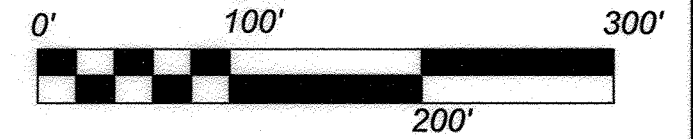


SUBDIVISION PLAT ESTABLISHING
CRESTWAY HEIGHTS, UNIT 3

BEING 5.35 ACRES OR 233,027 SQUARE FEET MORE OR LESS TRACT OF LAND, BEING ALL OF A CALLED 42.58 ACRE TRACT OF LAND AS CONVEYED TO SAN ANTONIO 2016, LLC OF RECORD IN VOLUME 18304, PAGE 1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS WHICH CONSISTS OF A CALLED 28.37 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11236, PAGE 941 AND A CALLED 14.17 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11214, PAGE 2361, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING

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

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, SUBSCRIBED 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: STEPHEN LIEUX
SAN ANTONIO, LLC
4088 N. COLLEGE AVE., SUITE 300
FAYETTEVILLE, AR 72703

DULY AUTHORIZED AGENT
STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Stephen Lieux 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 10 DAY OF May A.D. 2021

Tasha Willis
NOTARY PUBLIC WASHINGTON COUNTY ARKANSAS

TASHA WILLIS
Benion County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

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, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ CRESTWAY HEIGHTS, UNIT 3 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__

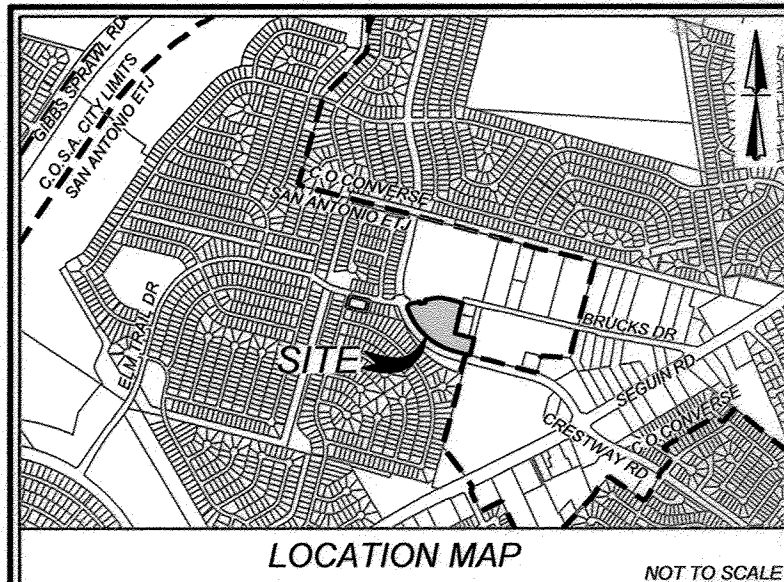
BY: _____
CHAIRMAN

BY: _____
SECRETARY

KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 15' BUILDING SETBACK LINE
- ③ 1" VEHICULAR NON-ACCESS EASEMENT
- ④ OFF-LOT 10' ELECTRIC, GAS, TELE, CABLE T.V., WATER, SAN SWR. & DRAINAGE EASEMENT (VOL. 20002 PG. 50-51, O.P.R.)
- ⑤ 10' ELECTRIC, GAS, TELE, & CABLE T.V. EASEMENT (VOL. 20002 PG. 50-51, O.P.R.)
- ⑥ 15' BUILDING SETBACK LINE (VOL. 20002 PG. 50-51, O.P.R.)
- ⑦ 10' BUILDING SETBACK LINE (VOL. 20002 PG. 50-51, O.P.R.)
- ⑧ 5' LANDSCAPE EASEMENT (VOL. 20001 PG. 1135, O.P.R.)
- ⑨ 14' ELECTRIC, GAS, TELE, & CABLE T.V. EASEMENT (VOL. 20001 PG. 1135, O.P.R.)
- ⑩ VARIABLE WIDTH LANDSCAPE, ELECTRIC, GAS, TELE, & CABLE T.V. EASEMENT (VOL. 20001 PG. 1135, O.P.R.)
- ⑪ 86' INTERCEPTOR DRAINAGE EASEMENT (VOL. 9513, PGS. 157-160, D.P.R.) (VOL. 9514, PGS. 161-169, D.P.R.)
- ⑫ 20' PERMANENT WATER EASEMENT (VOL. 1495, PG. 1286, O.P.R.)

Parcel Line Table		
Line #	Length	Direction
L1	46.75'	N74° 40' 19"W
L2	20.11'	N80° 47' 25"W
L3	115.47'	N74° 40' 06"W
L4	52.51'	N27° 20' 56"E
L5	92.25'	N75° 09' 40"E
L6	10.00'	S14° 50' 20"E
L7	50.00'	N75° 09' 40"E
L8	10.00'	N14° 50' 20"W
L9	36.09'	N75° 09' 40"E
L10	4.34'	S14° 50' 20"E
L11	4.34'	N14° 50' 20"W
L12	37.85'	N76° 23' 39"W
L13	6.51'	S76° 23' 39"E
L14	18.17'	S32° 19' 03"E
L15	150.54'	N75° 35' 17"W
L16	156.54'	S75° 35' 17"E
L17	48.66'	N48° 44' 20"W
L18	24.01'	N75° 07' 43"W
L19	4.99'	S52° 08' 04"W
L20	5.65'	N74° 38' 43"E



NOTES:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 BLOCK 10 C.B. 5080, LOTS 902 & 903 BLOCK 6 C.B. 5080, 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.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (THIS NOTE IS REQUIRED ON ALL RESIDENTIAL AND OCL PLATS)
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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.
4. 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.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. 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.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12).

LEGEND

- S.I.R. = SET 1/4" 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
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- SAN. SEW. = SANITARY SEWER
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- L.F. = LINEAR FOOT
- AC. = ACRE
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- C.O. = CITY OF
- O.S. = OFF SET
- B.S.L. = BUILDING SETBACK LINE

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.

Clayton J. Linney
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 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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," "TRANSFORMER EASEMENT," "WATER 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 GRASS OR OTHER 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, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS SHALL 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, 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.

OPEN SPACE NOTE:

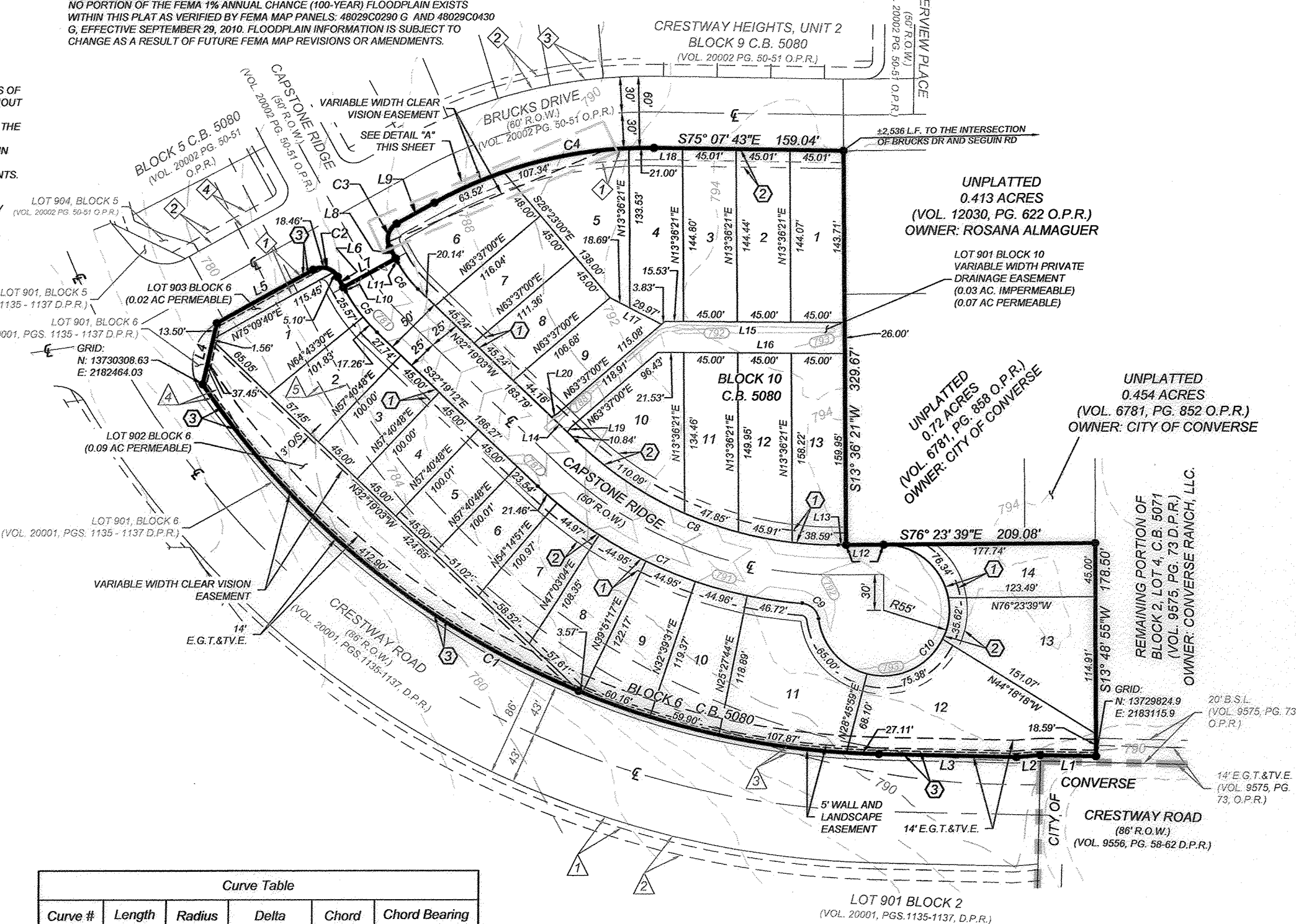
1. LOT 902, BLOCK 6 IS DESIGNATED AS OPEN SPACE, LANDSCAPE AND CLEAR VISION EASEMENT. LOT 903 BLOCK 6 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT. LOT 901 BLOCK 10 IS DESIGNATED AS A DRAINAGE EASEMENT.

