

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - 740 EXISTING CONTOURS
 - 740 PROPOSED CONTOURS
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - ESMT EASEMENT
 - NCB NEW CITY BLOCK
 - BLK BLOCK
 - G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
 - R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
 - C CENTER LINE
 - FFE FINISH FLOOR ELEVATION
 - MDP MASTER DEVELOPMENT PLAN
 - C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO

- (A) OFF-LOT VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (1.76 AC PERMEABLE)
- (B) 25' x 25' SANITARY SEWER ESMT (0.01 AC PERMEABLE)
- (C) OFF-LOT 70' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.080 AC PERMEABLE)
- (D) OFF-LOT 60' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.069 AC PERMEABLE)
- (E) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (1.13 AC)
- (F) 14' G.E.T.CA. ESMT
- (A) 135' C.P.S.B.S.A. EASEMENT (VOL. 5723, PG. 897 OPR)
- (B) 100' PERMANENT SANITARY SEWER ESMT (VOL. 15114, PG. 1959 OPR) (VOL. 15591, PG. 1531 OPR)

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 OF MADE ON THE GROUND BY:

Amil M. Baker, Jr.
AMIL M. BAKER, JR., R.P.L.S. #1469
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131974

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 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 BUILDINGS, STRUCTURES, 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.

DRAINAGE 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOL. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 801, BLOCK 8, CB OR NCB 14495, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TIMMS SUBDIVISION UNIT 1A 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.

FINISHED FLOOR NOTE:

- 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480200050F, EFFECTIVE SEPTEMBER 29, 2010 FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS HIGH PRESSURE:

NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 556 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

IMPACT FEE NOTE:

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.

SURVEYOR NOTES:

- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-009.0105.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (CORS).
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).
- IRON PINS FOUND OR SET AT EACH CORNER.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS WASTEWATER EDU NOTE:

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 DEDICATION NOTE:

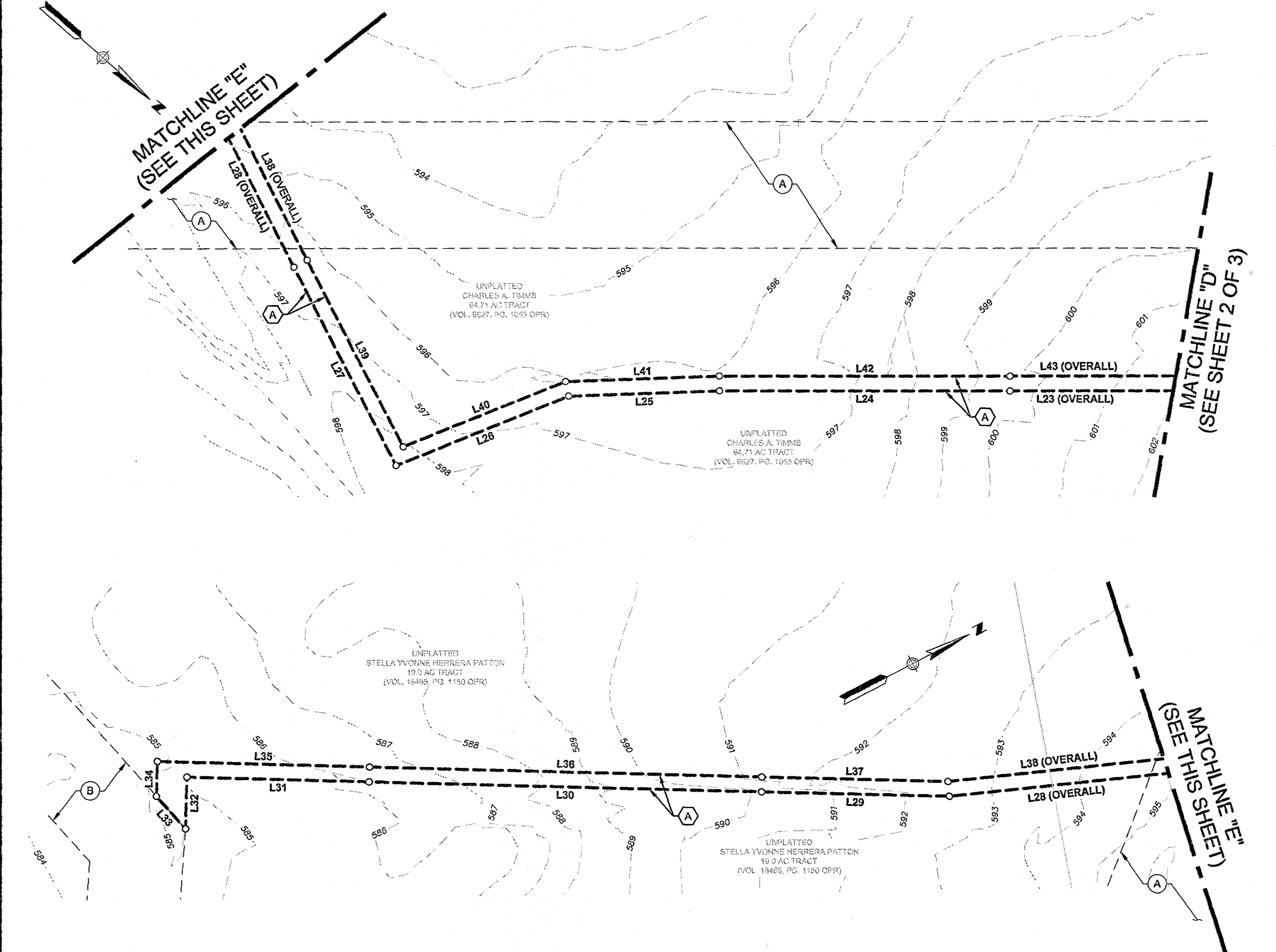
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

