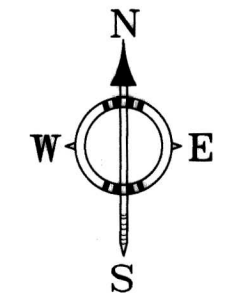


SUBDIVISION PLAT
ESTABLISHING
PARKVIEW AT PRUE
SUBDIVISION(ENCLAVE)

11.251 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 14667, OUT OF THE JOSE ALAMEDA SURVEY NO. 81, ABSTRACT NO. 26, COUNTY BLOCK 4107, BEXAR COUNTY, TEXAS, AND BEING ALL OF A CALLED 11.257 ACRE TRACT DESCRIBED IN DEED TO PARKVIEW AT PRUE LLC OF RECORD IN DOCUMENT NO. 20220049325, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



RAO'S CONSULTING ENGINEERS
RCE
P.O. BOX. 592991
SAN ANTONIO TX 78258
TXPE FIRM#17655
PHONE: 210.549.7557 www.raoengineering.com

RICKMAN
LAND SURVEYING, LLC
TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM
DATE OF PRINT: MARCH 31ST, 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, CERTAIN 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:
VAMSIDHAR MUKKAMALA, MANAGING PARTNER
PARKVIEW AT PRUE LLC
1630 WILD PEAK
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Vamsidhar Mukkamala 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
A.D. 2025 DAY OF May

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF PARKVIEW AT PRUE SUBDIVISION 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. 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SURVEYOR'S NOTE:

BEARINGS BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE 4204, GRID, US SURVEY FEET.

DEVELOPERS NOTE:

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

SAWS DEDICATION NOTE:

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.

EDU IMPACT FEE PAYMENT 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 SERVICES CONNECTION.

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.

NOTE: WHERE A PLATTED IRREVOCABLE INGRESS/EGRESS EASEMENT IS UTILIZED FOR FRONTAGE, THE PRIVATE STREET PROVISIONS OF SECTION 35-506 FOR STREET NAME AND DESIGN STANDARDS SHALL BE MET.

CPS/SAWS/COSA NOTE:

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," "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 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 FOOT WIDE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP23-38801674) 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).

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

LOT #	BLOCK	AREA
1	1	0.046
2	1	0.056
3	1	0.065
4	1	0.074
5	1	0.086
6	1	0.169
901	1	0.111
1	2	0.138
2	2	0.073
3	2	0.076
4	2	0.094
5	2	0.098
6	2	0.084
7	2	0.087
8	2	0.109
9	2	0.113
10	2	0.098
11	2	0.101
12	2	0.126
13	2	0.131
14	2	0.113
15	2	0.116
16	2	0.144
17	2	0.144
18	2	0.072
19	2	0.071
20	2	0.071
21	2	0.070
22	2	0.063
23	2	0.104
24	2	0.059

LOT #	BLOCK	AREA
25	2	0.059
26	2	0.059
27	2	0.059
28	2	0.116
29	2	0.087
30	2	0.056
31	2	0.056
32	2	0.056
33	2	0.067
34	2	0.067
35	2	0.056
36	2	0.056
37	2	0.067
38	2	0.067
39	2	0.056
40	2	0.056
41	2	0.067
42	2	0.067
43	2	0.056
44	2	0.056
45	2	0.067
46	2	0.067
47	2	0.056
48	2	0.056
49	2	0.125
901	2	0.171
902	2	2.675
903	2	1.633
999	PVT ST	2.11



LOCATION MAP

NOT TO SCALE

LEGEND

- ⊙ FIR FOUND 1/2" IRON ROD
- ⊙ SET 1/2" IRON ROD WITH CAP STAMPED "RICKMAN"
- P.O.B. POINT OF BEGINNING
- 678 EXISTING CONTOURS
- 678 PROPOSED CONTOURS
- N.C.B. NEW CITY BLOCK
- D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ELEC. ELECTRIC
- TELE. TELEPHONE
- CL. CENTER LINE
- ** NON-PERMEABLE
- R.O.W. RIGHT-OF-WAY
- ① 5' PUBLIC WATER, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- ② 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- ③ VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT. PUBLIC SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- ④ 30' PRIVATE DRAINAGE EASEMENT
- ⑤ 20' WATER EASEMENT
- ⑥ 5' WATER EASEMENT

NOTE: LOT 901, LOT 902 AND LOT 999 ARE NON-PERMEABLE.

