

SUBDIVISION PLAT ESTABLISHING
SUMMERHILL SUBDIVISION UNIT 4

BEING A TOTAL OF 37.34 ACRES, INCLUSIVE OF A 0.41 ACRE ROW DEDICATED TO THE CITY OF SAN ANTONIO, OUT OF THE REMAINDER OF A 214.49 ACRE TRACT CONVEYED TO VELMA DEVELOPMENT, LLC, AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817 PAGES 2029-2039 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE J.F. SHEPHERD SURVEY NO. 334, ABSTRACT NO. 678, NEW CITY BLOCK 16554, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

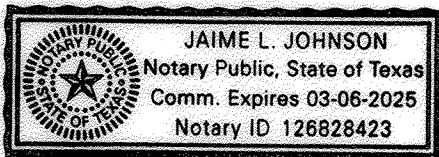
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
GORDON HARRIS
VELMA DEVELOPMENT, LLC
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Jaime L. Johnson* 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 11 DAY OF March, A.D. 2021
Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS

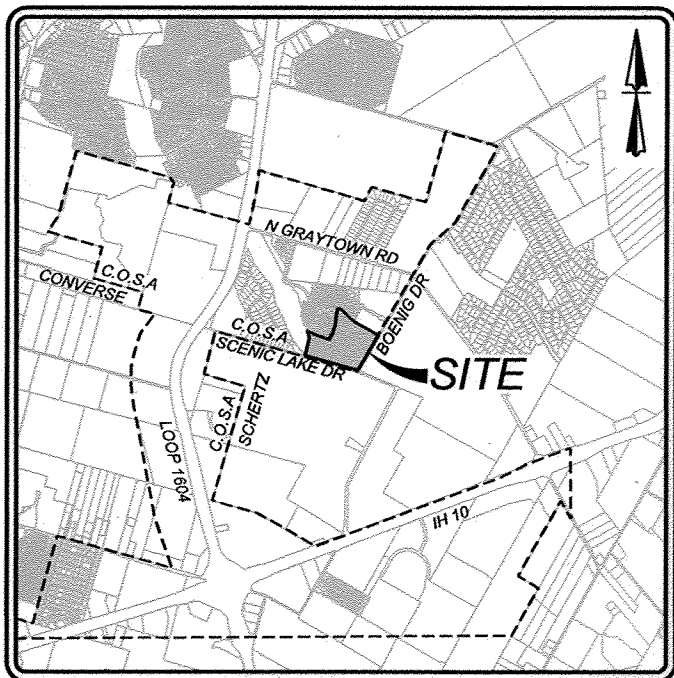


THIS PLAT OF SUMMERHILL SUBDIVISION UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 ____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
N.T.S.

SURVEYOR NOTES:

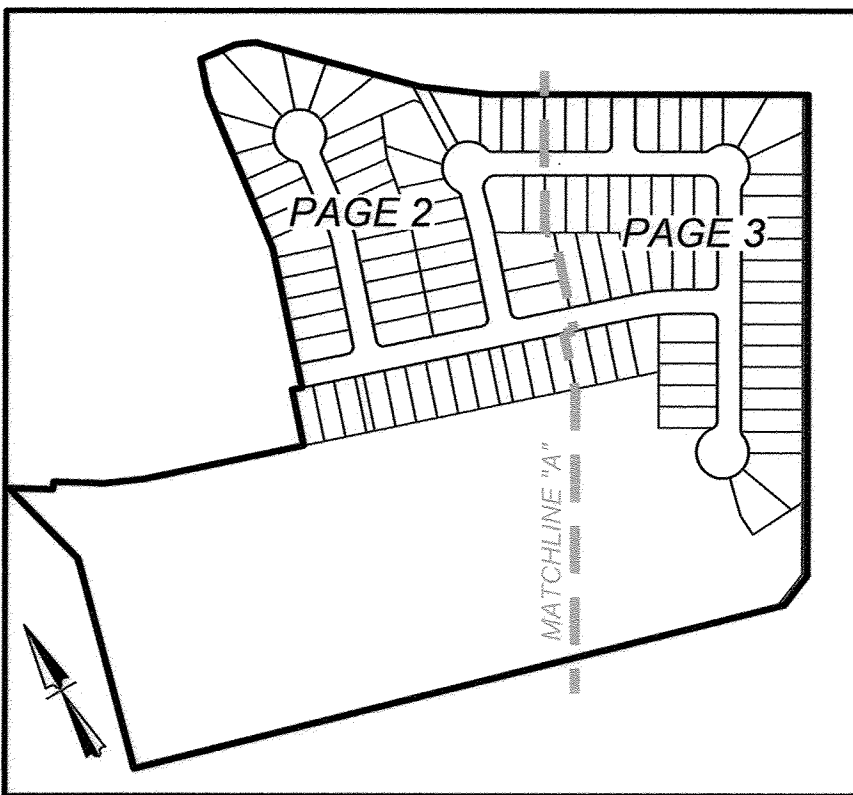
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09)

