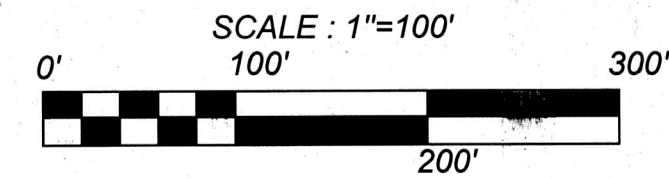


REPLAT ESTABLISHING
HARLANDALE SUBDIVISION, UNIT 1

BEING A TOTAL OF 1.42 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, CONSISTING OF LOTS 16 AND 17, BLOCK 4, N.C.B. 11156, AND LOT 11, BLOCK 8, N.C.B. 11156 OF THE HARLANDALE SUBDIVISION, UNIT 1 RECORDED IN VOLUME 20002, PAGES 2189-2192 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO LOTS 13 AND 14, BLOCK 2, N.C.B. 13092 OF THE KINGSBOROUGH RIDGE UNIT 9 SUBDIVISION RECORDED IN VOLUME 5970, PAGE 7 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO LOT 20, BLOCK 6, N.C.B. 13096 OF THE KINGSBOROUGH RIDGE UNIT 4 SUBDIVISION RECORDED IN VOLUME 4900, PAGE 166 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 31-34, BLOCK 4, N.C.B. 11156 AND LOT 108, BLOCK 8, N.C.B. 11156, HARLANDALE SUBDIVISION UNIT 1.



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.

Leticia Banegas
LETICIA BANEGAS
411 YETT AVENUE
SAN ANTONIO, TX 78221
(210) 639-3163

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Leticia Banegas* 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 20th DAY OF March, A.D. 2024

Leticia Banegas
NOTARY PUBLIC 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.

James Samford
OWNER: JAMES SAMFORD
9418 YETT AVENUE
SAN ANTONIO, TX 78221
(210) 771-1873

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *James Samford* 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 26th DAY OF March, A.D. 2024

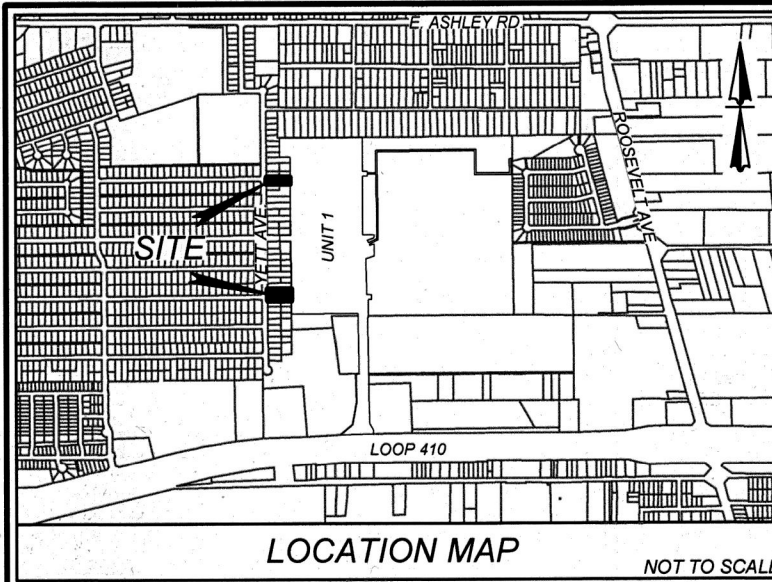
John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF HARLANDALE SUBDIVISION, UNIT 1 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



- S.A.W.S. NOTES:**
1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 2. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
 3. THE OWNER 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.
 4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 805 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.

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.

Jason Townsley
OWNER: JASON TOWNSLEY
KB HOME LONESTAR INC.
4900 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
(210) 301-5485

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Jason Townsley* 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 16th DAY OF January, A.D. 2024

John Adkins
NOTARY PUBLIC 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.

Annette Sotello
OWNER: ANNETTE SOTELLO
9226 YETT AVENUE
SAN ANTONIO, TX 78221
(210) 725-0273

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Annette Sotello* 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 14th DAY OF December, A.D. 2023

John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

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.

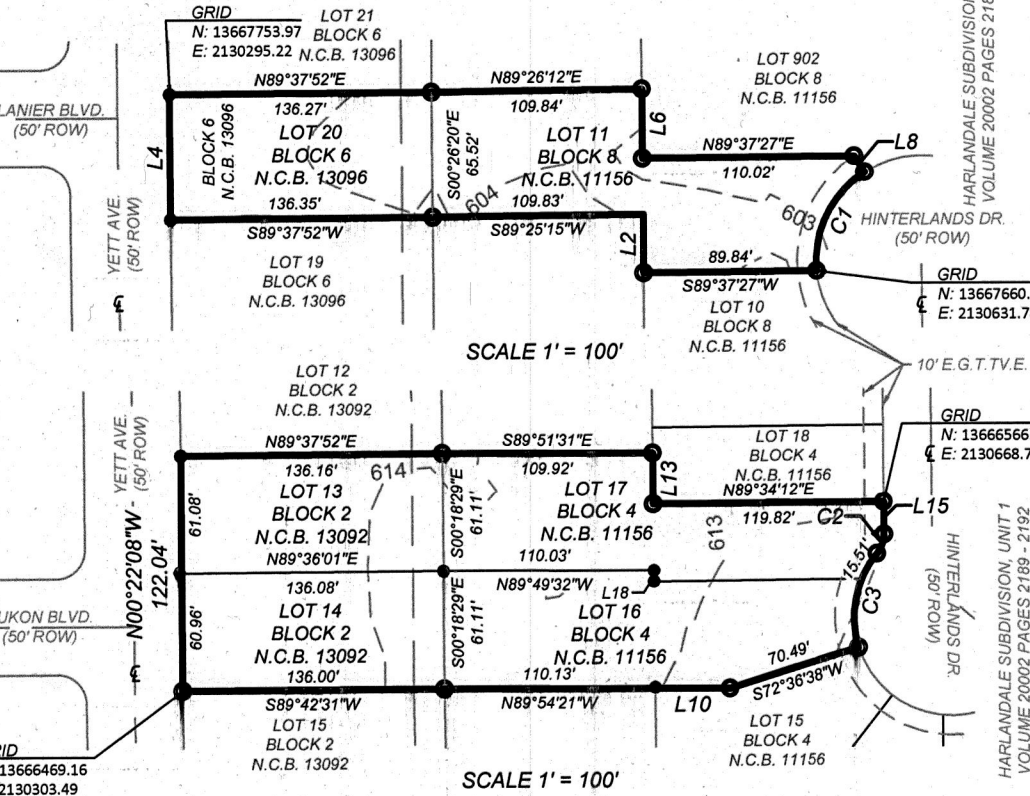
Clayton J. Linney
LICENSED PROFESSIONAL ENGINEER

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

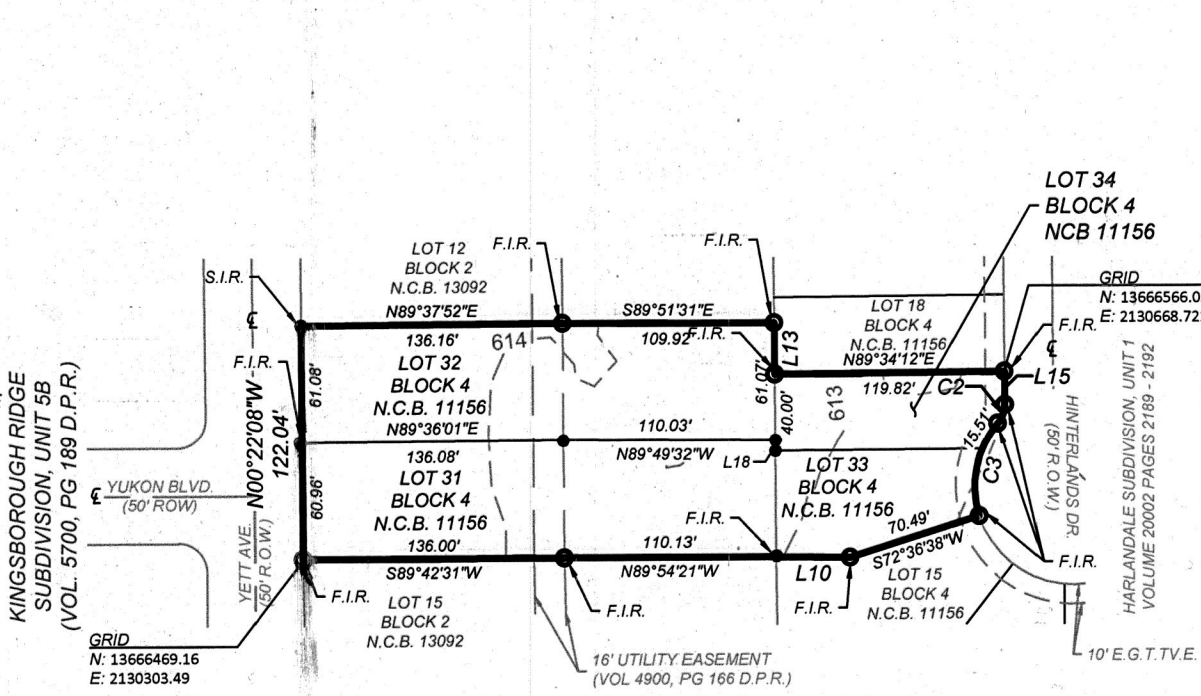
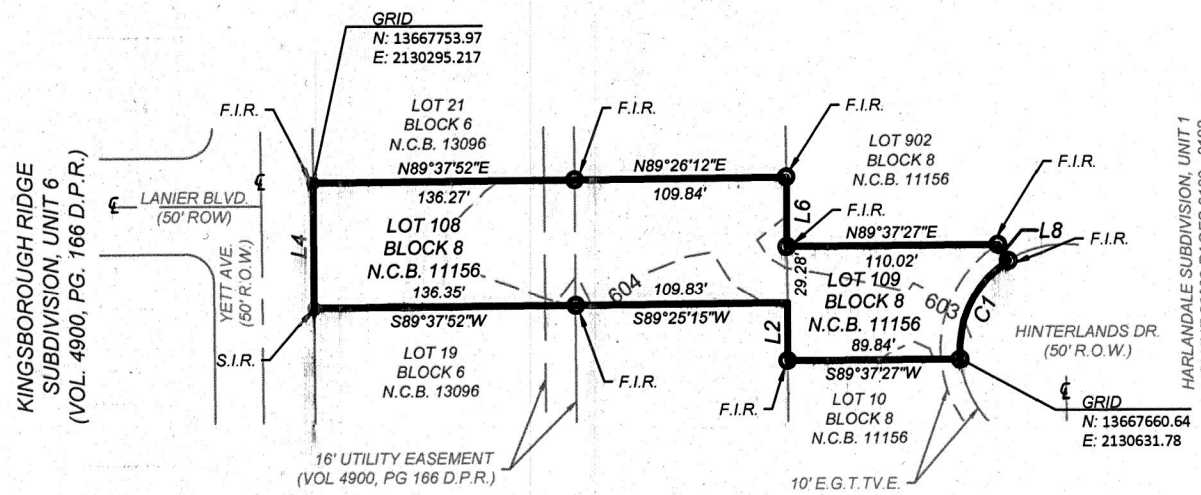
Tim C. Pappas
27 MAR 2024
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

- C.P.S.A.W.S./C.O.S.A. UTILITY NOTE:**
1. 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 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, 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. 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.



AREA BEING REPLATTED THROUGH PUBLIC
HEARING WITH WRITTEN NOTIFICATION

AREAS BEING REPLATTED IS 1.42 ACRES, PREVIOUSLY PLATTED AS LOTS 16 AND 17, BLOCK 4, N.C.B. 11156, AND LOT 11, BLOCK 8, N.C.B. 11156 OF THE HARLANDALE SUBDIVISION, UNIT 1 RECORDED IN VOLUME 20002, PAGES 2189-2192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; LOTS 13 AND 14, BLOCK 2, N.C.B. 13092 OF THE KINGSBOROUGH RIDGE UNIT 9 SUBDIVISION RECORDED IN VOLUME 5970, PAGES 7 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND LOT 20, BLOCK 6, N.C.B. 13096 OF THE KINGSBOROUGH RIDGE UNIT 4 SUBDIVISION RECORDED IN VOLUME 4900, PAGE 166 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



- OFFSITE DETENTION POND NOTES:**
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 8, N.C.B. 11156, HARLANDALE SUBDIVISION, UNIT 1, RECORDED IN VOLUME 20002, PAGE 2191 (PLAT # 21-11800306).
- DETENTION MAINTENANCE NOTE:**
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- TREE NOTE:**
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 21-38801273) 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).
- RESIDENTIAL FIRE FLOW NOTE:**
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,800 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HARLANDALE SUBDIVISION, UNIT 1 (#21-11800306) WHICH IS RECORDED IN VOLUME 20002, PAGES 2189-2192, KINGSBOROUGH RIDGE UNIT 9 SUBDIVISION WHICH IS RECORDED IN VOLUME 5970, PAGE 7, AND KINGSBOROUGH RIDGE UNIT 4 SUBDIVISION WHICH IS RECORDED IN VOLUME 4900, PAGE 166, BEXAR COUNTY PLAT AND DEED RECORDS. 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.

Leticia Banegas
LETICIA BANEGAS

SWORN AND SUBSCRIBED BEFORE ME THIS 20th DAY OF March, A.D. 2024

John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

James Samford
OWNER: JAMES SAMFORD

SWORN AND SUBSCRIBED BEFORE ME THIS 26th DAY OF March, A.D. 2024

Annette Sotello
NOTARY PUBLIC BEXAR COUNTY TEXAS

Annette Sotello
OWNER: ANNETTE SOTELLO

SWORN AND SUBSCRIBED BEFORE ME THIS 14th DAY OF December, A.D. 2023

John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

Jason Townsley
OWNER: JASON TOWNSLEY
KB HOME LONESTAR INC.

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF January, A.D. 2024

John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

Line #	Length	Direction
L2	30.41'	N00°22'33"W
L4	65.52'	N00°22'08"W
L6	36.22'	S00°29'34"E
L8	10.00'	S32°34'55"E
L10	38.55'	N89°54'21"W
L13	26.64'	S00°23'29"E
L15	17.11'	S00°22'20"E
L18	5.57'	S00°23'29"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	60.17'	55.00'	62°41'01"	57.22'	S26°04'35"W
C2	10.70'	15.00'	40°52'45"	10.48'	S20°04'02"W
C3	51.61'	51.00'	57°58'39"	49.43'	S11°31'05"W

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- ℄ = R.O.W. CENTERLINE