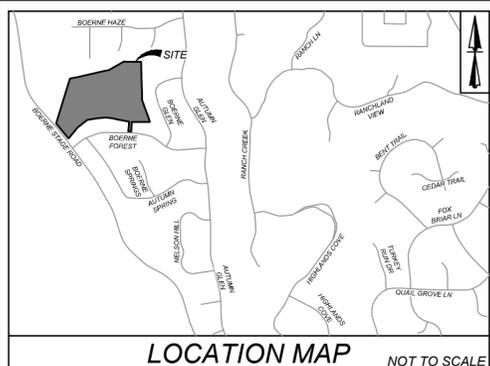
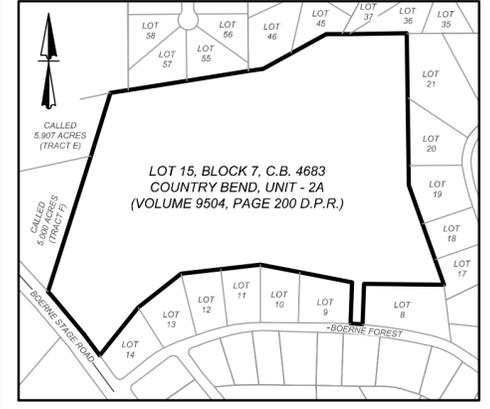


REPLAT ESTABLISHING WINDSONG SUBDIVISION

A 43.63 ACRES TRACT OF LAND SITUATED IN THE J. KNIGHT SURVEY NUMBER 35, BLOCK 409, COUNTY BLOCK 4683, BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT 15, BLOCK 7 OF COUNTRY BEND, UNIT 2-A AS RECORDED IN VOLUME 9504, PAGE 200 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING ALL OF THAT TRACT OF LAND AS CONVEYED IN DOCUMENT NUMBER 2022029719 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18). 5. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1" = 600'

43.63 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 15, BLOCK 7, OF THE COUNTRY BEND, UNIT 2A RECORDED IN VOLUME 9504, PAGE 200 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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/DEVELOPER: MARCUS MORENO, FELDER CND BOERNE STAGE, LLC, 16103 VIA SHAVANO, SAN ANTONIO, TEXAS 78249

STATE OF TEXAS, COUNTY OF BEXAR, SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES: \_\_\_

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO: THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS), 1977 INTERSTATE 35, AUSTIN, TEXAS 78747, PHONE: 512-467-7722, FAX: 512-467-1114, EMAIL: INFO@TBPELS.TEXAS.GOV

CPS/SAWS/COSA UTILITY: 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," "TRANSPORATION 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 PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, 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 (10) FOOT WIDE EASEMENTS.

TO DETENTION / MAINTENANCE NOTE: STORM WATER DETENTION IS REQUIRED FOR PROPERTY 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 OFF-SITE 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.

- LEGEND: SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY", R.O.W. = RIGHT-OF-WAY, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, C.B. = COUNTY BLOCK, CL = CENTERLINE, L.F. = LINEAR FEET, --- = EXISTING CONTOURS, ---(D)--- = PROPOSED CONTOURS

- KEYNOTES: LOT 46, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 4B PHASE 1 (VOLUME 9530, PAGE 62 D.P.R.) OWNER: BILLY E. & CYNTHIA A. HARVEY, LOT 20, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT 3 (VOLUME 9510, PAGE 127 D.P.R.) OWNER: CARLOS A. & CAROLINA JIMENEZ, LOT 11, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT 2A (VOLUME 9504, PAGE 200 D.P.R.) OWNER: PEGGY A. LEWIS, CALLED 5.000 ACRES (TRACT F) OWNER: TONYA ROSINBAUM REVOCABLE TRUST (VOLUME 1430, PAGE 763 O.P.R.) (VOLUME 7211, PAGE 807 O.P.R.)

SAWS WASTEWATER EDU: 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.

SAWS IMPACT FEE: 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 CONNECTION.

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.

RESIDENTIAL FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

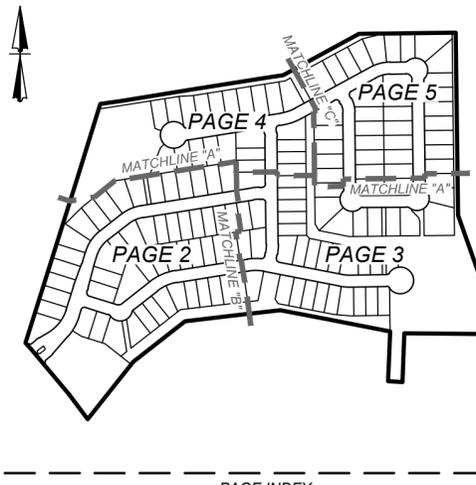
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A TREE PRESERVATION PLAN (TREE-APP-4P23-380029) 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 TREE PRESERVATION PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C008F, 48029C0085F EFFECTIVE [09/29/2010]. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

ETJ MILITARY PROTECTION AREA NOTE: THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "LOW DENSITY RESIDENTIAL," ALLOWABLE LAND USES SHALL BE AS DEFINED IN THE UNIFIED DEVELOPMENT CODE FOR ANY PROPERTY ZONED "R-4," "R-S," "R-6," "NP-8," "NP-10," AND "NP-15."