C.P.S./S.A.W.S./C.O.S.A. 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 THE 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 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 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

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 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 OF 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 8, N.C.B. 17699, LOTS 903-905, BLOCK 9, N.C.B. 17699, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- LOT 902, BLOCK 8, N.C.B. 17699 & LOTS 903-905, BLOCK 9, N.C.B. 17699 ARE DESIGNATED AS OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENTS.
- 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 MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0435G, DATED SEPTEMBER 28, 2010. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



PAGE INDEX
SCALE: NOT-TO-SCALE

Curve Table						Line Table		
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction
C1	23.56'	15.00'	90°00'00"	21.21'	N62°58'20"E	L1	78.59'	S67°38'58"W
C2	58.83'	275.00'	12°15'29"	58.72'	N11°50'36"E	L2	92.35'	S58°30'12"E
C3	14.44'	15.00'	55°09'00"	13.89'	N21°51'39"W	L3	16.17'	N39°51'09"E
C4	278.67'	55.00'	290°18'01"	62.86'	S84°17'09"E	L4	106.08'	S58°30'12"E
C5	14.44'	15.00'	55°09'00"	13.89'	S33°17'22"W	L5	85.61'	S66°25'22"E
C6	69.53'	325.00'	12°15'29"	69.40'	S11°50'36"W	L6	120.00'	N17°58'20"E
C7	23.56'	15.00'	90°00'00"	21.21'	S27°01'40"E	L7	21.51'	S72°01'40"E
C8	23.56'	15.00'	90°00'00"	21.21'	N62°58'20"E	L8	75.16'	N17°56'50"E
C9	37.73'	675.00'	3°12'09"	37.72'	N16°22'15"E	L9	81.90'	S83°13'55"E
C10	12.87'	15.00'	49°10'21"	12.48'	N09°48'59"W	L10	42.33'	S64°13'52"E
C11	192.24'	55.00'	200°16'04"	108.28'	N85°43'52"E	L11	146.14'	S53°52'47"E
C12	12.07'	15.00'	46°05'44"	11.74'	S37°10'57"E	L12	108.63'	S72°01'40"E
C13	23.56'	15.00'	90°00'00"	21.21'	N74°46'11"E	L13	125.89'	N05°42'51"E
C14	23.56'	15.00'	90°00'00"	21.21'	S15°13'49"E	L14	125.89'	S05°42'51"W
C15	10.67'	15.00'	40°44'57"	10.44'	S80°36'17"E	L15	170.00'	N17°58'20"E
C16	152.65'	51.00'	171°29'53"	101.72'	S15°13'49"E	L16	54.95'	N14°46'11"E
C17	10.67'	15.00'	40°44'57"	10.44'	S50°08'39"W	L17	105.00'	N29°46'11"E
C18	10.30'	17.00'	34°42'35"	10.14'	S10°00'39"W	L18	105.00'	S29°46'11"W
C19	275.15'	55.00'	286°37'56"	65.71'	N46°25'55"W	L19	131.30'	S60°13'49"E
C20	18.61'	17.00'	62°42'55"	17.69'	N65°43'36"E	L20	60.28'	N60°13'49"W
C21	23.56'	15.00'	90°00'00"	21.21'	N15°13'49"W	L21	60.28'	N60°13'49"W
C22	97.80'	475.00'	11°47'51"	97.63'	N66°07'45"W	L22	170.00'	N17°58'20"E
C23	39.27'	25.00'	90°00'00"	35.36'	S15°13'49"E	L23	53.15'	N14°46'11"E
C24	23.56'	15.00'	90°00'00"	21.21'	S74°46'11"W	L24	18.11'	N41°32'00"W
C25	108.10'	525.00'	11°47'51"	107.91'	N66°07'45"W	L25	17.07'	S85°28'27"W
C26	23.56'	15.00'	90°00'00"	21.21'	N27°01'40"W	L26	4.34'	S39°40'28"W
C27	40.52'	725.00'	3°12'09"	40.52'	N16°22'15"E			
C28	45.81'	25.00'	105°00'00"	39.67'	N67°16'11"E			
C29	39.97'	50.00'	45°48'00"	38.91'	S62°34'28"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.