BUILDING SETBACK LINE

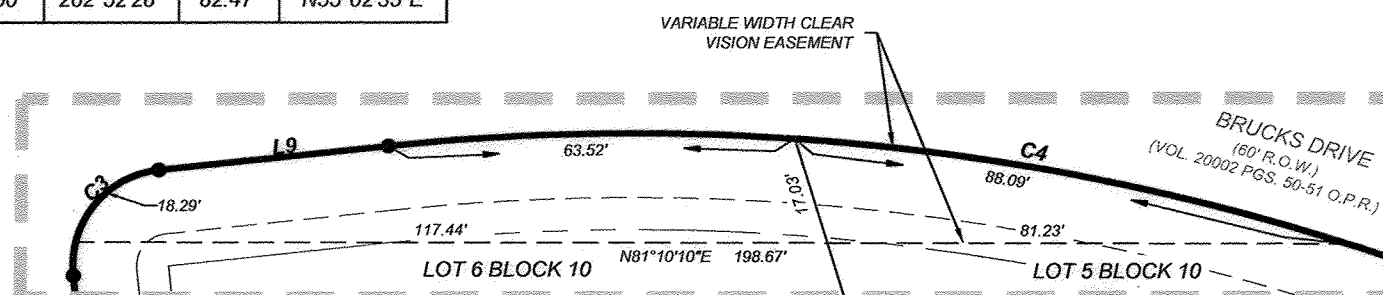
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 48020C0200 G AND 48020C0430 G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS OR AMENDMENTS.



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	671.51'	705.00'	54°34'28"	646.42'	N47°22'52"W
C2	23.56'	15.00'	90°00'00"	21.21'	S59°50'20"E
C3	23.56'	15.00'	90°00'00"	21.21'	N30°09'40"E
C4	191.86'	370.00'	29°42'36"	189.72'	S89°59'02"E
C5	42.83'	140.36'	17°29'02"	42.66'	S23°34'51"E
C6	27.57'	90.36'	17°28'43"	27.46'	S23°34'41"E
C7	248.01'	365.15'	38°54'56"	243.27'	S52°09'58"E
C8	242.44'	315.15'	44°04'36"	236.50'	N54°21'21"W
C9	20.45'	15.00'	78°06'15"	18.90'	N32°34'19"W
C10	252.34'	55.00'	262°52'28"	82.47'	N55°02'35"E



DETAIL "A"
SCALE: 1" = 30'

RESIDENTIAL LOTS = 27