

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.

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)

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 OF OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF HE 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.

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

1/2" 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

LEGEND

SET 1/2" IRON ROD WITH • S.I.R. BLUE CAP STAMPED "KFW

R.O.W. RIGHT - OF - WAY

D.P.R.

PAGE

C.B. COUNTY BLOCK

E.G.T. & TV.E. TELEVISION EASEMENT

= ACRE

EASEMENT

MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

STATE OF TEXAS COUNTY OF BEXAR

FAX: 210-979-8441

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF SESSIONAL PAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231

2.P.S./S.A.W.S./C.O.SA. UTILITY NOTE: 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," "GAS 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 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 WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT

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, 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.

LOT 904, BLOCK

IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A SEWER, WATER, ELECTRIC, GAS, TELEPHON 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

VARIABLE WIDTH CLEAR VISION

Curve # Length Radius

705.00'

15.00'

15.00'

370.00'

140.36'

90.36'

365.15'

315.15'

15.00'

671.51'

23.56'

23.56'

191.86'

42.83'

27.57

248.01'

242.44

20.45'

252.34'

C3

C4

C5

C6:

C7

C8

C9

C10

EASEMENT

E.G.T.&TV.E.

Curve Table

54°34'28"

90°00'00"

90°00'00"

29°42'36"

17°29'02"

17°28'43"

38°54'56"

44°04'36"

78°06'15"

55.00' | 262°52'28"

Delta Chord Chord Bearing

N47°22'52"W

S59°50'20"E

N30°09'40"E

S89°59'02"E

S23°34'51"E

S23°34'41"E

S52°09'58"E

N54°21'21"W

N32°34'19"W

N55°02'35"E

646.42"

21.21'

189.72

42.66'

27.46

243.27'

236.50'

18.90'

82.47

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 48029C0290 G AND 48029C0430 G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS OR AMENDMENTS.

BRUCKS DRIVE 190 VARIABLE WIDTH CLEAF VISION EASEMENT SEE DETAIL "A" \$75° 07' 43"F 159 04"

LOT 903 BLOCK 6 LOT 901, BLOCK 5 (0.02 AC PERMEABLE) (VOL. 20001, PGS. 1135 - 1137 D.P.R.) LOT 901, BLOCK 6 IVOL 20001 PGS 1135 - 1137 D.P.R. _€ GRID: N: 13730308.63 E: 2182464.03 LOT 902 BLOCK 6 (0.09 AC PERMEABLE

THE ELEVATIONS FOR THIS SURVEY ARE LOT 901, BLOCK 6 (VOL. 20001, PGS, 1135 - 1137 D.P.F

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS O.P.R.

VOL. VOLUME

PG.

SAN. SEW. SANITARY SEWER

ELECTRIC, GAS TELEPHONE, & CABLE

> = LINEAR FOOT L.F.

C.O. = CITY OF

O/S = OFF SET

B.S.L. = BUILDING SETBACK LINE

STATE OF TEXAS COUNTY OF BEXAR

CLAYTON J. LINNEY

111543

ONAL ENG

5672

TERESA A. SEIDEL

5/13/21

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 ANTONIO PLANNING COMMISSION.

Clayton hour icenses professional engineer

KFW SURVEYING, LLC

PHONE: 210-979-8444

S.A.R.A. NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION
TO THE PLIPPOSE OF AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES

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
UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR

WASTEWATER E.D.U. IMPACT FEE NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER

S.A.W.S. NOTES:
1. WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2643203) 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 OPEN SPACE NOTE:

OPEN SPACE NOTE:

LOT 902, BLOCK 6 IS DESIGNATED AS OPEN SPACE, LANDSCAPE AND CLEAR VISION EASEMENT. LOT 903 BLOCK 6

AND SPACE NOTE:

AND SPACE NOTE:

SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY OF ARBORIST OFFICE PER 35-477(H).

<u>RESIDENTIAL FIRE FLOW NOTE:</u> THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF <u>1,500 GPM</u> AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE 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.

CRESTWAY HEIGHTS, UNIT 2 BLOCK 9 C.B. 5080

45.00'

45.00'

BLOCK 10

C.B. 5080

45.00'

5' WALL AND

EASEMENT

14' E.G.T.&TV.E. -

LOT 901 BLOCK 2

±2,536 L.F. TO THE INTERSECTION OF BRUCKS DR AND SEGUIN RD UNPLATTED 0.413 ACRES (VOL. 12030, PG. 622 O.P.R.) OWNER: ROSANA ALMAGUER

LOT 901 BLOCK 10 - DRAINAGE EASEMENT (0.03 AC, IMPERMEABLE) (0.07 AC PERMEABLE)

UNPLATTED 0.454 ACRES (VOL. 6781, PG. 852 O.P.R.) OWNER: CITY OF CONVERSE S76° 23' 39"E 209.08 123.49' N76°23'39"W

(VOL. 9575, PG. 73.

14' E.G.T.&TV.E

N: 13729824.9 20' B.S.L.

CRESTWAY ROAD

(86' R.O.W.)

(VOL. 9556, PG. 58-62 D.P.R.)

KEYNOTES

10'ELECTRIC, GAS, TELEPHONE,

& CABLE T.V. EASEMENT

15' BUILDING SETBACK LINE

1' VEHICULAR NON-ACCESS

OFF-LOT 10' ELEC., GAS, TELE., CABLE T.V., WATER, SAN.SWR & DRAINAGE EASEMENT (VOL. 20002 PG. 50-51, O.P.R.)

10' ELEC., GAS, TELE., & CABLE T.V. EASEMENT (VOL. 20002 PG: 50-51, O.P.R.)

15' BUILDING SETBACK LINE (VOL. 20002 PG. 50-51, O.P.R.)

10' BUILDING SETBACK LINE (VOL. 20002 PG, 50-51, O.P.R.)

5' LANDSGAPE EASEMENT VOL. 20001 PG 1135, O.P.R.)

14' ELEC., GAS, TELE., & CABLE T.V. EASEMENT (VOL. 20001 PG 1135, O.P.R.)

> VARIABLE WIDTH LANDSCAPE, ELEC., GAS, TELE., & CABLE T.V. (VOL. 20001 PG.1135, O.P.R.)

86' INTERCEPTOR DRAINAGE (VOL. 9513, PGS. 157-160, D.P.R.) (VOL. 9514, PGS 161-169, D.P.R.)

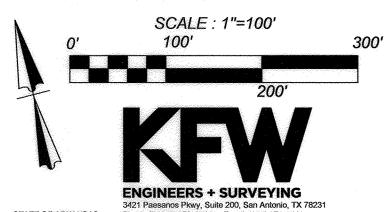
20' PERMANENT WATER (VOL. 1495, PG. 1286, O.P.R.)

	Parcel Lir	ne 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

PLAT NUMBER 20-11800296

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.



STATE OF ARKANSAS Phone #: (210) 979-8444 • Fax #: (210) 979-8441 COUNTY OF WASHINGTON TBPE Firm #: 9513 * TBPLS Firm #: 10122300

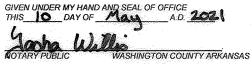
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES FOR THE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

SAN ANTONIO LD. LLC. 4058 N. COLLEGE AVE., SUITE 300 FAYETTEVILLE, AR 72703

DULY AUTHORIZED AGENT STATE OF ARKANSAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STORY LICUX, 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



TASHA WILLIS **Benton County** NOTARY PUBLIC - ARKANSAS My Con ission 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
		4 ⁹⁶

COUNTY CLERK, BEXAR COUNTY, TX

DATED THIS

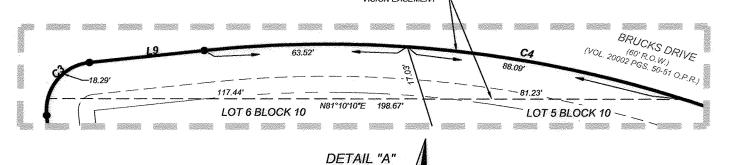
COUNTY JUDGE, BEXAR COUNTY, TX

CRESTWAY HEIGHTS, UNIT 3 THIS PLAT OF HAS BEEN 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

_

SECRETARY

DAY OF



SCALE: 1" = 30'

VARIABLE WIDTH CLEAR

RESIDENTIAL LOTS = 27

PAGE 1 OF 1

A.D. 20