FLOODPLAIN NOTES:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0220G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

STATE OF TEXAS
COUNTY OF BEXAR

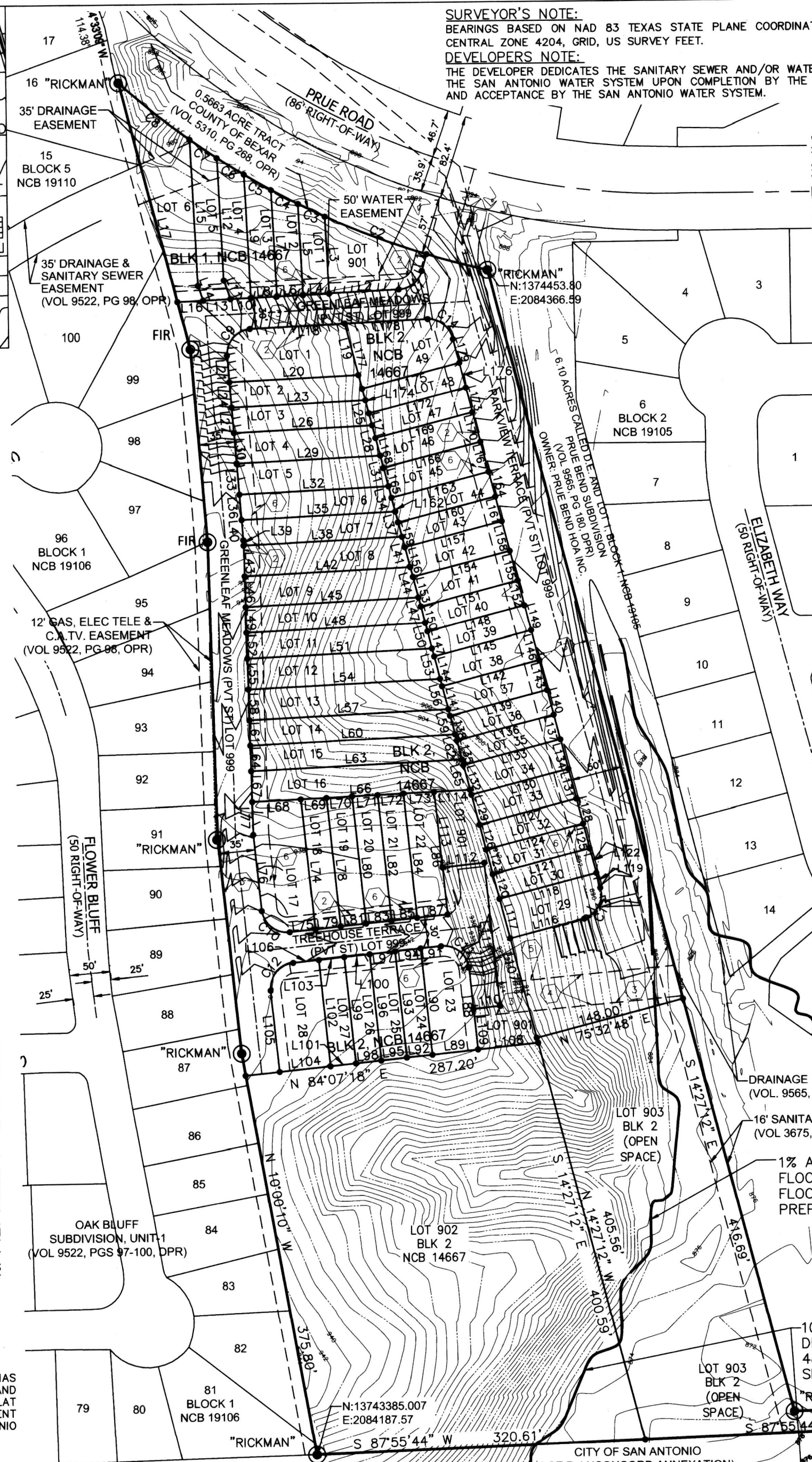
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

S. Rao Vasamsetti
S. RAO VASAMSETTI, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 104346

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: RICKMAN LAND SURVEYING, LLC

Marion Ruth Bolton
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC, TBPLS FIRM NO. 101919-00



DRAINAGE EASEMENT NOTES:

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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE 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.

