

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

- (A) 10' G.E.T.CA. ESMT
- (B) 16' WATER EASEMENT (0.052 AC)
- (C) OFF-LOT 50' x 50' PERMEABLE WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW (0.057 AC)
- (D) 14' G.E.T.CA. ESMT
- (E) 5' G.E.T.CA. ESMT
- (F) VAR. WID. G.E.T.CA. ESMT
- (A) VAR. WID. SAN. SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (TIMMS SUBDV. UNIT 1A PLAT # 19-11800550)
- (B) 25' x 25' SAN. SEWER ESMT (TIMMS SUBDV. UNIT 1A PLAT # 19-11800550)
- (C) 14' G.E.T.CA. ESMT (TIMMS SUBDV. UNIT 1A PLAT # 19-11800550)
- (D) 70' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (TIMMS SUBDV. UNIT 1A PLAT # 19-11800550)
- (E) 60' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (TIMMS SUBDV. UNIT 1A PLAT # 19-11800550)
- (F) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (1.09 AC) (TIMMS SUBDV. UNIT 1A PLAT # 19-11800550)

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

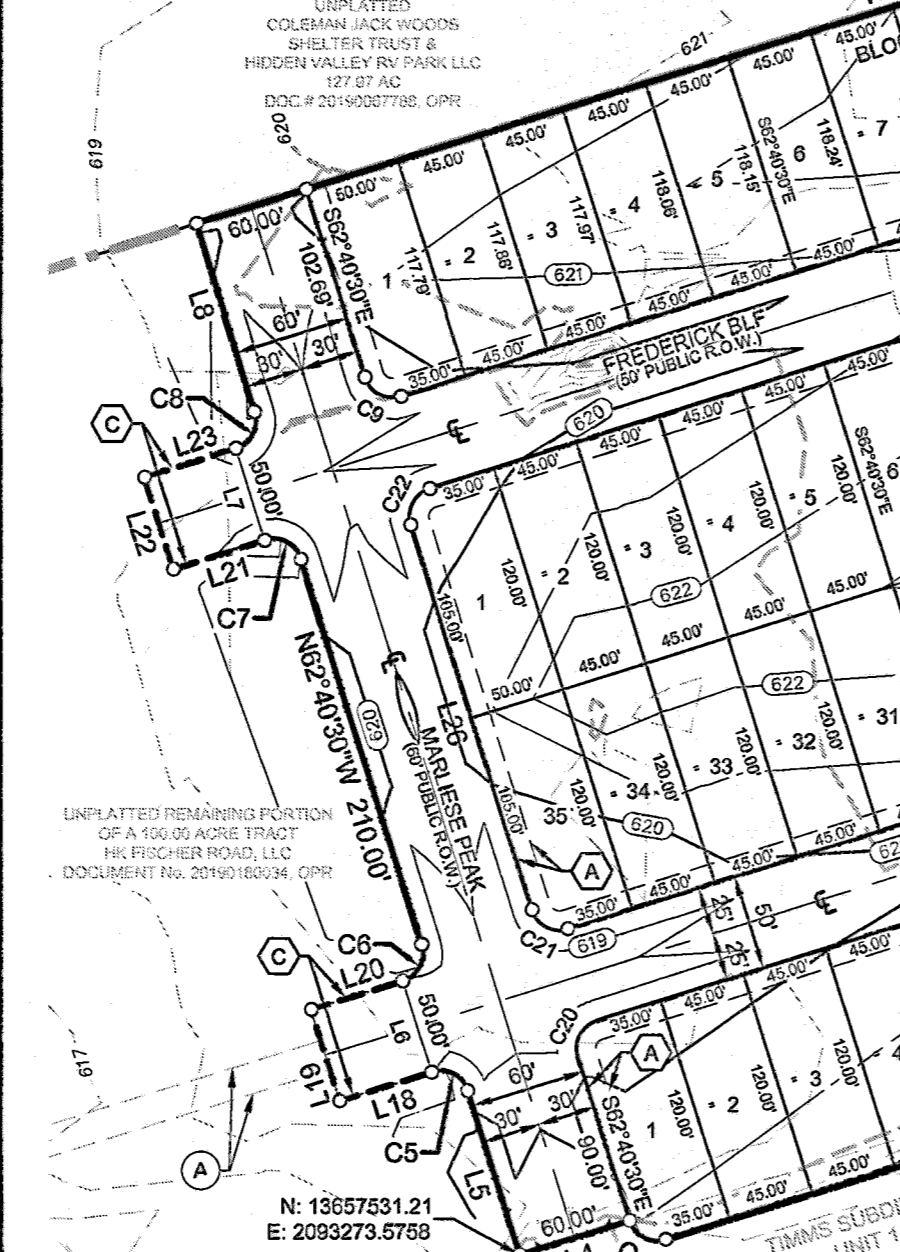
STATE OF TEXAS  
COUNTY OF BEXAR

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

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

- CPS/SAWS/SCSA UTILITY:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
  - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- DRAINAGE NOTES:**
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOL, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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 COUNTY.
- FINISHED FLOOR NOTE:**
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- FLOODPLAIN VERIFICATION:**
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4802030565F, EFFECTIVE SEPTEMBER 29, 2010 FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- SAWS HIGH PRESSURE:**
- NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 665 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- IMPACT FEE NOTE:**
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S0°18'02"E	42.43'	L13	N62°40'30"W	60.00'
L2	S27°19'30"W	8.27'	L14	N34°16'42"E	64.78'
L3	S27°19'30"W	60.00'	L15	N41°57'50"E	96.34'
L4	S27°19'30"W	60.00'	L16	S73°37'35"W	61.65'
L5	N62°40'30"W	90.00'	L17	N27°12'35"E	14.68'
L6	N62°40'30"W	50.00'	L18	S27°19'30"W	50.00'
L7	N62°40'30"W	50.00'	L19	N62°40'30"W	50.00'
L8	N62°40'30"W	102.57'	L20	N27°19'30"E	50.00'
L9	N44°41'58"E	63.33'	L21	S27°19'30"W	50.00'
L10	N44°41'58"E	67.35'	L22	N62°40'30"W	50.00'
L11	S27°19'30"W	8.27'	L23	N27°19'30"E	50.00'
L12	S62°40'30"E	90.00'			



UNPLATTED REMAINING PORTION OF A 100.00 ACRE TRACT  
OF A 100.00 ACRE TRACT  
H.K. FISCHER ROAD, LLC  
DOCUMENT NO. 20190180034, OPR

- GENERAL NOTES:**
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-006(3)(5).
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (3).
  - THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (3).
  - IRON PINS FOUND OR SET AT EACH CORNER.
- FIRE FLOW NOTE:**
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 75 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- SAWS WASTEWATER EDU NOTE:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- SAWS DEDICATION NOTE:**
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- OPEN SPACE NOTE:**
- LOT 902, BLOCK 3, NCB 14495 IS DESIGNATED AS OPEN SPACE AND AS A G.E.T.CA. ESMT. (0.076 AC)
- TREE NOTE:**
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2612123) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISIT OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISIT OFFICE PER 35-477(H).



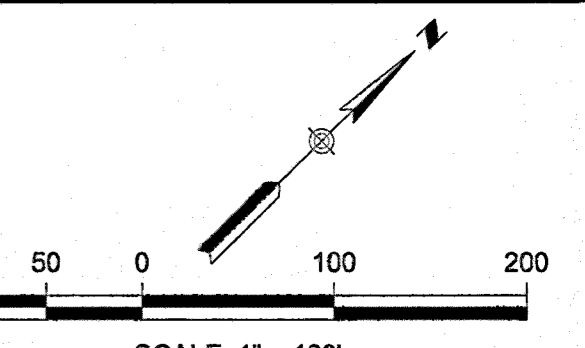
CURVE TABLE						
CURVE #	RAD	ARC	DELTA	TAN	CHORD	CHORD BRNG
C1	310.00'	94.01'	17°22'28"	47.37'	63.85'	S30°00'44"W
C2	15.00'	23.55'	90°00'00"	15.00'	21.21'	S72°19'30"W
C3	15.00'	23.55'	90°00'00"	15.00'	21.21'	S17°40'30"E
C4	15.00'	23.55'	90°00'00"	15.00'	21.21'	S72°19'30"W
C5	15.00'	23.55'	90°00'00"	15.00'	21.21'	S72°19'30"W
C6	15.00'	23.55'	90°00'00"	15.00'	21.21'	N17°40'30"W
C7	15.00'	23.55'	90°00'00"	15.00'	21.21'	S72°19'30"W
C8	15.00'	23.55'	90°00'00"	15.00'	21.21'	N17°40'30"W
C9	15.00'	23.55'	90°00'00"	15.00'	21.21'	N72°19'30"E
C10	300.00'	90.97'	17°22'28"	45.84'	90.62'	N36°00'44"E
C11	25.00'	16.95'	38°50'52"	8.82'	16.63'	N25°16'32"E
C12	50.00'	147.81'	169°22'22"	537.60'	99.57'	S89°27'43"E
C13	25.00'	17.68'	40°31'30"	9.23'	17.32'	S25°02'17"E

CURVE TABLE						
CURVE #	RAD	ARC	DELTA	TAN	CHORD	CHORD BRNG
C14	25.00'	17.68'	41°07'45"	9.38'	17.55'	S65°51'54"E
C15	50.00'	148.67'	17°21'48"	893.19'	99.55'	S1°14'53"E
C16	25.00'	17.64'	40°29'02"	9.20'	17.27'	S63°43'30"W
C17	430.00'	121.51'	16°11'29"	61.17'	121.11'	S35°25'14"W
C18	15.00'	23.55'	90°00'00"	15.00'	21.21'	S17°40'30"E
C19	15.00'	23.55'	90°00'00"	15.00'	21.21'	S72°19'30"W
C20	15.00'	23.55'	90°00'00"	15.00'	21.21'	S17°40'30"E
C21	15.00'	23.55'	90°00'00"	15.00'	21.21'	S72°19'30"W
C22	15.00'	23.55'	90°00'00"	15.00'	21.21'	N17°40'30"W
C23	250.00'	75.81'	17°22'28"	38.20'	75.52'	N36°00'44"E
C24	25.00'	39.27'	90°00'00"	25.00'	35.35'	N89°41'58"E
C25	25.00'	39.05'	89°23'49"	24.78'	35.20'	S0°33'08"E
C26	480.00'	141.34'	16°52'17"	71.19'	140.83'	S35°45'39"W

PLAT NO. 19-11800549

SUBDIVISION PLAT ESTABLISHING  
TIMMS SUBDIVISION  
UNIT 1

14.61 ACRES OF LAND OUT OF THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 100.00 ACRE TRACT DESCRIBED IN DEED TO HK FISCHER ROAD, LLC OF RECORD IN DOCUMENT NO. 20190180034, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



**LJA Engineering & Surveying, Inc.**

1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209

Phone 210.503.2700  
Fax 210.503.2749  
FRN - F-1386

**RICKMAN LAND SURVEYING, LLC**

AMIL M. BAKER, JR.  
REGISTRATION NO. 1469  
419 BIG BEND  
CANYON LAKE, TX 78133  
PHONE: (210) 353-4572

**RICKMAN**  
LAND SURVEYING, LLC

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:  
HK FISCHER ROAD, LLC  
CONTACT: PAUL KUO  
24607 FAIRWAY SPRINGS,  
SAN ANTONIO, TX 78260  
PHONE: (210) 353-4572

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF JUNE, 2021.

*Paul Kuo*  
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021.

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

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