OPEN SPACE NOTE:

LOT 901, BLOCK 3, NCB 14495 & LOT 901, BLOCK 8, NCB 14495 IS DESIGNATED AS OPEN SPACE AND AS A G.E.T.CA. ESMT.

TREE NOTE: (B523 - 43)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APR2607779) 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).



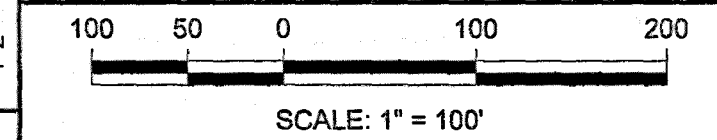
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NO. 19-11800550

**SUBDIVISION PLAT ESTABLISHING
TIMMS SUBDIVISION
UNIT 1A**

5.30 ACRES OF LAND OUT OF THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 100.00 ACRE TRACT DESCRIBED IN DEED TO HK FISCHER ROAD, LLC OF RECORD IN DOCUMENT NO. 20190180034, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND A PORTION OF A 93.75 ACRE TRACT DESCRIBED IN DEED TO HK REAL ESTATE DEVELOPMENT, LLC OF RECORD IN DOCUMENT NO. 20200210602, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. DEDICATING 1.13 ACRES OF LAND OUT OF THE ABOVE MENTIONED 5.30 ACRES TO THE CITY OF SAN ANTONIO FOR RIGHT OF WAY.



LJA Engineering & Surveying, Inc.
1100 NE Loop 410
Suite 950
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1388

RICKMAN LAND SURVEYING, LLC
AMIL M. BAKER, JR.
REGISTRATION NO. 1469
419 BIG BEND
CANYON LAKE, TX 78133
PHONE (830) 395-2457

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:
PAUL KUO
HK FISCHER ROAD, LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
TELEPHONE: (210) 363-4672

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO 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 25th DAY OF May, 2021.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 1A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

