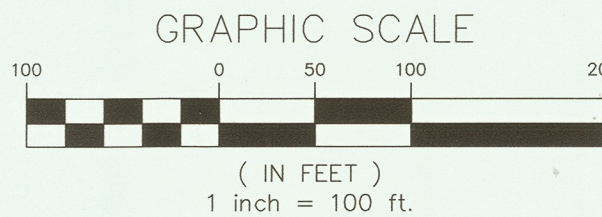
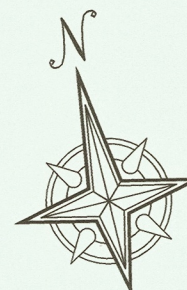


LAND-PLAT-23-11800464
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
THE PRESERVE AT
ANNABELLE RANCH

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

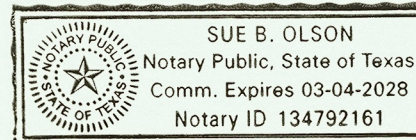
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/
DEVELOPER: MIKE YANTIS, JR., OWNER
JMYJR BECK PZ, 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., 20 24



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

NOTARY PUBLIC, BEXAR 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

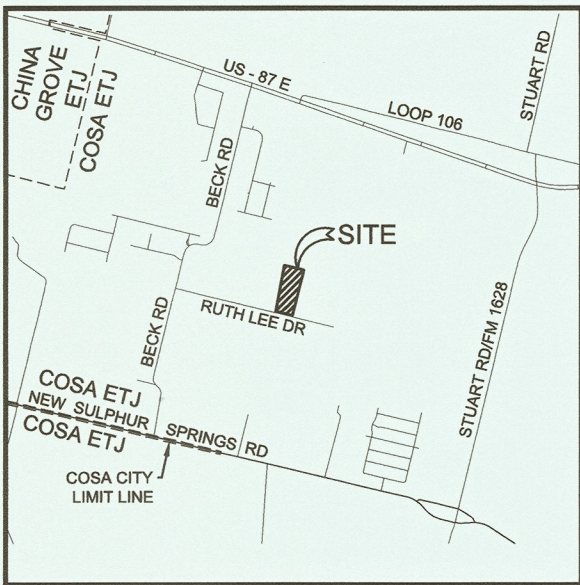
BY: _____
SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF 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 THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NTS

LEGEND

- BUILDING SETBACK LINE _____ B.S.L.
- VEHICULAR NON-ACCESS EASEMENT _____ V.N.A.E.
- FINISHED FLOOR ELEVATION _____ F.F.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT _____ G.E.T.T.V.E.
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS- _____ D.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. _____ D.P.R.
- COUNTY BLOCK _____ C.B.
- EXTRA-TERRITORIAL JURISDICTION _____ E.T.J.
- NOT TO SCALE _____ NTS
- VARIABLE _____ VAR.
- VOLUME _____ VOL.
- PAGE _____ PG.
- EASEMENT _____ ESM'T
- RIGHT OF WAY _____ R.O.W.
- ACRES _____ AC
- LINEAR FEET _____ LF
- STREET CENTERLINE _____ CL
- EXISTING CONTOUR _____
- PROPOSED FINISHED CONTOUR _____
- EFFECTIVE FLOODPLAIN _____
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN _____
- 1/2" IRON ROD FOUND W/ KCI CAP _____
- 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 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 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:

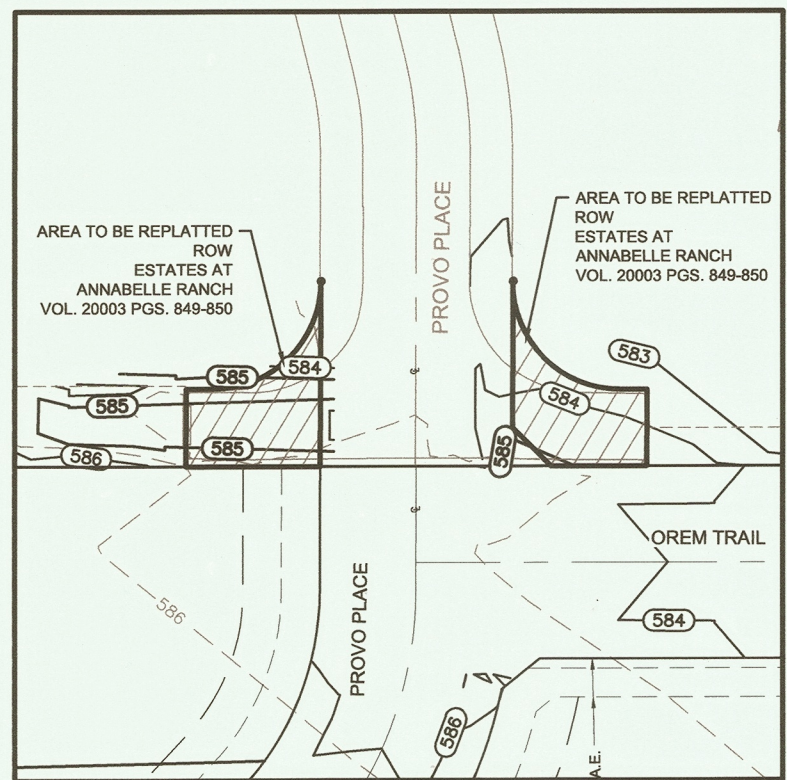
Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL, R.P.L.S. #3964

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 TOL 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.

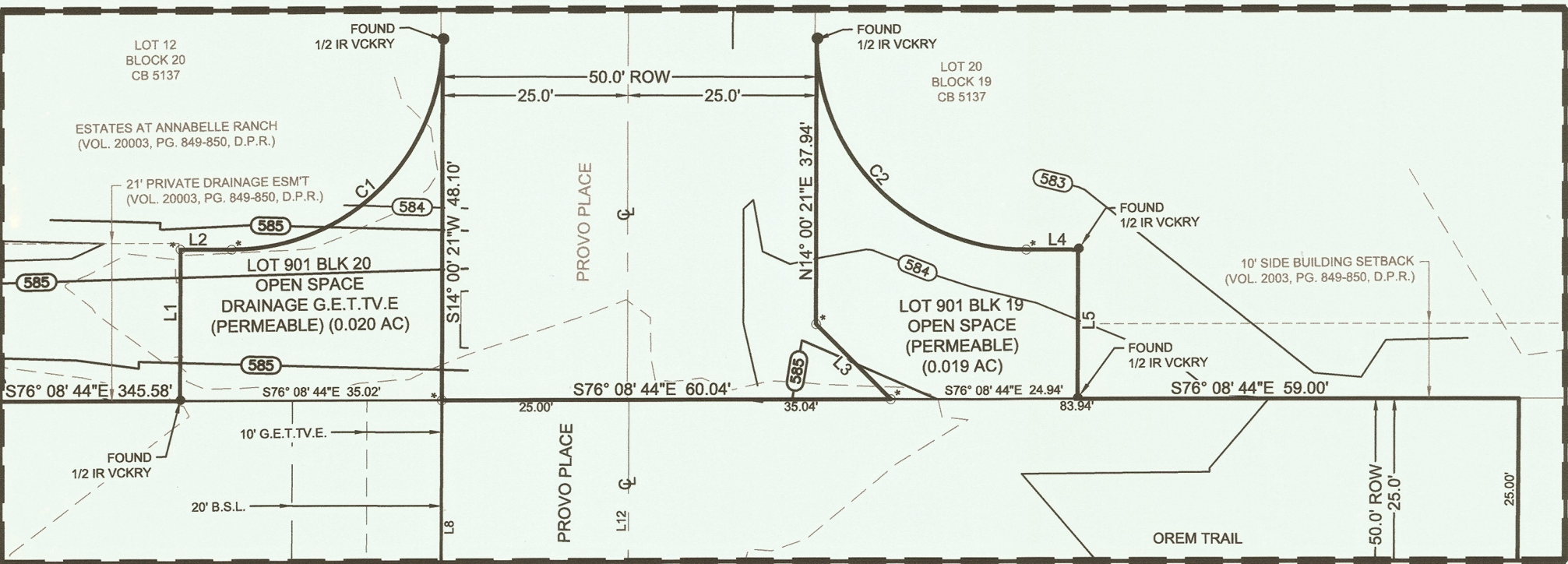
MAINTENANCE NOTE:

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.



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



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF ESTATES AT ANNABELLE RANCH (PLAT ID NO. 22-11800202), WHICH IS RECORDED IN VOLUME 20003, PAGES 849-850, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

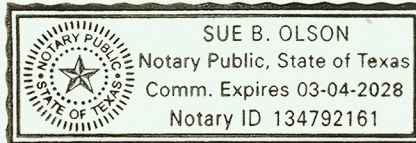
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF July, 20 24

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: 03-04-2028



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

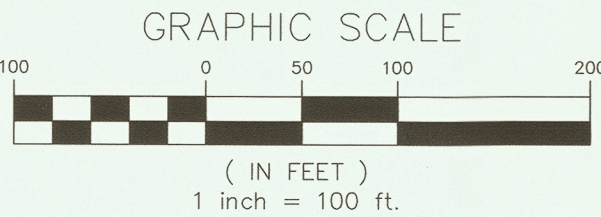
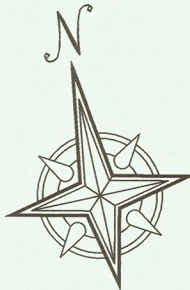


THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Jun 24, 2024, 2:12pm User ID: Generate-Proto File: L:\Desktop\Proj_2023_KCI_782306910_Burgett-Tract\Issued\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 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 #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.

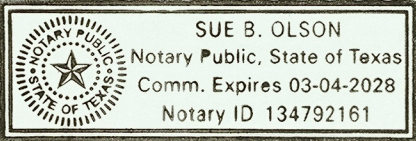
OWNER/
DEVELOPER: MIKE YANTIS JR., OWNER
JMYR BECK P2, LLC
8023 VANTAGE DR, SUITE 220
SAN ANTONIO, TX 78230
210-831-1563

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 16th DAY OF July A.D., 2024



NOTARY PUBLIC, BEXAR 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

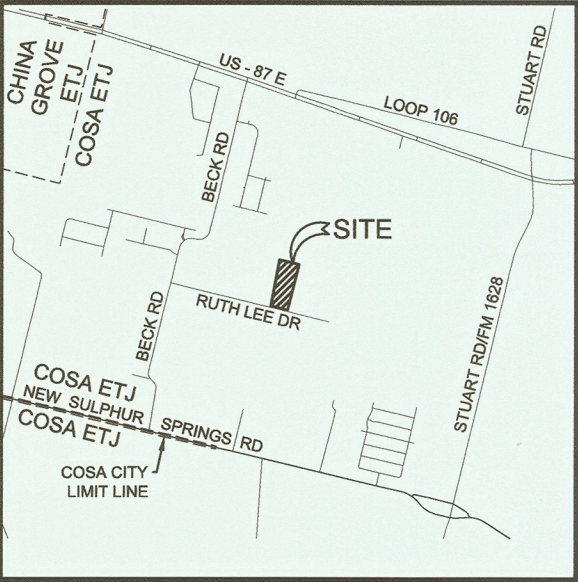
BY: _____
SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF 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 THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NTS

LEGEND

- BUILDING SETBACK LINE _____ B.S.L.
- VEHICULAR NON-ACCESS EASEMENT _____ V.N.A.E.
- FINISHED FLOOR ELEVATION _____ F.F.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT _____ G.E.T.V.E.
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS _____ O.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS _____ D.P.R.
- COUNTY BLOCK _____ C.B.
- EXTRA-TERRITORIAL JURISDICTION _____ E.T.J.
- NOT TO SCALE _____ NTS
- VARIABLE _____ VAR.
- VOLUME _____ VOL.
- PAGE _____ PG.
- EASEMENT _____ ESM'T
- RIGHT OF WAY _____ R.O.W.
- ACRES _____ AC.
- LINEAR FEET _____ LF
- STREET CENTERLINE _____ CL
- EXISTING CONTOUR _____
- PROPOSED FINISHED CONTOUR _____
- EFFECTIVE FLOODPLAIN _____
- 1 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN _____
- 1 1/2" IRON ROD FOUND W/ KCI CAP _____
- 1 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 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
LANCE T. ELLING
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 ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

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:

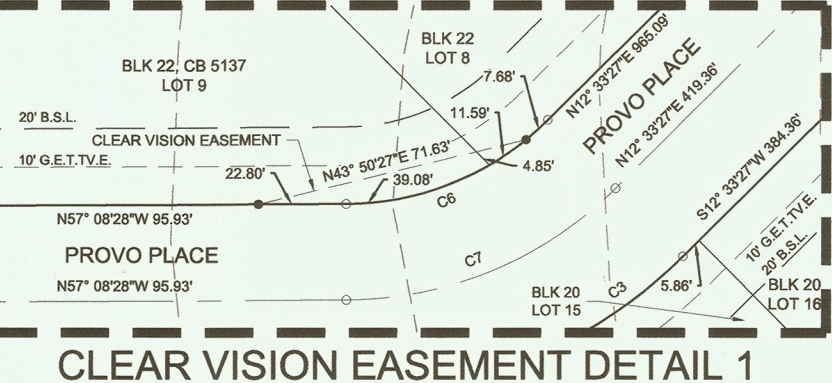
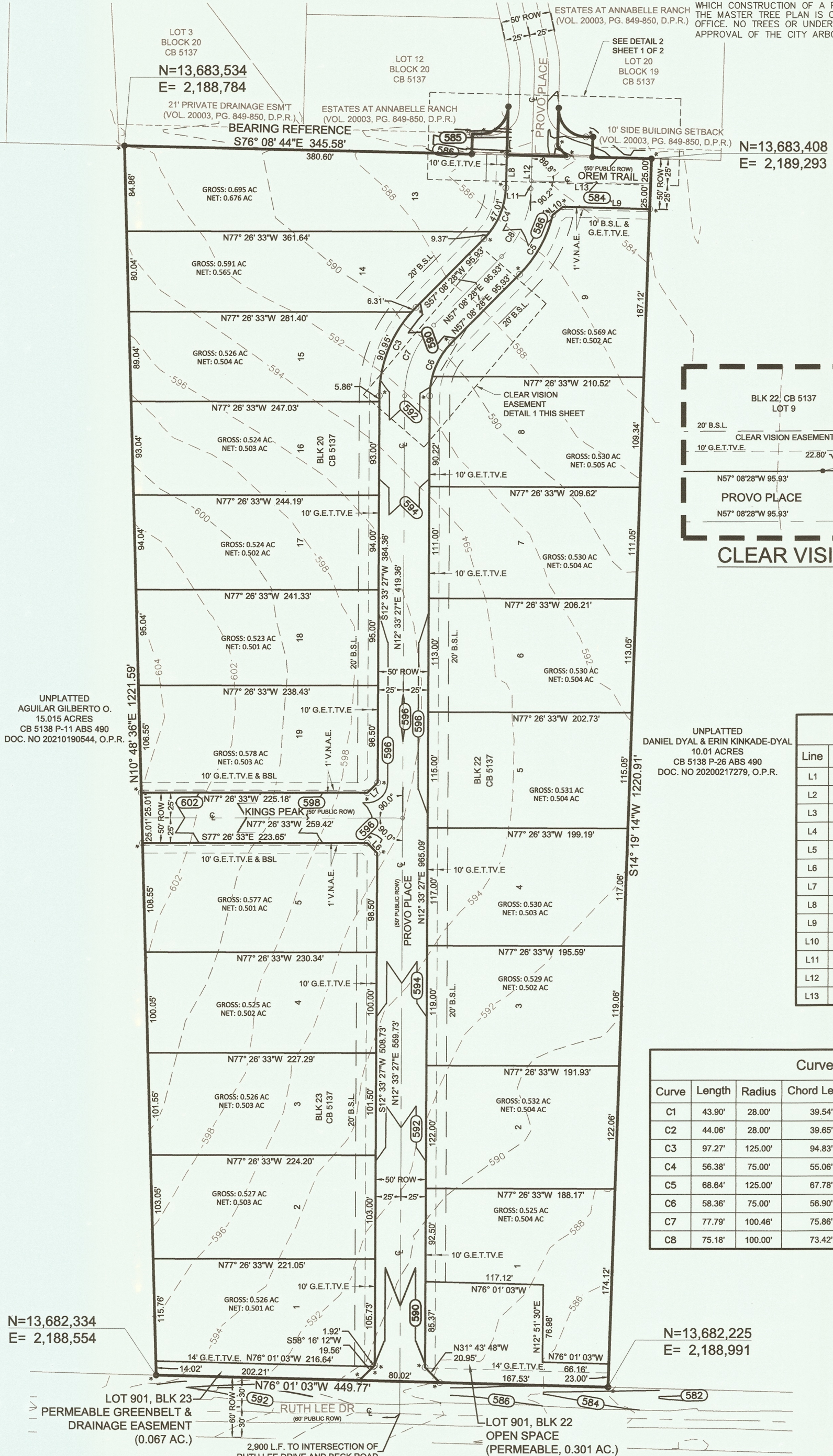
LOT 901, BLOCK 19, LOT 901, BLOCK 20, LOT 901, BLOCK 22 AND LOT 901, BLOCK 23; CB 5137, ARE DESIGNATED AS GREENBELT / OPEN SPACE, AND/OR GAS, ELECTRIC TELEPHONE, TELEVISION, DRAINAGE EASEMENT.

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).



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°26'33"E		
L7	14.14'	S57°33'27"W		
L8	32.62'	S14°04'05"W		
L9	86.56'	S76°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'	S76°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°09'00"
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	66.64'	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"

