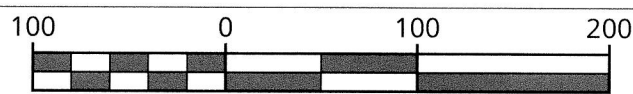
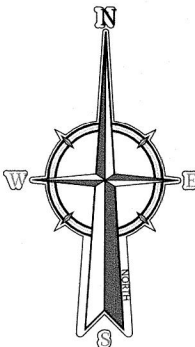


BEING A TOTAL OF 4.252 ACRE TRACT OF LAND SITUATED IN THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, BEXAR COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.252 ACRE TRACT OF LAND AS DESCRIBED TO ABISO POTRANCO TWO, LP RECORDED IN DOCUMENT 20230200769 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, ESTABLISHING LOTS 37, 38, 901 AND A 0.908 ACRE RIGHT OF WAY DEDICATION.



SCALE : 1" = 100'

**Colliers**  
Engineering  
& Design

SAN ANTONIO  
3421 Paesanos  
Parkway  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.  
TBP# Firm#: F-14909 TBP#S Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION:  
5/21/2025

STATE OF TEXAS  
COUNTY OF BEXAR

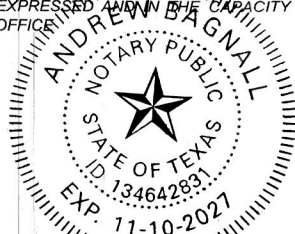
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

*Blake Honigblum*  
OWNER/DEVELOPER:  
BLAKE HONIGBLUM  
ABISO POTRANCO TWO, LP  
401 AUSTIN HWY, SUITE 216  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HONIGBLUM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE HONIGBLUM THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 27 DAY OF May, A.D. 2025  
*Andres Bernal*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ABISO POTRANCO II HAS BEEN SUBMITTED TO 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STORM WATER DETENTION IS REQUIRED FOR LOT 38 WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR ELEVATION:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

LINE #	LENGTH	DIRECTION
L1	45.76'	S46°22'00"E
L2	43.27'	S01°22'00"E
L3	42.00'	S66°30'08"W
L4	37.53'	N32°51'50"W
L5	23.46'	N32°51'50"W
L6	17.64'	S01°22'00"E
L7	17.59'	N32°51'50"W
L8	25.63'	S01°22'00"E
L9	14.52'	S57°08'25"W
L10	25.63'	N01°22'00"W
L11	16.42'	N32°51'50"W
L12	26.01'	N77°23'01"E
L13	14.00'	S77°23'01"W
L14	14.01'	N66°08'01"E
L15	26.00'	S66°08'01"W
L16	20.81'	S66°56'38"W
L17	12.00'	N23°03'22"W
L18	21.68'	N66°56'38"E
L19	23.98'	N88°37'36"E
L20	18.12'	S88°37'36"W

LINE #	LENGTH	DIRECTION
L21	8.17'	N57°08'10"E
L22	99.41'	S32°51'50"E
L23	34.77'	S30°23'29"E
L24	107.81'	S32°51'50"E
L25	7.82'	N88°37'36"E

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 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

FIRE 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 1,000 GPM AT 25 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 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS / EGRESS NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS / EGRESS EASEMENT SHOWN ON THIS PLAT.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 37 AND LOT 38 BLOCK 46, C.B. 4348, IN ACCORDANCE WITH UDC 35-506(R)(3).

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.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 404.68'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

- 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 THE 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 TO 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 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 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

CLEAR VISION NOTE:

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

RESIDENTIAL FINISHED FLOOR NOTE:

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

RESIDENTIAL FIRE FLOW NOTE:

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 OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	587.35'	700.00'	48°04'32"	S25°24'15"E	570.27'
C2	261.39'	746.01'	20°04'32"	S11°24'16"E	260.05'
C3	26.77'	746.01'	2°03'21"	S22°28'12"E	26.77'
C4	324.13'	746.01'	24°53'41"	S35°56'43"E	321.59'
C5	64.06'	50.00'	73°24'19"	S54°40'15"E	59.77'
C6	21.90'	763.00'	1°38'42"	S18°47'26"E	21.90'
C7	31.53'	25.00'	72°15'04"	S55°44'18"E	29.48'
C8	68.96'	788.00'	5°00'51"	N20°59'26"W	68.94'
C9	31.80'	25.00'	72°53'23"	N54°55'42"W	29.70'
C10	54.98'	35.00'	90°00'00"	S46°22'00"E	49.50'
C11	612.29'	746.01'	47°01'33"	S24°52'47"E	595.25'
C12	619.89'	760.01'	46°43'58"	N24°43'59"W	602.85'

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C13	32.99'	21.00'	90°00'00"	N46°22'00"W	29.70'
C14	12.00'	746.01'	0°55'18"	S11°40'23"E	12.00'
C15	132.32'	760.01'	9°58'32"	S17°07'50"E	132.16'
C16	12.00'	746.01'	0°55'19"	S22°32'47"E	12.00'
C17	49.64'	772.01'	3°41'02"	N21°11'40"W	49.63'
C18	97.01'	772.01'	7°12'00"	N14°51'34"W	96.95'
C19	15.60'	746.01'	1°11'53"	S17°18'00"E	15.60'
C20	18.19'	50.00'	20°50'56"	N35°22'33"W	18.09'
C21	201.73'	746.01'	15°29'37"	S09°06'49"E	201.12'

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
- STAMPED "COLLIERS PROP CORNER"
- FMN = MAG NAIL WITH WASHER STAMPED "KFW SURVEY"
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- P.R. = PLAT RECORDS BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- DOC. # = DOCUMENT NUMBER
- C.B. = COUNTY BLOCK
- C.L. = CENTER LINE
- 90 --- = EXISTING CONTOURS
- 950 --- = PROPOSED CONTOURS
- L.F. = LINEAR FEET
- MIN. = MINIMUM
- ◇ = EXISTING EASEMENT
- ◇ = PROPOSED EASEMENT
- = PARCEL INFORMATION

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.

*Emiliano Z. Guerrero*  
EMILIANO Z. GUERRERO  
LICENSED PROFESSIONAL ENGINEER NO. 99386  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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 BY:

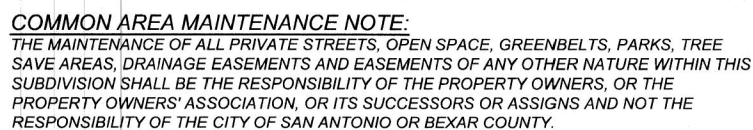
*Corey Campbell*  
COREY CAMPBELL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



KEY NOTES

- 28" ELECTRIC EASEMENT (VOL. 2505, PGS. 1227-1231, O.P.R.)
- TRACT 3 50' FILL EASEMENT (VOL. 15427, PG. 269, O.P.R.)
- TRACT 2 DRAINAGE EASEMENT (VOL. 15427, PG. 269, O.P.R.)
- RESTRICTIVE USE PARCEL (VOL. 15427, PG. 269, O.P.R.)
- VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (DOC # 20240162268, O.P.R.)
- VARIABLE WIDTH TEMPORARY TURN AROUND, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & INTERCEPTOR DRAIN EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (VOL. 20002, PGS. 83-84, P.R.)
- PRIVATE VARIABLE WIDTH SHARED CROSS ACCESS, PUBLIC SANITARY SEWER, GAS, AND DRAINAGE EASEMENT (VOL. 20003, PGS. 538-540, O.P.R.)
- 14" GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL. 20003, PGS. 538-540, O.P.R.)
- VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 18440, PG. 1280, O.P.R.)
- VARIABLE WIDTH R.O.W. DEDICATION (0.908 OF AN ACRE)
- 14" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (SEE PAGE 2 FOR DETAILS)
- VARIABLE WIDTH IRREVOCABLE INGRESS / EGRESS, DRAINAGE, UTILITY & SHARED CROSS ACCESS EASEMENT
- 15' PRIVATE DRAINAGE EASEMENT (SEE PAGE 2 FOR DETAILS)
- VARIABLE WIDTH WATER EASEMENT (SEE PAGE 2 FOR DETAILS)
- 245' L.F. OF 1" VEHICULAR NON ACCESS EASEMENT
- 10' BUILDING SETBACK LINE
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (SEE PAGE 2 FOR DETAILS)
- VARIABLE WIDTH R.O.W. RESERVATION (SEE PAGE 2 FOR DETAILS)





**DRAINAGE EASEMENT ENCROACHMENT 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 IMPROVEMENTS 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT 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.

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) HEREBY GRANTS THE EASEMENTS AND RIGHTS DESCRIBED IN THIS INSTRUMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY 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," "SEWER EASEMENT" AND "WASTEWATER 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 HEREBY WARRANT THAT THEY HAVE THE RIGHT TO GRANT THE EASEMENTS 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 INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE AND REPAIR AND MAINTAIN AND CONSTRUCT AND RECONSTRUCT SUCH INFRASTRUCTURE AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS.
2. THE GRANTOR'S CONVEYANCE OF THE EASEMENTS AND RIGHTS DESCRIBED IN THIS INSTRUMENT DOES NOT EXEMPT THE GRANTOR FROM ANY OF THE FOLLOWING:  
a. ANY CPS 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 THE RESPONSIBILITY OF THE GRANTOR. THE GRANTOR IS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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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 OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

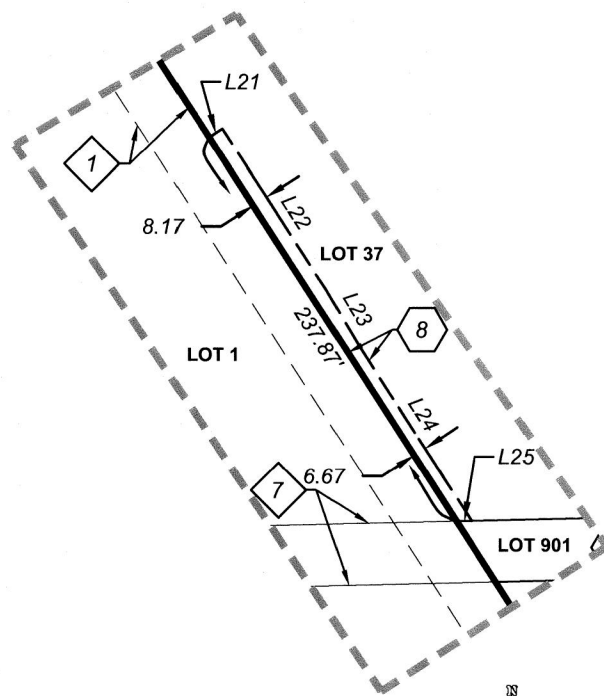
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**NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS / EGRESS EASEMENT SHOWN ON THIS PLAT.**

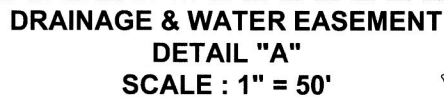
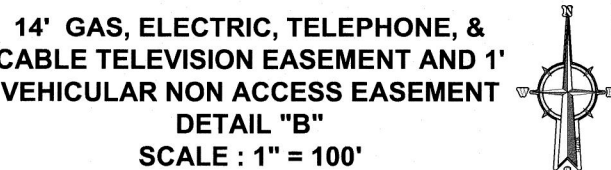
CROSS ACCESS NOTE:  
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 37 AND LOT 38  
BLOCK 46, C.B. 4348, IN ACCORDANCE WITH UDC 35-506(R)(3).








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.

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL"; THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 1987, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 404.68'.  
IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT SHALL BE OBTAINED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.



**VARIABLE WIDTH DRAINAGE  
EASEMENT  
DETAIL "D"  
SCALE : 1" = 100'**



- ## LEGEND
- |   |   |   |  |
|---|---|---|--|
|  | F.I.R.  | = | FOUND 1/2" IRON ROD OR AS NOTED  |
|  | S.I.R.  | = | SET 1/2" IRON ROD WITH BLUE CAP  |
|  | FMN   | = | STAMPED "COLLIERS PROP CORNER"<br>= GAG NAIL WITH WASHER STAMPED<br>"KFW SURVEY" |
|   | O.P.R.  | = | OFFICIAL PUBLIC RECORDS OF<br>BEXAR COUNTY, TEXAS                                |
|   | P.R.  | = | PLAT RECORDS BEXAR COUNTY,<br>TEXAS  |
|   | VOL.  | = | VOLUME   |
|   | PG.   | = | PAGE   |
|   | DOC. #  | = | DOCUMENT NUMBER  |
|   | C.B.  | = | COUNTY BLOCK   |
|   |  | = | CENTER LINE  |
| -- 900' --  |   | = | EXISTING CONTOURS  |
| -950-   |   | = | PROPOSED CONTOURS  |
|   | L.F.  | = | LINEAR FEET  |
|   | MIN.  | = | MINIMUM  |
|  |   | = | EXISTING EASEMENT  |
|  |   | = | PROPOSED EASEMENT  |
|  |   | = | PARCEL INFORMATION   |

SEE PAGE 1 OF 2 FOR LINE AND  
CURVE TABLES

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.

EMILIANO Z. GUERRERO  
LICENSED PROFESSIONAL ENGINEER NO. 99386  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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 BY:

**COREY CAMPBELL**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076  
**COLLIERS ENGINEERING & DESIGN**  
3421 PAGESANOS PKWY  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

## KEY NOTES

- |   |  |   |  |
|---|--|---|--|
| 1 | 28' ELECTRIC EASEMENT<br>(VOL. 2505, PGS. 1227-1231, O.P.R.)   | 8 | 14' GAS, ELECTRIC, TELEPHONE, &<br>CABLE TV EASEMENT<br>(VOL. 20003, PGS. 536-540, O.P.R.) |
| 2 | TRACT 3<br>50' FILL EASEMENT<br>(VOL. 15427, PG. 269, O.P.R.)  | 9 | VARIABLE WIDTH PERMANENT WATER<br>EASEMENT<br>(VOL. 18440, PG. 1280, O.P.R.)               |
| 3 | TRACT 2<br>DRAINAGE EASEMENT<br>(VOL. 15427, PG. 269, O.P.R.)  | 1 | VARIABLE WIDTH R.O.W. DEDICATION<br>(0.908 OF AN ACRE)                                     |
| 4 | RESTRICTIVE USE PARCEL<br>(VOL. 15427, PG. 269, O.P.R.)  | 2 | 14' GAS, ELECTRIC, TELEPHONE &<br>CABLE TELEVISION EASEMENT                                |
| 5 | VARIABLE WIDTH PERMANENT SANITARY<br>SEWER EASEMENT<br>(DOC # 20240162268, O.P.R.)   | 3 | VARIABLE WIDTH INGRESS / EGRESS, DRAINAGE<br>UTILITY & SHARED CROSS ACCESS EASEMENT        |
| 6 | VARIABLE WIDTH TEMPORARY TURN AROUND,<br>ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER,<br>SANITARY SEWER & INTERCEPT DRAIN<br>EASEMENT. EASEMENT TO EXPIRE UPON<br>INCORPORATION INTO PLATTED STREET<br>RIGHT-OF-WAY.<br>(VOL. 20002, PGS. 83-84, P.R.) | 4 | 15' PRIVATE DRAINAGE EASEMENT  |
| 7 | PRIVATE VARIABLE WIDTH SHARED CROSS<br>ACCESS, PUBLIC SANITARY SEWER, GAS, AND<br>DRAINAGE EASEMENT<br>(VOL. 20003, PGS. 538-540, O.P.R.)  | 5 | VARIABLE WIDTH WATER EASEMENT  |
|   |  | 6 | 245' L.F. OF 1' VEHICULAR NON<br>ACCESS EASEMENT   |
|   |  | 7 | 10' BUILDING SETBACK LINE  |
|   |  | 8 | VARIABLE WIDTH PRIVATE<br>DRAINAGE EASEMENT  |
|   |  | 9 | VARIABLE WIDTH R.O.W. RESERVATION  |

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP. STAMPED "COLLERS PROP CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. BEARINGS AND DISTANCES ARE IN SURFACE, BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999830028.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID19).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APFRAID DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PAGE 2 OF 2