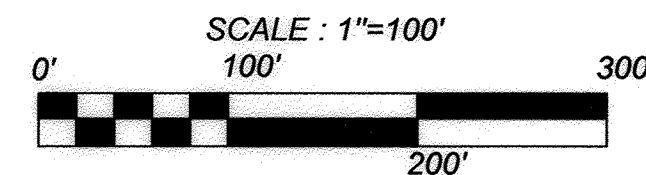


REPLAT & SUBDIVISION PLAT ESTABLISHING  
VILLAMANTA SUBDIVISION

BEING A TOTAL OF 7.12 ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, BEXAR COUNTY, TEXAS, SAID TWO TRACTS OF LAND BEING A 6.762 ACRE TRACT OF LAND ("TRACT 1") AND A 0.355 ACRE TRACT ("TRACT 2") GRANTED AND CONVEYED UNTO CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020037194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBE 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.

*Bart Swider*  
OWNER/AGENT: BART SWIDER  
CHESMAR HOMES  
1846 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

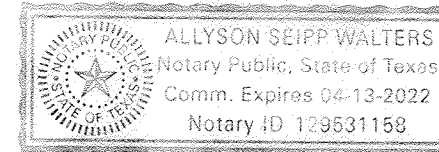
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider*, 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 7th DAY OF May, A.D. 2021

*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

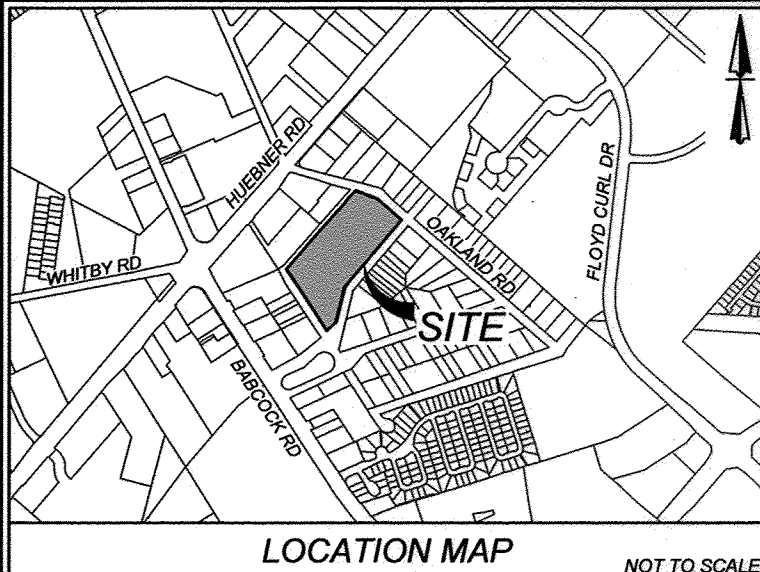


THIS PLAT OF VILLAMANTA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

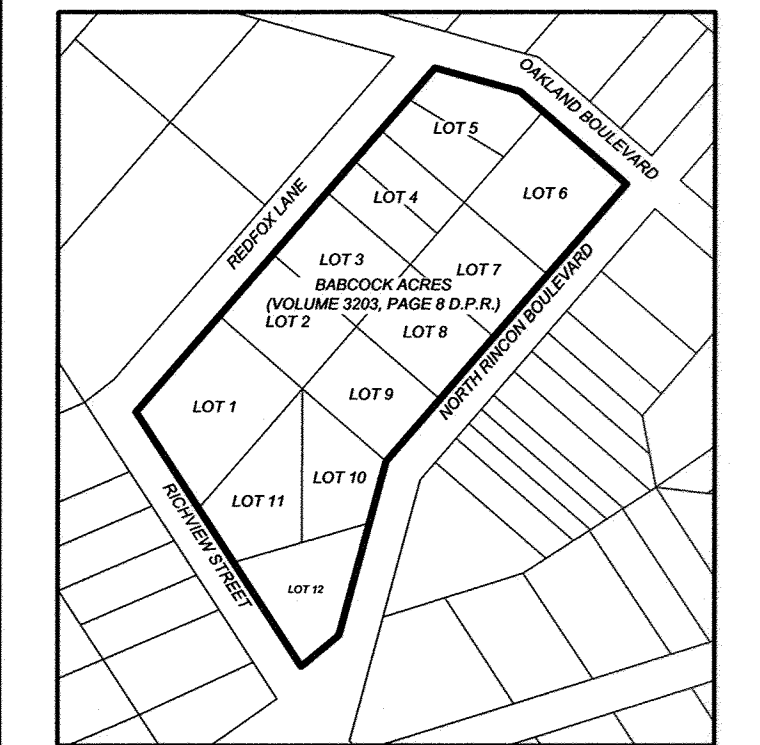
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

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



- SURVEYOR NOTES:**
- 12" 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 (GEOID03).



THE 7.12 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1-12, BLOCK 5, N.C.B. 14689 OF THE BABCOCK ACRES RECORDED IN VOLUME 3025, PAGE 8 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BABCOCK ACRES WHICH IS RECORDED IN VOLUME 3025, PAGE 8, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ( ) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

*Bart Swider*  
OWNER/AGENT: BART SWIDER  
CHESMAR HOMES  
1846 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 7th DAY OF May, 2021

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-13-22

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.

*[Signature]*  
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:

*[Signature]*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS 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) 1917 E. INTERSTATE 35, AUSTIN, TEXAS 78741 PHONE: 512-460-7722 FAX: 512-460-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

- 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," "GAS EASEMENT," "WATER EASEMENT," "WASTEWATER EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, AND EGRESSING 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 OF GRANTORS 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.

**EASEMENTS FOR FLOODPLAIN NOTES:**

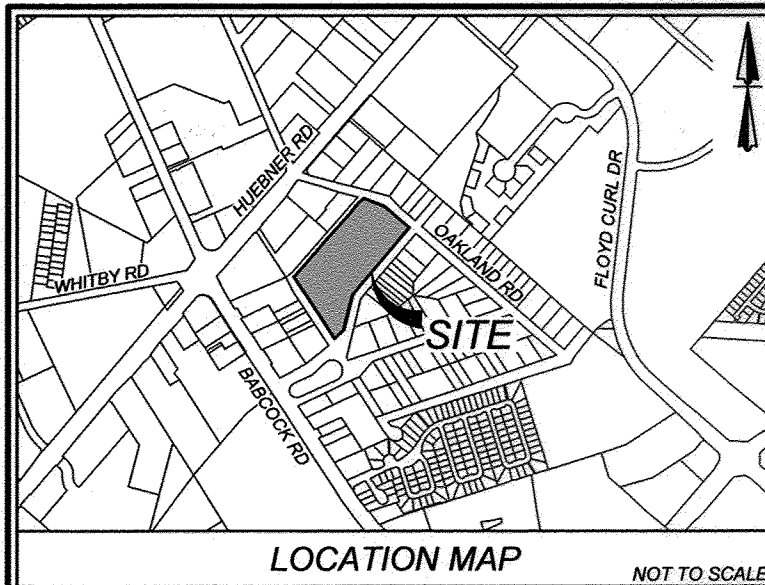
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4802802409, DATED SEPTEMBER 28, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT COMBINATION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

- 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.
- FIRE NOTE:**
- INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- INGRESS/EGRESS NOTE:**
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.
- SAWS DEDICATION NOTE:**
- THE OWNER 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.
- RESIDENTIAL FIRE FLOW NOTE:**
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 20 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.
- TREE NOTE:**
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2632548 ) 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 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 PER 35-477(R).
- SAWS HIGH PRESSURE NOTE:**
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.
- CROSS ACCESS NOTE:**
- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 13, BLOCK 5, CB OR NCB 14689, IN ACCORDANCE WITH UDC 35-506(R)(3).

Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	140.10'	S74° 31' 28"E	L31	38.60'	N37° 06' 55"E	L61	5.00'	S48° 58' 08"E	L91	4.70'	N41° 01' 52"E	L121	5.00'	S48° 58' 08"E	L151	5.00'	N41° 01' 52"E
L2	77.47'	S50° 27' 38"W	L32	332.53'	N37° 07' 01"E	L62	93.77'	N41° 01' 52"E	L92	2.51'	S48° 58' 08"E	L122	10.00'	S41° 01' 52"W	L152	5.00'	S41° 01' 52"W
L3	29.33'	S62° 29' 02"W	L33	8.48'	N00° 14' 25"E	L63	5.00'	N77° 26' 11"W	L93	54.00'	S48° 58' 08"E	L123	5.00'	N48° 58' 08"W	L153	5.00'	N41° 01' 52"E
L4	20.60'	S12° 33' 49"W	L34	8.61'	N74° 31' 28"W	L64	10.00'	N12° 33' 49"E	L94	120.00'	N41° 01' 52"E	L124	158.00'	S41° 01' 52"W	L154	5.00'	S41° 01' 52"W
L5	41.49'	S48° 58' 08"E	L35	6.00'	S40° 49' 07"W	L65	5.00'	S77° 26' 11"E	L95	54.00'	N48° 58' 08"W	L125	5.00'	S48° 58' 08"E	L155	5.00'	N41° 01' 52"E
L6	63.91'	N34° 10' 13"E	L36	10.00'	N49° 10' 53"W	L66	21.38'	N12° 33' 49"E	L96	2.51'	N48° 58' 08"W	L126	10.00'	S41° 01' 52"W	L156	26.06'	N41° 01' 52"E
L7	29.20'	S49° 10' 53"E	L37	6.20'	N40° 49' 07"E	L67	54.37'	S48° 58' 08"E	L97	4.70'	N41° 01' 52"E	L127	5.00'	N48° 58' 08"W	L157	10.00'	S48° 58' 08"E
L8	129.93'	S34° 10' 13"W	L38	10.00'	S49° 10' 53"E	L68	62.98'	N34° 10' 13"E	L98	56.00'	N48° 58' 08"W	L128	102.00'	S41° 01' 52"W	L158	28.90'	S41° 01' 52"W
L9	31.00'	S48° 58' 08"E	L39	109.88'	N49° 10' 53"W	L69	4.70'	N41° 01' 52"E	L99	5.00'	S41° 01' 52"W	L129	5.00'	S48° 58' 08"E	L159	10.39'	N33° 09' 08"W
L10	29.00'	S41° 01' 52"W	L40	77.40'	N48° 58' 08"W	L70	2.51'	S48° 58' 08"E	L100	10.00'	N48° 58' 08"W	L130	10.00'	S41° 01' 52"W	L160	52.83'	S34° 10' 13"W
L11	164.00'	N48° 58' 08"W	L41	26.82'	N48° 58' 08"W	L71	31.00'	S48° 58' 08"E	L101	5.00'	N41° 01' 52"E	L131	5.00'	N48° 58' 08"W	L161	34.27'	S24° 49' 36"W
L12	32.57'	S41° 01' 52"W	L42	34.50'	S62° 58' 44"W	L72	5.00'	N41° 01' 52"E	L102	46.00'	N48° 58' 08"W	L132	39.27'	S41° 01' 52"W	L162	16.96'	S74° 31' 28"E
L13	29.00'	N48° 58' 08"W	L43	16.50'	S75° 57' 55"E	L73	10.00'	S48° 58' 08"E	L103	5.00'	S41° 01' 52"W	L133	149.39'	S41° 01' 52"W	L163	77.02'	S49° 10' 53"E
L14	22.89'	N12° 33' 49"E	L44	17.89'	N63° 26' 08"E	L74	5.00'	S41° 01' 52"W	L104	10.00'	N48° 58' 08"W	L134	149.39'	S41° 01' 52"W	L164	6.00'	S40° 49' 07"W
L15	30.85'	N34° 06' 37"W	L45	20.18'	N83° 17' 35"E	L75	13.00'	S48° 58' 08"E	L105	5.00'	N41° 01' 52"E	L135	149.39'	S41° 01' 52"W	L165	2.16'	N24° 49' 36"E
L16	53.33'	S48° 58' 08"E	L46	84.00'	N41° 01' 52"E	L76	105.79'	N41° 01' 52"E	L106	26.00'	N48° 58' 08"W	L136	5.00'	S48° 58' 08"E	L166	43.28'	N41° 01' 52"E
L17	103.51'	S41° 01' 52"W	L47	5.00'	N48° 58' 08"W	L77	53.50'	N48° 58' 08"W	L107	46.40'	S34° 10' 13"W	L137	14.46'	S48° 58' 08"E	L167	33.14'	S74° 31' 28"E
L18	54.00'	N48° 58' 08"W	L48	10.00'	N41° 01' 52"E	L78	2.51'	N48° 58' 08"W	L108	5.00'	S55° 49' 47"E	L138	22.43'	N41° 01' 52"E	L168	18.48'	S34° 06' 37"E
L19	120.00'	N41° 01' 52"E	L49	5.00'	S48° 58' 08"E	L79	4.70'	N41° 01' 52"E	L109	10.00'	S34° 10' 13"W	L139	5.00'	S48° 58' 08"E	L169	5.00'	S34° 06' 37"E
L20	54.00'	S48° 58' 08"E	L50	158.00'	N41° 01' 52"E	L80	4.70'	N41° 01' 52"E	L110	5.00'	N55° 49' 47"W	L140	22.43'	S41° 01' 52"W	L170	4.00'	N48° 58' 08"W
L21	120.00'	S41° 01' 52"W	L51	5.00'	N48° 58' 08"W	L81	2.51'	S48° 58' 08"E	L111	46.40'	S34° 10' 13"W	L141	5.00'	S48° 58' 08"E	L171	4.00'	N48° 58' 08"W
L22	54.00'	N48° 58' 08"W	L52	10.00'	N41° 01' 52"E	L82	31.00'	S48° 58' 08"E	L112	5.00'	S55° 49' 47"E	L142	5.00'	S49° 10' 53"E	L172	4.00'	S41° 01' 52"W
L23	120.00'	N41° 01' 52"E	L53	5.00'	S48° 58' 08"E	L83	5.00'	N41° 01' 52"E	L113	10.00'	S34° 10' 13"W	L143	9.36'	S34° 10' 13"W	L173	4.00'	S41° 01' 52"W
L24	54.00'	S48° 58' 08"E	L54	130.00'	N41° 01' 52"E	L84	10.00'	S48° 58' 08"E	L114	5.00'	N55° 49' 47"W	L144	80.60'	S48° 58' 08"E	L174	4.03'	S49° 10' 53"E
L25	120.00'	S41° 01' 52"W	L55	5.00'	N48° 58' 08"W	L85	5.00'	S41° 01' 52"E	L115	7.71'	S34° 10' 13"W	L145	28.01'	S39° 40' 17"W	L175	4.03'	S48° 58' 08"E
L26	54.00'	N48° 58' 08"W	L56	10.00'	N41° 01' 52"E	L86	13.00'	S48° 58' 08"E	L116	6.51'	S41° 01' 52"W	L146	5.00'	N41° 01' 52"E	L176	6.83'	N24° 49' 36"E
L27	120.00'	N41° 01' 52"E	L57	5.00'	S48° 58' 08"E	L87	120.00'	N41° 01' 52"E	L117	5.00'	S48° 58' 08"E	L147	27.84'	N39° 40' 17"E	L177	5.98'	N48° 58' 08"W
L28	66.79'	N25° 23' 19"E	L58	158.00'	N41° 01' 52"E	L88	54.00'	N48° 58' 08"W	L118	10.00'	S41° 01' 52"W	L148	80.37'	N48° 58' 08"W	L178	5.98'	S41° 01' 52"W
L29	178.24'	N43° 18' 56"E	L59	5.00'	N48° 58' 08"W	L89	2.51'	N48° 58' 08"W	L119	5.00'	N48° 58' 08"W	L149	14.37'	N34° 10' 13"E			
L30	14.21'	N43° 18' 49"E	L60	10.00'	N41° 01' 52"E	L90	4.70'	N41° 01' 52"E	L120	158.00'	S41° 01' 52"W	L150	5.00'	S41° 01' 52"W			

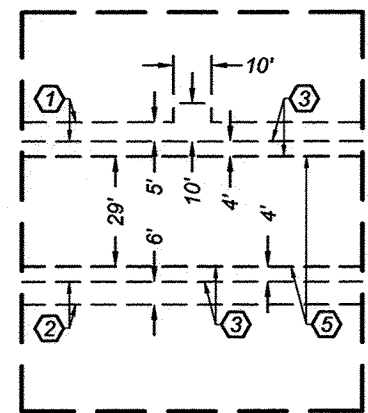
Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	28.12'	122.50'	13°09'02"	28.05'	S19°08'20"W	C22	39.27'	25.00'	90°00'00"	35.36'	N86°01'52"E	C43	14.33'	16.00'	51°19'04"	13.86'	S23°18'36"E
C2	32.59'	25.00'	74°40'59"	30.33'	S11°37'39"E	C23	10.84'	16.00'	38°49'08"	10.63'	N21°37'18"E	C44	25.13'	16.00'	90°00'00"	22.63'	N86°01'52"E
C3	42.26'	25.00'	96°51'39"	37.41'	N82°36'02"E	C24	15.07'	36.00'	23°58'47"	14.96'	N14°12'08"E	C45	25.13'	16.00'	90°00'00"	22.63'	N03°58'08"W
C4	30.83'	257.50'	6°51'39"	30.82'	S37°36'02"W	C25	16.29'	68.50'	13°37'43"	16.26'	N19°22'40"E	C46	14.33'	16.00'	51°19'04"	13.86'	N74°37'40"W
C5	39.27'	25.00'	90°00'00"	35.36'	S03°58'08"E	C26	27.05'	16.00'	96°51'39"	23.94'	N82°36'02"E	C47	22.56'	21.00'	61°33'47"	21.49'	N79°45'02"W
C6	39.27'	25.00'	90°00'00"	35.36'	S86°01'52"W	C27	9.12'	21.00'	24°53'36"	9.05'	S36°31'20"E	C48	31.91'	286.50'	6°51'39"	31.89'	S37°36'02"W
C7	16.94'	25.00'	38°49'08"	16.62'	N21°37'18"E	C28	16.71'	21.00'	45°35'05"	16.27'	S71°45'41"E	C49	22.56'	21.00'	61°33'47"	21.49'	S10°14'58"W
C8	11.30'	27.00'	23°58'47"	11.22'	N14°12'08"E	C29	16.71'	21.00'	45°35'05"	16.27'	N26°10'36"W	C50	16.28'	21.00'	44°24'55"	15.87'	N18°49'24"E
C9	18.43'	77.50'	13°37'43"	18.39'	N19°22'40"E	C30	14.33'	16.00'	51°19'04"	13.86'	S23°18'36"E	C51	16.28'	21.00'	44°24'55"	15.87'	N63°14'19"E
C10	37.24'	25.00'	85°21'12"	33.89'	S66°17'32"E	C31	25.13'	16.00'	90°00'00"	22.63'	N86°01'52"E	C52	16.28'	21.00'	44°24'55"	15.87'	N18°49'24"E
C11	18.53'	228.50'	4°38'48"	18.53'	S38°42'28"W	C32	15.34'	219.50'	4°00'17"	15.34'	N39°01'43"E	C53	16.28'	21.00'	44°24'55"	15.87'	N63°14'19"E
C12	39.27'	25.00'	90°00'00"	35.36'	S86°01'52"W	C33	24.01'	16.00'	85°59'43"	21.82'	N05°58'17"W	C54	16.28'	21.00'	44°24'55"	15.87'	N18°49'24"E
C13	39.27'	25.00'	90°00'00"	35.36'	S03°58'08"E	C34	14.33'	16.00'	51°19'04"	13.86'	N74°37'40"W	C55	16.28'	21.00'	44°24'55"	15.87'	N63°14'19"E
C14	39.27'	25.00'	90°00'00"	35.36'	N86°01'52"E	C35	16.71'	21.00'	45°35'05"	16.27'	S71°45'41"E	C56	4.78'	9.75'	28°04'55"	4.73'	S10°02'05"E
C15	39.27'	25.00'	90°00'00"	35.36'	S03°58'08"E	C36	16.71'	21.00'	45°35'05"	16.27'	N26°10'36"W	C57	21.63'	25.00'	49°33'43"	20.96'	S00°56'00"W
C16	39.27'	25.00'	90°00'00"	35.36'	S86°01'52"W	C37	14.33'	16.00'	51°19'04"	13.86'	S23°18'36"E	C58	11.12'	36.00'	17°42'07"	11.08'	S17°20'28"W
C17	39.27'	25.00'	90°00'00"	35.36'	S03°58'08"E	C38	25.13'	16.00'	90°00'00"	22.63'	N86°01'52"E	C59	18.19'	21.00'	49°37'57"	17.63'	S65°50'50"W
C18	39.27'	25.00'	90°00'00"	35.36'	N86°01'52"E	C39	25.13'	16.00'	90°00'00"	22.63'	S03°58'08"E	C60	18.19'	21.00'	49°37'57"	17.63'	S24°09'17"E
C19	39.27'	25.00'	90°00'00"	35.36'	S03°58'08"E	C40	14.33'	16.00'	51°19'04"	13.86'	N74°37'40"W	C61	10.96'	25.00'	25°07'16"	10.87'	N36°24'30"W
C20	39.27'	25.00'	90°00'00"	35.36'	S86°01'52"W	C41	16.71'	21.00'	45°35'05"	16.27'	S71°45'41"E	C62	14.33'	16.00'	51°19'04"	13.86'	N74°37'40"W
C21	39.27'	25.00'	90°00'00"	35.36'	N03°58'08"W	C42	16.71'	21.00'	45°35'05"	16.27'	N26°10'36"W	C63	14.33'	16.00'	51°19'04"	13.86'	S15°22'20"E





#### KEYNOTES:

- 1 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER EASEMENT
- 2 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT
- 3 4" ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & PEDESTRIAN ACCESS EASEMENT
- 4 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT (0.02 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
- 5 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 6 16" SANITARY SEWER EASEMENT
- 7 VARIABLE WIDTH PRIVATE DRAINAGE & OPEN SPACE EASEMENT (0.25 ACRE PERMEABLE) (0.05 ACRE NON-PERMEABLE) (SEE DETAIL "G" ON PAGE 7 OF 7)
- 8 VARIABLE WIDTH WATER EASEMENT
- 9 VARIABLE WIDTH PUBLIC DRAINAGE, LANDSCAPE & OPEN SPACE EASEMENT (0.69 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
- 10 VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.11 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
- 11 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, LANDSCAPE, ACCESS & OPEN SPACE EASEMENT (0.07 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
- 12 VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.09 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
- 13 5" GAS EASEMENT (SEE DETAIL "D" ON PAGE 4 OF 7)
- 14 10" WATER EASEMENT



#### TYPICAL EASEMENT DETAIL "B"

SCALE: 1" = 50'  
(SHEET 2 OF 7)

SEE DETAIL "D"  
SEE PAGE 4 OF 7  
SEE DETAIL "E"  
SEE PAGE 5 OF 7  
SEE DETAIL "F"  
SEE PAGE 6 OF 7  
SEE DETAIL "G"  
SEE PAGE 7 OF 7

N: 13737739.58  
E: 2096619.62

RICHVIEW STREET (60' R.O.W.)  
(VOLUME 3025, PAGE 8 D.P.R.)

NORTH RINCON BOULEVARD (60' R.O.W.)  
(VOLUME 3025, PAGE 8 D.P.R.)

#### DETAIL "C"

SCALE: 1" = 20'  
(SHEET 2 OF 7)

#### 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.

SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

REDFOX LANE (60' R.O.W.)  
(VOLUME 3025, PAGE 8 D.P.R.)

SEE DETAIL "D"  
SEE PAGE 4 OF 7  
SEE DETAIL "E"  
SEE PAGE 5 OF 7  
SEE DETAIL "F"  
SEE PAGE 6 OF 7  
SEE DETAIL "G"  
SEE PAGE 7 OF 7

LOT 15  
BLOCK 5  
N.C.B. 14689

LOT 15  
BLOCK 5  
N.C.B. 14689

LOT 15  
BLOCK 5  
N.C.B. 14689

100 YR FLOOD PLAIN  
(ZONE "AE" AS SCALED FROM  
PANEL 48029C0240G,  
DATED: SEPTEMBER 29, 2010)

1% AC ULTIMATE FLOODPLAIN  
PER STUDY PREPARED BY KFW

MATCHLINE "A" SEE PAGE 3 OF 7

#### DETAIL "H"

SCALE: 1" = 10'  
(SHEET 2 OF 7)

PLAT NUMBER 20-11800263

#### REPLAT & SUBDIVISION PLAT ESTABLISHING VILLAMANTA SUBDIVISION

BEING A TOTAL OF 7.12 ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, BEXAR COUNTY, TEXAS, SAID TWO TRACTS OF LAND BEING A 6.762 ACRE TRACT OF LAND ("TRACT 1") AND A 0.355 ACRE TRACT ("TRACT 2") GRANTED AND CONVEYED UNTO CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020037194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'  
0' 50' 150'

**KFW**  
ENGINEERS + SURVEYING

3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10123300

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.

*Bart Swider*  
OWNER/AGENT: BART SWIDER

CHESMAR HOMES  
1846 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

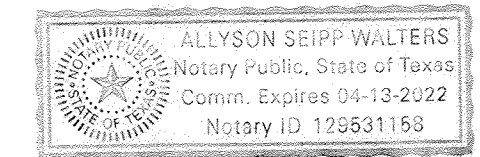
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider* 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 21 DAY OF MAY, A.D. 20 21

NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF VILLAMANTA SUBDIVISION 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

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.

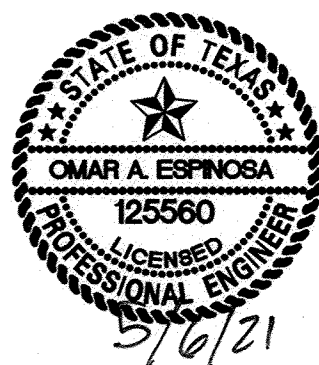
LICENSED PROFESSIONAL ENGINEER

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:

*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
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 (TBPELS)  
1917 F. WINTERSTEIN BLVD, AUSTIN, TEXAS 78741  
PHONE: 512-463-7722 FAX: 512-463-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

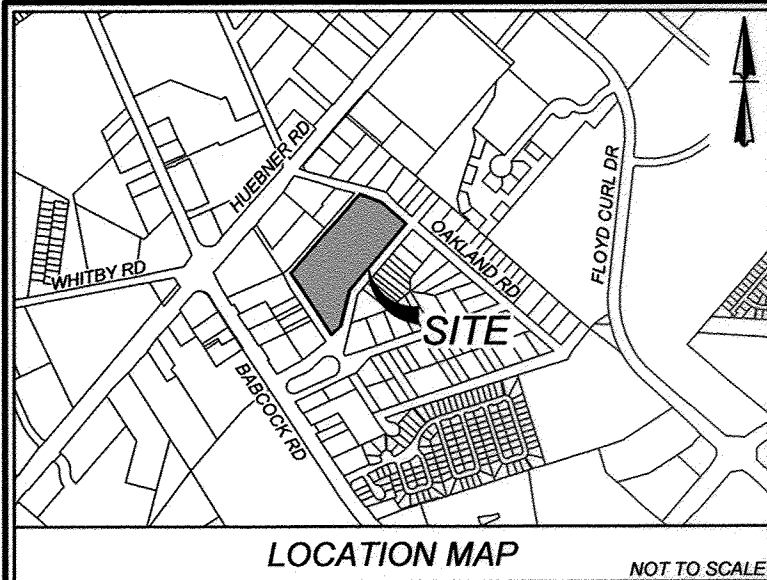


5-6-21









- 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 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.
  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.

**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.

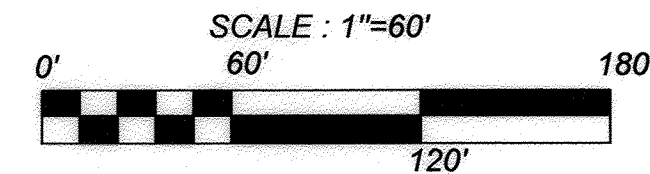
**SAWS IMPACT FEE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

- KEYNOTES:**
- 1 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER EASEMENT
  - 2 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT
  - 3 4" ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & PEDESTRIAN ACCESS EASEMENT
  - 4 VARIABLE WIDTH ELEVATE, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT (0.02 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
  - 5 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - 6 16" SANITARY SEWER EASEMENT
  - 7 VARIABLE WIDTH PRIVATE DRAINAGE & OPEN SPACE EASEMENT (0.25 ACRE PERMEABLE) (0.05 ACRE NON-PERMEABLE) (SEE DETAIL "G" ON PAGE 7 OF 7)
  - 8 VARIABLE WIDTH WATER EASEMENT
  - 9 VARIABLE WIDTH PUBLIC DRAINAGE, LANDSCAPE & OPEN SPACE EASEMENT (0.89 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "E" ON PAGE 5 OF 7)
  - 10 VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.11 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
  - 11 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, LANDSCAPE, ACCESS & OPEN SPACE EASEMENT (0.07 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
  - 12 VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.09 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
  - 13 5" GAS EASEMENT (SEE DETAIL "D" ON PAGE 4 OF 7)
  - 14 10' WATER EASEMENT

**PLAT NUMBER 20-11800263**

**REPLAT & SUBDIVISION PLAT ESTABLISHING  
VILLAMANTA SUBDIVISION**

BEING A TOTAL OF 7.12 ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, BEXAR COUNTY, TEXAS, SAID TWO TRACTS OF LAND BEING A 6.762 ACRE TRACT OF LAND ("TRACT 1") AND A 0.355 ACRE TRACT ("TRACT 2") GRANTED AND CONVEYED UNTO CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020037194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**KFW**  
**ENGINEERS + SURVEYING**

3421 PAESANOS 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.

*Bart Swider*  
OWNER/AGENT: BART SWIDER  
CHESMAR HOMES  
1646 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

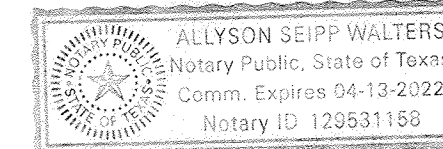
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider* 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 21 DAY OF May, A.D. 2021

NOTARY PUBLIC BEXAR COUNTY, TEXAS

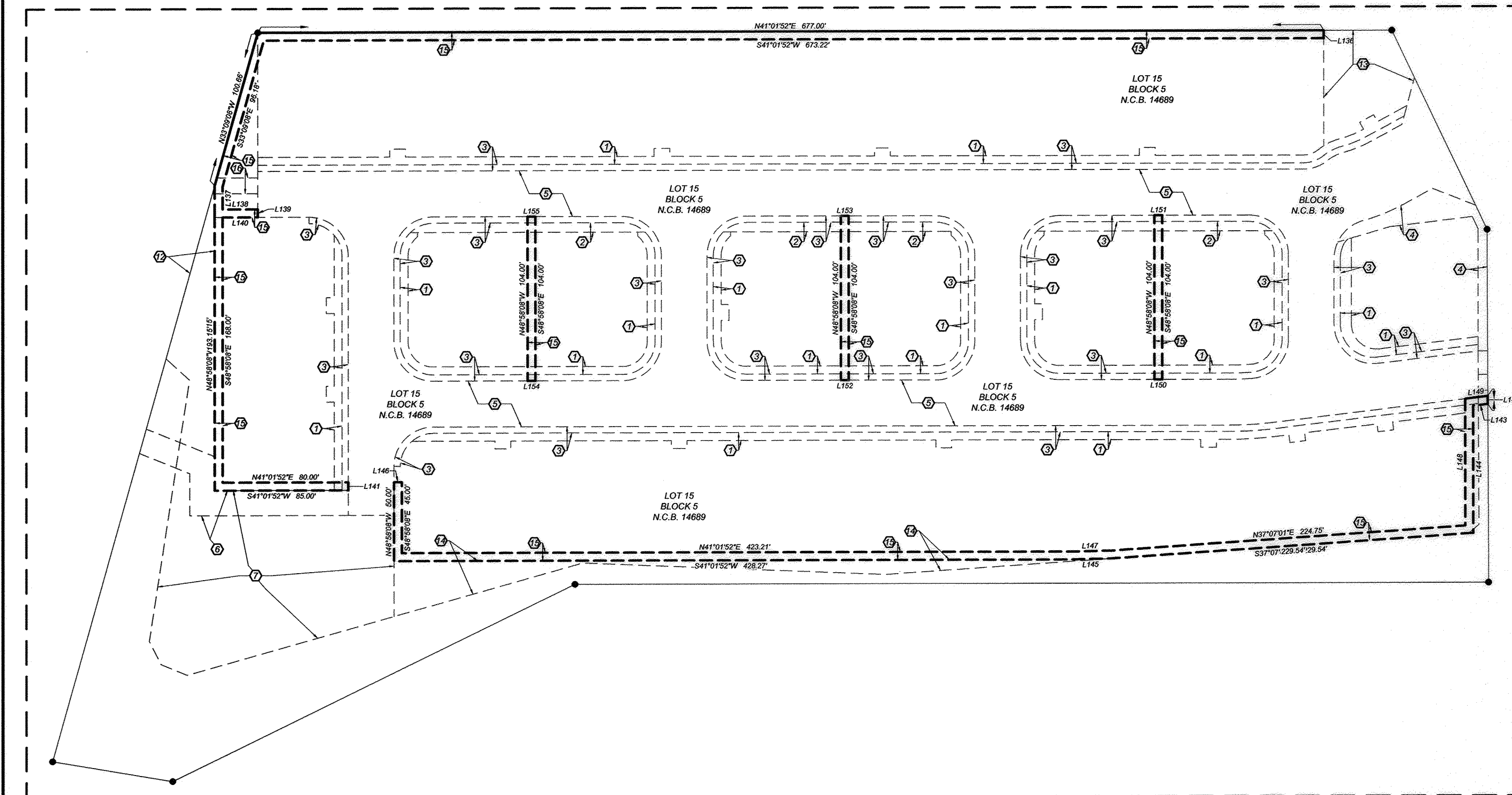


THIS PLAT OF VILLAMANTA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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



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.

*Omar A. Espinosa*  
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:

*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS 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)  
1817 J. B. HENDERSON BLVD., AUSTIN, TEXAS 78761  
PHONE: 512-460-7723, FAX: 512-442-1414, EMAIL: INFO@TBPELS.TEXAS.GOV

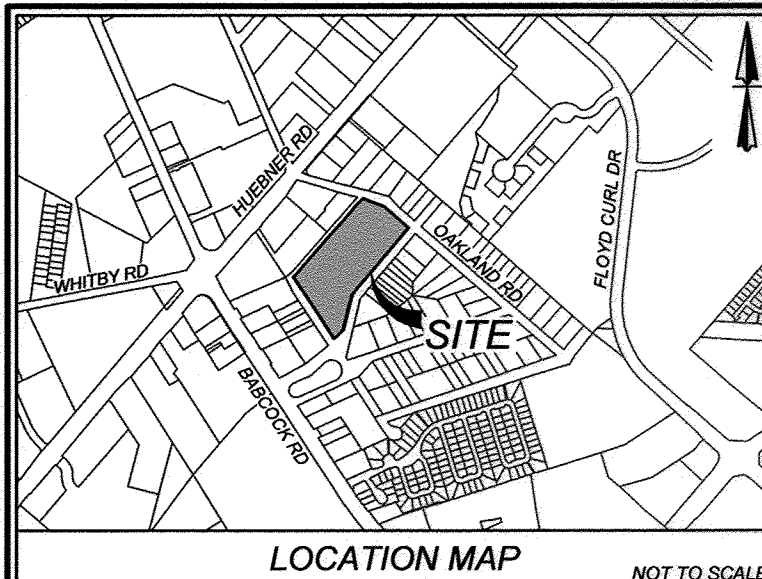
**5' GAS EASEMENT**

**DETAIL "D"**

SCALE: 1" = 60'  
(SHEET 2 OF 7)  
(SHEET 3 OF 7)

SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



#### 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 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 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.

#### 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.

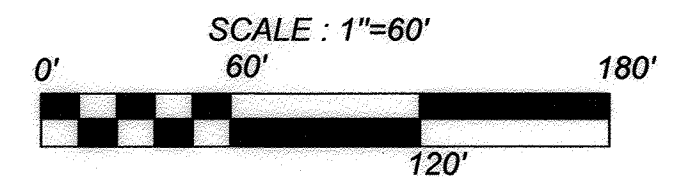
#### KEYNOTES:

1. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER EASEMENT
2. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT
3. 4' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & PEDESTRIAN ACCESS EASEMENT
4. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT (0.02 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
5. VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6. 16' SANITARY SEWER EASEMENT
7. VARIABLE WIDTH PRIVATE DRAINAGE & OPEN SPACE EASEMENT (0.25 ACRE PERMEABLE) (0.05 ACRE NON-PERMEABLE) (SEE DETAIL "G" ON PAGE 7 OF 7)
8. VARIABLE WIDTH WATER EASEMENT
9. VARIABLE WIDTH PUBLIC DRAINAGE, LANDSCAPE & OPEN SPACE EASEMENT (0.69 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "E" ON PAGE 5 OF 7)
10. VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.11 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
11. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, LANDSCAPE, ACCESS & OPEN SPACE EASEMENT (0.07 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
12. VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.09 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
13. 5' GAS EASEMENT (SEE DETAIL "D" ON PAGE 4 OF 7)
14. 10' WATER EASEMENT

PLAT NUMBER 20-11800263

#### REPLAT & SUBDIVISION PLAT ESTABLISHING VILLAMANTA SUBDIVISION

BEING A TOTAL OF 7.12 ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, BEXAR COUNTY, TEXAS, SAID TWO TRACTS OF LAND BEING A 6.762 ACRE TRACT OF LAND ("TRACT 1") AND A 0.355 ACRE TRACT ("TRACT 2") GRANTED AND CONVEYED UNTO CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020037194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**KFW**  
ENGINEERS + SURVEYING

3421 Passanos 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.

*Bart Swider*  
OWNER/AGENT: BART SWIDER

CHESMAR HOMES  
1846 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

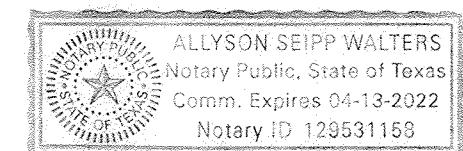
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider* 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 21 DAY OF May, A.D. 20 21

*Allyson Seipp Walters*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

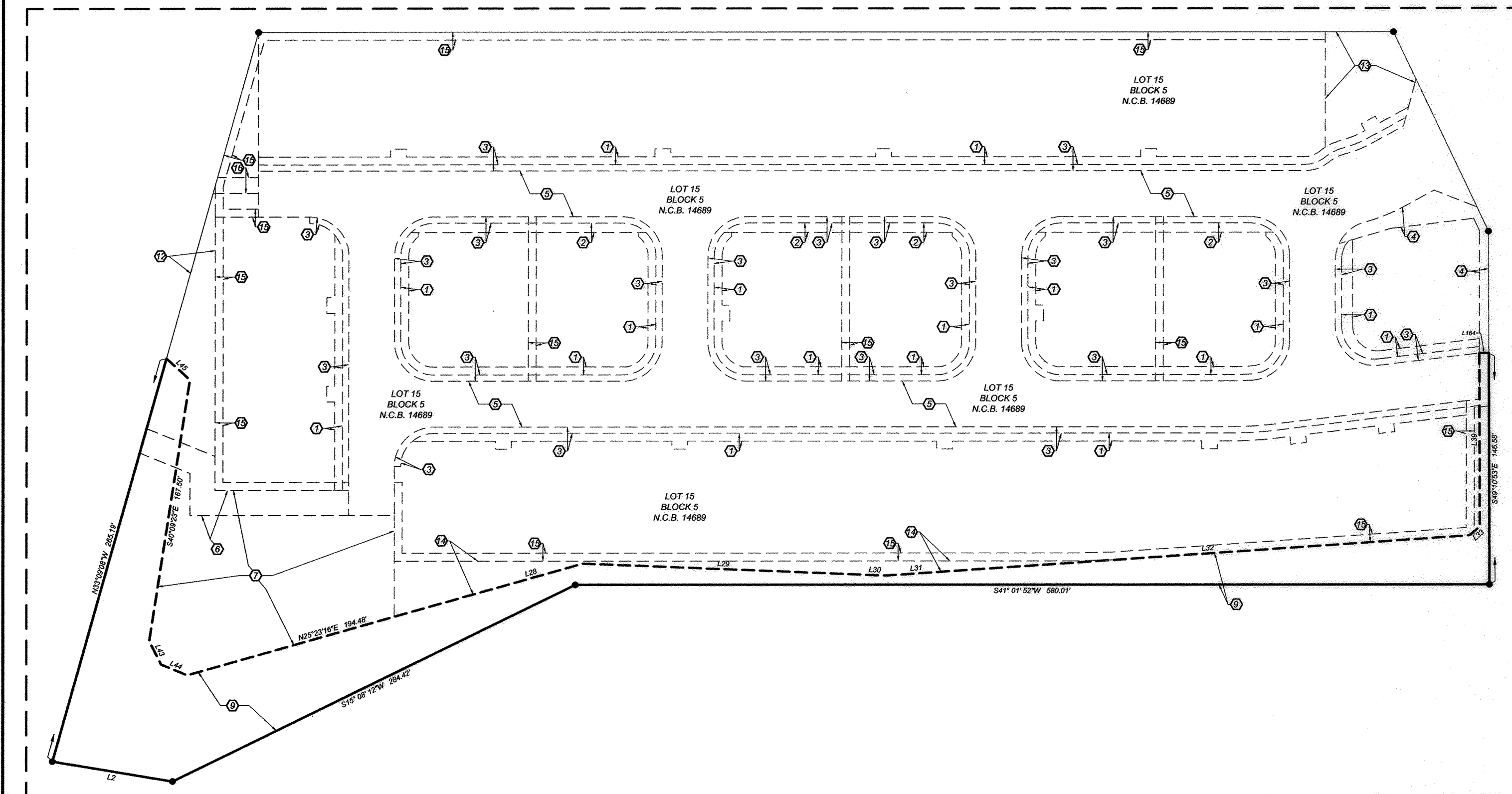


THIS PLAT OF VILLAMANTA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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



#### VARIABLE WIDTH PUBLIC DRAINAGE & OPEN SPACE EASEMENT

##### DETAIL "E"

SCALE: 1" = 60'  
(SHEET 2 OF 7)  
(SHEET 3 OF 7)

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.

*Omar A. Espinosa*  
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:

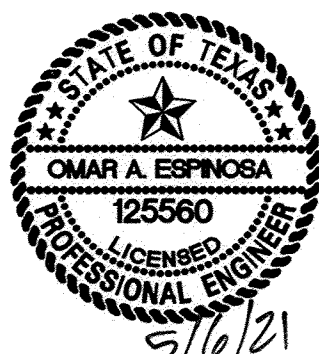
*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 S. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-460-7722, FAX: 512-460-1414, EMAIL: INFO@TBPELS.TEXAS.GOV

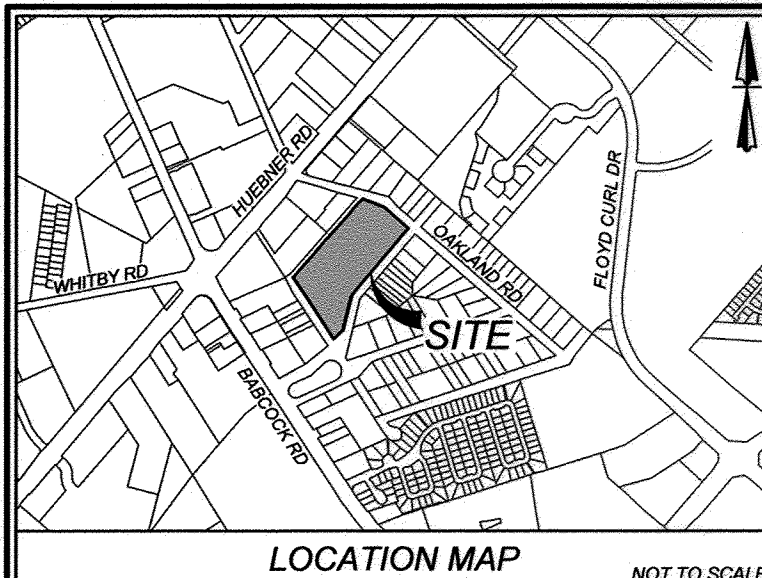
SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 5 OF 7







#### 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 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 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.

#### 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.

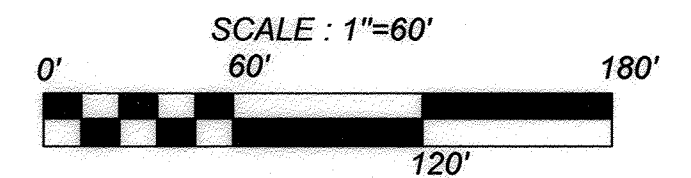
#### KEYNOTES:

1. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER EASEMENT
2. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT
3. 4' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & PEDESTRIAN ACCESS EASEMENT
4. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT (0.02 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
5. VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6. 16' SANITARY SEWER EASEMENT
7. VARIABLE WIDTH PRIVATE DRAINAGE & OPEN SPACE EASEMENT (0.25 ACRE PERMEABLE) (0.05 ACRE NON-PERMEABLE) (SEE DETAIL "G" ON PAGE 7 OF 7)
8. VARIABLE WIDTH WATER EASEMENT
9. VARIABLE WIDTH PUBLIC DRAINAGE, LANDSCAPE & OPEN SPACE EASEMENT (0.69 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "E" ON PAGE 6 OF 7)
10. VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.11 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
11. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, LANDSCAPE, ACCESS & OPEN SPACE EASEMENT (0.07 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
12. VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.09 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
13. 5' GAS EASEMENT (SEE DETAIL "D" ON PAGE 4 OF 7)
14. 10' WATER EASEMENT

PLAT NUMBER 20-11800263

#### REPLAT & SUBDIVISION PLAT ESTABLISHING VILLAMANTA SUBDIVISION

BEING A TOTAL OF 7.12 ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, BEXAR COUNTY, TEXAS, SAID TWO TRACTS OF LAND BEING A 6.762 ACRE TRACT OF LAND ("TRACT 1") AND A 0.355 ACRE TRACT ("TRACT 2") GRANTED AND CONVEYED UNTO CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20200037194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**KFW**  
ENGINEERS + SURVEYING

3421 PAESANOS 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.

*Bart Swider*  
OWNER/AGENT: BART SWIDER  
CHESMAR HOMES  
1846 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

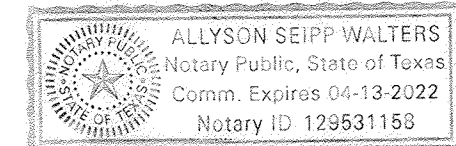
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider* 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 21 DAY OF MAY, A.D. 20 21

