 ACRES-TOTAL, OFF-LOT, PERMEABLE)
⑯ 10'x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 ACRES-TOTAL, OFF-LOT)
⑰ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 1428-1429 PR)
⑱ 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
⑲ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 1744-1746 PR)
⑳ 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1744-1746 PR)
㉑ VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20001, PGS 1744-1746 PR)
㉒ 28' WIDE ELECTRIC EASEMENT (DOC NO 20190212556)
㉓ SANITARY SEWER EASEMENT (DOC NO 20200037195)
㉔ 50' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.37 ACRES-TOTAL, OFF-LOT, PERMEABLE)
㉕ VARIABLE WIDTH DRAINAGE EASEMENT (0.52 ACRES-TOTAL, OFF-LOT, PERMEABLE)
㉖ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.06 ACRES-TOTAL, OFF-LOT)
㉗ VARIABLE WIDTH CLEAR VISION EASEMENT (0.006 ACRES - OFF-LOT)
㉘ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (0.005 ACRES - OFF-LOT)
㉙ VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.18 ACRES, OFF-LOT, PERMEABLE)
㉚ 16' DRAINAGE EASEMENT
㉛ UNPLATTED (53.328 ACRES) KB HOME LONE STAR INC (DOC NO 20200048623)

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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: PAPE-DAWSON ENGINEERS, INC.

E. Buchanan 02/25/2021
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

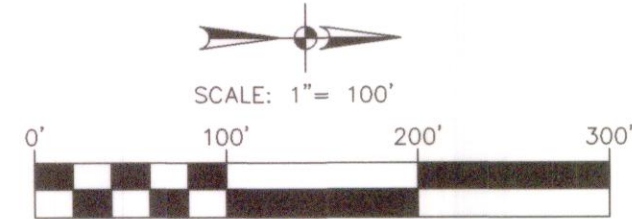
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 BUILDING, STRUCTURE, 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:

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.



PLAT NO. 20-11800407

SUBDIVISION PLAT
OF
TEXAS RESEARCH PARK, UNIT-9

BEING A TOTAL OF 24.85 ACRE TRACT OF LAND, OUT OF A 53.328 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200048623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4347, OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78219 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 09, 2021

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: DAVID BRODBECK
KB HOME LONE STAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
(210)308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BRODBECK, 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 SET FORTH AND SIGNED UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF February, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK, UNIT-9 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

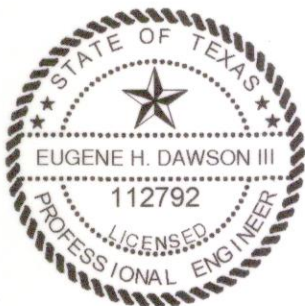
CERTIFICATE OF APPROVAL

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



GRAVEL CASIAS
SURVEY NO. 112
ABSTRACT 1279
COUNTY BLOCK 4399

UNPLATTED
1072.021 AC TRACT
LYNN J TSCHIRHART AND
BEVERLY A. TSCHIRHART
(VOL 12431, PG 2393 OPR)

MATCHLINE "B"
SEE SHEET 2 OF 4

NOTE:
FOR CURVE TABLE AND
LINE TABLE. SEE SHEET 4 OF 4
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4

PLAT NO. 20-11800407

SUBDIVISION PLAT
OF
TEXAS RESEARCH PARK, UNIT-9

BEING A TOTAL OF 24.85 ACRE TRACT OF LAND, OUT OF A 53.328 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200048623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4347, OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPE FIRM REGISTRATION #470 | TBSLS FIRM REGISTRATION #1028900

DATE OF PREPARATION: February 09, 2021

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: DAVID BRODBECK
KB HOME LONE STAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
(210)308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BRODBECK, 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 February, A.D. 2021.