LICENSED PROFESSIONAL ENGINEER

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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PASEANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

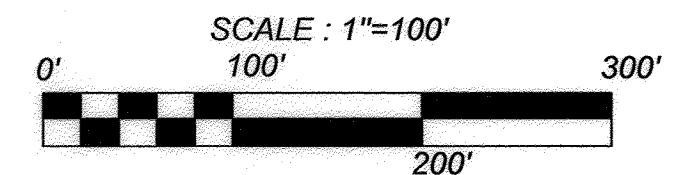
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1912 E. BROADWAY, SUITE 200, AUSTIN, TEXAS 78701
PHONE: 512-460-7723, FAX: 512-460-1414, EMAIL: INFO@TBPELS.ORG

RESIDENTIAL LOTS = 105

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

SUBDIVISION PLAT ESTABLISHING
SUMMERHILL SUBDIVISION UNIT 4

BEING A TOTAL OF 37.34 ACRES, INCLUSIVE OF A 0.41 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE REMAINDER OF A 214.49 ACRE TRACT CONVEYED TO VELMA DEVELOPMENT, LLC, AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817 PAGES 2029-2039 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE J.F. SHEPHERD SURVEY NO. 334, ABSTRACT NO. 678, NEW CITY BLOCK 16554, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

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

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.

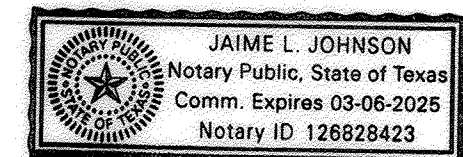
OWNER/DEVELOPER:
GORDON HARTMAN
VELMA DEVELOPMENT, LLC
1202 W. BITTERS, BLDG. 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon Hartman 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 11 DAY OF March, A.D. 20 21

Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS

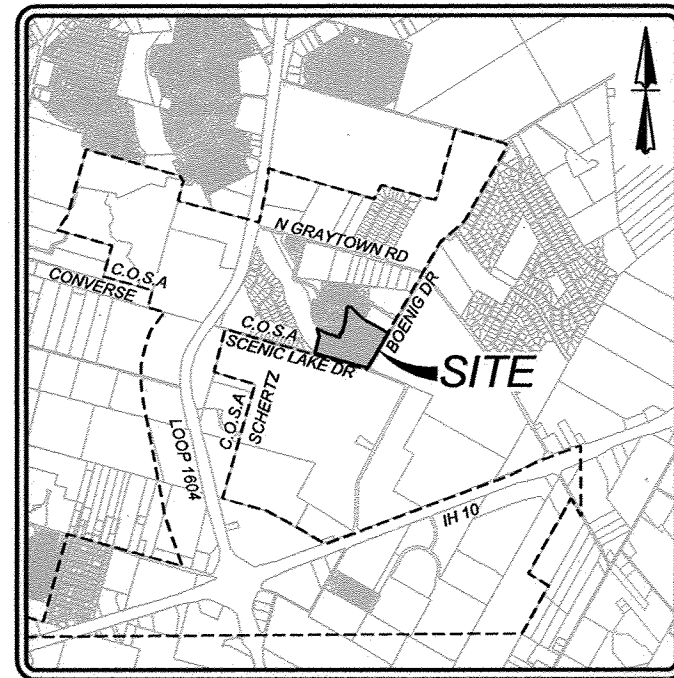


THIS PLAT OF SUMMERHILL SUBDIVISION UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP

N.T.S.