NOTARY PUBLIC BEXAR COUNTY, TEXAS

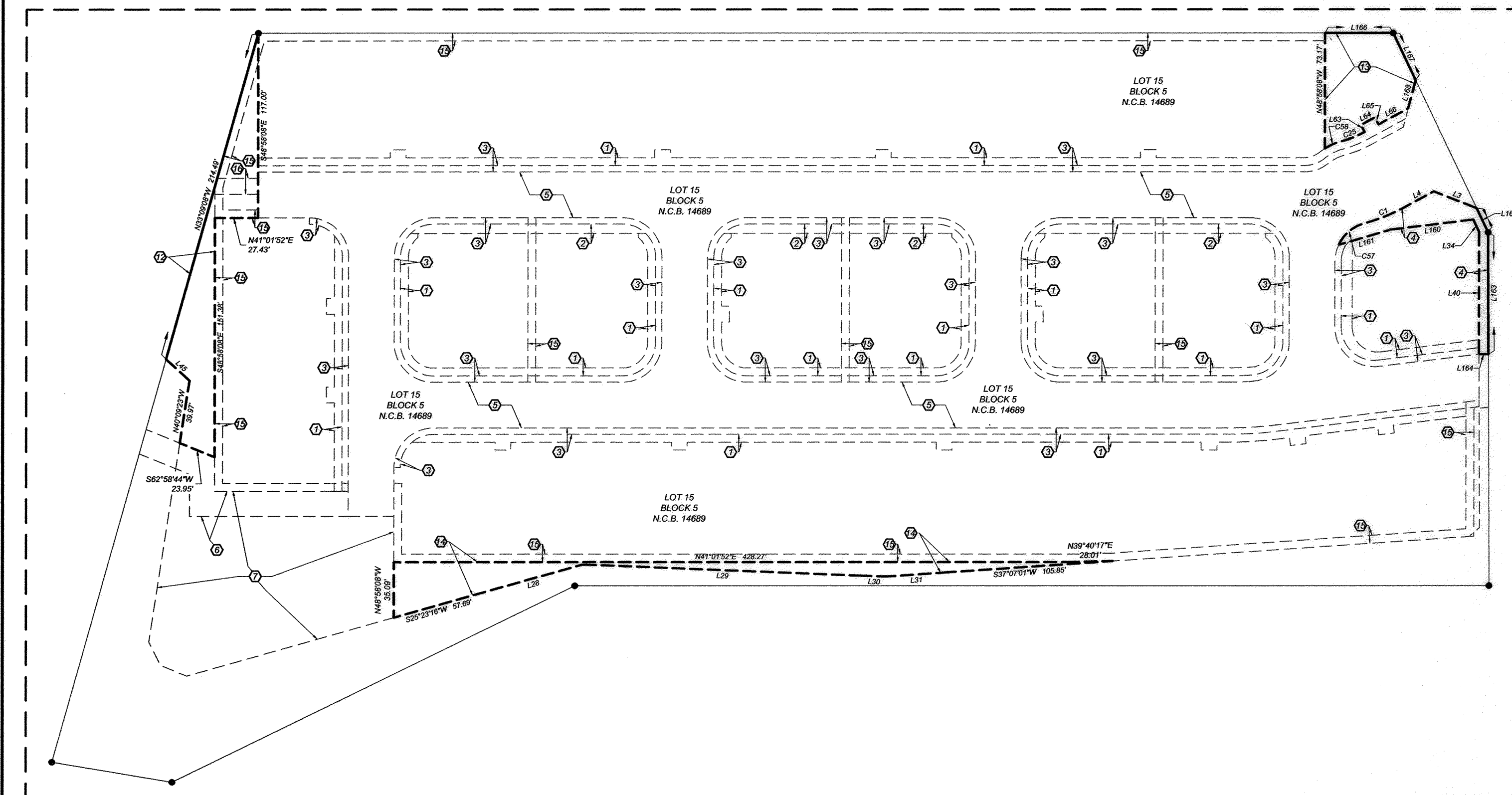


THIS PLAT OF VILLAMANTA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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



#### VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT

#### DETAIL "F"

SCALE: 1" = 60'  
(SHEET 2 OF 7)  
(SHEET 3 OF 7)

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:

*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

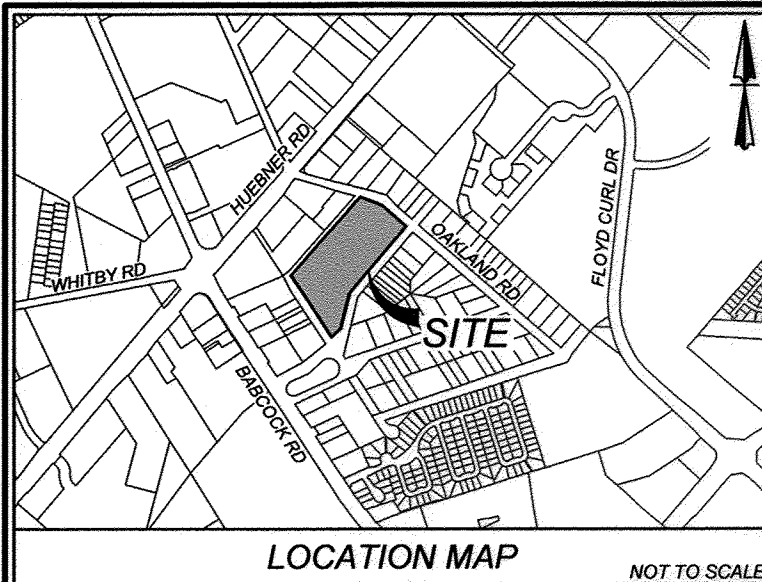
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 INTERSTATE 35, AUSTIN, TEXAS 78761  
PHONE: 512-462-7722 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 6 OF 7





#### 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 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 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 GRANTORS 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.

#### 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.

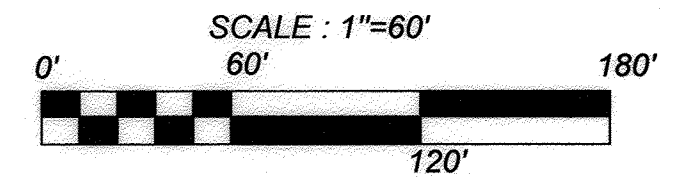
#### KEYNOTES:

1. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER EASEMENT
2. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT
3. 4" ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & PEDESTRIAN ACCESS EASEMENT
4. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, PEDESTRIAN ACCESS, LANDSCAPE & OPEN SPACE EASEMENT (0.02 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
5. VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6. 16" SANITARY SEWER EASEMENT
7. VARIABLE WIDTH PRIVATE DRAINAGE & OPEN SPACE EASEMENT (0.25 ACRE PERMEABLE) (0.05 ACRE NON-PERMEABLE) (SEE DETAIL "G" ON PAGE 7 OF 7)
8. VARIABLE WIDTH WATER EASEMENT
9. VARIABLE WIDTH PUBLIC DRAINAGE, LANDSCAPE & OPEN SPACE EASEMENT (0.69 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "E" ON PAGE 5 OF 7)
10. VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.11 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
11. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, LANDSCAPE, ACCESS & OPEN SPACE EASEMENT (0.07 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
12. VARIABLE WIDTH LANDSCAPE & OPEN SPACE EASEMENT (0.09 ACRE PERMEABLE) (0.00 ACRE NON-PERMEABLE) (SEE DETAIL "F" ON PAGE 6 OF 7)
13. 5' GAS EASEMENT (SEE DETAIL "D" ON PAGE 4 OF 7)
14. 10' WATER EASEMENT

PLAT NUMBER 20-11800263

#### REPLAT & SUBDIVISION PLAT ESTABLISHING VILLAMANTA SUBDIVISION

BEING A TOTAL OF 7.12 ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, BEXAR COUNTY, TEXAS, SAID TWO TRACTS OF LAND BEING A 6.762 ACRE TRACT OF LAND ("TRACT 1") AND A 0.355 ACRE TRACT ("TRACT 2") GRANTED AND CONVEYED UNTO CHESMAR HOMES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020037194 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**KFW**  
ENGINEERS + SURVEYING

3421 Paeanos 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.

*Bart Swider*  
OWNER/AGENT: BART SWIDER  
CHESMAR HOMES  
1846 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

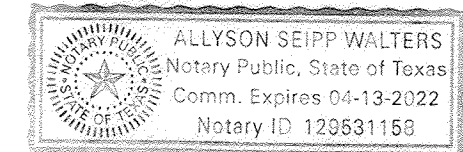
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider* 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 21 DAY OF May, A.D. 20 21

*Allyson Seipp Walters*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



THIS PLAT OF VILLAMANTA SUBDIVISION 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

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.

*Omar A. Espinosa*  
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:

*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAEANOS 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)  
1917 S. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-462-7722 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TX.GOV

#### VARIABLE WIDTH PRIVATE DRAINAGE & OPEN SPACE EASEMENT

#### DETAIL "G"

SCALE: 1" = 60'  
(SHEET 2 OF 7)  
(SHEET 3 OF 7)

SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 7 OF 7