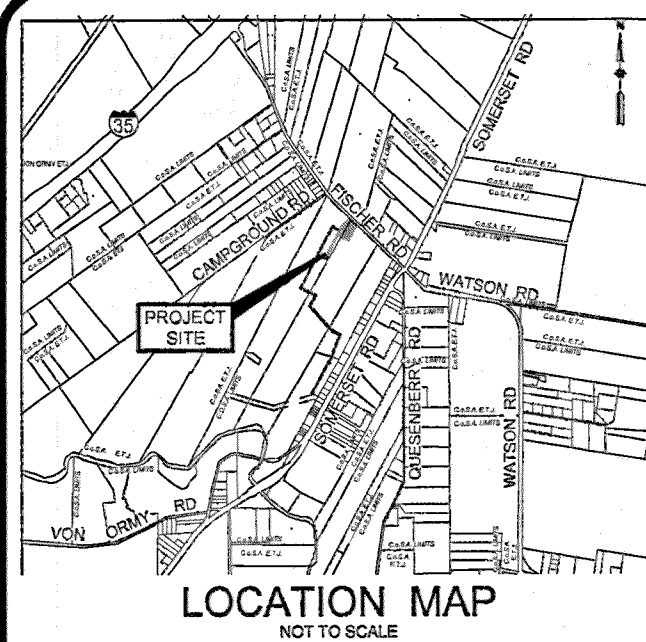
DATED THIS _____ DAY OF _____ A.D., 2021.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



K:\354179 HK Real Estate Development\3541 Timms Road_Colander\Resub\3541 Sub Development\Plat\3541 Sub\3541 Sub.dwg
User: nchamberlain



LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
740	EXISTING CONTOURS
740	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
NCB	NEW CITY BLOCK
BLK	BLOCK
G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
R.P.R.B.C.T.	REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
CL	CENTER LINE
FFE	FINISH FLOOR ELEVATION
MDP	MASTER DEVELOPMENT PLAN
C.P.S.B.S.A.	CITY PUBLIC SERVICE BOARD OF SAN ANTONIO

- (A) OFF-LOT VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (1.78 AC PERMEABLE)
- (B) 25' x 25' SANITARY SEWER ESMT (0.01 AC PERMEABLE)
- (C) OFF-LOT 70' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.080 AC PERMEABLE)
- (D) OFF-LOT 60' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.069 AC PERMEABLE)
- (E) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (1.13 AC)
- (F) 14' G.E.T.C.A. ESMT
- (A) 135' C.P.S.B.S.A. EASEMENT (VOL. 5723, PG. 897 OPR)
- (B) 100' PERMANENT SANITARY SEWER ESMT (VOL. 15114, PG. 1959 OPR)
- (B) 100' PERMANENT SANITARY SEWER ESMT (VOL. 15591, PG. 1531 OPR)

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 OF MADE ON THE GROUND BY:

Amil M. Baker, Jr.
AMIL M. BAKER, JR., R.P.L.S. # 1469
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131974

CPS/SAWS/COSEA UTILITY:

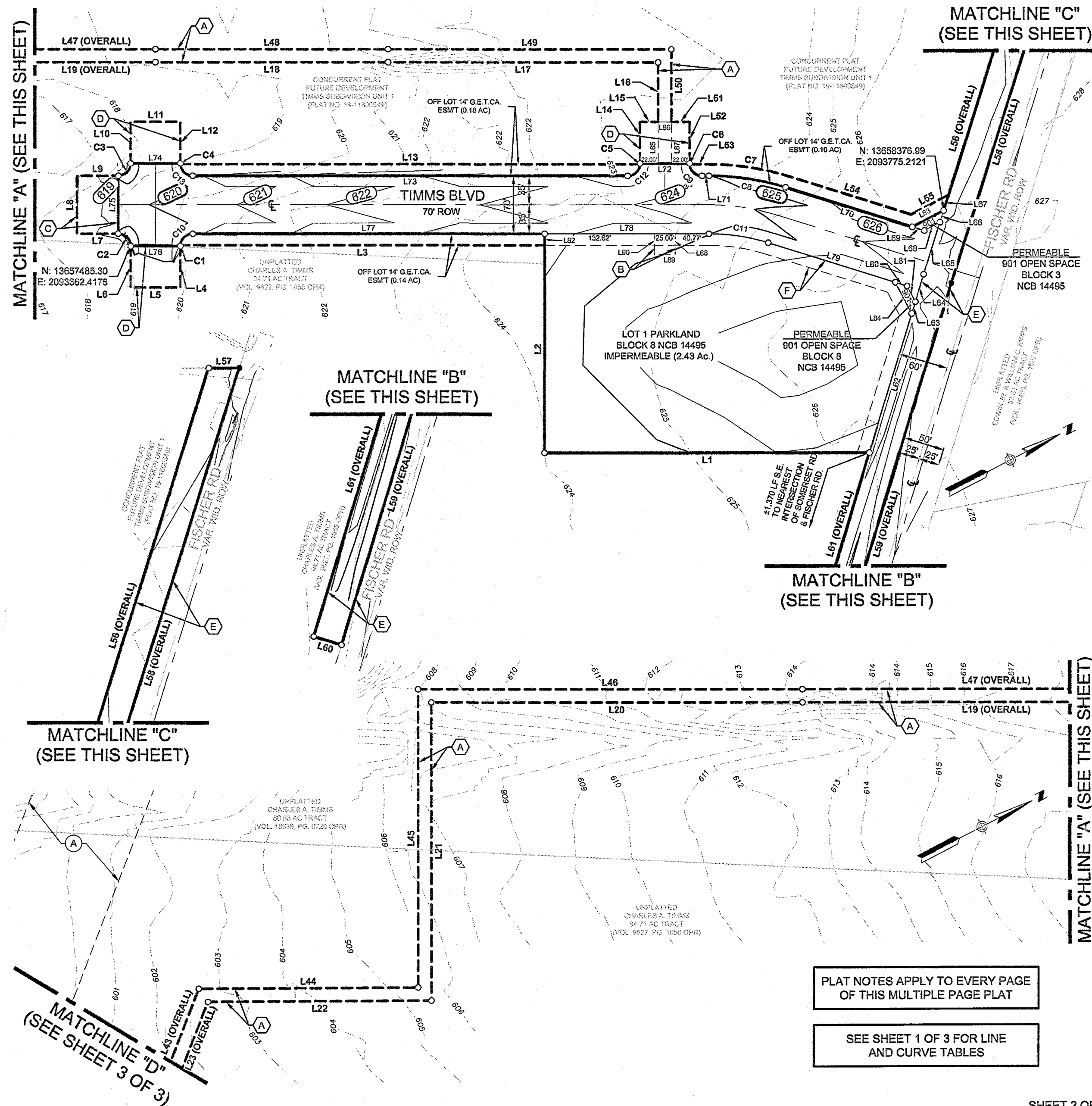
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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

DRAINAGE 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOL. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 801, BLOCK 8, C5 OR NCB 14495, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TIMMS SUBDIVISION UNIT 1A SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- FINISHED FLOOR NOTE:
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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802900565F, EFFECTIVE SEPTEMBER 23, 2010 FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- SAWS HIGH PRESSURE:
NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
- 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.

SURVEYOR NOTES:

- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-608(d)(5).
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (GCS).
 - THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (GCS).
 - IRON PINS FOUND OR SET AT EACH CORNER.
- FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- SAWS WASTEWATER EDU NOTE:
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 DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- OPEN SPACE NOTE:
LOT 901, BLOCK 3, NCB 14495 & LOT 801, BLOCK 8, NCB 14495 IS DESIGNATED AS OPEN SPACE AND AS A G.E.T.C.A. ESMT.
- TREE NOTE: (B328 - 43)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2807778) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMO, LIVES 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(1).