Meghan J. Grace
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK, UNIT-9 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

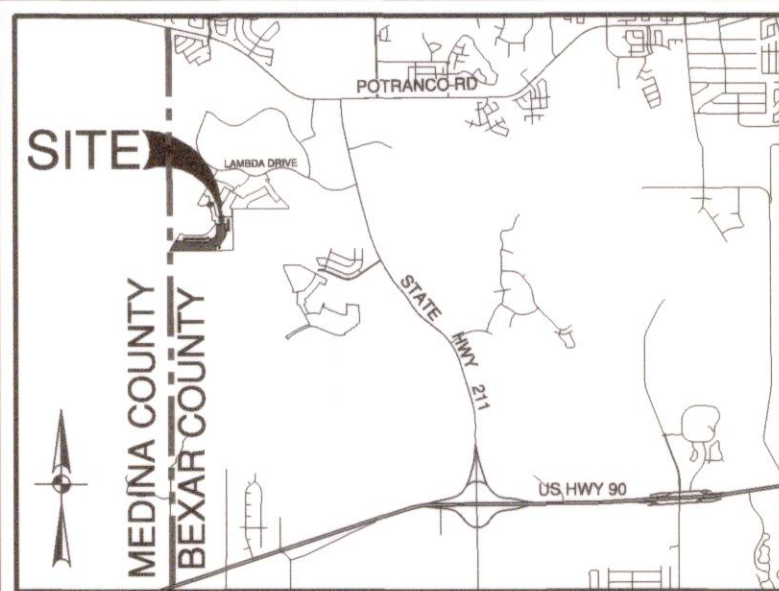
CERTIFICATE OF APPROVAL

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



LOCATION MAP
NOT-TO SCALE

- | | | | |
|------------|--|----|---|
| AC | ACRE(S) | 1 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO SCALE) (VOL 20001, PGS 1428-1429 PR) |
| PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS | 2 | 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 3 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO SCALE) (VOL 20001, PGS 1744-1746 PR) |
| DOC NO | DOCUMENT NUMBER (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 4 | 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1744-1746 PR) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | 5 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20001, PGS 1744-1746 PR) |
| CB | COUNTY BLOCK | 6 | 28' WIDE ELECTRIC EASEMENT (DOC NO 20190212556) |
| VOL | VOLUME | 7 | PERMANENT VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC NO 20200037195) |
| PG | PAGES | | |
| ROW | RIGHT-OF-WAY | | |
| --- | COUNTY LINE | | |
| ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | | |
| (SURVEYOR) | SET 1/2" IRON ROD (PD) | | |
| ○ | SET 1/2" IRON ROD (PD)-ROW | | |
| ⊙ | EASEMENT P.I. POINT | | |
| --- | CENTERLINE | | |
| --- | EXISTING CONTOURS | | |
| --- | ORIGINAL SURVEY LINE/COUNTY LINE | | |
| --- | 1% (100-YR-EXISTING) FLOODPLAIN | | |
| --- | 1% (100-YR-PROPOSED) FLOODPLAIN | | |
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 17 | 50' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.37 ACRES-TOTAL, OFF-LOT, PERMEABLE) |
| 5 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO SCALE) | 18 | VARIABLE WIDTH DRAINAGE EASEMENT (0.62 ACRES-TOTAL, OFF-LOT, PERMEABLE) |
| 6 | VARIABLE WIDTH CLEAR VISION EASEMENT | 19 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.06 ACRES-TOTAL, OFF-LOT) |
| 8 | 10' PRIVATE DRAINAGE EASEMENT | 20 | VARIABLE WIDTH CLEAR VISION EASEMENT (0.006 ACRES - OFF-LOT) |
| 9 | 16' SANITARY SEWER EASEMENT | 21 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO SCALE) (0.005 ACRES - OFF-LOT) |
| 11 | 15' BUILDING SETBACK | 22 | VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.12 ACRES-TOTAL, OFF-LOT, PERMEABLE) |
| 12 | 5' WATER EASEMENT | 23 | 16' DRAINAGE EASEMENT (2.41 ACRES-TOTAL, OFF-LOT, PERMEABLE) |
| 13 | 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| 14 | 50'x50' SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (0.18 ACRES, OFF-LOT, PERMEABLE) | | |
| 15 | 50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (2.41 ACRES-TOTAL, OFF-LOT, PERMEABLE) | | |
| 16 | 10'x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 ACRES-TOTAL, OFF-LOT) | 1 | UNPLATTED (53.328 ACRES) KB HOME LONE STAR INC (DOC NO 20200048623) |

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

E. Buchanan 02/25/2021
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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 EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID 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 BUILDING, STRUCTURE, 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 EASEMENTS 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 AND GAS FACILITIES.

