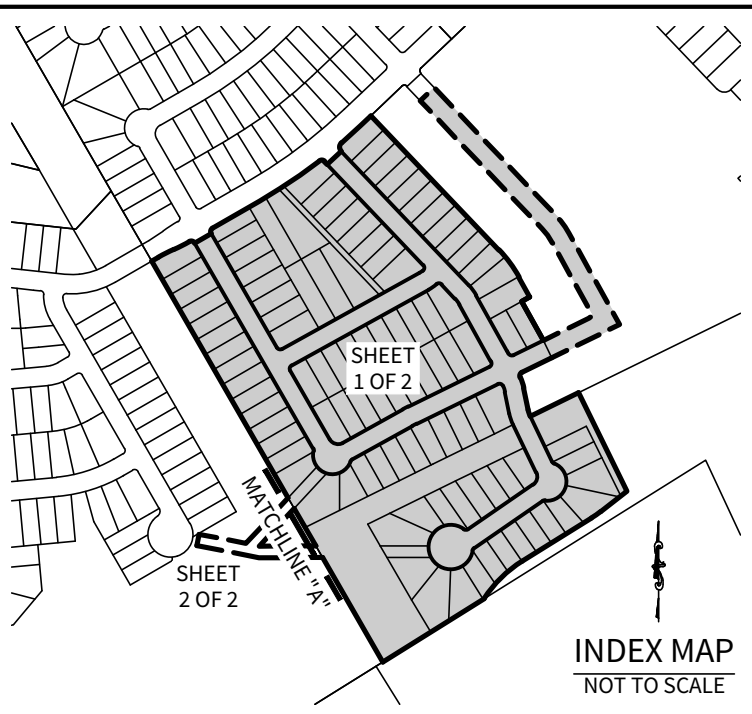


## LOCATION MAP

NOT TO SCALE

### LEGEND

- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CPSA = CITY OF SAN ANTONIO
- CPS = CITY PUBLIC SERVICE
- DOC. = DOCUMENT
- D.P.R.B.C. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- DRN. = DRAINAGE
- EDU. = EQUIVALENT DWELLING UNIT
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT. = EASEMENT
- ETJ. = EXTRATERRITORIAL JURISDICTION
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- GPM. = GALLONS PER MINUTE
- LI. = LINE NUMBER
- L.F. = LINEAR FEET
- NAD. = NORTH AMERICAN DATUM
- NO. = NUMBER
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- PS. = POUNDS PER SQUARE INCH
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- TCI. = TRANSPORTATION & CAPITAL IMPROVEMENTS
- VAR. WID. = VARIABLE WIDTH
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WAT. = CITY LIMIT LINE
- PROPOSED CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- STREET CENTERLINE
- BUILDING SETBACK LINE
- 1/2" IRON ROD WITH CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
- 10' B.S.L. & E.G.T.C.A. ESMT.
- 20' B.S.L. & UTILITY ESMT.
- FLOOD WATER RETARDING STRUCTURE AND INUNDATION ESMT. (VOL. 4461, PG. 262) O.P.R.B.C.



INDEX MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEAR

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.

M.W. CUDE ENGINEERS, L.L.C.  
W. PATRICK MURPHY, P.E.  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI I. BALMACEA WHEELLOCK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COA UTILITY NOTES

- THE CITY OF SAN ANTONIO'S 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 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.

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

MISCELLANEOUS NOTES (CONTINUED):

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, 903, & 904 BLOCK 59, LOTS 901 & 902 BLOCK 71, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SURVEYOR'S NOTES:

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
2. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
3. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

SARA NOTES:

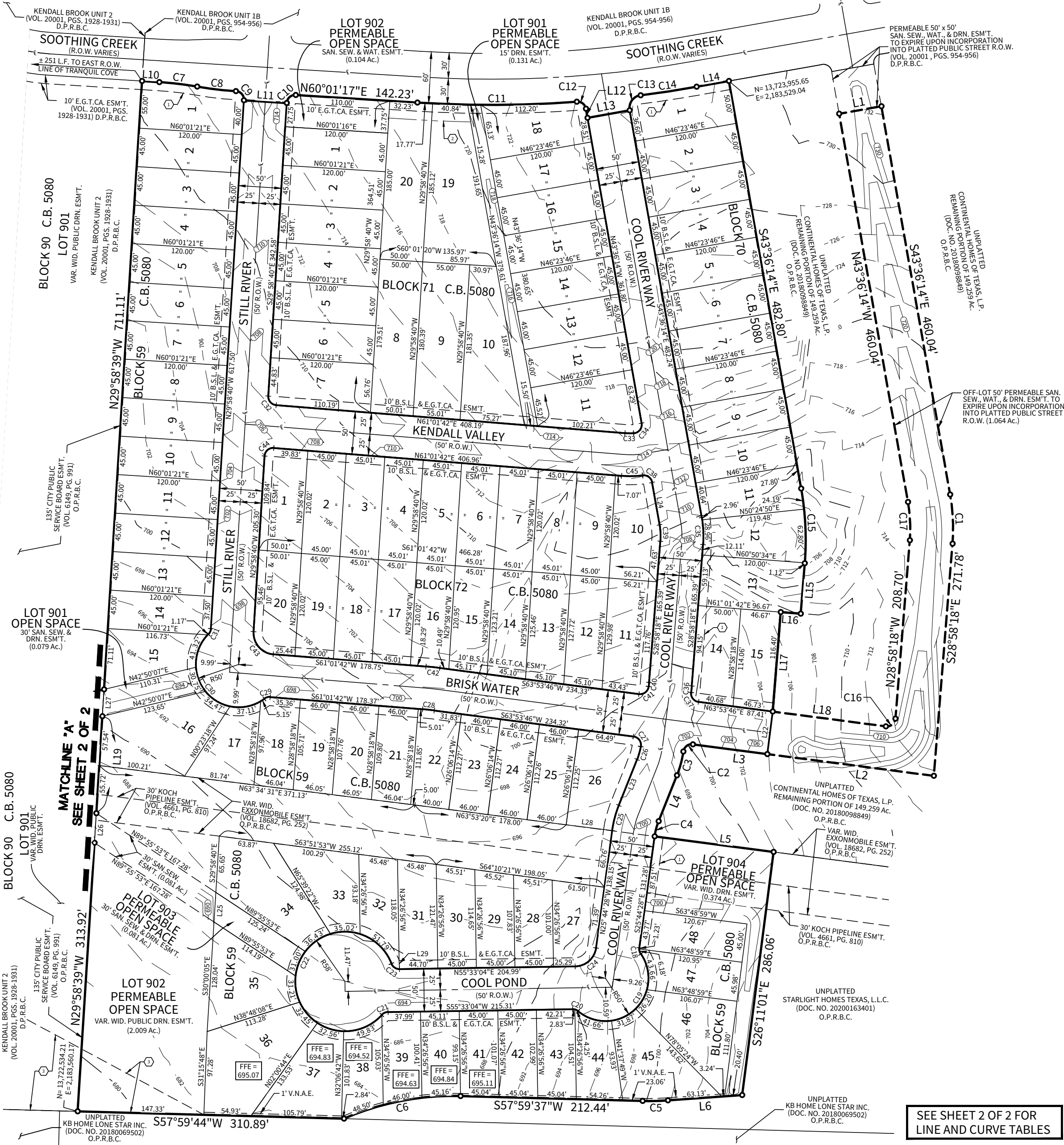
- ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED & UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.
- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- SANITARY SEWER CONNECTION FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

SAWS NOTES:

- THE FLOW RATE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- SAWS IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- SAWS EDU NOTE: THE NUMBER OF 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 CONNECTION NOTE: THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT BELOW THE GROUND ELEVATION OF 765 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.

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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802C0430G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



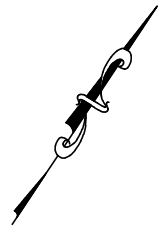
SEE SHEET 2 OF 2 FOR  
LINE AND CURVE TABLES

PLAT NUMBER: 19-11800372

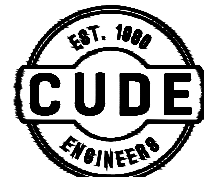
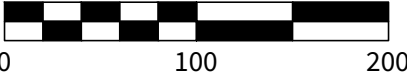
### SUBDIVISION PLAT ESTABLISHING

#### KENDALL BROOK UNIT 4

BEING A TOTAL OF 21.897 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 149.259 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED TO CONTINENTAL HOMES OF TEXAS, L.P. AS RECORDED IN DOCUMENT NO. 20180098849, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



SCALE: 1"=100'



M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPES FIRM #455  
[ MWC: PATRICK MURPHY ]  
PRJ. NO.: 03183.008

STATE OF TEXAS  
COUNTY OF BEAR

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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
CONTINENTAL HOMES OF TEXAS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER

5419 N. LOOP 1604 EAST  
SAN ANTONIO, TX 78247  
TEL: (210) 496-2668  
CONTACT PERSON:  
LESLIE K. OSTRANDER  
ASSISTANT SECRETARY

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID NAME EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ 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. \_\_\_\_\_

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

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

JUNE 2021 SHEET 1 OF 2



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M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEDA WHEELOCK, R.P.L.S.

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REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	225.00'	14°37'56"	28.89'	57.46'	57.40'	S36°17'16"E
C2	100.00'	88°54'59"	9.81'	15.52'	14.01'	S19°26'20"W
C3	125.00'	13°13'41"	14.49'	28.86'	28.80'	S18°24'19"E
C4	75.00'	13°57'00"	9.18'	18.26'	18.22'	S18°45'59"E
C5	303.16'	5°35'51"	14.82'	29.62'	29.60'	S55°10°04"W
C6	320.04'	25°00'11"	70.96'	139.66'	138.56'	S45°29'31"W
C7	400.00'	6°22'10"	22.26'	44.47'	44.44'	N63°12'22"E
C8	410.00'	6°22'09"	22.81'	45.58'	45.53'	N63°12'22"E
C9	10.00'	90°00'03"	10.00'	15.71'	14.14'	S74°58'41"E
C10	10.00'	89°59'56"	10.00'	15.71'	14.14'	N56°00'39"E
C11	1375.00'	74°15'	93.19'	186.09'	185.95'	N15°18'19"E
C12	10.00'	84°07'45"	9.02'	14.68'	13.40'	S85°40'07"E
C13	15.00'	92°44'57"	15.74'	24.28'	21.72'	N02°46'14"E
C14	1375.00'	2°44'57"	32.99'	65.97'	65.97'	N47°46'14"E
C15	345.00'	14°37'56"	44.29'	88.11'	87.87'	S36°17'16"E
C16	10.00'	92°52'03"	10.51'	16.21'	14.49'	N17°27'44"E
C17	175.00'	14°37'57"	22.47'	44.69'	44.57'	N36°17°17"W
C18	10.00'	42°27'44"	3.88'	7.41'	7.24'	S46°58'18"E
C19	50.00'	164°18'30"	362.85'	143.39'	99.96'	S13°57'06"W
C20	10.00'	40°33'17"	6.69'	7.08'	6.93'	S75°94'03"E
C21	10.00'	46°53'18"	4.34'	8.18'	7.96'	S32°06'25"W
C22	58.00'	296°38'46"	35.79'	300.29'	60.91'	N23°00°51"W
C23	10.00'	69°45'28"	6.97'	12.18'	11.44'	S89°34'12"E
C24	25.00'	81°17'32"	21.46'	35.47'	32.57'	N14°54'18"E
C25	125.00'	13°57'00"	15.29'	30.43'	30.36'	N18°45'58"W
C26	75.00'	12°03'34"	7.92'	15.79'	15.76'	N17°94'58"W
C27	10.00'	92°15'12"	10.40'	16.10'	14.42'	N69°58'39"W
C28	275.00'	2°52'03"	6.88'	13.76'	13.76'	S62°27'44"W
C29	10.00'	41°25'47"	3.78'	7.23'	7.07'	S40°18'48"W
C30	50.00'	171°51'13"	702.14'	149.97'	99.75'	N74°28'29"W
C31	10.00'	41°25'49"	3.78'	7.23'	7.07'	N09°15'47"W
C32	10.00'	88°59'38"	9.83'	15.53'	14.02'	S74°28'29"W
C33	75.00'	7°42'20"	5.05'	10.09'	10.08'	N57°10'32"E
C34	10.00'	96°55'36"	11.29'	16.92'	14.97'	N04°51'34"E
C35	125.00'	14°37'56"	16.05'	31.92'	31.84'	N17°49'16"E
C36	225.00'	1°59'25"	3.78'	7.55'	7.55'	S28°00'35"E
C37	10.00'	89°03'21"	9.84'	15.54'	14.03'	S71°34'34"E
C38	10.00'	86°40'16"	9.44'	15.13'	13.73'	S86°56'22"E
C39	75.00'	14°37'56"	9.63'	19.15'	19.10'	S37°17'16"E
C40	175.00'	1°31'23"	2.33'	4.65'	4.65'	S28°12'37"E
C41	10.00'	91°20'41"	10.24'	15.94'	14.31'	S18°13'25"W
C42	325.00'	2°52'03"	8.13'	16.27'	16.26'	S62°27'44"W
C43	25.00'	86°59'38"	24.56'	38.83'	35.04'	N74°28'29"W
C44	10.00'	91°00'22"	10.18'	15.88'	14.27'	N55°31'31"E
C45	125.00'	11°18'13"	12.37'	24.66'	24.62'	N55°22'36"E

[illegible]

COUNTY CLERK, BEXAR COUNTY, TEXAS

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