FINISH FLOOR ELEVATION NOTES:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

PRIVATE STREETS:

LOT 999, BLOCK 2, NCB 14667, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, 902, 903, BLOCK 13, NCB 17264, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FIRE FLOW 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 MINIMUM FIRE FLOW DEMAND OF 1,500 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHALL.

SAWS HIGH PRESSURE NOTE:

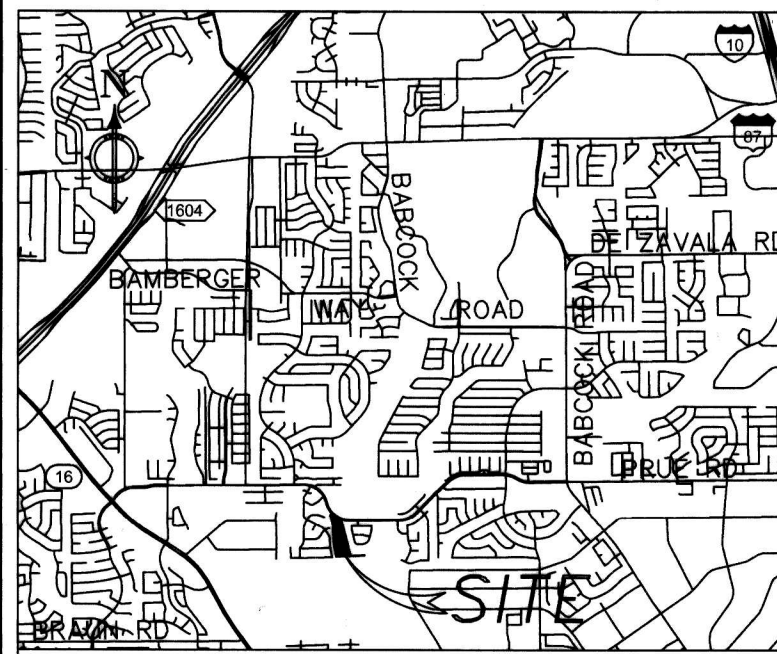
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

SUBDIVISION PLAT
ESTABLISHING
PARKVIEW AT PRUE
SUBDIVISION(ENCLAVE)

11.257 ACRES OF LAND BEING 11.81 ACRES SAVE AND EXCEPT 0.57 OF AN ACRE OF LAND WITH ALL IN THE CITY OF SAN ANTONIO, N.C.B. 14667 OUT OF THE REMAINING PORTION OF A TRACT OF LAND CONVEYED BY ORIGINAL DEED RECORDED IN VOLUME 3360, PAGES 261-263 AND OUT OF DEEDS RECORDED IN VOLUME 6669, PAGES 141-144 AND VOLUME 6669, PAGES 145-148 WITH ALL BEING OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JOSE ALAMEDA SURVEY NO. 81, ABSTRACT NO. 26, COUNTY BLOCK 4017, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	31.16'	29.18'	S 51°38'21" W	71°25'02"
C2	800.00'	105.89'	105.82'	S 69°03'42" E	7°35'03"
C3	800.00'	29.00'	28.99'	S 64°13'52" E	2°04'36"
C4	800.00'	29.60'	29.60'	S 62°07'58" E	2°07'12"
C5	800.00'	30.29'	30.29'	S 59°59'17" E	2°10'10"
C6	800.00'	31.08'	31.08'	S 57°47'25" E	2°13'33"
C7	800.00'	31.98'	31.98'	N 55°31'55" W	2°17'26"
C8	800.00'	88.32'	88.27'	S 51°13'27" E	6°19'30"
C9	25.00'	37.88'	34.36'	S 41°10'42" W	86°49'21"
C10	25.00'	37.75'	34.26'	N 52°35'43" W	86°30'47"
C11	25.00'	38.23'	34.61'	S 51°58'50" E	87°37'13"
C12	25.00'	38.35'	34.70'	N 40°21'26" E	87°53'17"
C13	25.00'	37.35'	33.97'	S 28°09'39" W	85°35'43"
C14	25.00'	33.92'	31.38'	S 51°03'57" E	77°43'55"

LINE	BEARING	DISTANCE
L1	S 15°49'17" W	16.66'
L2	N 87°20'52" E	68.00'
L3	N 02°39'08" W	75.18'
L4	N 87°20'52" E	25.50'
L5	N 02°39'08" W	88.98'
L6	S 87°20'52" W	25.50'
L7	N 02°39'08" W	104.01'
L8	S 87°20'52" W	25.50'
L9	N 02°39'08" W	120.36'
L10	N 87°20'52" E	20.00'
L11	S 19°32'04" E	18.94'
L12	S 02°39'08" E	120.00'
L13	S 87°20'52" W	26.65'
L14	S 19°32'04" E	14.98'
L15	S 02°39'08" E	143.08'
L16	S 87°20'52" W	25.05'
L17	S 14°33'09" E	220.57'
L18	S 87°20'52" W	92.83'
L19	N 14°27'12" W	51.87'
L20	N 87°20'52" E	126.38'
L21	S 04°31'17" E	26.00'
L22	N 87°20'52" E	130.79'
L23	S 04°31'17" E	25.01'
L24	N 14°27'12" W	25.54'
L25	N 87°20'52" E	135.20'
L26	N 87°20'52" E	25.01'
L27	S 04°31'17" E	30.65'
L28	S 14°27'12" E	30.65'
L29	N 87°20'52" E	140.49'
L30	S 04°31'17" E	30.02'
L31	S 14°27'12" E	30.65'
L32	N 87°20'52" E	145.77'
L33	S 04°31'17" E	30.02'
L34	S 14°27'12" E	25.54'
L35	N 87°20'52" E	150.18'
L36	N 04°31'17" W	25.01'
L37	S 14°27'12" E	25.54'
L38	N 87°20'52" E	154.88'
L39	S 01°17'32" E	5.18'
L40	S 04°31'17" E	19.83'
L41	S 14°27'12" E	30.65'
L42	N 87°20'52" E	161.86'
L43	S 01°17'32" E	30.01'
L44	S 14°27'12" E	30.65'
L45	N 87°20'52" E	168.84'
L46	S 01°17'32" E	30.01'
L47	S 14°27'12" E	25.54'
L48	N 87°20'52" E	174.66'
L49	S 01°17'32" E	25.01'
L50	S 14°27'12" E	25.54'
L51	N 87°20'52" E	180.47'
L52	S 01°17'32" E	25.01'
L53	S 14°27'12" E	30.65'
L54	N 87°20'52" E	187.46'
L55	S 01°17'32" E	30.01'
L56	S 14°27'12" E	30.65'
L57	N 87°20'52" E	194.44'
L58	S 01°17'32" E	30.01'
L59	S 14°27'12" E	25.54'
L60	N 87°20'52" E	200.25'
L61	N 01°17'32" W	25.01'
L62	S 14°27'12" E	25.54'
L63	N 87°20'52" E	206.07'
L64	S 01°17'32" E	25.01'
L65	S 14°27'12" E	30.65'
L66	N 87°20'52" E	213.05'
L67	S 01°17'32" E	30.01'
L68	N 87°20'52" E	47.61'
L69	S 87°20'52" W	25.04'
L70	N 87°20'52" E	25.04'