INGRESS & EGRESS (SEWER) NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

INGRESS & EGRESS (WATER) NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE EASEMENT ENCROACHMENTS NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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.

COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-909, BLOCK 10, & 901, BLOCK 13, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE: LOTS 901, BLOCK 10, (0.2208 ACRE PERMEABLE), 902, BLOCK 10, (0.0441 ACRE PERMEABLE), 903, BLOCK 10, (0.981 ACRE PERMEABLE), (0.0238 ACRE NON-PERMEABLE), 905, BLOCK 10, (1.338 ACRE PERMEABLE), (0.0740 ACRE NON-PERMEABLE), 906, BLOCK 10, (1.558 ACRE PERMEABLE), (0.0220 ACRE NON-PERMEABLE), 907, BLOCK 10, (0.0120 ACRE PERMEABLE), 908, BLOCK 10, (0.0441 ACRE PERMEABLE), 909, BLOCK 10, (0.0444 ACRE PERMEABLE) & 901, BLOCK 13, (0.0147 ACRE PERMEABLE), IS DESIGNATED AS MAINTENANCE ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT. LOT 904, BLOCK 10, (4.421 ACRE PERMEABLE), (0.2840 ACRE NON-PERMEABLE), IS DESIGNATED AS EMERGENCY SECONDARY ACCESS, MAINTENANCE ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

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.

- KEYNOTES: 1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 2. 15' BUILDING SETBACK LINE, 3. 10' BUILDING SETBACK LINE, 4. VARIABLE WIDTH SANITARY SEWER EASEMENT, 5. 16' SANITARY SEWER EASEMENT, 6. 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT, 7. VARIABLE WIDTH CLEAR VISION EASEMENT, 8. VARIABLE WIDTH PRIVATE DRAINAGE & EMERGENCY SECONDARY ACCESS EASEMENT, 9. 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 10. 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.), 11. VARIABLE WIDTH ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.), 12. 10' ELECTRIC EASEMENT (VOLUME 9532, PAGE 163 D.P.R.), 13. 30' x 20' ELECTRIC EASEMENT (VOLUME 9532, PAGE 163 D.P.R.), 14. 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.), 15. 16' DRAINAGE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.), 16. VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.), 17. DRAINAGE EASEMENT (VOLUME 9504, PAGE 200 D.P.R.), 18. 10' ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.), 19. 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)

Table with Curve Table and Line Table columns, containing survey data for 150 residential lots, including curve radius, length, bearing, and line length/direction.

RESIDENTIAL LOTS = 150 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



OWNER/DEVELOPER: STEVEN KRASOFF, FELDER CND BOERNE STAGE, LLC, 16103 VIA SHAVANO, SAN ANTONIO, TEXAS 78249, PHONE: (210) 422-3004

STATE OF TEXAS, COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN KRASOFF, 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. 20\_\_

NOTARY PUBLIC 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.

DATED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

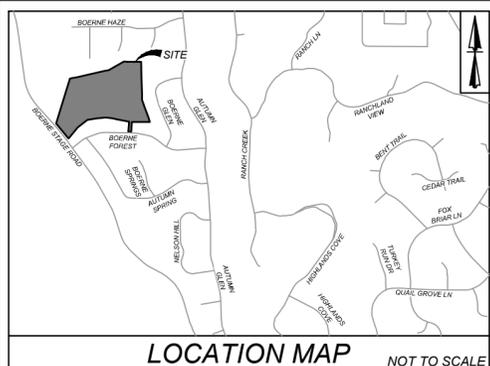
THIS PLAT OF WINDSONG SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

BY: CHAIRMAN

BY: SECRETARY

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- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - C.B. = COUNTY BLOCK
  - ⊕ = CENTERLINE
  - L.F. = LINEAR FEET
  - 100— = EXISTING CONTOURS
  - 200— = PROPOSED CONTOURS

- KEYNOTES:**
- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 2 15' BUILDING SETBACK LINE
  - 3 10' BUILDING SETBACK LINE
  - 4 VARIABLE WIDTH SANITARY SEWER EASEMENT
  - 5 16' SANITARY SEWER EASEMENT
  - 6 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT
  - 7 VARIABLE WIDTH CLEAR VISION EASEMENT
  - 8 VARIABLE WIDTH PRIVATE DRAINAGE & EMERGENCY SECONDARY ACCESS EASEMENT
  - 9 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 10 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.)
  - 11 VARIABLE WIDTH ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.)
  - 12 10' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
  - 13 30' x 20' ELECTRIC EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
  - 14 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
  - 15 16' DRAINAGE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
  - 16 VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
  - 17 DRAINAGE EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
  - 18 14' ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
  - 19 11' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
  - 20 LOT 46, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 4B PHASE 1 (VOLUME 9530, PAGE 62 D.P.R.) OWNER: BILLY E. & CYNTHIA A. HARVEY
  - 21 LOT 20, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 3 (VOLUME 9510, PAGE 127 D.P.R.) OWNER: CARLOS A. & CAROLINA JIMENEZ
  - 22 LOT 11, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 2A (VOLUME 9504, PAGE 200 D.P.R.) OWNER: PEGGY A. LEWIS
  - 23 CALLED 5.000 ACRES (TRACT F) OWNER: TONYA ROSINBALUM REVOCABLE TRUST (VOLUME 14430, PAGE 769 O.P.R.) (VOLUME 7211, PAGE 807 O.P.R.)

**CPS/SAWS/COSA UTILITY:**

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, 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.

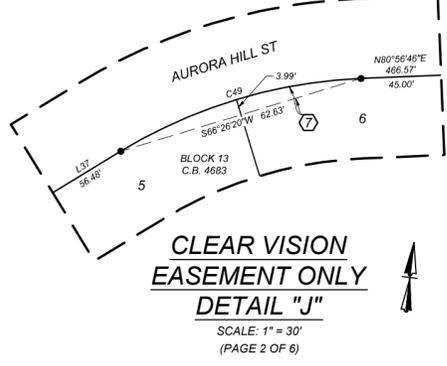
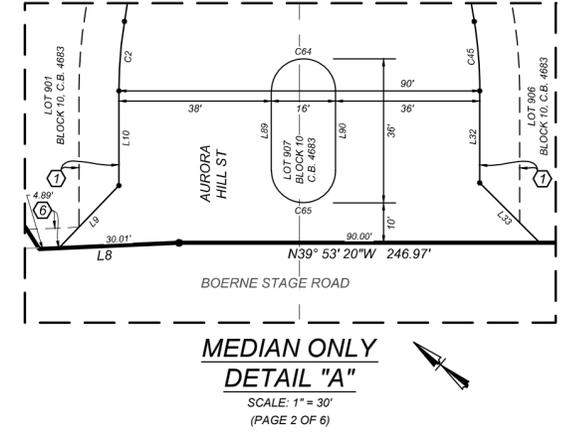
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS WASTEWATER EDU:**

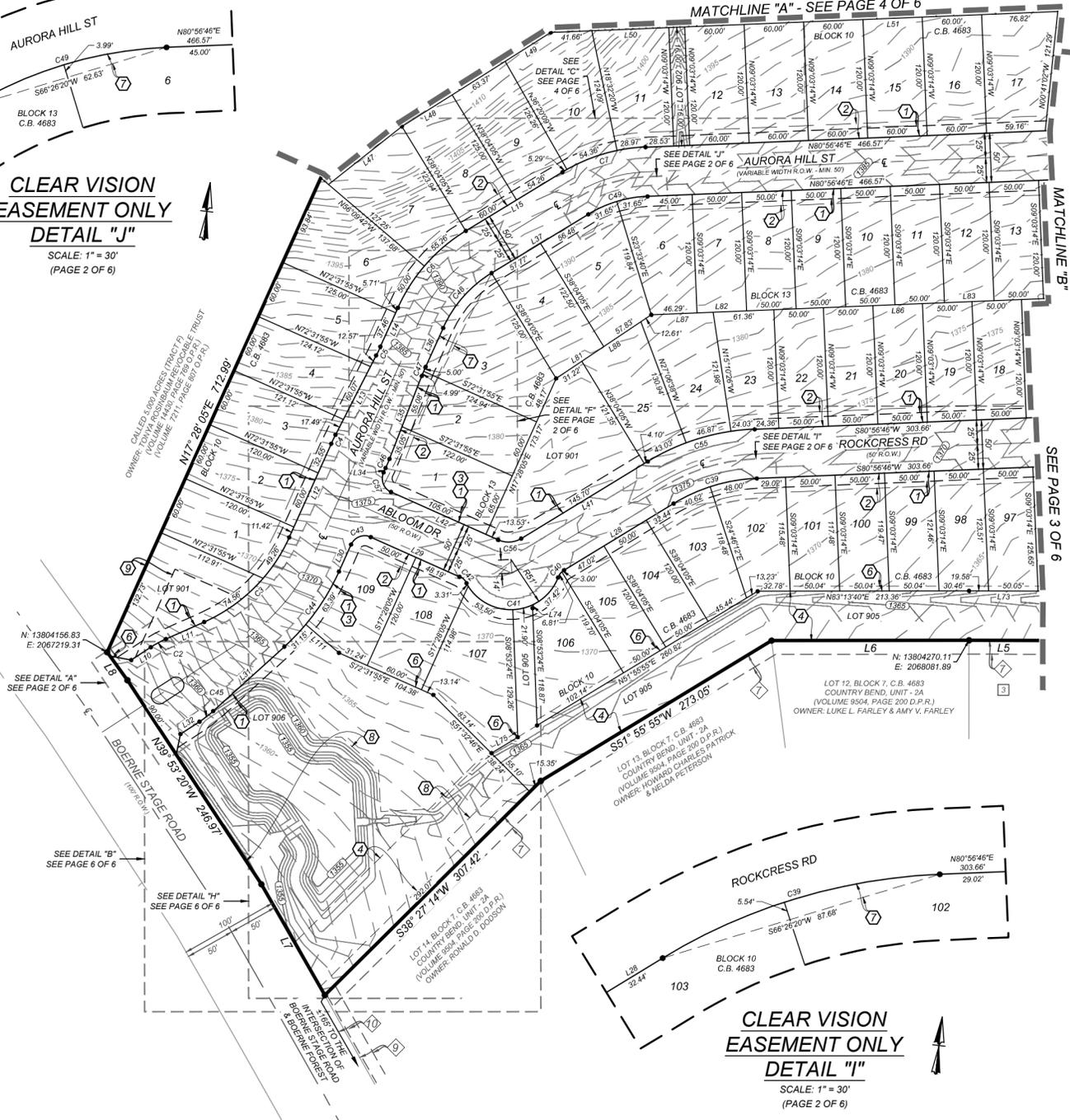
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**SAWS IMPACT FEE:**

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.



**CLEAR VISION EASEMENT ONLY DETAIL "J"**  
SCALE: 1" = 30'  
(PAGE 2 OF 6)



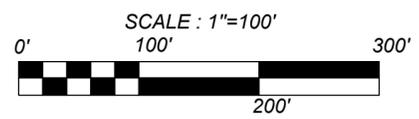
**MEDIAN ONLY DETAIL "A"**  
SCALE: 1" = 30'  
(PAGE 2 OF 6)

**CLEAR VISION EASEMENT ONLY DETAIL "F"**  
SCALE: 1" = 100'  
(PAGE 2 OF 6)

**CLEAR VISION EASEMENT ONLY DETAIL "I"**  
SCALE: 1" = 30'  
(PAGE 2 OF 6)

**REPLAT ESTABLISHING WINDSONG SUBDIVISION**

A 43.63 ACRE TRACT OF LAND SITUATED IN THE J. KNIGHT SURVEY NUMBER 35, ABSTRACT 409, COUNTY BLOCK 4683, BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT 15, BLOCK 7 OF COUNTRY BEND, UNIT 2-A AS RECORDED IN VOLUME 9504, PAGE 200 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING ALL OF THAT TRACT OF LAND AS CONVEYED IN DOCUMENT NUMBER 20220229719 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



has joined Colliers Engineering & Design  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: April 17, 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:  
STEVEN KRASOFF  
FELDER CND BOERNE STAGE, LLC.  
16103 VIA SHAVANO  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 422-3004

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN KRASOFF, 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. 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TX \_\_\_\_\_

THIS PLAT OF \_\_\_\_\_ WINDSONG 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. 20\_\_\_\_

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.

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 BY:

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1972 INTERSTATE 35, AUSTIN, TEXAS 78747  
PHONE: 512-462-7722 FAX: 512-462-1114 EMAIL: INFO@PELS.TEXAS.GOV

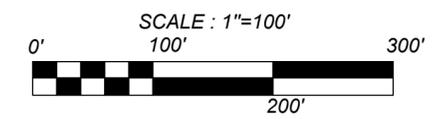
RESIDENTIAL LOTS = 150

SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLES  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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REPLAT ESTABLISHING WINDSONG SUBDIVISION

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DATE OF PREPARATION: April 17, 2024

STATE OF TEXAS  
COUNTY OF BEXAR  
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STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

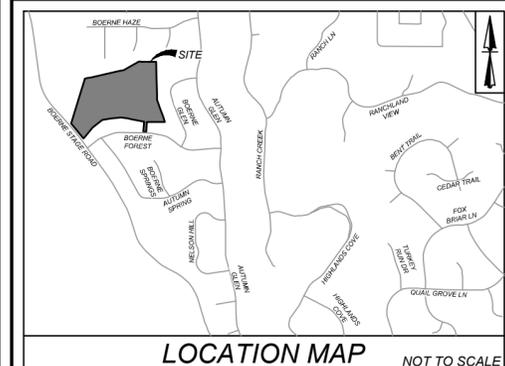
COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF WINDSONG 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. 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN  
BY: \_\_\_\_\_  
SECRETARY