PLAT NO. 19-11800550

SUBDIVISION PLAT ESTABLISHING TIMMS SUBDIVISION UNIT 1A

5.30 ACRES OF LAND OUT OF THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 100.00 ACRE TRACT DESCRIBED IN DEED TO HK FISCHER ROAD, LLC OF RECORD IN DOCUMENT NO. 20190180034, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND A PORTION OF A 93.75 ACRE TRACT DESCRIBED IN DEED TO HK REAL ESTATE DEVELOPMENT, LLC OF RECORD IN DOCUMENT NO. 20200210602, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. DEDICATING 1.13 ACRES OF LAND OUT OF THE ABOVE MENTIONED 5.30 ACRES TO THE CITY OF SAN ANTONIO FOR RIGHT OF WAY.



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

RICKMAN LAND SURVEYING, LLC
AMIL M. BAKER, JR.
REGISTRATION NO. 1469
419 BIG BEND
CANYON LAKE, TX 78133
PHONE (830) 935-2457



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:
PAUL KUO
HK FISCHER ROAD, LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
TELEPHONE: (210) 353-4672

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 25th DAY of May, 2021.

Paul Kuo
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

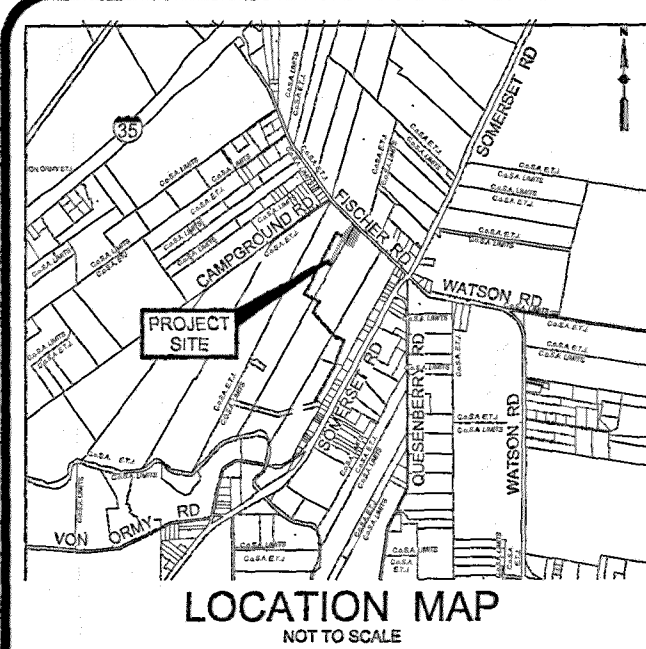
THIS PLAT OF TIMMS SUBDIVISION UNIT 1A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2021.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE
AND CURVE TABLES



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	EXISTING CONTOURS
740	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
NCB	NEW CITY BLOCK
BLK	BLOCK
G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
R.P.R.B.C.T.	REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
CL	CENTER LINE
FFE	FINISH FLOOR ELEVATION
MDP	MASTER DEVELOPMENT PLAN
C.P.S.B.S.A.	CITY PUBLIC SERVICE BOARD OF SAN ANTONIO

- (A) OFF-LOT VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (1.76 AC PERMEABLE)
- (B) 25' x 25' SANITARY SEWER ESMT (0.01 AC PERMEABLE)
- (C) OFF-LOT 70' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.080 AC PERMEABLE)
- (D) OFF-LOT 60' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.069 AC PERMEABLE)
- (E) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (1.13 AC)
- (F) 14' G.E.T.CA. ESMT
- (A) 135' C.P.S.B.S.A. EASEMENT (VOL. 5723, PG. 897 OPR)
- (B) 100' PERMANENT SANITARY SEWER ESMT (VOL. 15114, PG. 1959 OPR) (VOL. 15591, PG. 1531 OPR)

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 OF MADE ON THE GROUND BY:

Amil M. Baker, Jr.
AMIL M. BAKER, JR., R.P.L.S. # 1469
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131974

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.

2. 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

3. 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.

4. 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.

5. 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.

6. 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.

