

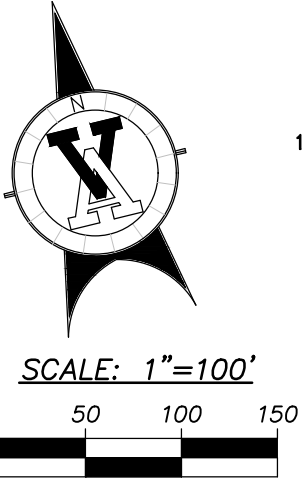
PLAT NO. 20-11800258

SUBDIVISION PLAT  
ESTABLISHING  
ANNABELLE RANCH UNIT 2

BEING A TOTAL OF 35.81 ACRES OF LAND INCLUSIVE OF A 0.033 ACRE RIGHT OF WAY DEDICATION OUT OF A 106.39 ACRE TRACT DEED TO HWY. 87 COMMUNITIES, LTD., VOLUME 18967, PAGE 908 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY AND OUT OF THE F. LONGVILLE SURVEY NO. 4, ABSTRACT No. 423 COUNTY BLOCK 5137, BEXAR COUNTY TEXAS.

**VICKREY & ASSOCIATES, LLC.**  
**CONSULTING ENGINEERS**

12940 Country Parkway San Antonio, Texas 78216-2004  
Telephone: (210) 349-3271  
TBPE Firm Registration No.: F-159  
TBPLS Firm Registration No.: 10004100



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.

ANNABELLE RANCH, LLC.  
OWNER OF 41.84 AC.  
LLOYD A. DENTON, OWNER  
11 LYNN BATTS, SUITE 100  
SAN ANTONIO, TEXAS 78209  
210-828-6131

HWY 87 COMMUNITIES, LTD.  
OWNER OF 106.39 AC.  
LLOYD A. DENTON, OWNER  
11 LYNN BATTS, SUITE 100  
SAN ANTONIO, TEXAS 78209  
210-828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_  
LLOYD A. DENTON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF **ANNABELLE RANCH UNIT 2** 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

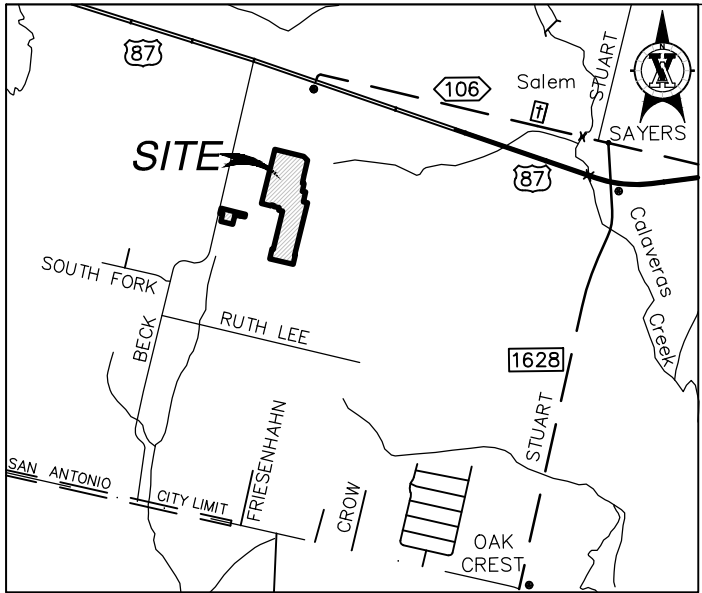
CERTIFICATE OF APPROVAL

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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

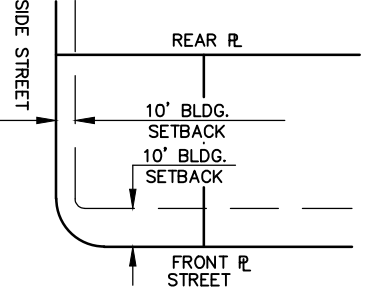
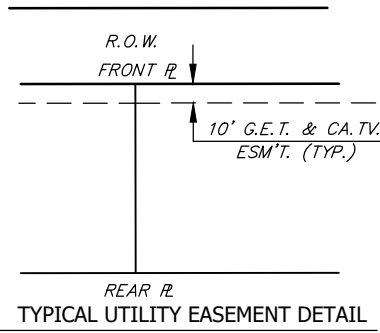


THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

BASIS OF BEARING IS STATE PLANE CORR. SYSTEM.