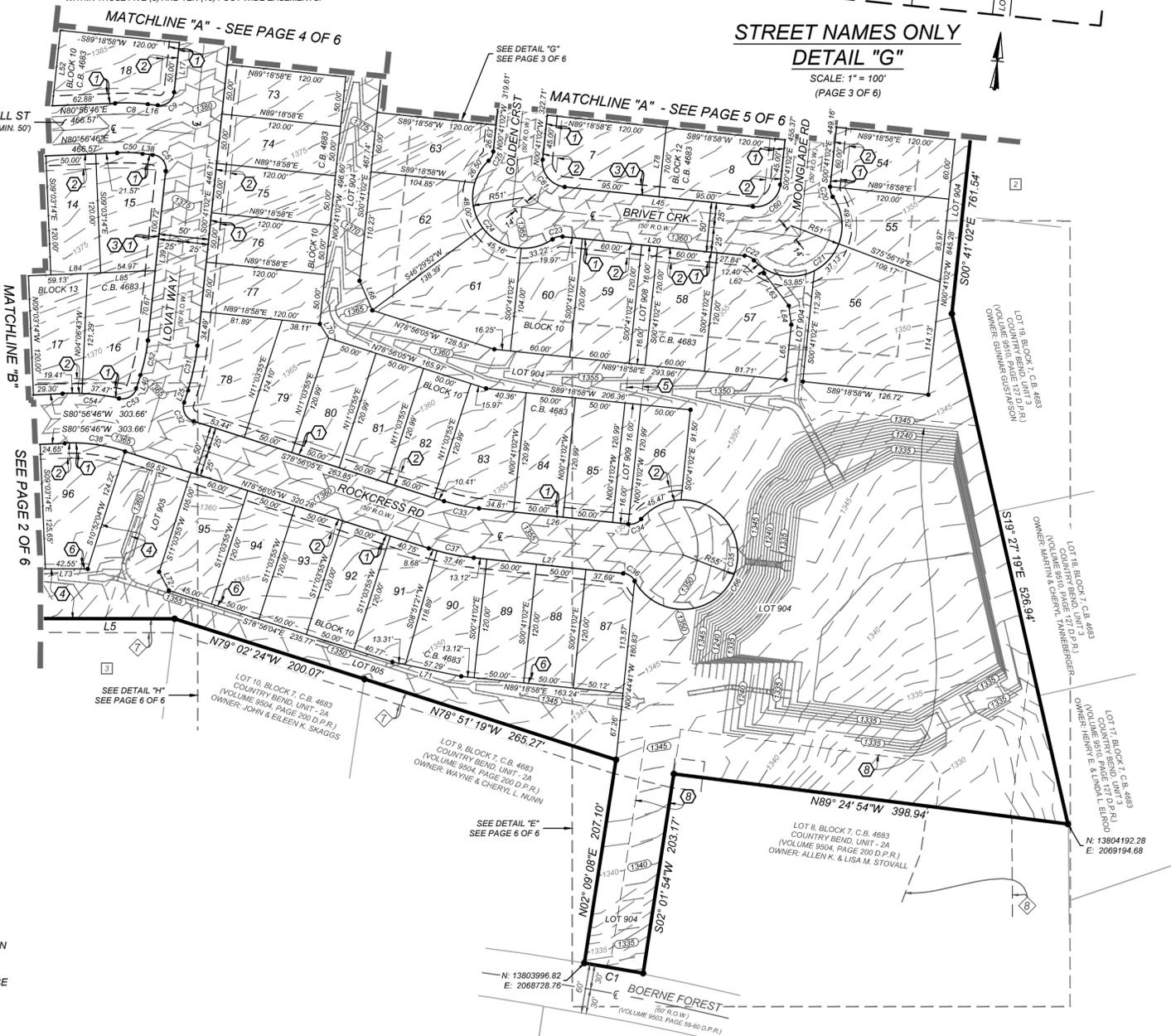
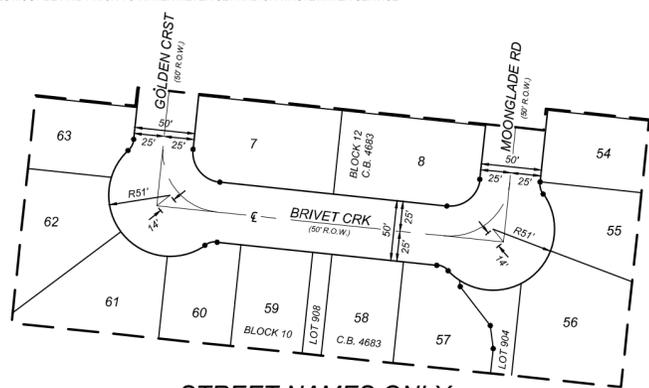


- LEGEND:  
● = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"  
R.O.W. = RIGHT-OF-WAY  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
C.B. = COUNTY BLOCK  
CL = CENTERLINE  
L.F. = LINEAR FEET  
---100--- = EXISTING CONTOURS  
---100--- = PROPOSED CONTOURS

- KEYNOTES:  
1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT  
2 15' BUILDING SETBACK LINE  
3 10' BUILDING SETBACK LINE  
4 VARIABLE WIDTH SANITARY SEWER EASEMENT  
5 16' SANITARY SEWER EASEMENT  
6 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT  
7 VARIABLE WIDTH CLEAR VISION EASEMENT  
8 VARIABLE WIDTH PRIVATE DRAINAGE & EMERGENCY SECONDARY ACCESS EASEMENT  
9 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT  
10 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.)  
11 VARIABLE WIDTH ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.)  
12 10' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)  
13 30' x 20' ELECTRIC EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)  
14 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)  
15 16' DRAINAGE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)  
16 VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)  
17 DRAINAGE EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)  
18 14' ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)  
19 1" VEHICULAR NON-ACCESS EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)  
20 LOT 46, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 4B PHASE 1 (VOLUME 9530, PAGE 62 D.P.R.) OWNER: BILLY E. & CYNTHIA A. HARVEY  
21 LOT 20, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT 3 (VOLUME 9510, PAGE 127 D.P.R.) OWNER: CARLOS A. & CAROLINA JIMENEZ  
22 LOT 11, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 2A (VOLUME 9504, PAGE 200 D.P.R.) OWNER: PEGGY A. LEWIS  
23 CALLED 5.000 ACRES (TRACT F) OWNER: TONYA ROSINBALUM REVOCABLE TRUST (VOLUME 14430, PAGE 769 O.P.R.) (VOLUME 7211, PAGE 807 O.P.R.)

- CPS/SAWS/COSA UTILITY:  
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," "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 (10) FOOT WIDE EASEMENTS.

- SAWS WASTEWATER EDU:  
THE NUMBER OF WASTEWATER 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:  
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.



