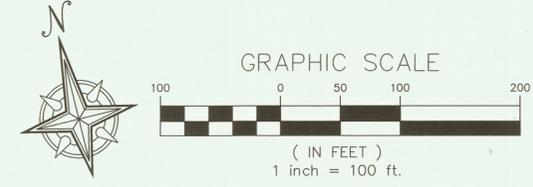


LAND-PLAT-23-11800464
 REPLAT AND SUBDIVISION PLAT
 ESTABLISHING
THE PRESERVE AT ANNABELLE RANCH

BEING A TOTAL OF 13.687 ACRES OF LAND, MORE OR LESS, BEING A TRACT OUT OF THE ORIGINAL 246.73 ACRE TRACT RECORDED IN VOLUME 18233, PAGE 168, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE JOSE M. MATEA ORIGINAL SURVEY NO. 59, ABSTRACT 490, COUNTY BLOCK 5138, AND ESTABLISHING LOTS 13-19, BLOCK 20, LOTS 1-9, BLOCK 22, AND LOTS 1-5, BLOCK 23, COUNTY BLOCK 5137.



KCI TECHNOLOGIES, INC.
 2806 W. BITTERS RD, SUITE 218
 SAN ANTONIO, TEXAS 78248
 PHONE: (210) 641-9999
 FAX: (210) 641-6440
 REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 6/2024

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: **MIKE YANTIS, JR., OWNER**
 JMYJR BECK, LLC
 8023 VANTAGE DR, SUITE 220
 SAN ANTONIO, TX 78230
 210-831-1563

DULY AUTHORIZED AGENT:
 STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MIKE YANTIS JR.** 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 & SEAL OF OFFICE
 THIS 15th DAY OF July A.D., 2024

SUE B. OLSON
 Notary Public, State of Texas
 Comm. Expires 03-04-2028
 Notary ID 134792161

THIS PLAT **THE PRESERVE AT ANNABELLE RANCH** OF 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

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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 SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____
 COUNTY JUDGE, BEXAR COUNTY, TEXAS
 COUNTY CLERK, BEXAR COUNTY, TEXAS



- LEGEND**
- 1. BUILDING SETBACK LINE _____ B.S.L.
 - 2. VEHICULAR NON-ACCESS EASEMENT _____ V.N.A.E.
 - 3. FINISHED FLOOR ELEVATION _____ F.F.E.
 - 4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT _____ G.E.T.V.E.
 - 5. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS- D.P.R.
 - 6. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS- D.P.R.
 - 7. COUNTY BLOCK _____ C.B.
 - 8. EXTRA-TERRITORIAL JURISDICTION _____ E.T.J.
 - 9. NOT TO SCALE _____ NTS
 - 10. VARIABLE _____ VAR.
 - 11. VOLUME _____ VOL.
 - 12. PAGE _____ PG.
 - 13. EASEMENT _____ ESM'T
 - 14. RIGHT OF WAY _____ R.O.W.
 - 15. ACRES _____ AC
 - 16. LINEAR FEET _____ LF
 - 17. STREET CENTERLINE _____ CL
 - 18. EXISTING CONTOUR _____
 - 19. PROPOSED FINISHED CONTOUR _____
 - 20. EFFECTIVE FLOODPLAIN _____
 - 21. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN _____
 - 22. 1/2" IRON ROD FOUND W/ KCI CAP _____
 - 23. 1/2" IRON ROD SET W/ KCI CAP _____

SURVEY NOTES:
 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00016.
 2.) MONUMENTATION AS SHOWN HEREON, SET 1/2" REBAR WITH A "KCI" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
 3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED S76°08'44"E. RECORDED IN ESTATES AT ANNABELLE RANCH (VOL.20003, PGS. 849-850) D.P.R.
 4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON AUG. 2023.

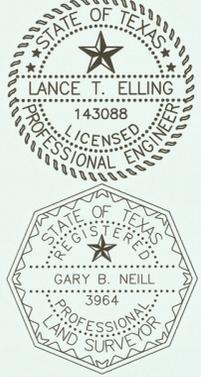
CPS/SAWS/COSA UTILITY GENERAL NOTES:
 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS)- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "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.
 2) 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.
 3) 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.
 4) 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.
 5) ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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.

Lance T. Elling
 LICENSED PROFESSIONAL ENGINEER
 LANCE T. ELLING

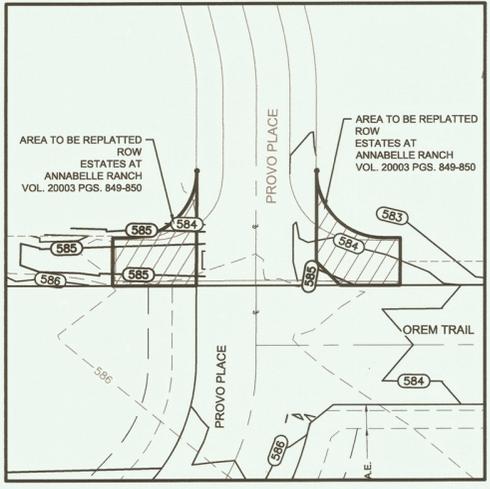
STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Gary B. Neill
 REGISTERED PROFESSIONAL LAND SURVEYOR
 GARY B. NEILL, R.P.L.S. #3964

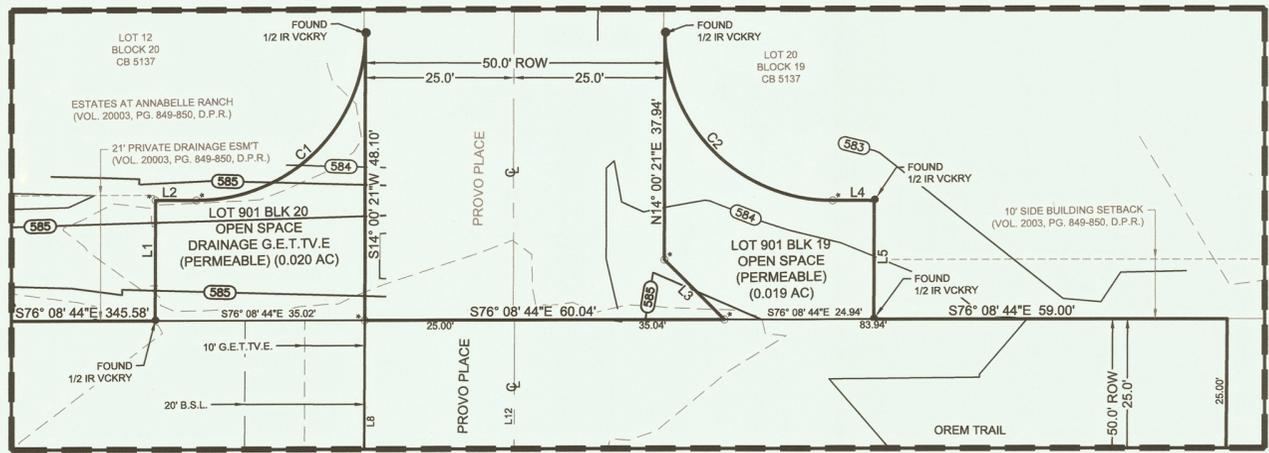


RESIDENTIAL FIRE FLOW:
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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.
RESIDENTIAL FINISHED FLOOR NOTE:
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
BUILDING SETBACK NOTE:
 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.
DRAINAGE EASEMENT NOTE:
 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 TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.
MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 19, LOT 901, BLOCK 20, LOT 901, BLOCK 22 AND LOT 901, BLOCK 23; CB 5137, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PRESERVE AT ANNABELLE RANCH 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.

CLEAR VISION:
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.
OPEN SPACE:
 LOT 901, BLOCK 19, LOT 901, BLOCK 20, LOT 901, BLOCK 22 AND LOT 901, BLOCK 23; CB 5137, ARE DESIGNATED AS GREENBELT / OPEN SPACE, AND/OR GAS, ELECTRIC TELEPHONE, TELEVISION, DRAINAGE EASEMENT.
FLOODPLAIN VERIFICATION:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL: 48029C0610G, EFFECTIVE 7/19/2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISION AND/OR AMENDMENTS.
TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP23-38802255) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477 (H).



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
 THE 0.039 AC BEING REPLATTED WAS PREVIOUSLY PLATTED AS A ROW (PUBLIC STREET) OUT OF THE ESTATES AT ANNABELLE RANCH, PLAT RECORDED IN VOLUME 20003, PAGES 849-850, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

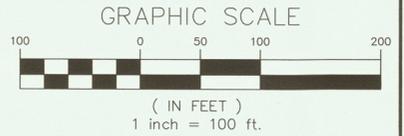


DETAIL 2
 1" = 20'
 SEE SHEET 2 OF 2

Date: Jun 24, 2024, 2:12pm User ID: Generate/Photo File: L:\Vekwap\Proj\2024_KCI\782306910_Burgent\Tract\Visual\782306910_000_PLAT.dwg

LAND-PLAT-23-11800464
 REPLAT AND SUBDIVISION PLAT
 ESTABLISHING
THE PRESERVE AT ANNABELLE RANCH

BEING A TOTAL OF 13.687 ACRES OF LAND, MORE OR LESS, BEING A TRACT OUT OF THE ORIGINAL 246.73 ACRE TRACT RECORDED IN VOLUME 18233, PAGE 168, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND BEING OUT OF THE JOSE M. MATEA ORIGINAL SURVEY NO. 59, ABSTRACT 490, COUNTY BLOCK 5138, AND ESTABLISHING LOTS 13-19, BLOCK 20, LOTS 1-9, BLOCK 22, AND LOTS 1-5, BLOCK 23, COUNTY BLOCK 5137.



KCI TECHNOLOGIES, INC.

2806 W. BITTERS RD, SUITE 218
 SAN ANTONIO, TEXAS 78248
 PHONE: (210) 641-9999
 FAX: (210) 641-6440
 REGISTRATION #10573 / #101943-65

DATE OF PREPARATION: 6/2024

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

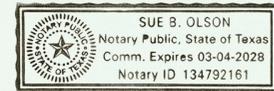
OWNER/
 DEVELOPER: **MIKE YANTIS JR., OWNER**
JMYR BECK PZ, LLC
 8023 VANTAGE DR, SUITE 220
 SAN ANTONIO, TX 78230
 210-831-1563

DULY AUTHORIZED AGENT:

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MIKE YANTIS JR.** 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 & SEAL OF OFFICE

THIS 16th DAY OF JULY A.D., 2024



Sue B. Olson
 NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT THE PRESERVE AT ANNABELLE RANCH OF 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

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, 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



LOCATION MAP

LEGEND

- | | |
|---|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. VEHICULAR NON-ACCESS EASEMENT | V.N.A.E. |
| 3. FINISHED FLOOR ELEVATION | F.F.E. |
| 4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 5. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS | O.P.R. |
| 6. DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS | D.P.R. |
| 7. COUNTY BLOCK | C.B. |
| 8. EXTRA-TERRITORIAL JURISDICTION | ETJ |
| 9. NOT TO SCALE | N.T.S. |
| 10. VARIABLE | VAR. |
| 11. VOLUME | VOL. |
| 12. PAGE | PG. |
| 13. EASEMENT | ESM'T |
| 14. RIGHT OF WAY | R.O.W. |
| 15. ACRES | AC. |
| 16. LINEAR FEET | LF |
| 17. STREET CENTERLINE | CL |
| 18. EXISTING CONTOUR | |
| 19. PROPOSED FINISHED CONTOUR | |
| 20. EFFECTIVE FLOODPLAIN | |
| 21. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | |
| 22. 1/2" IRON ROD FOUND W/ KCI CAP | |
| 23. 1/2" IRON ROD SET W/ KCI CAP | |

SURVEY NOTES:

- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00016.
- MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "KCI" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED S76°08'44"E. RECORDED IN ESTATES AT ANNABELLE RANCH (VOL.20003, PGS. 849-850) D.P.R.
- THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON AUG, 2023.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS—CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "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 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.

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.

Samuel Ellings
 LICENSED PROFESSIONAL ENGINEER
 LANCE T. ELLING

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 ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Gary B. Neill
 REGISTERED PROFESSIONAL LAND SURVEYOR
 GARY B. NEILL, R.P.L.S. #3964



RESIDENTIAL FIRE FLOW:
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

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

BUILDING SETBACK NOTE:
 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.

DRAINAGE EASEMENT NOTE:
 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 TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF 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.

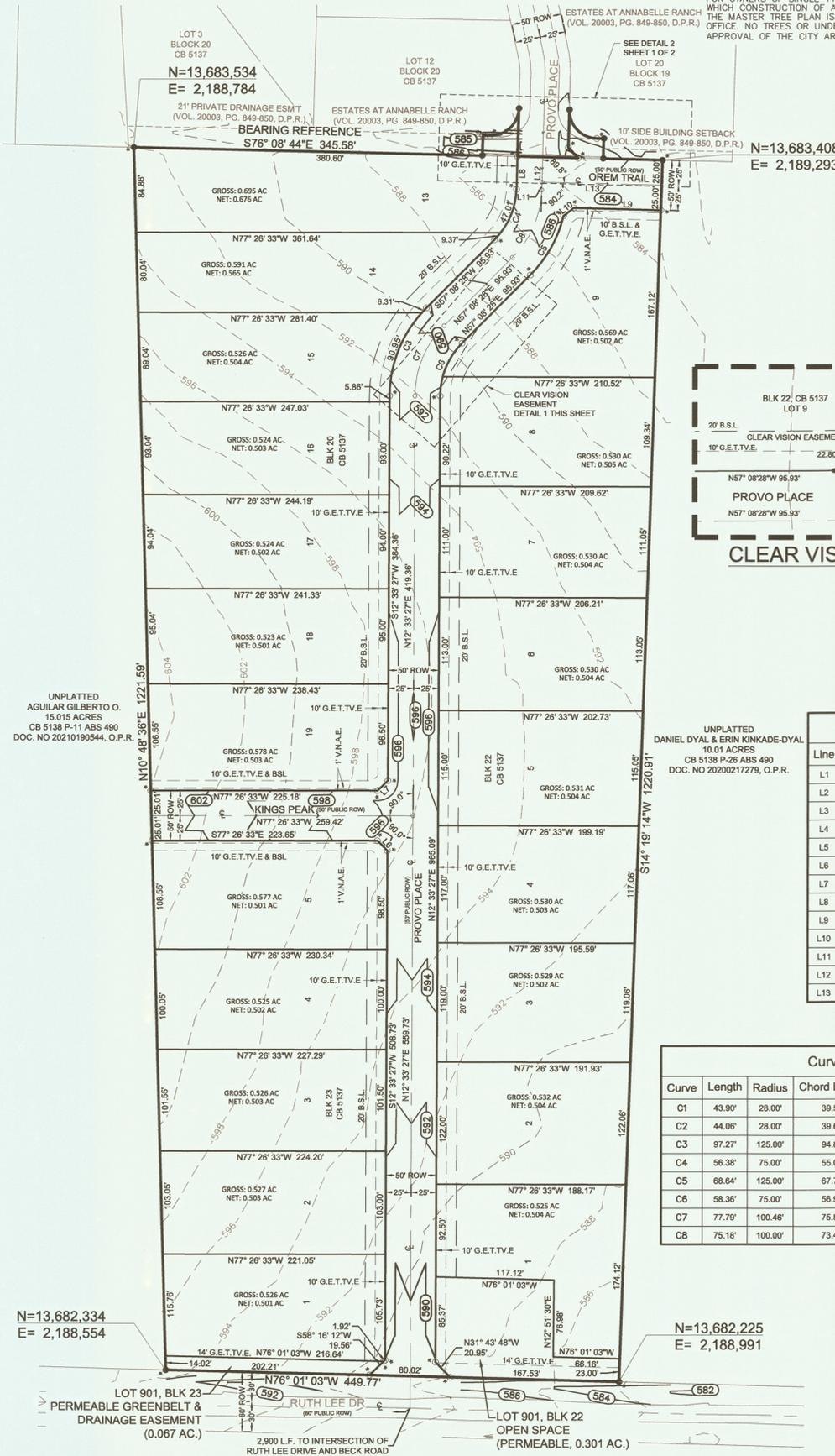
MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 19, LOT 901, BLOCK 20, LOT 901, BLOCK 22 AND LOT 901, BLOCK 23; CB 5137, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PRESERVE AT ANNABELLE RANCH SHALL BE THE 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.

CLEAR VISION:
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.

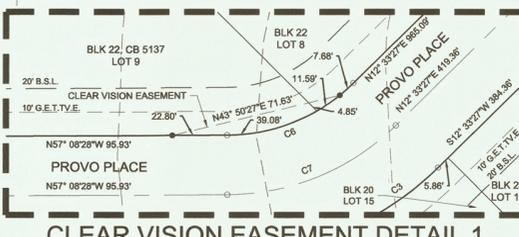
OPEN SPACE:
 LOT 901, BLOCK 19, LOT 901, BLOCK 20, LOT 901, BLOCK 22 AND LOT 901, BLOCK 23; CB 5137, ARE DESIGNATED AS GREENBELT / OPEN SPACE, AND/OR GAS, ELECTRIC TELEPHONE, TELEVISION, DRAINAGE EASEMENT.

FLOODPLAIN VERIFICATION:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL: 48029C0610G, EFFECTIVE 7/19/2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISION AND/OR AMENDMENTS.

TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP23-38802255) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477 (H).



N=13,683,408
 E= 2,189,293



1" = 50'

Line Table

Line	Length	Direction
L1	20.20'	N14°00'21"E
L2	7.11'	S75°59'39"E
L3	14.18'	N31°02'19"W
L4	6.90'	S75°59'39"E
L5	19.91'	S14°01'27"W
L6	14.14'	S32°38'33"E
L7	14.14'	S57°33'27"W
L8	32.62'	S14°04'05"W
L9	86.56'	S78°08'44"E
L10	12.61'	N64°45'57"E
L11	7.71'	N14°04'05"E
L12	25.00'	N14°04'05"E
L13	118.87'	S78°08'44"E

Curve Table

Curve	Length	Radius	Chord Length	Chord Direction	Delta Angle
C1	43.90'	28.00'	39.54'	N58°54'06"E	089°50'00"
C2	44.06'	28.00'	39.65'	S31°05'40"E	090°00'00"
C3	97.27'	125.00'	94.83'	S34°50'58"W	044°35'00"
C4	56.38'	75.00'	55.06'	S35°36'17"W	043°04'20"
C5	68.64'	125.00'	67.78'	N41°24'33"E	031°27'50"
C6	58.36'	75.00'	56.90'	N34°50'58"E	044°35'00"
C7	77.79'	100.46'	75.86'	N34°50'58"E	044°22'00"
C8	75.18'	100.00'	73.42'	N35°36'17"E	043°04'20"

N=13,682,334
 E= 2,188,554

N=13,682,225
 E= 2,188,991

Date: Jun 24, 2024, 2:12pm User ID: GeneratePlat File: L:\Viewshop\Proj_2024\KCI_16230659_0_Burghill_Locals\Case6\7623065910_000_PLAT.dwg