1/2" IRON RODS WITH "VICKREY PROPERTY CORNERS" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. IRF DENOTES IRON ROD FOUND.

LOTS 902 BLOCK 3, 901 BLOCK 9, & 901 BLOCK 17 ARE DESIGNATED AS OPEN SPACE AND COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. THESE LOTS ARE NOT FOR RESIDENTIAL USE.



**TYPICAL CORNER LOT  
BUILDING SETBACKS**

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 10' ALONG THE FRONT, AS SHOWN ABOVE, AND SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

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, AND 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 #57564  
PAUL A. SCHROEDER  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
(210) 349-3271

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:

REGISTERED PROFESSIONAL LAND SURVEYOR #5160  
PAUL A. SCHROEDER  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREET, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOT 902, BLOCK 3, C.B. 5137, LOT 901, BLOCK 9, C.B. 5137, AND LOT 901, BLOCK 17, C.B. 5137, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FLOOD PLAIN:**

NO AREA WITHIN THIS SUBDIVISION PLAT IS WITHIN THE FEMA ZONE "A" 100 YEAR (1% CHANCE) FLOOD PLAIN AS SHOWN ON FEMA FIRM PANEL NOS. 48029C0445G, 48029C0605F, AND 48029C0610F, EFFECTIVE DATE 9/29/2010.

**DRAINAGE EASEMENT ENCROACHMENTS:**

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.

**SETBACK:**

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.

**OPEN SPACE:**

LOT 902, BLOCK 3, C.B. 5137, LOT 901, BLOCK 9, C.B. 5137, AND LOT 901, BLOCK 17, C.B. 5137, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2637684) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE EPR 35-477(h).

**RESIDENTIAL FINISHED FLOOR:**

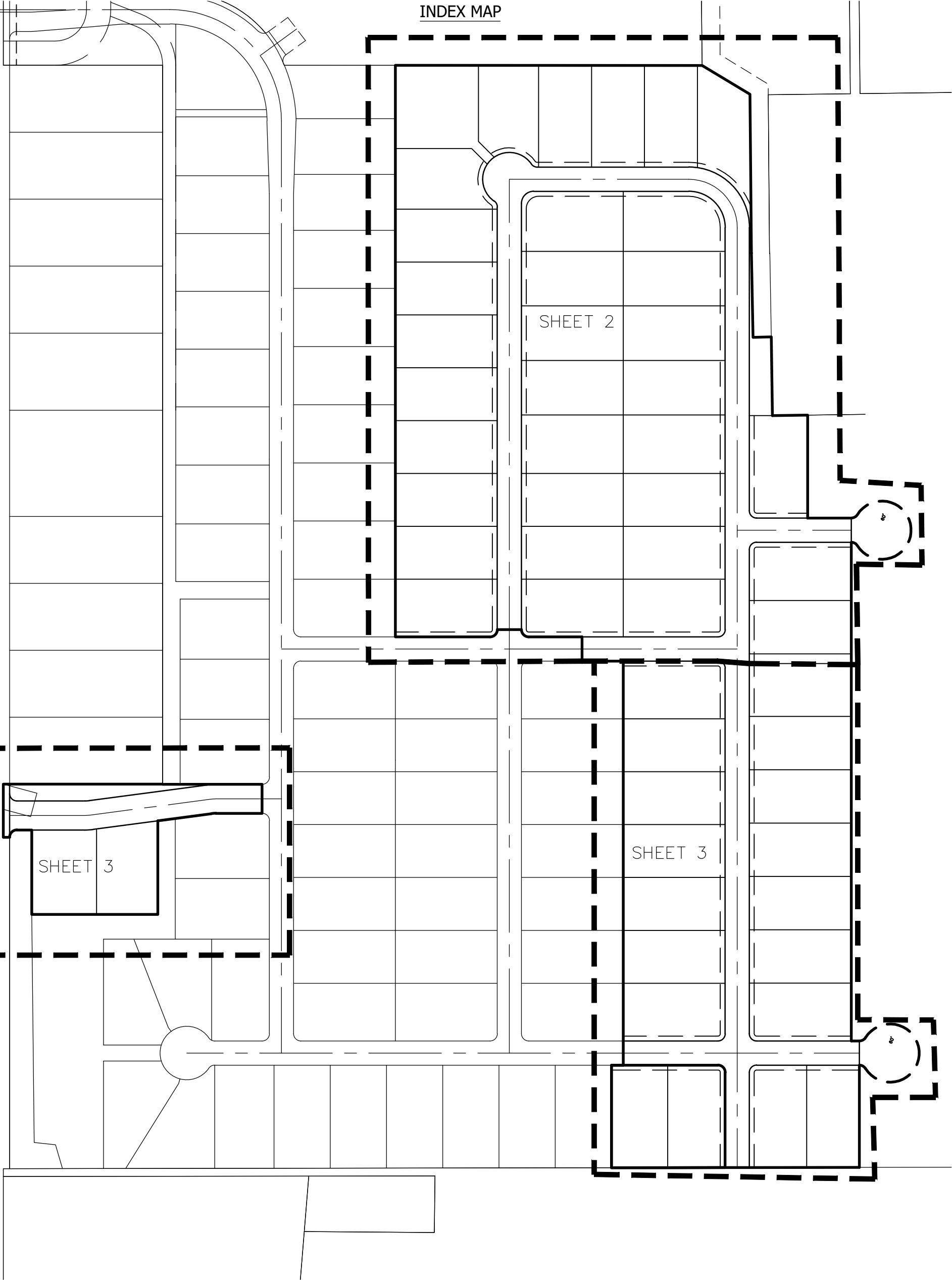
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF TWELVE (12) INCHES ABOVE FINAL ADJACENT GRADE.

**DETENTION POND NOTES:**

STORM WATER DETENTION IS REQUIRED FOR A PART OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 4, C.B. 5137, ANNABELLE RANCH UNIT 1, RECORDED IN VOLUME 20001, PAGES 2087 - 2089 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (PLAT # 20-10200047).

**CLEAR VISION EASEMENT:**

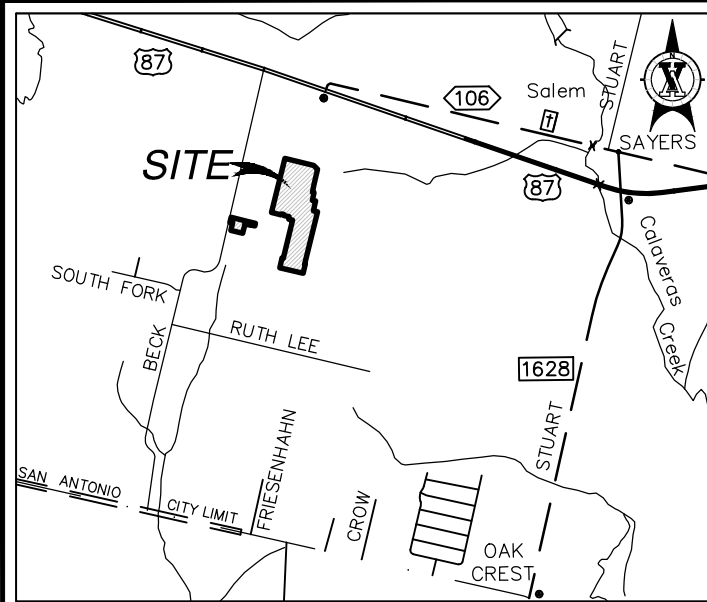
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



THIS PROJECT WILL CONSIST OF 54 RESIDENTIAL LOTS,  
3 OPEN SPACE / PARKS LOTS AND DRAINAGE EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT.