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.  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
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SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 150

Date: Apr 17, 2024, 9:18am User: jlanos File: N:\4900703\Design\Civil\PLAT\4900703.dwg

REPLAT ESTABLISHING WINDSONG SUBDIVISION

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DATE OF PREPARATION: April 17, 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: STEVEN KRASOFF FELDER CND BOERNE STAGE, LLC. 16103 VIA SHAVANO SAN ANTONIO, TEXAS 78249 PHONE: (210) 422-3004

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN KRASOFF 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. 20\_\_\_\_

NOTARY PUBLIC 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

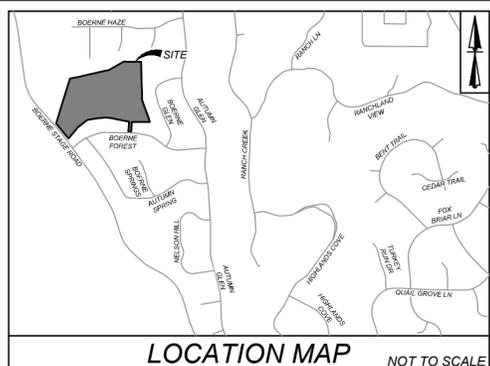
COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

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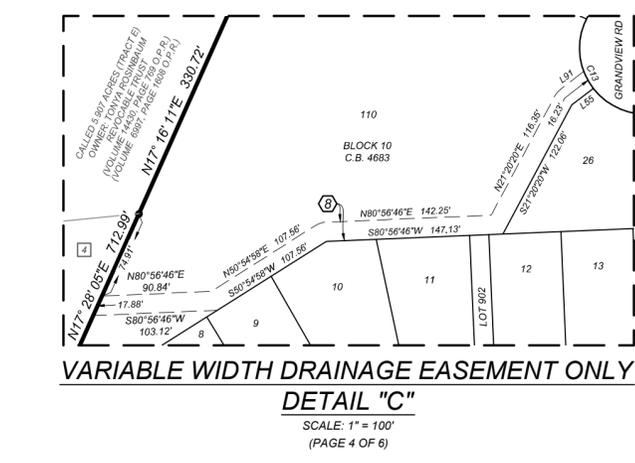
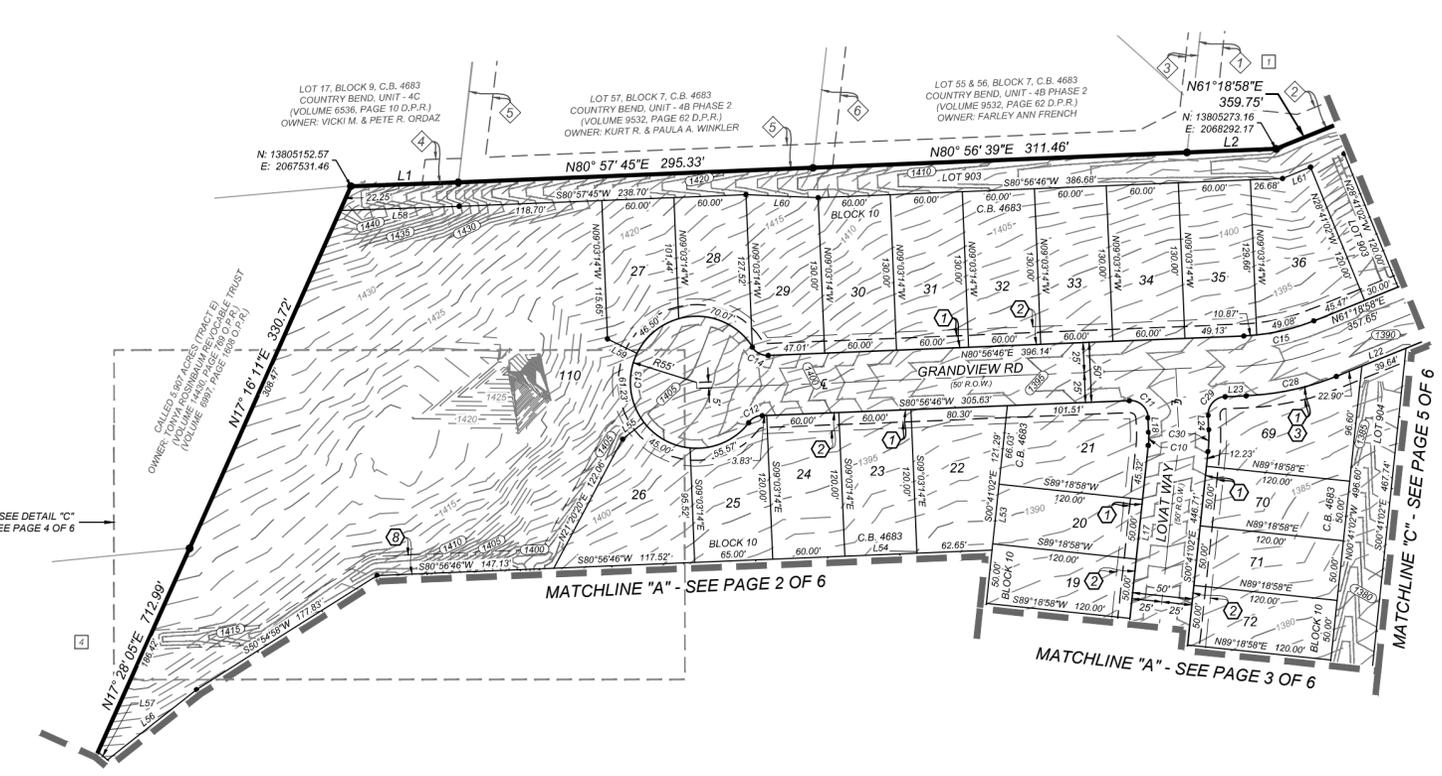
BY: \_\_\_\_\_ CHAIRMAN BY: \_\_\_\_\_ SECRETARY