LINE	BEARING	DISTANCE
L71	N 87°20'52" E	25.04'
L72	N 87°20'52" E	25.04'
L73	N 87°20'52" E	30.04'
L74	S 05°44'20" E	127.46'
L75	N 84°07'18" E	25.00'
L76	N 05°44'20" W	75.00'
L77	N 01°17'32" W	31.75'
L78	N 05°44'20" W	126.05'
L79	S 84°07'18" W	25.00'
L80	N 05°44'20" W	124.84'
L81	N 84°07'18" E	25.00'
L82	N 05°44'20" W	123.23'
L83	N 84°07'18" E	25.00'
L84	N 05°44'20" W	121.82'
L85	S 84°07'18" W	25.00'
L86	N 05°44'20" W	120.13'
L87	N 84°07'18" W	80.00'
L88	N 05°44'20" W	80.00'
L89	N 84°07'18" E	45.00'
L90	N 05°44'20" W	104.00'
L91	N 84°07'18" E	20.00'
L92	S 84°07'18" W	25.00'
L93	S 05°44'20" E	104.00'
L94	N 84°07'18" E	25.00'
L95	N 84°07'18" E	25.00'
L96	S 05°44'20" E	104.00'
L97	N 84°07'18" E	25.00'
L98	S 84°07'18" W	25.00'
L99	N 05°44'20" W	104.00'
L100	N 84°07'18" E	25.00'
L101	S 84°07'18" W	25.00'
L102	N 05°44'20" W	104.00'
L103	N 84°07'18" E	25.00'
L104	S 84°07'18" W	50.00'
L105	S 05°44'20" E	80.00'
L106	N 84°07'18" E	25.00'
L107	S 14°27'12" E	255.00'
L108	N 84°07'18" E	58.84'
L109	N 05°44'20" W	40.00'
L110	S 84°15'40" W	26.00'
L111	N 05°44'20" W	140.00'
L112	N 84°15'40" E	41.00'
L113	S 05°44'20" E	74.10'
L114	S 87°20'52" W	35.25'
L115	N 02°04'16" W	20.00'
L116	N 75°32'48" E	75.00'
L117	N 14°27'12" W	40.00'
L118	N 75°32'48" E	98.00'
L119	N 14°27'12" W	15.00'
L120	N 14°27'12" W	25.00'
L121	S 75°32'48" W	98.00'
L122	N 14°27'12" W	25.00'
L123	S 14°27'12" E	25.00'
L124	S 75°32'48" W	98.00'
L125	N 14°27'12" W	25.00'
L126	N 14°27'12" W	25.00'
L127	S 75°32'48" W	98.00'
L128	S 14°27'12" E	25.00'
L129	N 14°27'12" W	30.00'
L130	S 75°32'48" W	98.00'
L131	S 14°27'12" E	30.00'
L132	N 14°27'12" W	30.00'
L133	S 75°32'48" W	98.00'
L134	N 14°27'12" W	30.00'
L135	N 14°27'12" W	25.00'
L136	S 75°32'48" W	98.00'
L137	N 14°27'12" W	25.00'
L138	N 14°27'12" W	25.00'
L139	S 75°32'48" W	98.00'

LINE	BEARING	DISTANCE
L140	N 14°27'12" W	25.00'
L141	N 14°27'12" W	30.00'
L142	S 75°32'48" W	98.00'
L143	S 14°27'12" E	30.00'
L144	N 14°27'12" W	30.00'
L145	S 75°32'48" W	98.00'
L146	N 14°27'12" W	30.00'
L147	N 14°27'12" W	25.00'
L148	S 75°32'48" W	98.00'
L149	S 14°27'12" E	25.00'
L150	S 14°27'12" E	25.00'
L151	S 75°32'48" W	98.00'
L152	N 14°27'12" W	25.00'
L153	N 14°27'12" W	30.00'
L154	N 75°32'48" E	98.00'
L155	N 14°27'12" W	30.00'
L156	N 14°27'12" W	30.00'
L157	S 75°32'48" W	98.00'
L158	N 14°27'12" W	30.00'
L159	N 14°27'12" W	30.00'
L160	S 75°32'48" W	98.00'
L161	N 14°27'12" W	25.00'
L162	N 14°27'12" W	25.00'
L163	S 75°32'48" W	98.00'
L164	N 14°27'12" W	25.00'
L165	N 14°27'12" W	30.00'
L166	S 75°32'48" W	98.00'
L167	N 14°27'12" W	30.00'
L168	N 14°27'12" W	30.00'
L169	S 75°32'48" W	98.00'
L170	N 14°27'12" W	30.00'
L171	S 14°27'12" E	25.00'
L172	N 75°32'48" E	98.00'
L173	N 14°27'12" W	25.00'
L174	S 14°27'12" E	25.00'
L175	S 75°32'48" W	98.00'
L176	N 14°27'12" W	25.00'
L177	S 14°27'12" E	65.75'
L178	N 87°20'52" E	81.00'
L179	N 14°27'12" W	24.00'

RAO'S CONSULTING ENGINEERS
RCE P.O. BOX. 592991
SAN ANTONIO TX 78128
TXPE FIRM#17655
PHONE: 210.549.7557. www.raosengineering.com

RICKMAN TBPLS FIRM NO. 101919-00
LAND SURVEYING, LLC 419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM
DATE OF PRINT: MARCH 31ST, 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:
VAMSIDHAR MUKKAMALA, MANAGING PARTNER
PARKVIEW AT PRUE LLC
1630 WILD PEAK
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED Vamsidhar Mukkamala, 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 16th May, A.D. 2025

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF PARKVIEW AT PRUE SUBDIVISION 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. 2023.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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.

S. RAO VASAMSETTI
S. RAO VASAMSETTI, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 104346

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: RICKMAN LAND SURVEYING, LLC

Marion Ruth Bolton
MARION RUTH BOLTON,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC, TBPLS FIRM NO. 101919-00



5-6-2025