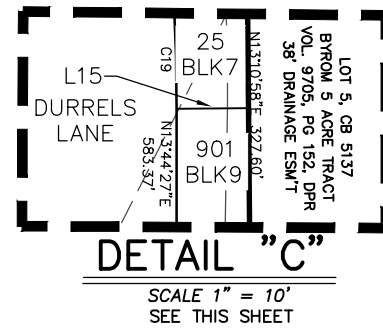




## LEGEND

PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
--- 600 --- EXISTING CONTOURS  
--- 600 --- PROPOSED CONTOURS  
G.E.T. & CA, TV. = GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION  
BLDG. = BUILDING  
BS = BUILDING SETBACK  
AC. = ACREAGE  
AC\* = NET ACREAGE OF LOT  
D.P.R. = BEXAR COUNTY DEED AND PLAT RECORDS  
D.R. = BEXAR COUNTY DEED RECORDS  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX  
R.O.W. = RIGHT OF WAY  
C.B. = COUNTY BLOCK  
VOL. = VOLUME  
PG./PGS. = PAGE/PAGES  
ESMT. = EASEMENT  
TYP. = TYPICAL

- SET 3/4" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- FOUND 3/4" IRON ROD WITH CAP STAMPED "ACES" UNLESS NOTED OTHERWISE



| CURVE TABLE |            |         |         |         |               |         |
|-------------|------------|---------|---------|---------|---------------|---------|
| CURVE       | DELTA      | RADIUS  | LENGTH  | TANGENT | CHORD BEARING | CHORD   |
| C1          | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | S31°15'33"E   | 21.21'  |
| C2          | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | N58°44'27"E   | 21.21'  |
| C3          | 57°46'09"  | 15.00'  | 15.12'  | 8.28'   | N74°51'22"E   | 14.49'  |
| C4          | 295°32'17" | 60.00'  | 309.49' | 37.83'  | N13°44'27"E   | 64.00'  |
| C5          | 57°46'09"  | 15.00'  | 15.12'  | 8.28'   | N47°22'29"W   | 14.49'  |
| C6          | 57°46'09"  | 15.00'  | 15.12'  | 8.28'   | N74°51'22"E   | 14.49'  |
| C7          | 295°32'17" | 60.00'  | 309.49' | 37.83'  | N13°44'27"E   | 64.00'  |
| C8          | 57°46'09"  | 15.00'  | 15.12'  | 8.28'   | N47°22'29"W   | 14.49'  |
| C9          | 7°34'04"   | 70.00'  | 9.25'   | 4.63'   | N80°02'37"W   | 9.24'   |
| C10         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | S58°44'27"W   | 21.21'  |
| C11         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | S31°15'33"E   | 21.21'  |
| C12         | 7°34'09"   | 70.00'  | 9.25'   | 4.63'   | S80°02'36"E   | 9.24'   |
| C13         | 7°34'09"   | 130.00' | 17.17'  | 8.60'   | N80°02'36"W   | 17.16'  |
| C14         | 7°34'09"   | 130.00' | 17.17'  | 8.60'   | S80°02'36"E   | 17.16'  |
| C15         | 55°09'00"  | 15.00'  | 14.44'  | 7.83'   | N13°50'03"W   | 13.89'  |
| C16         | 20°57'05"  | 55.00'  | 20.11'  | 10.17'  | S58°44'27"W   | 20.00'  |
| C17         | 55°09'00"  | 15.00'  | 14.44'  | 7.83'   | S48°41'03"E   | 13.89'  |
| C18         | 90°00'00"  | 25.00'  | 39.27'  | 25.00'  | S58°44'27"W   | 35.36'  |
| C19         | 90°00'00"  | 125.00' | 196.35' | 125.00' | N31°15'33"W   | 176.78' |
| C20         | 90°00'00"  | 75.00'  | 117.81' | 75.00'  | N31°15'33"W   | 106.07' |
| C21         | 89°59'56"  | 15.00'  | 23.56'  | 15.00'  | S31°15'31"E   | 21.21'  |
| C22         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | S58°44'27"W   | 21.21'  |
| C23         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | S58°44'27"W   | 21.21'  |
| C24         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | N31°15'33"W   | 21.21'  |
| C25         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | N58°44'27"E   | 21.21'  |
| C26         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | S31°15'33"E   | 21.21'  |
| C27         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | N58°44'27"E   | 21.21'  |
| C28         | 90°00'00"  | 15.00'  | 23.56'  | 15.00'  | N31°15'33"W   | 21.21'  |
| C29         | 20°57'05"  | 55.00'  | 20.11'  | 10.17'  | S58°44'27"W   | 20.00'  |