DRAINAGE NOTES

1. 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 MODIFICATION, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 8, CB OR NCB 14490, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TIMMS SUBDIVISION UNIT 1A SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. 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.

4. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED FLOOR FLOOR NOTE.

5. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4802030565, EFFECTIVE SEPTEMBER 29, 2010 FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. SAWS HIGH PRESSURE: NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 665 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

6. IMPACT FEE NOTE: 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.

SURVEYOR NOTES:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 39-005.01(5).

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (S3).

3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (S3).

4. IRON PINS FOUND OR SET AT EACH CORNER.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

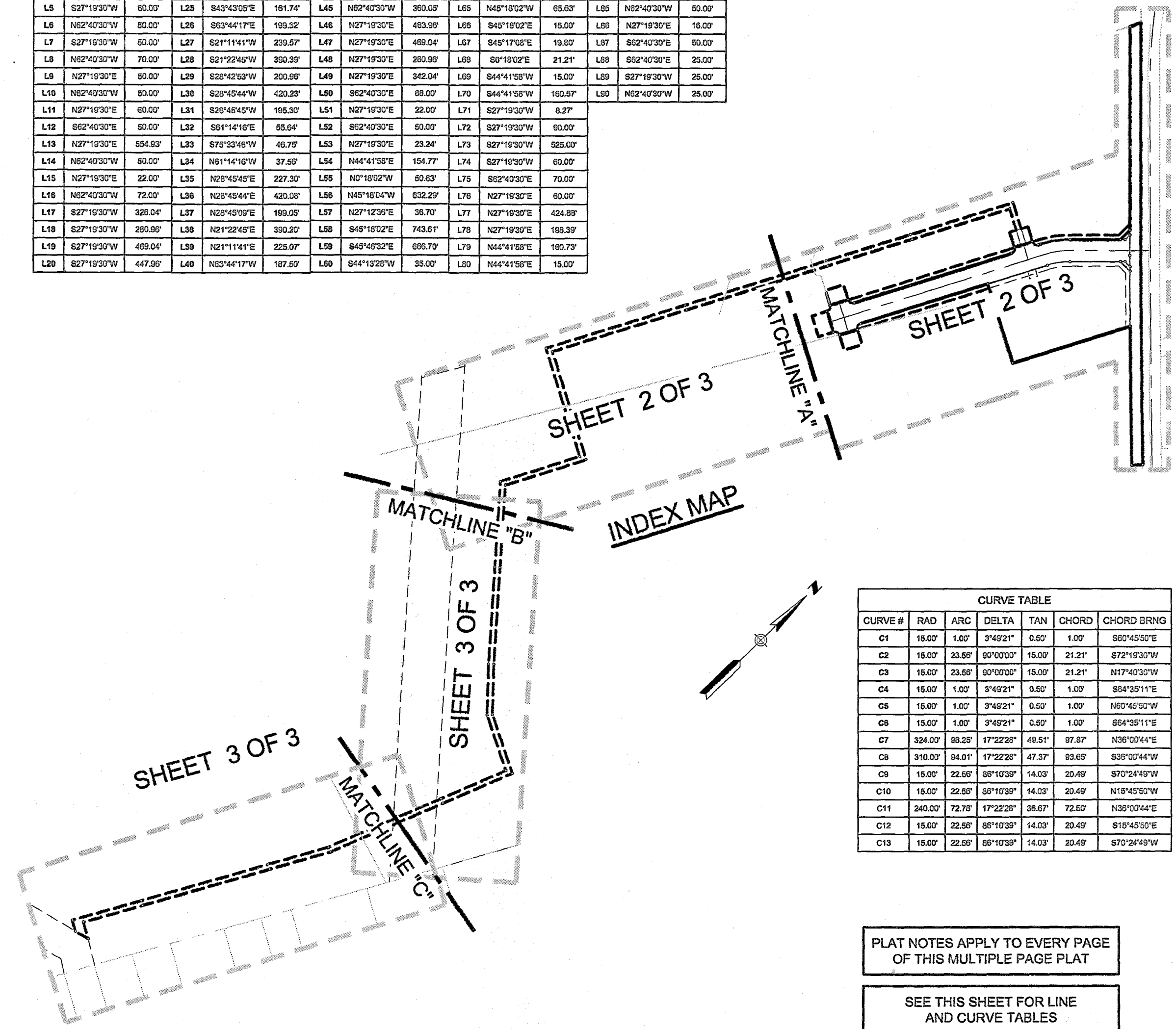
SAWS WASTEWATER ECU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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