5. 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:
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.

RESIDENTIAL FIRE FLOW 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 PROPOSED 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.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 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.

SETBACK NOTE:
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 91, AND LOT 901, BLOCK 93, CB 4347, 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.

OPEN SPACE NOTE:
LOT 901, BLOCK 91, AND LOT 901, BLOCK 93, CB 4347 ARE DESIGNATED AS AN OPEN SPACE, A COMMON AREA, AND A PUBLIC DRAINAGE, WATER, SEWER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

DRAINAGE EASEMENT NOTE:
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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR 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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP20-38600125) 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).

COUNTY FINISHED FLOOR ELEVATION
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

EASEMENTS FOR FLOODPLAINS:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CLEAR VISION:
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.

| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 710.00' | 8°04'02" | S3°44'03"W | 99.89' | 99.97' |
| C2 | 14.00' | 16°36'06" | S81°59'55"E | 4.04' | 4.06' |
| C3 | 14.00' | 16°36'06" | S81°23'59"W | 4.04' | 4.06' |
| C4 | 75.00' | 43°58'04" | S21°41'04"W | 56.15' | 57.55' |
| C5 | 25.00' | 43°58'04" | N21°41'04"E | 18.72' | 19.18' |
| C6 | 725.00' | 7°59'12" | S15°11'39"E | 100.98' | 101.06' |
| C7 | 65.00' | 65°52'03" | S21°43'58"W | 70.68' | 74.72' |
| C8 | 34.00' | 17°23'04" | N45°58'28"E | 10.28' | 10.32' |
| C9 | 675.00' | 6°52'54" | N14°38'30"W | 81.02' | 81.07' |
| C10 | 14.00' | 90°00'00" | N45°17'58"W | 19.80' | 21.99' |
| C11 | 14.00' | 90°00'00" | N44°42'02"E | 19.80' | 21.99' |
| C12 | 780.00' | 8°06'52" | N3°45'28"E | 110.37' | 110.47' |
| C13 | 720.00' | 8°06'52" | S3°45'28"W | 101.88' | 101.97' |
| C14 | 14.00' | 90°00'00" | S45°17'58"E | 19.80' | 21.99' |
| C15 | 14.00' | 90°00'00" | S44°42'02"W | 19.80' | 21.99' |
| C16 | 14.00' | 90°00'00" | S45°17'58"E | 19.80' | 21.99' |
| C17 | 14.00' | 90°00'00" | S44°42'02"W | 19.80' | 21.99' |
| C18 | 430.00' | 53°06'02" | S26°15'03"W | 384.41' | 398.52' |
| C19 | 15.00' | 77°14'03" | S14°11'03"W | 18.72' | 20.22' |
| C20 | 725.00' | 6°21'02" | S21°15'28"E | 80.32' | 80.36' |

| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|---------|------------|-------------|---------|------------|-------------|---------|
| LINE # | BEARING | LENGTH | LINE # | BEARING | LENGTH | LINE # | BEARING | LENGTH |
| L1 | S82°11'08"E | 60.00' | L33 | S0°04'03"W | 45.00' | L65 | S89°55'57"E | 50.00' |
| L2 | N89°56'50"E | 10.28' | L34 | S89°55'57"E | 115.00' | L66 | S0°04'03"W | 131.00' |
| L3 | S13°04'38"W | 2.00' | L35 | N0°04'03"E | 130.74' | L67 | N63°42'54"E | 61.98' |
| L4 | S0°17'58"E | 23.27' | L36 | N65°34'01"E | 127.32' | L68 | N65°34'01"E | 23.41' |
| L5 | N89°42'02"E | 50.00' | L37 | S24°25'59"E | 126.27' | L69 | N24°25'59"W | 114.16' |
| L6 | S0°17'58"E | 50.00' | L38 | N65°34'01"E | 178.09' | L70 | N65°34'01"E | 50.00' |
| L7 | S89°42'02"W | 50.00' | L39 | N24°14'27"E | 192.10' | L71 | S24°25'59"E | 114.16' |
| L8 | S0°17'58"E | 120.47' | L40 | N89°42'02"E | 150.00' | L72 | N65°34'01"E | 101.67' |
| L9 | N89°42'02"E | 115.00' | L41 | N0°17'58"W | 107.05' | L73 | N13°04'38"E | 72.74' |
| L10 | S0°17'58"E | 236.39' | L42 | S89°42'02"W | 50.00' | L74 | S62°22'35"W | 231.08' |
| L11 | N89°42'02"E | 120.00' | L43 | N0°17'58"W | 50.00' | L75 | S69°03'29"W | 236.83' |
| L12 | N89°42'02"E | 50.00' | L44 | N89°42'02"E | 50.00' | L76 | S0°04'03"W | 107.46' |
| L13 | S43°40'06"W | 71.72' | L45 | N0°17'58"W | 9.85' | L77 | N30°39'46"E | 82.01' |
| L14 | N46°19'54"W | 50.00' | L46 | N24°25'59"W | 122.71' | L78 | S85°35'58"E | 74.66' |
| L15 | N43°40'06"E | 71.72' | L47 | N65°34'01"E | 101.39' | L79 | N62°52'01"E | 85.24' |
| L16 | S89°42'02"W | 120.00' | L48 | N70°21'08"E | 43.81' | L80 | N0°16'34"E | 113.44' |
| L17 | S0°17'58"E | 185.00' | L49 | N76°59'18"E | 88.30' | L81 | N62°52'01"E | 141.16' |
| L18 | S18°11'31"W | 94.90' | L50 | N87°17'06"E | 87.35' | L82 | S67°01'35"W | 28.57' |
| L19 | S29°16'47"W | 112.22' | L51 | S0°04'03"W | 117.87' | L83 | N64°51'34"E | 60.20' |
| L20 | S34°41'44"W | 45.66' | L52 | S65°34'01"W | 77.32' | L84 | S24°25'59"E | 120.76' |
| L21 | N89°42'02"E | 144.84' | L53 | S0°17'58"E | 9.85' | L85 | N0°04'03"E | 190.00' |
| L22 | S0°17'58"E | 20.00' | L54 | S0°17'58"E | 50.00' | L86 | N0°04'03"E | 135.85' |
| L23 | S88°00'23"W | 162.28' | L55 | N89°42'02"E | 111.00' | L87 | S0°04'03"W | 28.39' |
| L24 | S34°41'44"W | 77.87' | L56 | S0°17'58"E | 50.00' | L88 | N89°56'13"W | 95.10' |
| L25 | S57°23'35"W | 100.23' | L57 | S89°42'02"W | 111.00' | L89 | N16°01'28"E | 121.35' |
| L26 | S11°12'03"E | 19.10' | L58 | S0°17'58"E | 72.53' | L90 | S54°40'00"W | 8.62' |
| L27 | N35°20'00"W | 30.20' | L59 | S24°25'59"E | 45.90' | L91 | N0°17'58"W | 50.00' |
| L28 | N11°12'03"W | 48.81' | L60 | S71°55'03"W | 50.00' | L92 | N0°04'03"E | 10.00' |
| L29 | S67°01'35"W | 121.00' | L61 | N24°25'59"W | 35.28' | L93 | S89°55'58"E | 10.00' |
| L30 | S10°53'36"E | 103.99' | L62 | S71°55'03"W | 81.47' | | | |
| L31 | S0°04'03"W | 75.62' | L63 | S89°55'57"E | 122.41' | | | |
| L32 | S89°56'03"E | 136.58' | L64 | N0°04'03"E | 131.00' | | | |

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT