

GALM CROSSING

A 19.143 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE MANUEL MARTINES Y MUSQUIZ SURVEY NO. 80 ABSTRACT 467, COUNTY BLOCK 4450, NEW CITY BLOCK (NCB) 18297, THE REMAINING PORTION OF A 20.98 ACRE TRACT OF LAND AS CONVEYED TO REMUDA 530, L.P., OF RECORD IN VOLUME 15247, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A NONEXCLUSIVE INGRESS AND EGRESS EASEMENT CREATED BY RECIPROCAL ACCESS EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS RECORDED JANUARY 22, 2019 IN DOCUMENT NUMBER 20190011640, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS ESTABLISHING LOTS 2-11 & LOT 900, BLOCK 1, NEW CITY BLOCK 18297, SAN ANTONIO, BEXAR COUNTY, TEXAS.

KloveENGINEERING

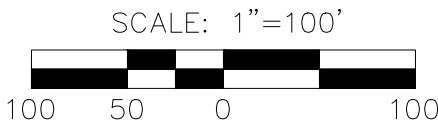
Site Development Engineering Services

Firm No. 11042

22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258

www.kloveengineering.com (210) 485-5683

DATE OF PREPARATION: APRIL 31, 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.

OWNER/DEVELOPER: ABISO GALM LP
ATTN: BLAKE HONIGBLUM
120 AUSTIN HIGHWAY, SUITE 105
SAN ANTONIO, TEXAS 78209
(210) 802-0110

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 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 _____ DAY OF _____
A.D. _____.

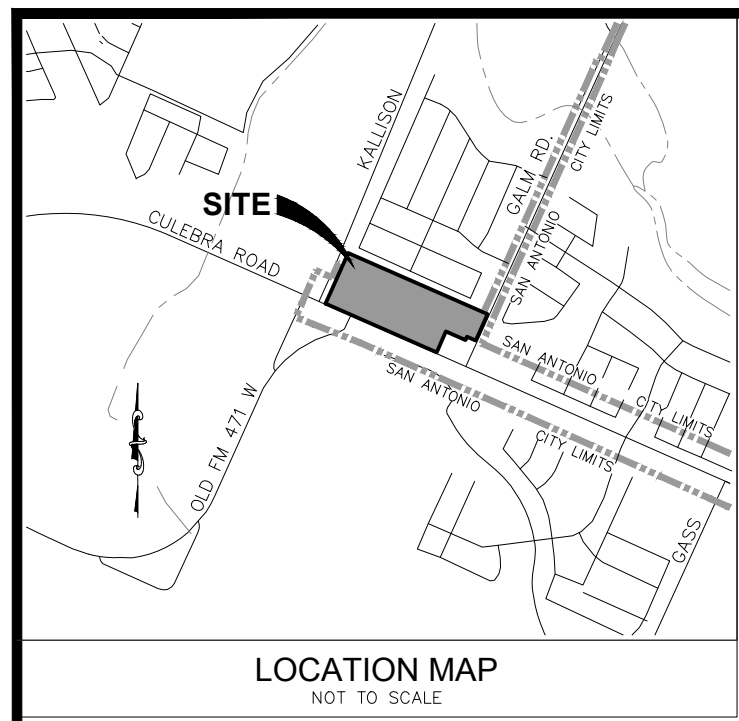
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF _____ GALM CROSSING _____ 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. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



- LEGEND
- AC ACRE(S)
 - CATV CABLE TELEVISION
 - DOC. NO. DOCUMENT NUMBER
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 - ELEC ELECTRIC
 - ESMT EASEMENT
 - GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - NCB NEW CITY BLOCK
 - OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - PG PAGE(S)
 - RD ROAD
 - RPR REAL PROPERTY RECORDS
 - SUBD SUBDIVISION
 - TELE TELEPHONE
 - VAR WID VARIABLE WIDTH
 - VNAE VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
 - VOL VOLUME
 - W WATER
 - DRN DRAINAGE
 - NTS NOT TO SCALE
 - SWR SEWER
 - EXISTING EASEMENT
 - EASEMENT
 - EXISTING LOT DATA
 - SET 1/2" IRON ROD
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - FOUND MAGNAIL
 - FOUND TxDOT MONUMENTATION
 - CENTERLINE
 - PROPERTY LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - CITY OF SAN ANTONIO LIMITS

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	48.92'	S82° 04' 06"E	L19	4.67'	S23° 40' 28"W
L2	48.94'	S50° 31' 21"E	L20	25.01'	N65° 53' 26"W
L3	36.67'	S23° 33' 46"W	L21	283.54'	N23° 42' 17"E
L4	101.69'	S66° 03' 06"E	L22	240.76'	S66° 17' 34"E
L5	7.33'	N66° 17' 42"W	L23	16.00'	S23° 40' 59"W
L6	40.64'	N68° 42' 18"E	L24	224.85'	N66° 17' 43"W
L7	50.00'	N23° 42' 18"E	L25	67.21'	S24° 14' 32"W
L8	34.65'	S66° 17' 43"E	L30	30.33'	N24° 06' 09"E
L9	44.34'	N23° 42' 18"E	L31	1096.50'	N66° 17' 42"W
L10	33.95'	S68° 41' 14"W	L32	69.30'	N68° 42' 14"E
L11	24.76'	N23° 12' 36"E	L33	150.37'	N23° 22' 40"E
L12	25.00'	S66° 19' 32"E	L34	37.25'	S66° 17' 42"E
L13	4.50'	S23° 40' 28"W	L35	171.46'	S23° 41' 47"W
L14	1055.50'	S66° 17' 40"E	L36	36.30'	N66° 18' 17"W
L15	12.00'	N23° 42' 18"E	L37	60.68'	S68° 42' 14"W
L16	1071.49'	N66° 17' 42"W	L38	15.00'	N23° 42' 18"E
L17	12.00'	S23° 42' 18"W	L39	30.00'	N66° 18' 22"W
L18	1087.84'	N66° 17' 42"W	L40	44.53'	S23° 42' 18"W

EASEMENT CALLOUTS

- VAR WID DRAINAGE ESMT (VOL. 15247, PG. 209 OPR)
- SOUTHWESTERN BELL ESMT (VOL. 8789, PG. 2032 RPR)
- 20' GETCTV ESMT (VOL. 15247, PG. 220 RPR)
- 20' WATER ESMT (VOL. 15247, PG. 230 RPR)
- 15' WATER ESMT (VOL. 13128, PG. 1633 DR)
- OFF-LOT VAR WID PRIVATE DRAINAGE ESMT (VOL. 20001, PG. 706 DPR)
- RECIPROCAL ACCESS ESMT (DOC. NO. 20190011640 OPR)
- 14' GETCTV ESMT (VOL. 20001, PG. 706 DPR)
- DRAINAGE ESMT (DOC. No. 20190011641 OPR)
- 12' WATER ESMT
- VAR WID SANITARY SEWER ESMT
- 12' PRIVATE DRAINAGE ESMT
- VAR WID DRAINAGE ESMT (VOL., 15247, PG. 209 OPR)
- REMAINDER OF 18' OF 30' UTILITY ESMT (VOL. 3129, PG. 1020 DR)
- 20' WATER ESMT (VOL. 15247, PG. 241 DR)
- VAR WID GETCTV ESMT (VOL. 20002, PG. 1904 DPR)
- VAR WID SANITARY SEWER ESMT (VOL. 20001, PG. 706 DPR)
- PERMANENT SANITARY SEWER ESMT (VOL. 17472, PG. 1525 OPR)
- 12' SANITARY SEWER ESMT (VOL. 15247, PG. 196 OPR)
- 15' DRAINAGE ESMT (VOL. 9699, PGS. 140-141 DPR)
- 16' WATER ESMT (VOL. 15656, PG. 1503 OPR)
- VAR WID IRREVOCABLE INGRESS/EGRESS ESMT
- VAR WID DRAINAGE EASEMENT

ROW INFO

- KALLISON LANE (20' ROW) (VOL.704, PG. 567, RPR)

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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

CPS/SAWS/COSA/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 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, CABLETV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 WASTEWATER SERVICE CONNECTION.

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 TOTAL OF 3 ACCESS POINT(S) ALONG CULEBRA ROAD (FM 471), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1264.4
- 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.

SAWS DEDICATION

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.

INGRESS/EGRESS:

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

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS AND USE OF ANY PRIVATE FIRE HYDRANTS FROM ADJACENT LOTS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 2-11 AND 900, BLOCK 1, NCB 18297, IN ACCORDANCE WITH UDC 35-506(R)(3).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT(S) 2-11 AND 900 BLOCK 1, NCB 18297, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE(100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C01950, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS HIGH PRESSURE NOTE:

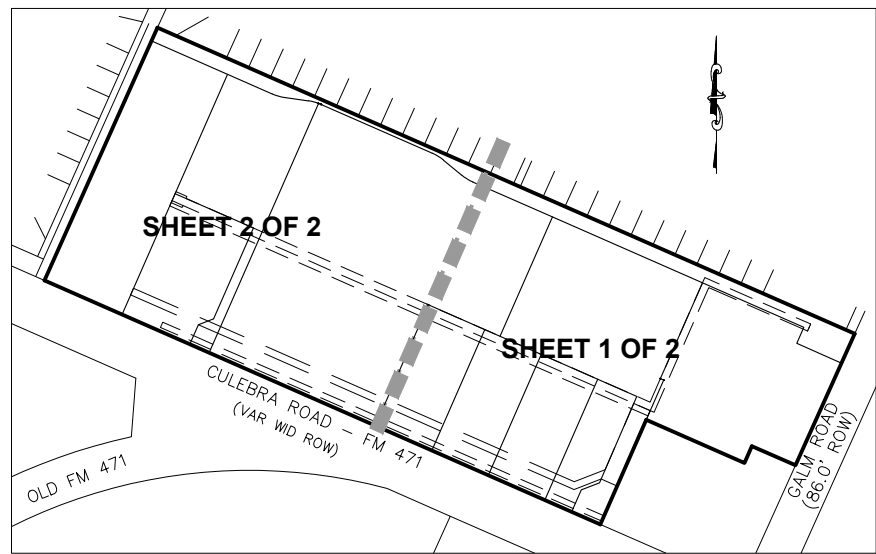
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SURVEYOR'S NOTE:

- BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE 4204, GRID.
- SET 3" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 4716" AT ALL CORNERS UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

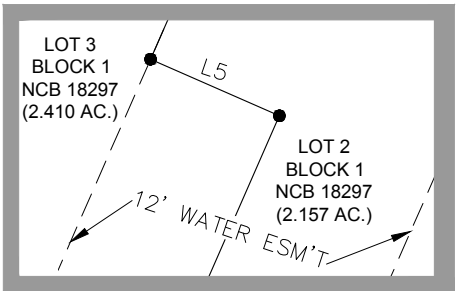
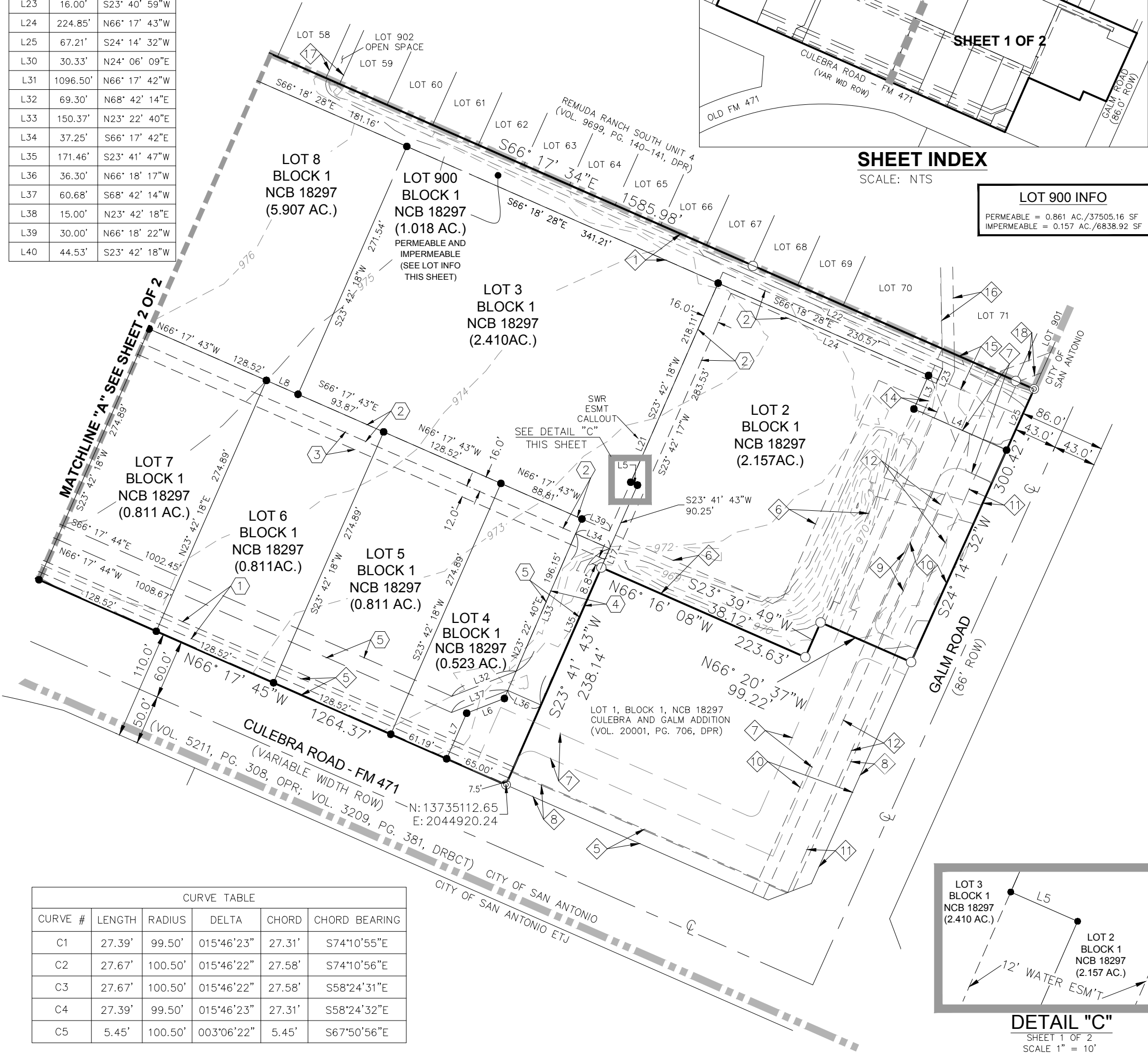
DRAINAGE EASEMENT ENCROACHMENT:

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 TCI OR 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



LOT 900 INFO

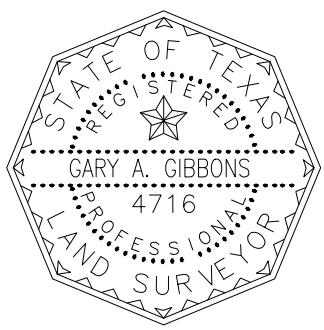
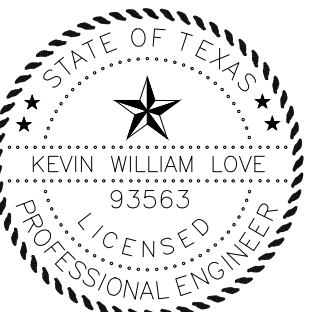
PERMEABLE = 0.861 AC./37505.16 SF
IMPERMEABLE = 0.157 AC./6838.92 SF

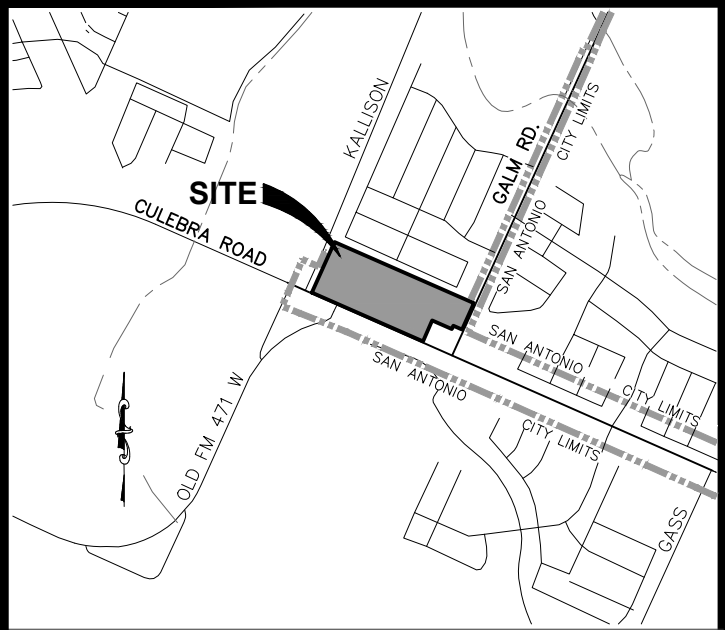


DETAIL "C"
SHEET 1 OF 2
SCALE 1" = 10'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	27.39'	99.50'	015°46'23"	27.31'	S74°10'55"E
C2	27.67'	100.50'	015°46'22"	27.58'	S74°10'56"E
C3	27.67'	100.50'	015°46'22"	27.58'	S58°24'31"E
C4	27.39'	99.50'	015°46'23"	27.31'	S58°24'32"E
C5	5.45'	100.50'	003°06'22"	5.45'	S67°50'56"E

ALLIANCE LAND SURVEYORS
TBPCLS FIRM NO. 10194244
18410 US HWY 281 N, STE 109
SAN ANTONIO, TEXAS 78259
GARY@ALLIANCELANDSURVEYORS.COM
(210) 369-9509





LEGEND	
AC	ACRE(S)
CATV	CABLE TELEVISION
DOC. NO.	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC	ELECTRIC
ESMT	EASEMENT
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG	PAGE(S)
RD	ROAD
RPR	REAL PROPERTY RECORDS
SUBD	SUBDIVISION
TELE	TELEPHONE
VAR WID	VARIABLE WIDTH
VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
VOL	VOLUME
W	WATER
DRN	DRAINAGE
NTS	NOT TO SCALE
SWR	SEWER
1	EXISTING EASEMENT
1	EASEMENT
1	EXISTING LOT DATA
●	SET 1/2" IRON ROD
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
⊗	FOUND MAGNAIL
⊗	FOUND TxDOT MONUMENTATION

- EASEMENT CALLOUTS**
- | | |
|---|--|
| 1 VAR WID DRAINAGE ESMT (VOL. 15247, PG. 209 OPR) | 10 VAR WID DRAINAGE ESMT (VOL., 15247, PG. 209 OPR) |
| 2 SOUTHWESTERN BELL ESMT (VOL. 8789, PG. 2032 RPR) | 11 REMAINDER OF 18' OF 30' UTILITY ESMT (VOL. 3129, PG. 1020 DR) |
| 3 20' GETCTV ESMT (VOL. 15247, PG. 220 RPR) | 12 20' WATER ESMT (VOL. 15247, PG. 241 DR) |
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| 9 DRAINAGE ESMT (DOC. NO. 20190011641 OPR) | 18 16' WATER ESMT (VOL. 15656, PG. 1503 OPR) |

- | | |
|-------------------------------|---|
| 1 12' WATER ESMT | 4 VAR WID IRREVOCABLE INGRESS/EGRESS ESMT |
| 2 VAR WID SANITARY SEWER ESMT | 5 VAR WID DRAINAGE EASEMENT |
| 3 12' PRIVATE DRAINAGE ESMT | |

ROW INFO

1 KALLISON LANE (20' ROW) (VOL.704, PG. 567, RPR)

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

CPS/SAWS/COSA/UTILITY NOTES:

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, 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, CABLETV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS WASTEWATER EDU NOTE:

1. 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:

1. 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.

TxDOT NOTES:

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 TOTAL OF 3 ACCESS POINT(S) ALONG CULEBRA ROAD (FM 471), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1264.4.

3. 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.

SAWS DEDICATION

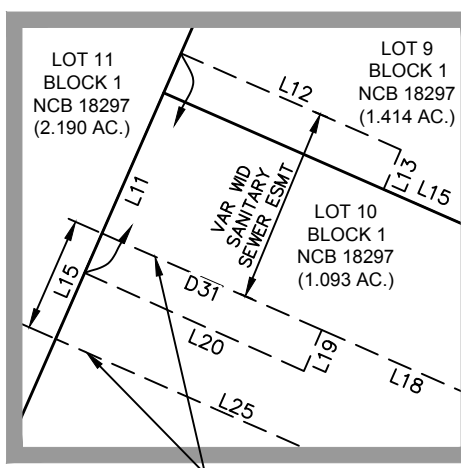
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

INGRESS/EGRESS:

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

LOT 900 INFO

PERMEABLE = 0.861 AC./37505.16 SF
IMPERMEABLE = 0.157 AC./6838.82 SF



DETAIL "B"
SHEET 2 OF 2
SCALE 1" = 20'

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS AND USE OF ANY PRIVATE FIRE HYDRANTS FROM ADJACENT LOTS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 2-11 AND 900, BLOCK 1, NCB 18297, IN ACCORDANCE WITH UDC 35-506(R)(3).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT(S) 2-11 AND 900 BLOCK 1, NCB 18297, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE(100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 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.

SURVEYOR'S NOTE:

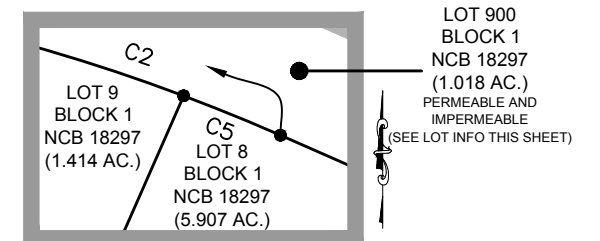
1. BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE 4204, GRID.

2. SET 1" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 4716" AT ALL CORNERS UNLESS OTHERWISE NOTED.

3. CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

DRAINAGE EASEMENT ENCROACHMENT:

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 TGI OR 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



DETAIL "A"
SHEET 2 OF 2
SCALE 1" = 10'



SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

SHEET 2 OF 2

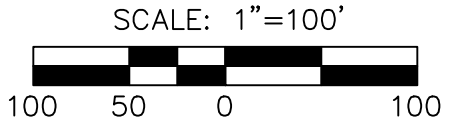
PLAT NO. 23-11800292

SUBDIVISION PLAT ESTABLISHING

GALM CROSSING

A 19.143 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE MANUEL MARTINES Y MUSQUIZ SURVEY NO. 80 ABSTRACT 467, COUNTY BLOCK 4450, NEW CITY BLOCK (NCB) 18297, THE REMAINING PORTION OF A 20.98 ACRE TRACT OF LAND AS CONVEYED TO REMUDA 530, L.P., OF RECORD IN VOLUME 15247, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A NONEXCLUSIVE INGRESS AND EGRESS EASEMENT CREATED BY RECIPROCAL ACCESS EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS RECORDED JANUARY 22, 2019 IN DOCUMENT NUMBER 20190011640, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS ESTABLISHING LOTS 2-11 & LOT 900, BLOCK 1, NEW CITY BLOCK 18297, SAN ANTONIO, BEXAR COUNTY, TEXAS.

Klove ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683
DATE OF PREPARATION: APRIL 31, 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.

OWNER/DEVELOPER: ABISO GALM LP
ATTN: BLAKE HONIGBLUM
120 AUSTIN HIGHWAY, SUITE 105
SAN ANTONIO, TEXAS 78209
(210) 802-0110

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 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 ____ DAY OF _____, A.D. _____.

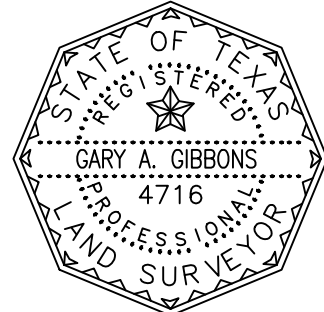
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF **GALM CROSSING** 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. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



ALLIANCE LAND SURVEYORS
TPELS FIRM NO. 10194244
18410 US HWY 281 N, STE 109
SAN ANTONIO, TEXAS 78259
GARY@ALLIANCELANDSURVEYORS.COM
(210) 369-9509