OPEN SPACE NOTE: LOT 901, BLOCK 3, NCB 14495 & LOT 901, BLOCK 8, NCB 14495 IS DESIGNATED AS OPEN SPACE AND AS A G.E.T.CA. ESMT.

TREE NOTE: (5528 - 43) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2607775) 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S27°19'30"W	392.13'	L21	S62°40'30"E	359.99'	L41	N43°43'05"W	164.99'	L61	N45°46'32"W	441.48'	L81	N69°27'42"E	21.29'
L2	N62°41'25"W	251.00'	L22	S28°59'17"W	269.84'	L42	N41°37'55"W	311.11'	L62	S45°46'32"E	175.99'	L82	S92°41'25"E	14.00'
L3	S27°19'30"W	439.89'	L23	S41°37'58"E	261.23'	L43	N41°37'55"W	272.14'	L63	S45°46'32"E	15.00'	L83	N0°18'02"W	42.49'
L4	S62°40'30"E	50.00'	L24	S41°37'58"E	310.82'	L44	N28°59'17"E	264.88'	L64	N45°46'32"W	34.37'	L84	S89°27'43"W	42.60'
L5	S27°19'30"W	60.00'	L25	S43°43'05"E	161.74'	L45	N62°40'30"W	360.05'	L65	N45°18'02"W	65.63'	L85	N62°40'30"W	50.00'
L6	N62°40'30"W	60.00'	L26	S63°44'17"E	199.32'	L46	N27°19'30"E	463.99'	L66	S45°18'02"E	15.00'	L86	N27°19'30"E	16.00'
L7	S27°19'30"W	50.00'	L27	S21°11'41"W	239.57'	L47	N27°19'30"E	466.04'	L67	S45°17'08"E	19.80'	L87	S62°40'30"E	50.00'
L8	N62°40'30"W	70.00'	L28	S21°22'45"W	390.39'	L48	N27°19'30"E	280.99'	L68	S0°18'02"E	21.21'	L88	S62°40'30"E	25.00'
L9	N27°19'30"E	60.00'	L29	S28°42'53"W	200.96'	L49	N27°19'30"E	342.04'	L69	S44°41'58"W	15.00'	L89	S27°19'30"W	26.00'
L10	N62°40'30"W	50.00'	L30	S28°45'44"W	420.23'	L50	S62°40'30"E	88.00'	L70	S44°41'58"W	160.57'	L90	N62°40'30"W	25.00'
L11	N27°19'30"E	60.00'	L31	S28°48'45"W	165.30'	L51	N27°19'30"E	22.00'	L71	S27°19'30"W	8.27'			
L12	S62°40'30"E	60.00'	L32	S91°14'16"E	55.64'	L52	S62°40'30"E	60.00'	L72	S27°19'30"W	60.00'			
L13	N27°19'30"E	554.93'	L33	S75°33'46"W	46.79'	L53	N27°19'30"E	23.24'	L73	S27°19'30"W	525.00'			
L14	N62°40'30"W	80.00'	L34	N61°14'10"W	37.50'	L54	N44°41'58"E	154.77'	L74	S27°19'30"W	60.00'			
L15	N27°19'30"E	22.00'	L35	N28°45'45"E	227.30'	L55	N0°18'02"W	60.63'	L75	S62°40'30"E	70.00'			
L16	N62°40'30"W	72.00'	L36	N28°45'44"E	420.08'	L56	N45°18'04"W	632.29'	L76	N27°19'30"E	60.00'			
L17	S27°19'30"W	326.04'	L37	N28°45'09"E	169.05'	L57	N27°12'36"E	36.70'	L77	N27°19'30"E	424.88'			
L18	S27°19'30"W	260.96'	L38	N21°22'45"E	390.20'	L58	S45°18'02"E	743.61'	L78	N27°19'30"E	199.39'			
L19	S27°19'30"W	469.04'	L39	N21°11'41"E	225.07'	L59	S45°46'32"E	666.70'	L79	N44°41'58"E	160.73'			
L20	S27°19'30"W	447.96'	L40	N63°44'17"W	167.50'	L60	S44°13'28"W	35.00'	L80	N44°41'58"E	15.00'			