KEYNOTES

- | | |
|--|--|
| 1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.) | 3. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.) |
| 2. 10' WATER EASEMENT | 4. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.) |
| 3. 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT | 5. 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.) |
| 4. 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.) | 6. 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.) |
| 5. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT | 7. OFF-LOT 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.) |
| 6. 1' VEHICULAR NON-ACCESS EASEMENT | 8. OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.) |
| 7. VARIABLE WIDTH RIGHT-OF-WAY DEDICATION TO CITY OF SAN ANTONIO (0.41 ACRE PERMEABLE) | |
| 8. 26' WATER & PRIVATE DRAINAGE EASEMENT (0.075 ACRE PERMEABLE) (0.01 ACRE NONPERMEABLE) | |
| 9. 18' PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE) (0.01 ACRE NONPERMEABLE) | |
| 10. 26' PRIVATE DRAINAGE EASEMENT (0.06 ACRE PERMEABLE) (0.01 ACRE NONPERMEABLE) | |
| 11. VARIABLE WIDTH CLEAR VISION EASEMENT | |
| 12. 10' PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE) | |
| 13. VARIABLE WIDTH WATER EASEMENT | |
| 14. OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 89-91 D.P.R.) | |
| 15. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 89-91 D.P.R.) | |

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

C.P.S./S.A.W.S./C.O.S.A. 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 DEDICATING THE 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 TO 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 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 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

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.

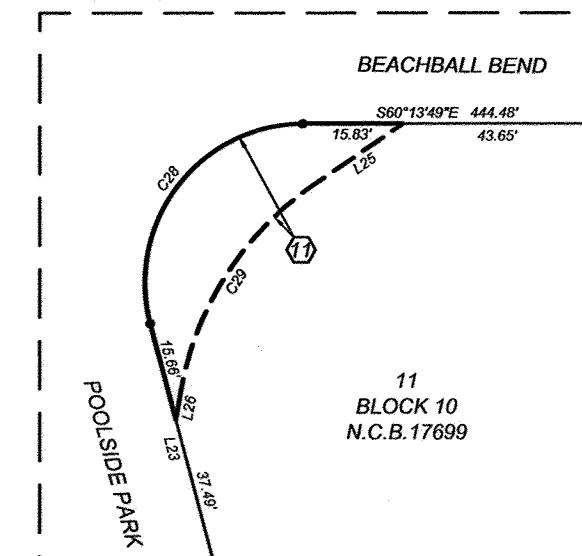
Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEXAR

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:

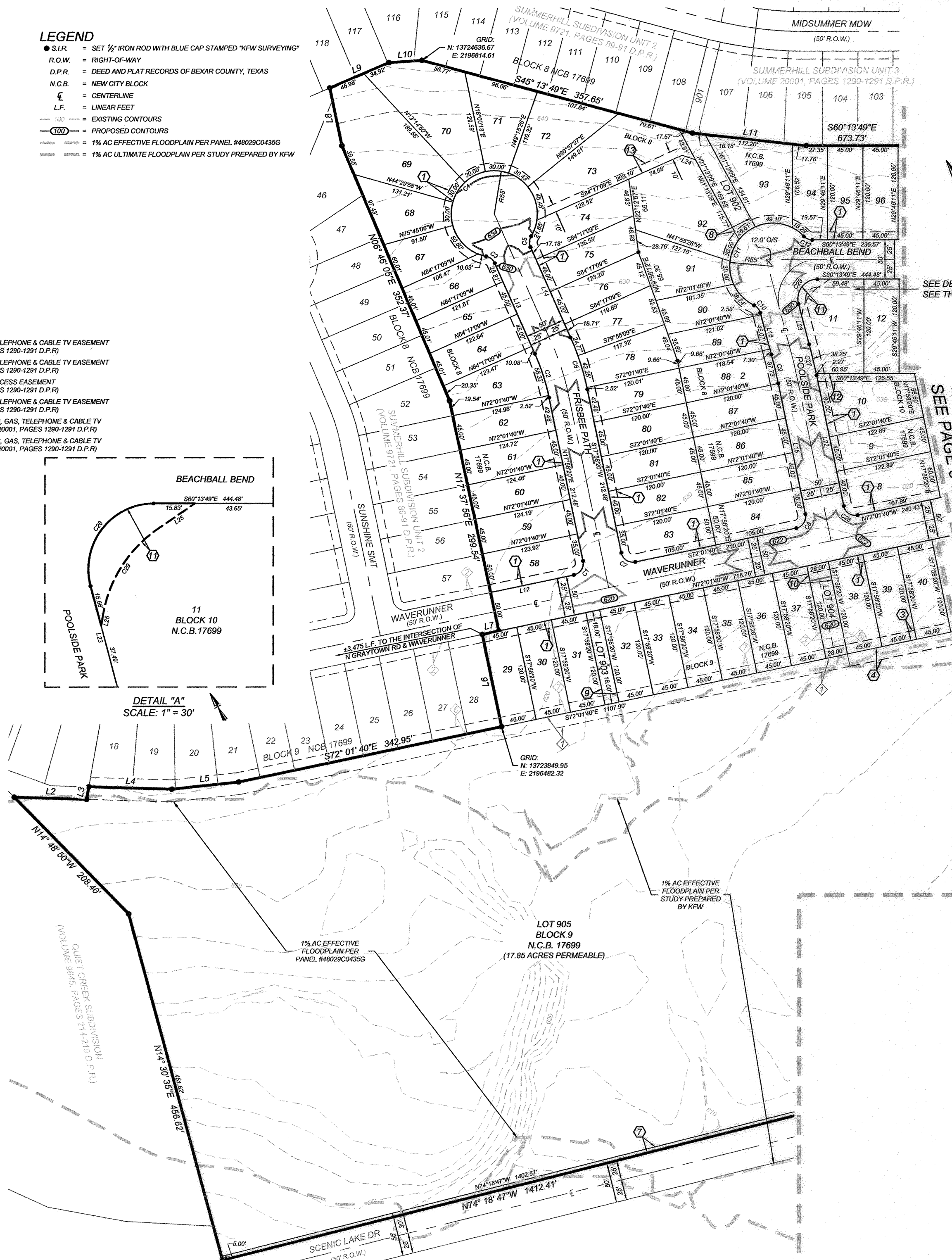
Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PASSANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS)
1012 F. W. WATKINS, JR. BUILDING, AUSTIN, TEXAS 78741
PHONE: 512-462-7723; FAX: 512-462-1414; E-MAIL: INFO@TPELS.TEXAS.GOV

- LEGEND
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - N.C.B. = NEW CITY BLOCK
 - CL = CENTERLINE
 - L.F. = LINEAR FEET
 - 100' = EXISTING CONTOURS
 - 100' = PROPOSED CONTOURS
 - 1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0435G
 - 1% AC ULTIMATE FLOODPLAIN PER STUDY PREPARED BY KFW



DETAIL "A"
SCALE: 1" = 30'



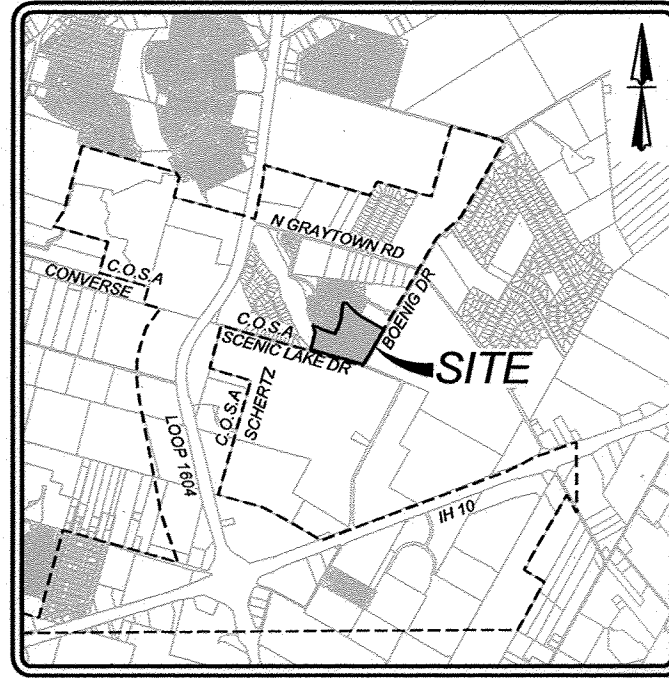
RESIDENTIAL LOTS = 105

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES



3/05/2021

3/09/2021



LOCATION MAP

KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2 10' WATER EASEMENT
- 3 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 4 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 6 1' VEHICULAR NON-ACCESS EASEMENT
- 7 VARIABLE WIDTH RIGHT-OF-WAY DEDICATION TO CITY OF SAN ANTONIO (0.41 ACRE PERMEABLE)
- 8 26' WATER & PRIVATE DRAINAGE EASEMENT (0.075 ACRE PERMEABLE) (0.01 ACRE NONPERMEABLE)
- 9 18' PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE) (0.01 ACRE NONPERMEABLE)
- 10 28' PRIVATE DRAINAGE EASEMENT (0.06 ACRE PERMEABLE) (0.01 ACRE NONPERMEABLE)
- 11 VARIABLE WIDTH CLEAR VISION EASEMENT
- 12 10' PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE)
- 13 VARIABLE WIDTH WATER EASEMENT
- 14 OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 89-91 D.P.R.)
- 15 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 89-91 D.P.R.)
- 16 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.)
- 17 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.)
- 18 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.)
- 19 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.)
- 20 OFF-LOT 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.)
- 21 OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1290-1291 D.P.R.)

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

C.P.S./S.A.W.S./C.O.S.A. 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 DEDICATING THE 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 TO 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 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.
2. ANY CPS 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