LOT 10  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 9  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 8  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 7  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 6  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 5  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 4  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 3  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 2  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

LOT 1  
BLOCK 7 C.B. 5137  
ANNABELLE RANCH UNIT 1  
VOL. 20001, PG. 2087-2089 D.P.R.

STATE OF TEXAS  
COUNTY OF BEXAR

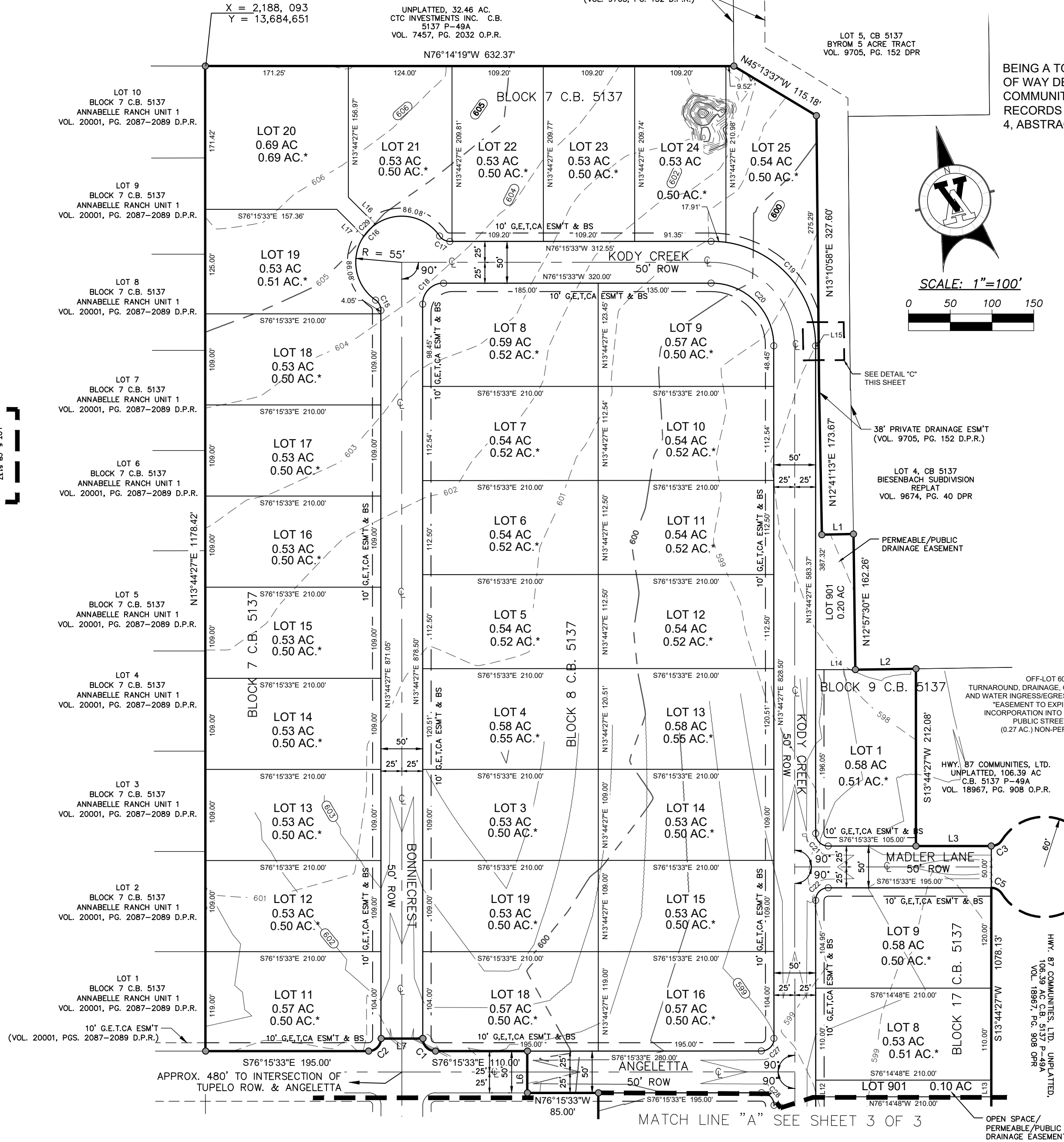
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*Paul A. Schroeder*  
LICENSED PROFESSIONAL ENGINEER #57564  
PAUL A. SCHROEDER  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
(210) 349-3271