CURVE TABLE						
CURVE #	RAD	ARC	DELTA	TAN	CHORD	CHORD BRNG
C1	15.00'	1.00'	3°49'21"	0.50'	1.00'	S60°45'50"E
C2	15.00'	23.56'	90°00'00"	15.00'	21.21'	S72°19'30"W
C3	15.00'	23.56'	90°00'00"	15.00'	21.21'	N17°40'30"W
C4	15.00'	1.00'	3°49'21"	0.50'	1.00'	S84°39'11"E
C5	15.00'	1.00'	3°49'21"	0.50'	1.00'	N60°45'50"W
C6	15.00'	1.00'	3°49'21"	0.50'	1.00'	S64°39'11"E
C7	324.00'	99.25'	17°22'28"	49.51'	97.97'	N36°00'44"E
C8	310.00'	94.01'	17°22'28"	47.37'	93.65'	S39°00'44"W
C9	15.00'	22.56'	86°10'39"	14.03'	20.49'	S70°24'49"W
C10	15.00'	22.56'	86°10'39"	14.03'	20.49'	N18°45'50"E
C11	240.00'	72.78'	17°22'28"	36.67'	72.50'	N36°00'44"E
C12	15.00'	22.56'	86°10'39"	14.03'	20.49'	S16°45'50"E
C13	15.00'	22.56'	86°10'39"	14.03'	20.49'	S70°24'49"W

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES

PLAT NO. 19-11800550

SUBDIVISION PLAT ESTABLISHING
TIMMS SUBDIVISION
UNIT 1A

5.30 ACRES OF LAND OUT OF THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 100.00 ACRE TRACT DESCRIBED IN DEED TO HK FISCHER ROAD, LLC OF RECORD IN DOCUMENT NO. 20190180034, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND A PORTION OF A 93.75 ACRE TRACT DESCRIBED IN DEED TO HK REAL ESTATE DEVELOPMENT, LLC OF RECORD IN DOCUMENT NO. 20200210602, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. DEDICATING 1.13 ACRES OF LAND OUT OF THE ABOVE MENTIONED 5.30 ACRES TO THE CITY OF SAN ANTONIO FOR RIGHT OF WAY.

300 150 0 300 600

SCALE: 1" = 300'

LJA Engineering & Surveying, Inc.

1100 Ne Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

RICKMAN LAND SURVEYING, LLC
AMIL M. BAKER, JR.
REGISTRATION NO. 1469
419 BIG BEND
CANYON LAKE, TX 78133
PHONE (830) 939-2457

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:
PAUL KUO
HK FISCHER ROAD, LLC
24807 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
TELEPHONE: (210) 363-4672

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 19th DAY OF May, 2021.

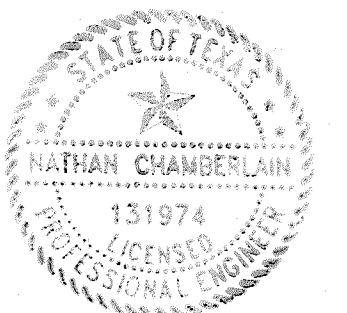
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 1A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2021.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



19-11800550-1 Timms Tract Collapsed.dwg 2021-05-20 10:00:00 User: nchamberlain