STATE OF TEXAS
COUNTY OF BEXAR

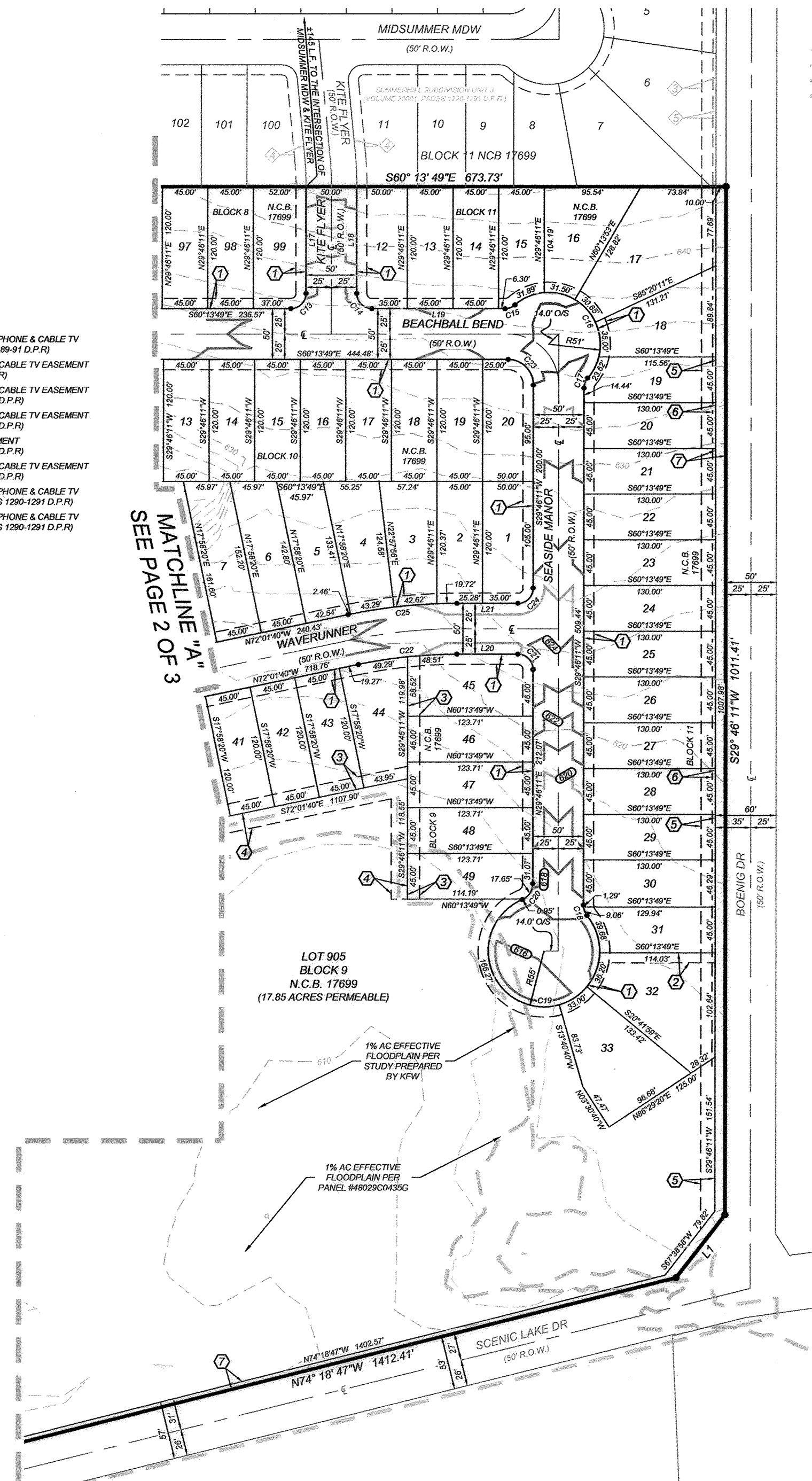
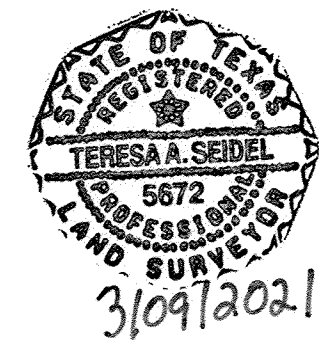
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER
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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PASSEANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1815 N. BRIDGESTONE BLVD., SUITE 100, AUSTIN, TEXAS 78701
PHONE: 512-460-7722; FAX: 512-465-1411; EMAIL: INFO@TBPELS.TEXAS.GOV



- LEGEND**
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - N.C.B. = NEW CITY BLOCK
 - CL = CENTERLINE
 - L.F. = LINEAR FEET
 - = EXISTING CONTOURS
 - = PROPOSED CONTOURS
 - = 1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029CD435G
 - = 1% AC ULTIMATE FLOODPLAIN PER STUDY PREPARED BY KFW

SCALE: 1"=100'

0' 100' 300'

KFW
ENGINEERS + SURVEYING
3421 PASSEANOS 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 BEXAR

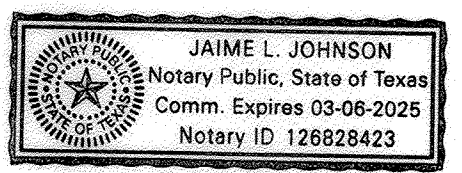
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
GORDON HARTMAN
VELMA DEVELOPMENT, LLC
1202 W. BITTERS, BLDG 1, STE. 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Gordon Hartman* 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 11 DAY OF March, A.D. 20 21
Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF SUMMERHILL SUBDIVISION UNIT 4 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

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL LOTS = 105