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:

*Paul A. Schroeder*  
REGISTERED PROFESSIONAL LAND SURVEYOR #5160  
PAUL A. SCHROEDER  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271



PLAT NO. 20-11800258

SUBDIVISION PLAT

ESTABLISHING

ANNABELLE RANCH UNIT 2

BEING A TOTAL OF 35.81 ACRES OF LAND INCLUSIVE OF A 0.033 ACRE RIGHT OF WAY DEDICATION OUT OF A 106.39 ACRE TRACT DEED TO HWY. 87 COMMUNITIES, LTD., VOLUME 18967, PAGE 908 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY AND OUT OF THE F. LONGVILLE SURVEY NO. 4, ABSTRACT No. 423 COUNTY BLOCK 5137, BEXAR COUNTY TEXAS.

**VICKREY & ASSOCIATES, LLC.**  
CONSULTING ENGINEER

12940 Country Parkway San Antonio, Texas 78216-0044  
Telephone: (210) 349-3271  
TBPE Firm Registration No.: F-159  
TBPLS Firm Registration No.: 10004100

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.

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STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF ANNABELLE RANCH UNIT 2 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

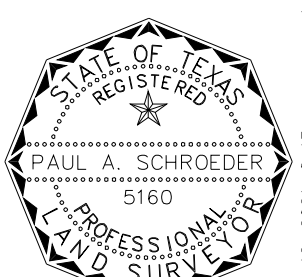
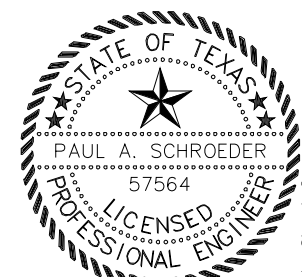
CERTIFICATE OF APPROVAL

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ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



May 12, 2021, 8:43am gowers Layout: Sheet 2  
File: R:\2792-002\Engineering\DWG\2792sh-plat-002.dwg

THIS PROJECT WILL CONSIST OF 54 RESIDENTIAL LOTS,  
3 OPEN SPACE / PARKS LOTS AND DRAINAGE EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT.

SHEET 2 OF 3



# PLAT NO. 20-11800258

## SUBDIVISION PLAT

## ESTABLISHING

## ANNABELLE RANCH UNIT 2

BEING A TOTAL OF 35.81 ACRES OF LAND INCLUSIVE OF A 0.033 ACRE RIGHT OF WAY DEDICATION OUT OF A 106.39 ACRE TRACT DEED TO HWY. 87 COMMUNITIES, LTD., VOLUME 18967, PAGE 908 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY AND OUT OF THE F. LONGVILLE SURVEY NO. 4, ABSTRACT No. 423 COUNTY BLOCK 5137, BEXAR COUNTY TEXAS.

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NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF ANNABELLE RANCH UNIT 2 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20

BY: \_\_\_\_\_ CHAIRMAN

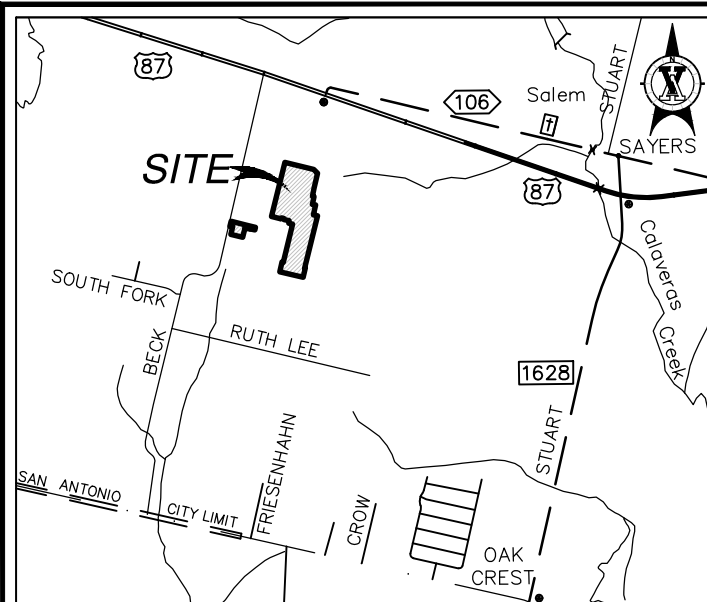
BY: \_\_\_\_\_ SECRETARY

### 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. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

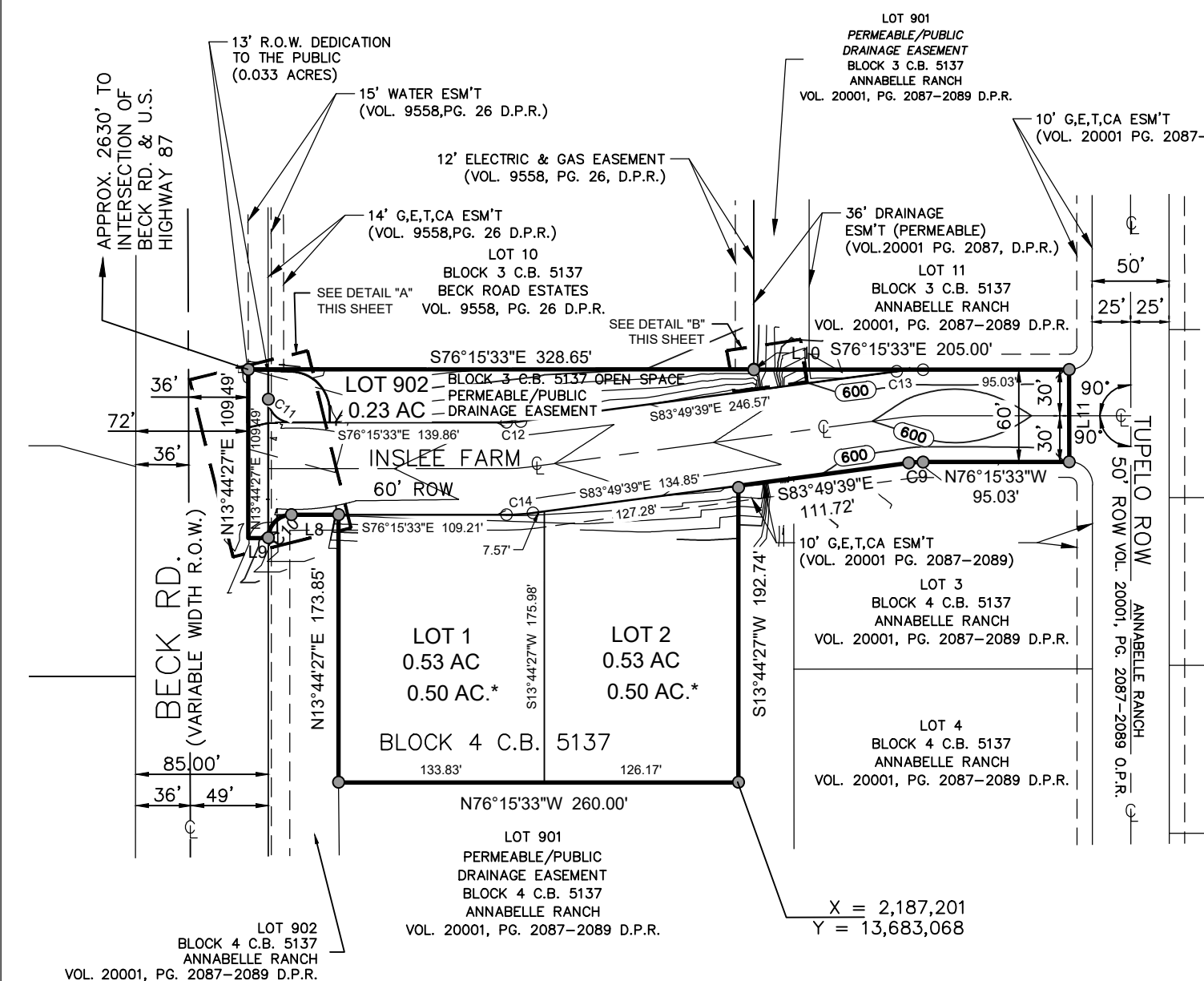


| Line # | Length | Direction   |
|--------|--------|-------------|
| L1     | 37.83  | N77°31'46"W |
| L2     | 72.52  | S77°04'22"E |
| L3     | 90.00  | S76°15'33"E |
| L4     | 16.80  | S76°15'33"E |
| L5     | 24.50  | S76°15'33"E |
| L6     | 50.00  | N13°44'27"E |
| L7     | 50.00  | S76°15'33"E |
| L8     | 30.65  | S76°15'33"E |
| L9     | 13.00  | N76°15'33"W |
| L10    | 0.27   | N13°43'38"E |
| L11    | 60.00  | S13°44'27"W |
| L12    | 20.00  | S13°44'27"E |
| L13    | 20.00  | S13°44'27"W |
| L14    | 47.49  | N76°15'33"W |
| L15    | 3.75   | S76°44'47"E |
| L16    | 46.07  | S31°15'33"E |
| L17    | 45.72  | S31°15'33"E |

10' G.E.T.C.A ESM'T  
(VOL. 20001, PGS. 2087-2089 D.P.R.)

### LEGEND

- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
--- 600 --- EXISTING CONTOURS  
--- 600 --- PROPOSED CONTOURS  
G.E.T. & CA. TV. = GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION  
