

PS/SAWS/Cosa UTILITY NOTES THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE I. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS EMERCY) 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 FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SUPPLIES WERE RESEMENT," "TOWATER TO SERVIT," "SOME SY EWER EASEMENT," "UTILITY EASEMENT," "GAS 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 EMERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SADI 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 ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROCHMENT 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

. 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.

UNPLATTED S57°59'44"W 310.89

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

MISCELLANEOUS NOTES (CONTINUED): 2. 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 BEXAR

3. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

:URVEYOR'S NOTES: . THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

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.

<u>SARA NOTES:</u> 1. SAN 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 AUDRESTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN

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.

LOT 901 PERMEABLE

OPEN SPACE

LOT 902 PERMEABL

3. 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.

KENDALL BROOK UNIT 1B (VOL. 20001, PGS. 954-956) D.P.R.B.C.

IAWS NOTES: - FIRE FLOW NOTE: - THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PS 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 (DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHA

- 2. 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
- S. 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 DEDICATION 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 IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALL 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

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 MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RICHT 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: 48029C0430G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A
RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SCALE: 1"=100' 200 [MWC: PATRICK MURPHY]

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.

120, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 149.259 ACRE TRAC

OF LAND DESCRIBED BY SPECIAL WARRANTY DEED TO CONTINENTAL HOMES OF TEXAS, L.P. AS

RECORDED IN DOCUMENT NO. 20180098849, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.711 WWW.CUDEENGINEERS.COM TBPE FIRM #455 TBPELS No. 10048500

OWNER

PRJ. NO.: 03183.0 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 A ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE: DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIO

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

BY: CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER 5419 N. LOOP 1604 EAST TEL: (210) 496-2668

> LESLIE K. OSTRANDER ASSISTANT SECRETARY DULY AUTHORIZED AGENT

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SH EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DAY OF

DATED THIS

LINE AND CURVE TABLES

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS HAS BEEN SUBMITTED TO AN

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 REGULATION: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DAY OF

SECRETARY

JUNE 2021 SHEET 1 OF 2

KENDALL BROOK UNIT 2 - (VOL. 20001, PGS. 1928-1931) D.P.R.B.C. KENDALL BROOK UNIT 1B OL. 20001, PGS. 954-956) D.P.R.B.C. LOCATION MAP NOT TO SCALE SOOTHING CREEK

LEGEND = BUILDING SETBACK LINE = CURVE NUMBER = COUNTY BLOCK = CITY OF SAN ANTONIC = CITY PUBLIC SERVICE = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS = DRAINAGE = EQUIVALENT DWELLING UNIT = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION = EXTRATERRITORIAL JURISDICTION = FEDERAL EMERGENCY MANAGEMENT AGENCY = GALLONS PER MINUTE = LINE NUMBER = LINEAR FEET = NORTH AMERICAN DATUM NAD NO. O.P.R.B.C. = NUMBER = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS = POUNDS PER SQUARE INCH = NOTIFICE SEMENT VAR. WID. V.N.A.E. = VOLUME

= WATER - - - = CITY LIMIT LINE —(ELEV)—— = 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.CA. ESM'T. = 20' B.S.L. & UTILITY ESM'T.

= FLOOD WATER RETARDING STRUCTURE AND INUNDATION ESM'T. (VOL. 4461, PG. 262) O.P.R.B.C.

2 OF 2 **INDEX MAP** NOT TO SCALE

STATE OF TEXAS

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 ONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAF

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

I.W. CUDE ENGINEERS, L.L.C. /URI V. BALMACEDA WHEELOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

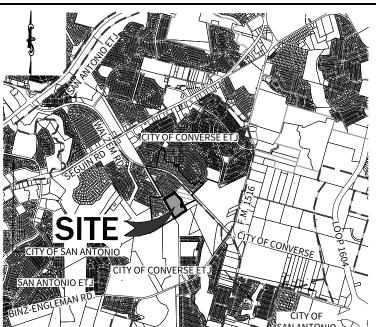
PERMEABLE 50' x 50'
SAN. SEW., WAT., & DRN. ESM'T.
TO EXPIRE UPON INCORPORATION
INTO PLATTED PUBLIC STREET R.O.W.
(VOL. 20001, PGS. 954-956)
D.P.R.B.C. SOOTHING CREEK 15' DRN. ESM' (0.131 Ac.) ± 251 L.F. TO EAST R.O.W. LINE OF TRANQUIL COVE 10' E.G.T.CA. ESM'T (VOL. 20001, PGS. 1928-1931) D.P.R.B.C. 18 7 20 19 C.B. 96 TO 01' 20"W 135.97' -85.97' 55.00' BLOCK 71 C.B. 5080 9 9 12 ∞ KENDALL VALLEY (50' R.O.W.) 75 10 10 700 7 1'42"W 45.01' 45.01' C.B. 5080 음 20 ^½ 19 18 LOT 901 OPEN SPACE (0.079 Ac.) BRISK WATER C16+ BLOCK 59 <u></u>-C2 TL2 C.B. 5080 UNPLATTED

CONTINENTAL HOMES OF TEXAS, L.P.

REMAINING PORTION OF 149,259 Ac.

(DOC. NO. 20180098849)

O.P.R.B.C. UNPLATTED \ 90 OT S.WID. (VOL. 18682, PG. 252) O.P.R.B.C 30' KOCH PIPELINE ESM'T. (VOL. 4661, PG. 810) O.P.R.B.C. 35 COOL POND LOT 902 UNPLATTED STARLIGHT HOMES TEXAS, L.L.C. BI **PERMEABLE** (50' R.O.W.) / (DOC. NO. 20200163401) O.P.R.B.C. OPEN SPACE VAR. WID. PUBLIC DRN. ESM'T. (2.009 Ac.) ⁵O 2 ઝુ B 40 99.15.56 42 2 43 43 694.83 ≥ 694.52 5 8 39 1' V.N.A.E. -694.84 UNPLATTED KB HOME LONE STAR INC. (DOC. NO. 20180069502) O.P.R.B.C. S57°59'37"W 212.44' L6 C5 SEE SHEET 2 OF 2 FOR



PS/SAWS/Cosa utility notes The City of San Antonio as part of its electric, gas, water, and wastewater systems - city public service

I. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS EMERCY) 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 FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SUPPLIES WERE RESEMENT," "TOWATER TO SERVIT," "SOME SY EWER EASEMENT," "UTILITY EASEMENT," "GAS 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 EMERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SADI 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 ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROCHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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. 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 FLECTRIC AND GAS FASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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3. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SURVEYOR'S NOTES: I. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

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: 1. SAN 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 ABOVE-SKOUND ON BELOW-OKOUND AFFORTENANCES, INCELED HER WITH THE RIGHT OF MINERSS AND ERRESS OWN SKRANTOR'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 SUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCONCAPIENT OFFICERS WITHOUT AND STRUCTURES.

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IAWS NOTES: . FIREFLOWNOTE: 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 O DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

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 THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER
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SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALL 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

DRAINAGE NOTES:

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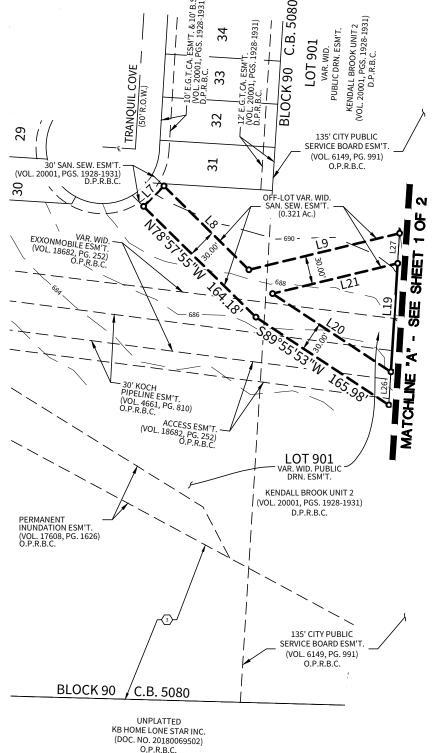
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA
MAP PANEL: 48029C0430G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A
RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE **CURVE TABLE** OCATION MAP NOT TO SCALE LINE | BEARING | LENGTH CURVE | RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD BEARING 3'46"E 50.00'

LEGE	ND.	L1	N46°23'46
Ac.	= ACRES	L2	S63°53'46'
B.S.L. C1	= BUILDING SETBACK LINE = CURVE NUMBER	L3	S63°53'46'
C.B.	= COUNTY BLOCK	L3	303 33 40
CoSA CPS	= CITY OF SAN ANTONIO	L4	S11°47'28
DOC.	= CITY PUBLIC SERVICE = DOCUMENT	L5	N63°53'20
D.P.R.B.C. DRN.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS = DRAINAGE	<u> </u>	
EDU	= EQUIVALENT DWELLING UNIT	L6	S52°22'09'
E.G.T.CA. ESM'T.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION = EASEMENT	L7	N11°02'05
ETJ	= EXTRATERRITORIAL JURISDICTION	L8	S78°57'55
FEMA GPM	= FEDERAL EMERGENCY MANAGEMENT AGENCY = GALLONS PER MINUTE	-	+
L1	= LINE NUMBER	L9	N42°50'07
L.F. NAD	= LINEAR FEET = NORTH AMERICAN DATUM	L10	N60°01'17
NO.	= NUMBER		N60°01'20
O.P.R.B.C. PG.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS = PAGE	L11	N60 01 20
PGS.	= PAGES	L12	S43°36'14
PSI	= POUNDS PER SQUARE INCH = RADIUS	L13	N46°23'46
R R.O.W.	= RIGHT-OF-WAY		
SAN. SEW.	= SANITARY SEWER	L14	N46°23'46
TCI VAR. WID.	= TRANSPORTATION & CAPITAL IMPROVEMENTS = VARIABLE WIDTH	L15	S28°58'18
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT	1.00	6648041401
VOL. WAT.	= VOLUME = WATER	L16	S61°01'42'
	= CITY LIMIT LINE	L17	S28°58'18
$\overline{}$	= PROPOSED CONTOUR	L18	N63°53'46
	- = MAJOR CONTOUR - = MINOR CONTOUR	L10	1103 33 40
	- = STREET CENTERLINE	L19	S29°58'39
	= BUILDING SETBACK LINE	L20	S89°55'53'
•	= 1/2" IRON ROD WITH CAP STAMPED		+
	"CUDE" UNLESS OTHERWISE NOTED	L21	N42°50'07
	= 10' B.S.L. & E.G.T.CA. ESM'T.	L22	S26°06'14
2	= 20' B.S.L. & UTILITY ESMT.	L23	N11°47'28'
3	= FLOOD WATER RETARDING STRUCTURE AND INUNDATION ESMT. (VOL. 4461, P.G. 262) O.P.R.B.C.	L24	S43°36'14
	1.01.07.11.01.1.20.11.1.1.1.01.202j 01.11.00.0.	L25	S29°58'40
		L26	N29°58'39

L2	S63°53'46"W	196.08'
L3	S63°53'46"W	87.40'
L4	S11°47'28"E	57.62'
L5	N63°53'20"E	140.00'
L6	S52°22'09"W	86.77'
L7	N11°02'05"E	30.00'
L8	S78°57'55"E	124.32'
L9	N42°50'07"E	161.48'
L10	N60°01'17"E	20.14'
L11	N60°01'20"E	50.00'
L12	S43°36'14"E	10.66'
L13	N46°23'46"E	50.00'
L14	N46°23'46"E	38.33'
L15	S28°58'18"E	58.40'
L16	S61°01'42"W	23.33'
L17	S28°58'18"E	116.40'
L18	N63°53'46"E	133.00'
L19	S29°58'39"E	113.26'
L20	S89°55'53"W	147.72'
L21	N42°50'07"E	134.03'
L22	S26°06'14"E	50.00'
L23	N11°47'28"W	57.62'
L24	S43°36'14"E	50.20'
L25	S29°58'40"E	34.61'
L26	N29°58'39"W	34.61'
L27	N29°58'39"W	31.40'
L28	N63°32'50"E	54.09'
L29	S36°09'23"E	10.00'

C1	225.00'	14°37'56"	28.89'	57.46'	57.30'	S36°17'16"E
C2	10.00'	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'	45.55'	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'	N15°01'19"E
C11	1375.00'	7°45'16"	93.19'	186.09'	185.95'	N56°08'39"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'	99.06'	S13°57'06"W
C20	10.00'	40°33'17"	3.69'	7.08'	6.93'	S75°49'42"W
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°49'16"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"E
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'	S36°17'16"E
C36	225.00'	1°55'25"	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'	S36°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'	88°59'38"	24.56'	38.83'	35.04'	N74°28'29"W
C44	10.00'	91°00'22"	10.18'	15.88'	14.27'	N15°31'31"E
C45	125.00'	11°18'13"	12.37'	24.66'	24.62'	N55°22'36"E



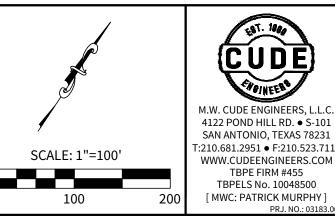
PLAT NUMBER: 19-11800372

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. 120, COUNTY BLOCK 5080, BEXAR 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 BEXAR COUNTY, TEXAS.



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 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 LESLIE K. OSTRANDER ASSISTANT SECRETARY

DULY AUTHORIZED AGENT

OWNER

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SH EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

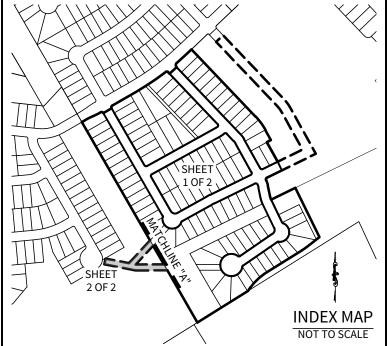
THE UNDERSIGNED. COUNTY JUDGE OF BEXAR COUNTY. TEXAS AND PRESIDING OFFICER OF TH COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WA DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTE EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH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

TED THIS	DAY OF	, A.D. 20	
	COUNTY JUDGE, BEXAR COUNTY, TEXAS		
	COUNTY CLERK, BEXAR COUNTY, TEXAS		

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

SECRETARY

JUNE 2021 SHEET 2 OF 2



STATE OF TEXAS

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.

I.W. CUDE ENGINEERS, L.L.C. W. PATRICK MURPHY, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

I.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, E.E.S.

YURI V. BALMACEDA WHEELOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