- LEGEND: SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY" R.O.W. = RIGHT-OF-WAY D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS C.B. = COUNTY BLOCK CL = CENTERLINE L.F. = LINEAR FEET 100 = EXISTING CONTOURS 100 = PROPOSED CONTOURS

- KEYNOTES: 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 2 15' BUILDING SETBACK LINE 3 10' BUILDING SETBACK LINE 4 VARIABLE WIDTH SANITARY SEWER EASEMENT 5 16' SANITARY SEWER EASEMENT 6 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT 7 VARIABLE WIDTH CLEAR VISION EASEMENT 8 VARIABLE WIDTH PRIVATE DRAINAGE & EMERGENCY SECONDARY ACCESS EASEMENT 9 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 10 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.) 11 VARIABLE WIDTH ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.) 12 10' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.) 13 30' x 20' ELECTRIC EASEMENT (VOLUME 9532, PAGE 163 D.P.R.) 14 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.) 15 16' DRAINAGE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.) 16 VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.) 17 14' ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.) 18 11' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9504, PAGE 200 D.P.R.) 19 LOT 46, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 4B PHASE 1 (VOLUME 9530, PAGE 62 D.P.R.) OWNER: BILLY E. & CYNTHIA A. HARVEY 20 LOT 20, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT 3 (VOLUME 9510, PAGE 127 D.P.R.) OWNER: CARLOS A. & CAROLINA JIMENEZ 21 LOT 11, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 2A (VOLUME 9504, PAGE 200 D.P.R.) OWNER: PEGGY A. LEWIS 22 CALLED 5.000 ACRES (TRACT F) OWNER: TONYA ROSINBALUM REVOCABLE TRUST (VOLUME 14430, PAGE 769 O.P.R.) (VOLUME 7211, PAGE 807 O.P.R.)

- CPS/SAWS/COSA UTILITY: 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, 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 (10) FOOT WIDE EASEMENTS. SAWS WASTEWATER EDU: 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. SAWS IMPACT FEE: 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.

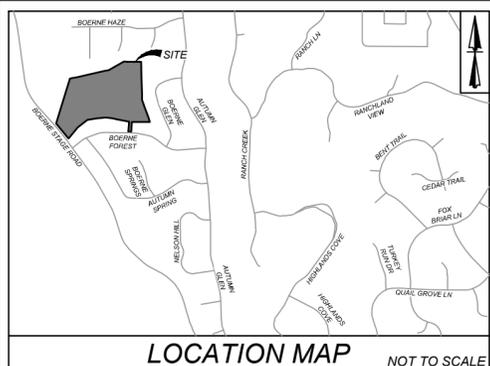


STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: 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 ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO: THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS) 1972 INTERSTATE 35, AUSTIN, TEXAS 78747 PHONE: 512-462-7722 FAX: 512-462-1114 EMAIL: INFO@PELS.TEXAS.GOV



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- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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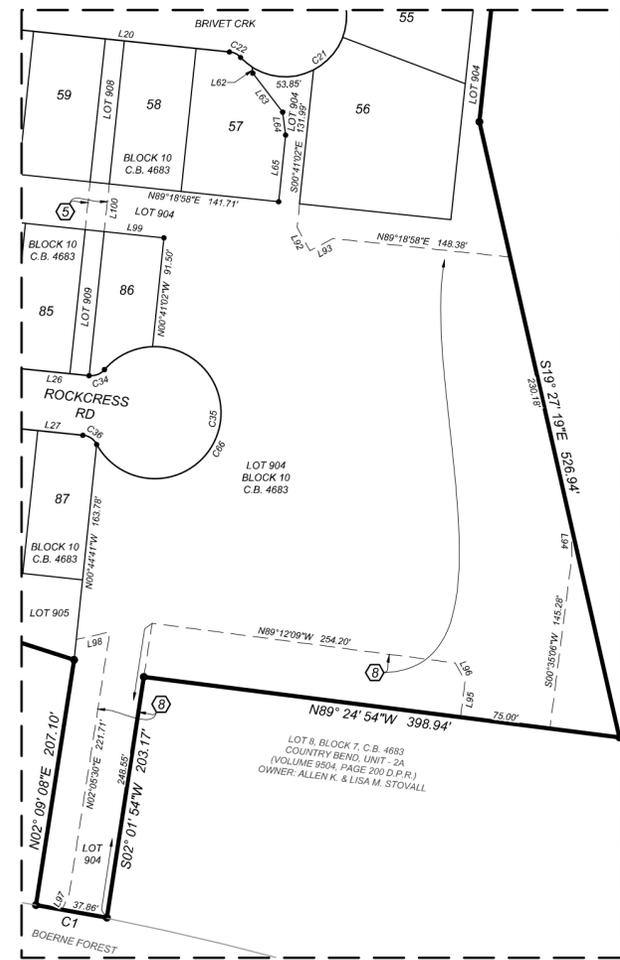
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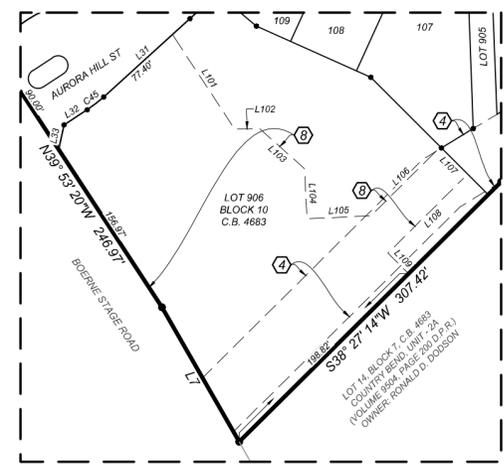
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**SAWS WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