BLDG. = BUILDING  
BS = BUILDING SETBACK  
AC. = ACREAGE  
AC.\* = NET ACREAGE OF LOT  
D.P.R. = BEXAR COUNTY DEED AND PLAT RECORDS  
D.R. = BEXAR COUNTY DEED RECORDS  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX  
R.O.W. = RIGHT OF WAY  
C.B. = COUNTY BLOCK  
VOL. = VOLUME  
PG./PGS. = PAGE/PAGES  
ESMT. = EASEMENT  
TYP. = TYPICAL  
○ SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."  
● FOUND 1/2" IRON ROD WITH CAP STAMPED "ACES" UNLESS NOTED OTHERWISE



STATE OF TEXAS  
COUNTY OF BEXAR

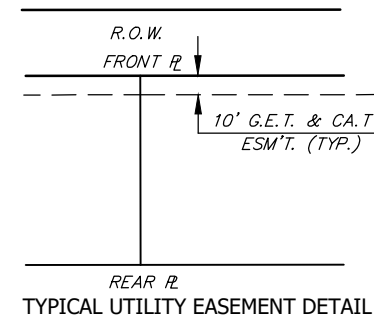
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

LICENSED PROFESSIONAL ENGINEER #57564  
PAUL A. SCHROEDER  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
(210) 349-3271

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:

REGISTERED PROFESSIONAL LAND SURVEYOR #5160  
PAUL A. SCHROEDER  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271



### TYPICAL CORNER LOT BUILDING SETBACKS

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 10' ALONG THE FRONT, AS SHOWN ABOVE, AND SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

THIS PROJECT WILL CONSIST OF 54 RESIDENTIAL LOTS, 3 OPEN SPACE / PARKS LOTS AND DRAINAGE EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SEE SHEET 2 OF 3 FOR CURVE TABLES.

SHEET 3 OF 3