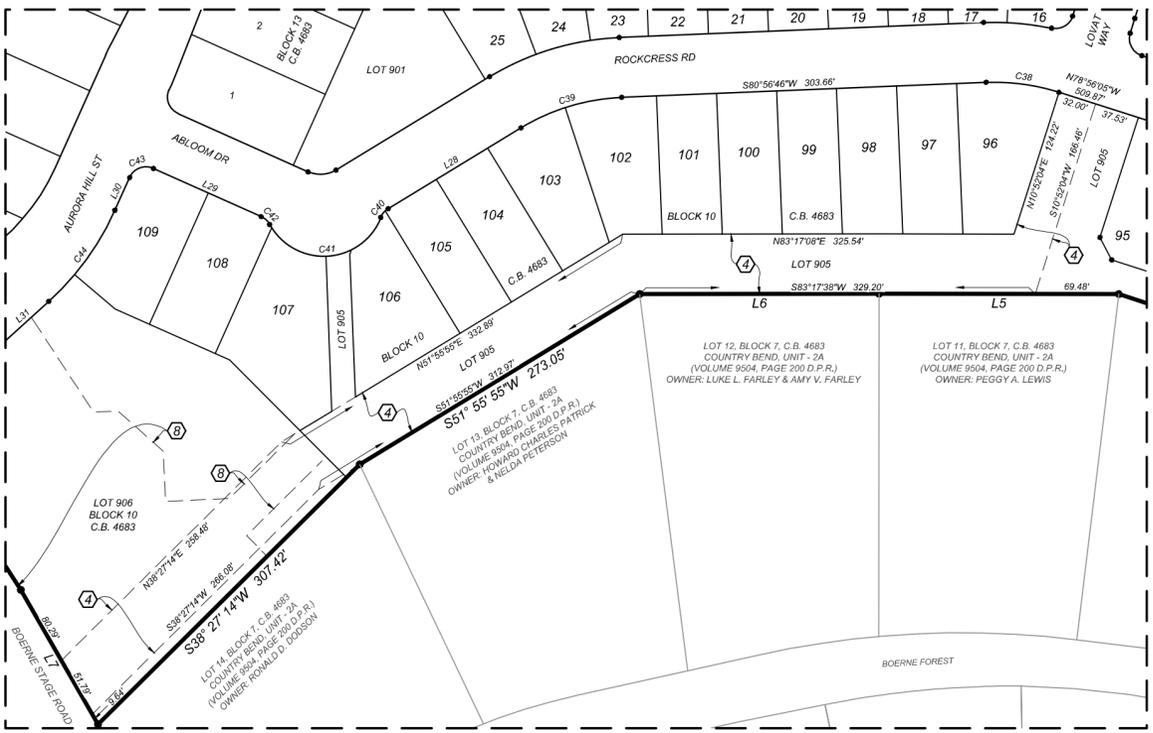
**SAWS IMPACT FEE:**  
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VARIABLE WIDTH DRAINAGE EASEMENT ONLY  
DETAIL "E"  
SCALE: 1" = 100'  
(PAGE 3 OF 6)



VARIABLE WIDTH DRAINAGE EASEMENT ONLY  
DETAIL "B"  
SCALE: 1" = 100'  
(PAGE 2 OF 6)



VARIABLE WIDTH SANITARY SEWER EASEMENT ONLY  
DETAIL "H"  
SCALE: 1" = 100'  
(PAGE 2 OF 6 & PAGE 3 OF 6)



STATE OF TEXAS  
COUNTY OF BEXAR

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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 BY:

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1977 INTERSTATE 35, AUSTIN, TEXAS 78747  
PHONE: 512-462-7722 FAX: 512-462-1114 EMAIL: INFO@TBPELS.TEXAS.GOV

RESIDENTIAL LOTS = 150

SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLES  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REPLAT ESTABLISHING  
WINDSONG SUBDIVISION

A 43.63 ACRE TRACT OF LAND SITUATED IN THE J. KNIGHT SURVEY NUMBER 35, ABSTRACT 409, COUNTY BLOCK 4683, BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT 15, BLOCK 7 OF COUNTRY BEND, UNIT 2-A AS RECORDED IN VOLUME 9504, PAGE 200 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING ALL OF THAT TRACT OF LAND AS CONVEYED IN DOCUMENT NUMBER 20220229719 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



has joined Colliers Engineering & Design  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: April 17, 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:  
STEVEN KRASOFF  
FELDER CND BOERNE STAGE, LLC.  
16103 VIA SHAVANO  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 422-3004

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN KRASOFF, 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. 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TX \_\_\_\_\_

THIS PLAT OF \_\_\_\_\_ WINDSONG 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. 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY