

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

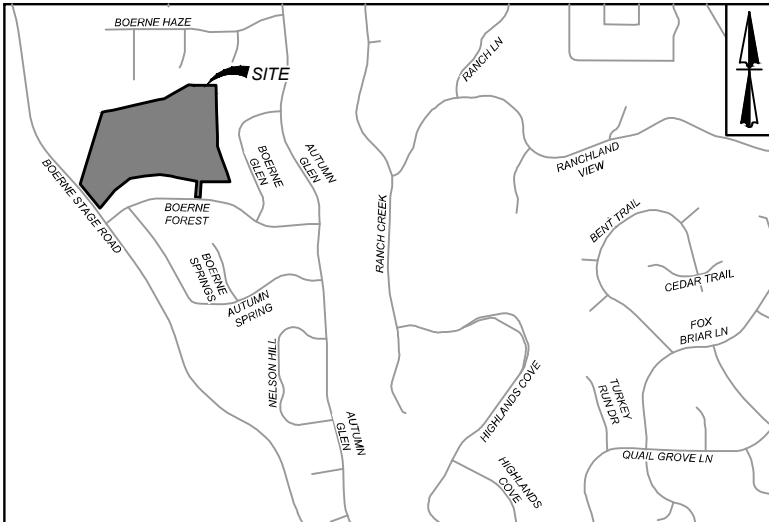
COUNTY CLERK, BEXAR COUNTY, TX

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

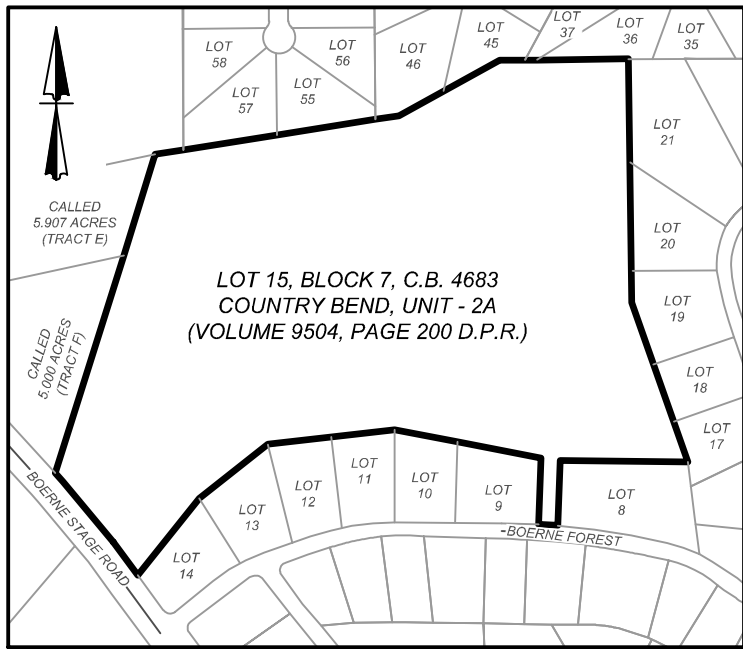


LOCATION MAP

NOT TO SCALE

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 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.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
- 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT COUNTRY BEND, UNIT 2-A WHICH IS RECORDED IN VOLUME 9504, PAGE 200, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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)
1917 S INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 312-460-7755 FAX: 312-460-1514 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," "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 PURPOSES 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, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

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 OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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:

- LOT 46, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 48 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 14430, PAGE 789 O.P.R.) (VOLUME 7211, PAGE 807 O.P.R.)

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) SUCH 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.

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:

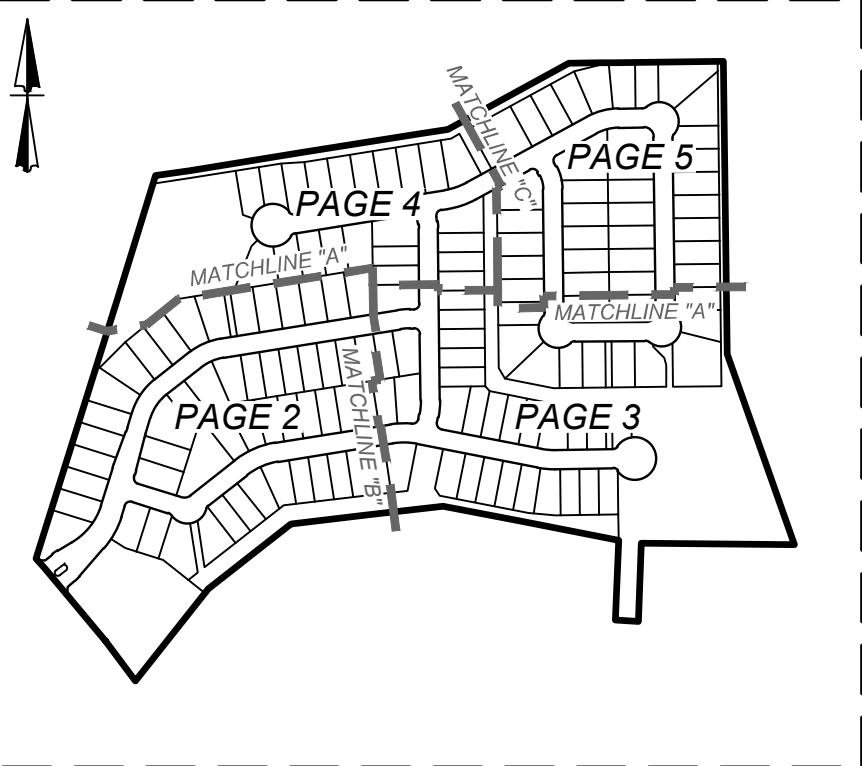
THIS SUBDIVISION IS SUBJECT TO A TREE PRESERVATION PLAN (TREE-APP-APP23-38600928) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS 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: 48029C0080F, 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".

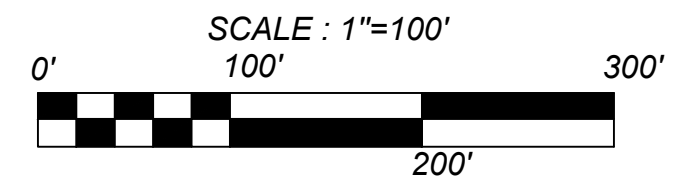


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SCALE: NOT-TO-SCALE

Curve Table						Curve Table						Line Table		Line Table			Line Table			Line Table			
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
C1	59.92'	11559.75'	0°17'49"	59.92'	N86°40'04"W	C34	14.44'	15.00'	55°09'00"	13.89'	N61°44'28"E	L1	89.35'	N81°17'25"E	L34	5.00'	N17°28'05"E	L67	60.00'	N00°41'02"W	L100	40.00'	N00°41'02"W
C2	17.45'	110.00'	9°05'27"	17.43'	N54°39'24"E	C35	278.67'	55.00'	290°18'01"	62.86'	S00°41'02"E	L2	74.21'	N80°57'17"E	L35	90.13'	N14°36'21"E	L68	60.00'	N00°41'02"W	L101	94.26'	S39°53'20"E
C3	123.83'	170.00'	41°44'02"	121.11'	N38°20'06"E	C36	14.44'	15.00'	55°09'00"	13.89'	N63°06'32"W	L3	78.86'	N89°14'40"E	L36	43.17'	N17°28'05"E	L69	57.51'	N00°41'02"W	L102	20.92'	N82°27'48"E
C4	9.99'	200.00'	2°51'45"	9.99'	N18°53'58"E	C37	46.14'	225.00'	11°44'57"	46.06'	N84°48'36"W	L4	38.53'	N89°29'40"E	L37	114.26'	N51°55'55"E	L70	16.71'	S38°21'53"E	L103	49.89'	S54°58'31"E
C5	9.99'	200.00'	2°51'45"	9.99'	N18°53'58"E	C38	61.45'	175.00'	20°07'09"	61.14'	N88°59'39"W	L5	199.39'	S83°23'44"W	L38	10.04'	N89°18'58"E	L71	70.60'	S84°48'40"E	L104	42.03'	S09°30'29"E
C6	105.26'	175.00'	34°27'49"	103.68'	N34°42'00"E	C39	88.62'	175.00'	29°00'52"	87.68'	S66°26'20"W	L6	199.28'	S83°13'40"W	L39	171.39'	S00°41'02"E	L72	21.21'	N33°56'05"W	L105	53.40'	N80°29'31"E
C7	88.62'	175.00'	29°00'52"	87.68'	N66°26'20"E	C40	9.81'	15.00'	37°27'44"	9.63'	S33°12'02"W	L7	129.29'	N36°25'40"W	L40	14.00'	S11°03'55"W	L73	112.18'	N83°23'44"E	L106	81.25'	N38°27'14"E
C8	32.87'	225.00'	8°22'12"	32.84'	N85°07'52"E	C41	116.13'	51.00'	130°27'39"	92.62'	S79°42'00"W	L8	34.90'	N42°23'20"W	L41	149.80'	S51°55'55"W	L74	4.05'	N08°52'48"E	L107	32.00'	S51°32'46"E
C9	23.56'	15.00'	90°00'00"	21.21'	N44°18'58"E	C42	9.81'	15.00'	37°27'44"	9.63'	N53°48'02"W	L9	21.67'	S86°08'20"E	L42	118.53'	N72°31'55"W	L75	31.10'	S51°55'55"W	L108	93.25'	S38°27'14"W
C10	10.96'	75.00'	8°22'12"	10.95'	N04°52'08"W	C43	23.56'	15.00'	90°00'00"	21.21'	S62°28'05"W	L10	23.65'	N50°06'40"W	L43	117.50'	N61°18'58"E	L76	131.94'	S00°41'02"E	L109	24.30'	S51°32'46"E
C11	23.56'	15.00'	90°00'00"	21.21'	N54°03'14"W	C44	94.54'	230.00'	23°33'08"	93.88'	S29°14'39"W	L11	42.47'	N59°12'07"E	L44	65.70'	N89°20'43"E	L77	60.00'	S00°41'02"E	L110	93.11'	N75°52'55"E
C12	13.09'	15.00'	49°59'41"	12.68'	S55°56'56"W	C45	17.45'	110.00'	9°05'27"	17.43'	S45°33'57"W	L12	103.97'	N17°28'05"E	L45	190.00'	S89°18'58"W	L78	70.00'	S00°41'02"E	L111	44.22'	S56°12'37"E
C13	278.38'	55.00'	289°59'41"	63.10'	N04°03'04"W	C46	9.99'	200.00'	2°51'45"	9.99'	N16°02'13"E	L13	90.13'	N20°19'50"E	L46	10.12'	N28°41'02"W	L79	60.00'	N00°41'02"W			
C14	15.71'	15.00'	60°00'00"	15.00'	S69°03'14"E	C47	9.99'	200.00'	2°51'45"	9.99'	N16°02'13"E	L14	43.17'	N17°28'05"E	L47	94.59'	N44°52'11"E	L80	60.00'	N00°41'02"W			
C15	59.96'	175.00'	19°37'48"	59.66'	N71°07'52"E	C48	75.19'	125.00'	34°27'49"	74.06'	N34°42'00"E	L15	114.26'	N51°55'55"E	L48	60.01'	N50°54'58"E	L81	57.83'	S49°27'15"W			
C16	85.61'	175.00'	28°01'45"	84.76'	N75°19'51"E	C49	63.30'	125.00'	29°00'52"	62.63'	N66°26'20"E	L16	10.04'	N89°18'58"E	L49	54.45'	N50°54'58"E	L82	50.00'	S80°56'46"W			
C17	10.70'	15.00'	40°52'45"	10.48'	N68°54'20"E	C50	25.56'	175.00'	8°22'12"	25.54'	N85°07'52"E	L17	195.32'	N00°41'02"W	L50	77.82'	N80°56'46"E	L83	50.00'	S80°56'46"W			
C18	152.86'	51.00'	171°43'45"	101.73'	S45°40'10"E	C51	23.56'	15.00'	90°00'00"	21.21'	S45°41'02"E	L18	12.04'	N09°03'14"W	L51	60.00'	N80°56'46"E	L84	50.00'	S80°56'46"W			
C19	10.70'	15.00'	40°52'45"	10.48'	S19°45'20"W	C52	35.89'	175.00'	11°44'57"	35.82'	S05°11'26"W	L19	62.58'	N89°20'43"E	L52	76.55'	N00°41'02"W	L85	68.19'	N80°56'46"E			
C20	10.70'	15.00'	40°52'57"	10.48'	S21°07'31"E	C53	22.09'	15.00'	84°21'49"	20.14'	S53°14'49"W	L20	183.81'	S89°18'58"W	L53	50.00'	N00°41'02"W	L86	50.00'	N00°56'46"E			
C21	152.89'	51.00'	171°45'54"	101.74'	S44°18'58"W	C54	56.87'	225.00'	14°28'57"	56.72'	S88°11'15"W	L21	10.12'	N28°41'02"W	L54	60.00'	S80°56'46"W	L87	62.59'	N80°56'46"E			
C22	10.70'	15.00'	40°52'57"	10.48'	N70°14'34"W	C55	113.94'	225.00'	29°00'52"	112.73'	S66°26'20"W	L22	160.15'	S61°18'58"W	L55	22.52'	N45°43'09"E	L88	71.83'	N49°27'15"E			
C23	10.70'	15.00'	40°52'57"	10.48'	S68°52'29"W	C56	24.23'	25.00'	55°00'11"	23.29'	S79°42'00"W	L23	17.51'	S80°56'46"W	L56	94.99'	S44°52'11"W	L89	20.00'	N50°06'40"W			
C24	152.89'	51.00'	171°45'54"	101.74'	N45°41'02"W	C57	23.56'	15.00'	90°00'00"	21.21'	N27°31'55"W	L24	12.04'	S09°03'14"E	L57	10.42'	N56°09'42"W	L90	20.00'	S50°06'40"W			
C25	10.70'	15.00'	40°52'57"	10.48'	N19°45'26"E	C58	61.15'	125.00'	26°01'45"	60.54'	N75°19'51"E	L25	12.84'	S11°03'55"W	L58	99.15'	N81°17'25"E	L91	28.36'	N45°43'09"E			
C26	36.65'	75.00'	28°00'00"	36.29'	N14°41'02"W	C59	39.28'	25.00'	89°58'15"	35.35'	S45°40'10"E	L26	150.81'	N89°18'58"E	L59	27.40'	N70°29'18"E	L92	22.44'	S34°55'18"E			
C27	23.56'	15.00'	90°00'00"	21.21'	N73°41'02"W	C60	39.27'	25.00'	90°00'00"	35.36'	S44°18'58"W	L27	150.81'	S89°18'58"W	L60	60.21'	N85°43'30"E	L93	21.75'	N55°04'42"E			
C28	77.09'	225.00'	19°37'48"	76.71'	S71°07'52"W	C61	39.27'	25.00'	90°00'00"	35.36'	N45°41'02"W	L28	129.48'	S51°55'55"W	L61	25.22'	N61°18'58"E	L94	25.00'	S07°53'20"E			
C29	23.56'	15.00'	90°00'00"	21.21'	S35°56'46"W	C62	61.09'	125.00'	28°00'00"	60.48'	N14°41'02"W	L29	98.19'	N72°31'55"W	L62	5.19'	S14°02'53"E	L95	30.93'	S00°35'06"E			
C30	18.26'	125.00'	8°22'12"	18.24'	S04°52'08"E	C63	23.56'	15.00'	90°00'00"	21.21'	N16°18'58"E	L30	29.98'	S17°28'05"W	L63	41.00'	S44°02'53"E	L96	16.95'	N36°42'42"W			
C31	46.14'	225.00'	11°44'57"	46.06'	S05°11'26"W	C64	25.13'	8.00'	179°59'56"	16.00'	S39°53'20"E	L31	97.09'	S41°01'13"W	L64	19.23'	S10°41'02"E	L97	13.95'	N18°17'51"E			
C32	23.56'	15.00'	90°00'00"	21.21'	S33°56'05"E	C65	25.13'	8.00'	180°00'00"	16.00'	S39°53'20"W	L32	23.00'	S05°06'40"W	L65	55.87'	S00°41'02"E	L98	28.59'	S28°28'11"W			
C33	35.89'	175.00'	11°44'57"	35.82'	S64°48'34"E	C66	233.20'	55.00'	242°55'49"	93.83'	N23°00'03"E	L33	21.21'	S00°06'40"W	L66	32.50'	N30°06'40"W	L99	50.00'	S89°18'58"W			

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

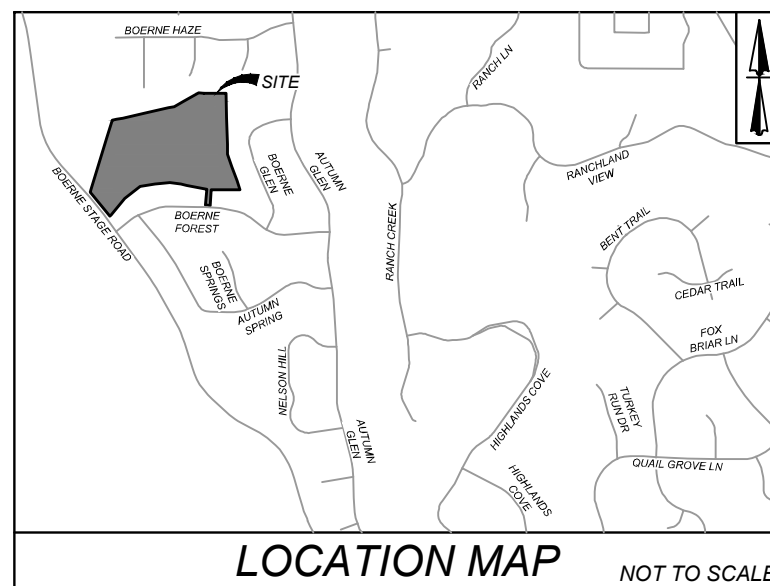
COUNTY CLERK, BEXAR COUNTY, TX

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



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
- 1 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.)
- 2 VARIABLE WIDTH ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.)
- 3 10' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 4 30' x 20' ELECTRIC EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 5 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 6 16' DRAINAGE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 7 VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
- 8 DRAINAGE EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
- 9 14' ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
- 10 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
- 1 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
- 2 LOT 20, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT 3 (VOLUME 9510, PAGE 127 D.P.R.) OWNER: CARLOS A. & CAROLINA JIMENEZ
- 3 LOT 11, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 2A (VOLUME 9504, PAGE 200 D.P.R.) OWNER: PEGGY A. LEWIS
- 4 CALLED 5.000 ACRES (TRACT F) OWNER: TONYA ROSINBAUM 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.

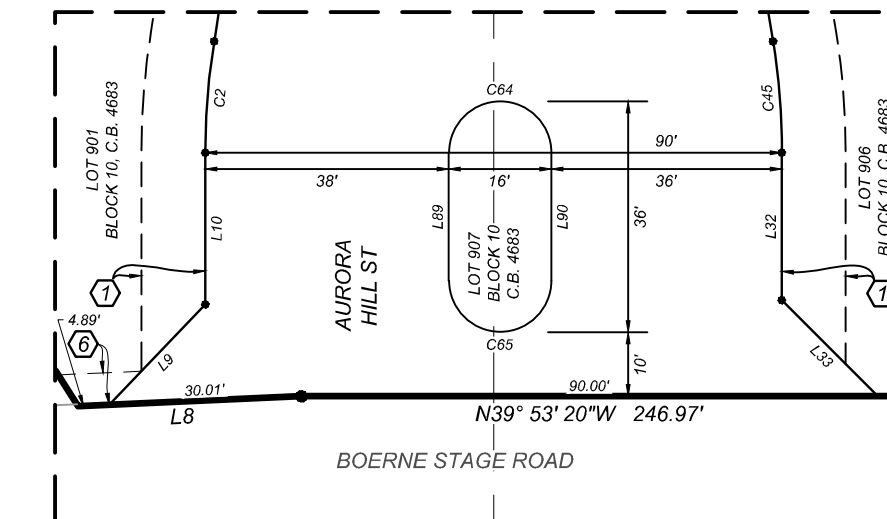
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU:

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

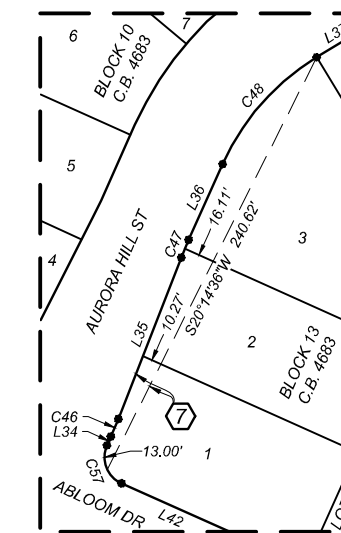
SAWS IMPACT FEE:

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.



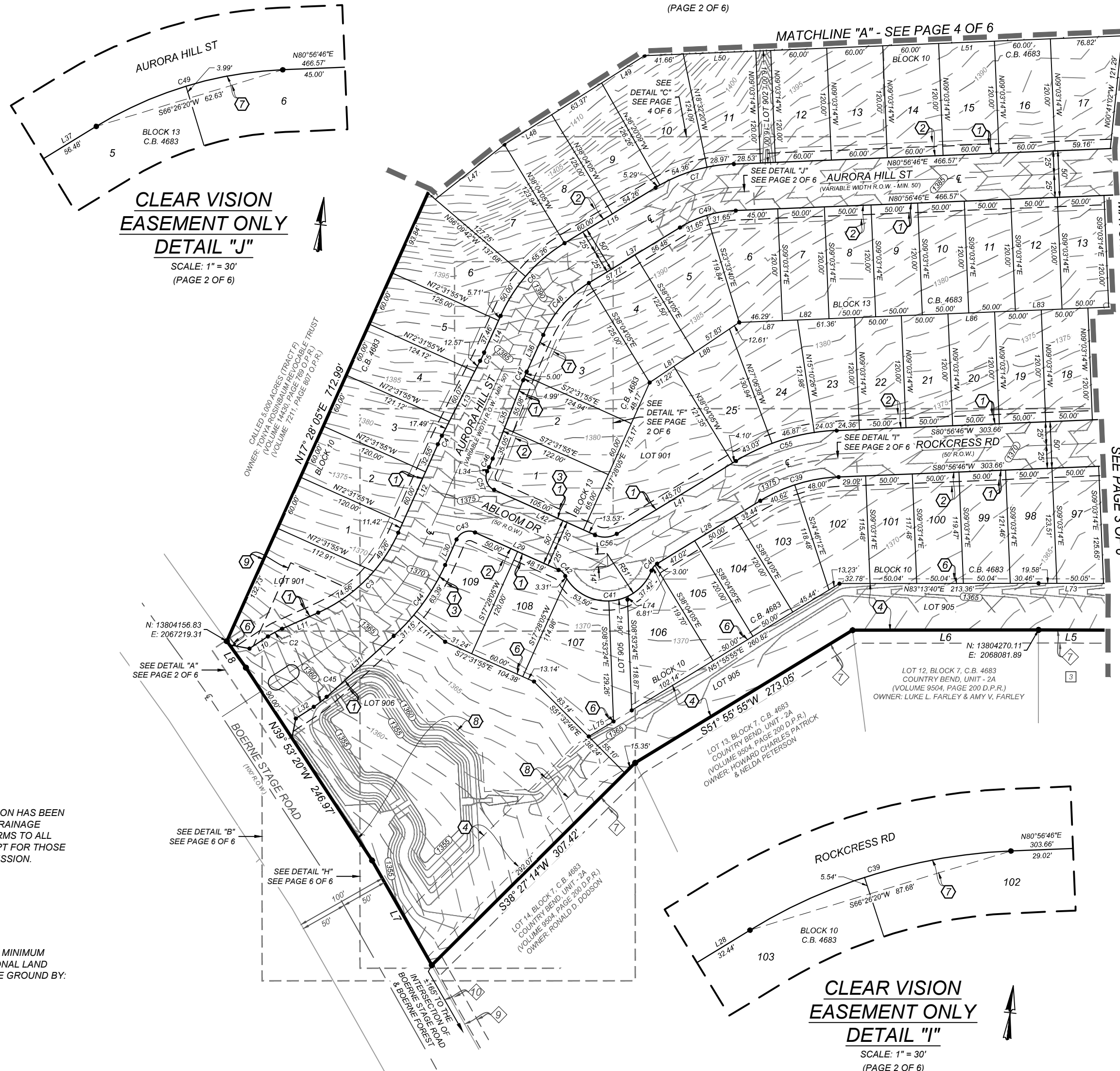
MEDIAN ONLY
DETAIL "A"

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)

SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 150



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)
1917 S INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-462-7755 FAX: 512-462-5114 EMAIL: INFO@TBPELS.TEXAS.GOV

SCALE : 1"=100'

0' 100' 300'

200'



DATE OF PREPARATION: April 17, 2024

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.

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.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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



• = 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

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
 ① 20' ELECTRIC & TELEPHONE EASEMENT
 (VOLUME 9530, PAGE 62 D.P.R.)
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 ③ 10' ELECTRIC & TELEPHONE EASEMENT
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 ⑩ 1' VEHICULAR NON-ACCESS EASEMENT
 (VOLUME 9504, PAGE 200 D.P.R.)
 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 S.000 ACCESS (TRACT F)
 OWNER: TONYA ROSINBAUM REVOCABLE TRUST
 (VOLUME 14430, PAGE 793 D.P.R.)
 (VOLUME 7211, PAGE 807 O.P.R.)

THE CITY OF SAN ANTONIO AND 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 THE PURPOSES OF INSTALLING, MAINTAINING, RECONSTRUCTING, 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 EASEMENT," "SEWER EASEMENT," "ELECTRIC EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. THE CITY OF SAN ANTONIO AND SAWS HEREBY GRANT TO CPS ENERGY AND SAWS INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY ADJACENT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, FOR THE PURPOSES OF INSTALLING, MAINTAINING, RECONSTRUCTING AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. THE CITY OF SAN ANTONIO AND SAWS HEREBY GRANT TO CPS ENERGY AND SAWS PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. ANY ERECTIONS, 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.

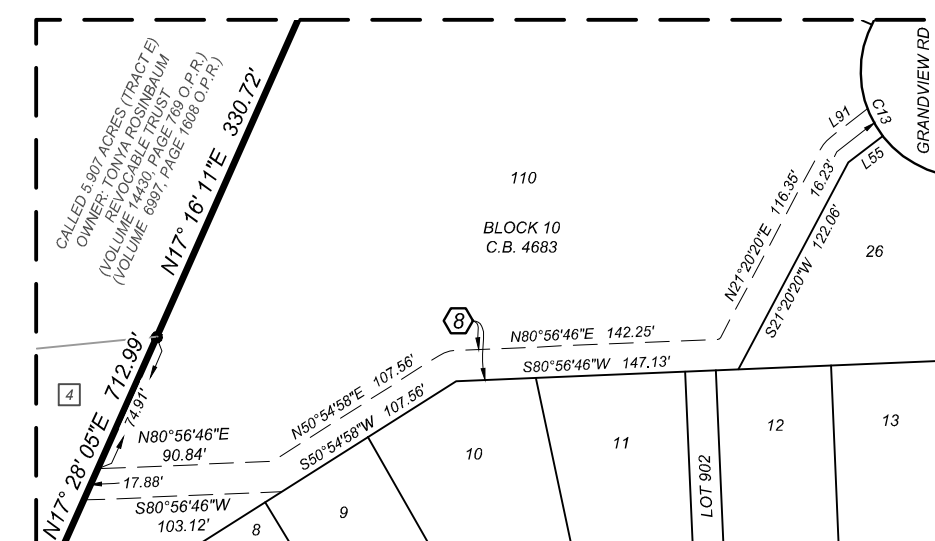
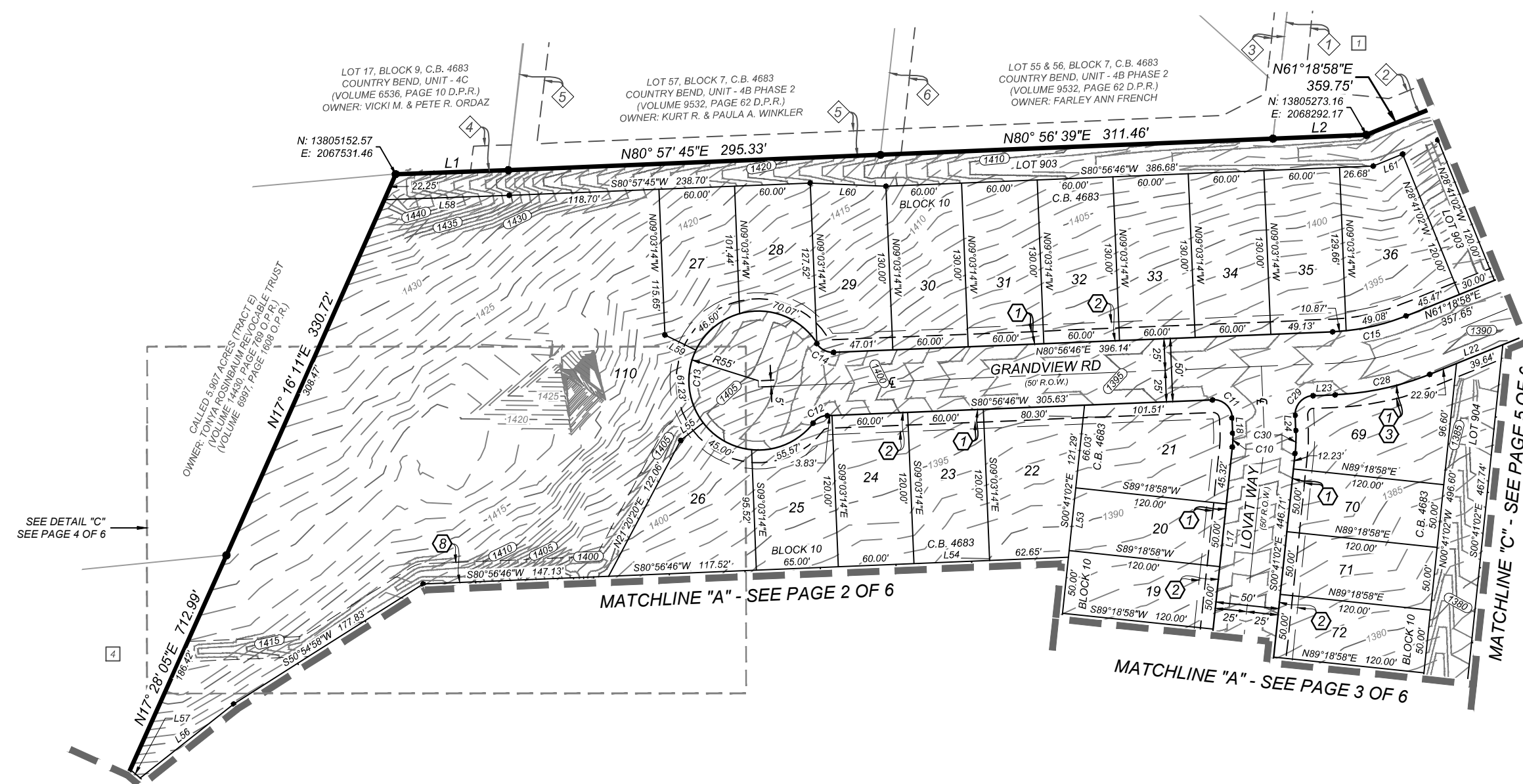
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

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

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.



VARIABLE WIDTH DRAINAGE EASEMENT ONLY

DETAIL "C"

SCALE: 1" = 100'
(PAGE 4 OF 6)

SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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.

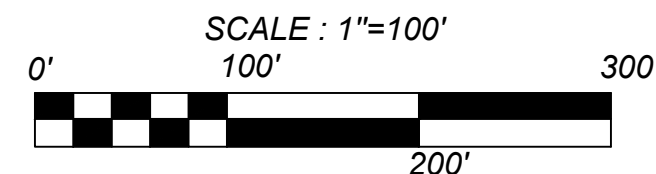
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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 (TBP&LS)
1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741
PHONE: 512-440-7723; FAX: 512-442-1414 - EMAIL: INFO@P&LS.TEXAS.GOV

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

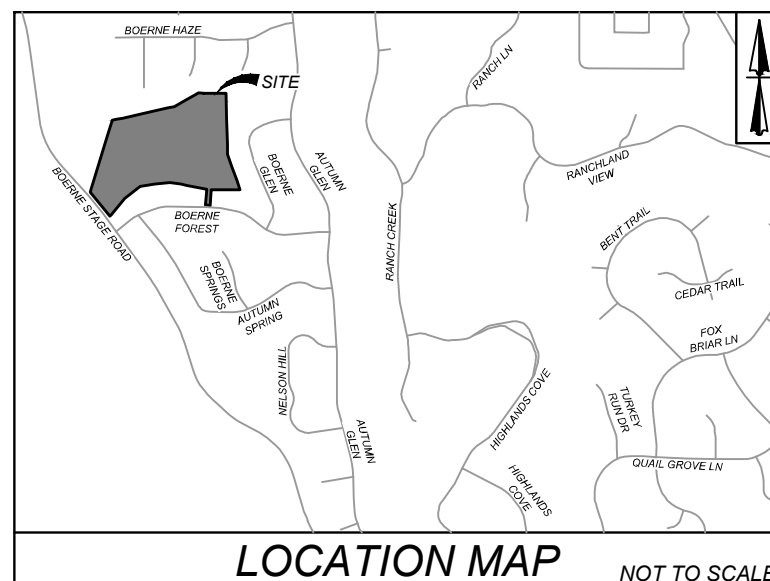
COUNTY CLERK, BEXAR COUNTY, TX

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



- 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
- 1 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9530, PAGE 62 D.P.R.)
- 2 VARIABLE WIDTH ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 3 10' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 4 30' x 20' ELECTRIC EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 5 20' ELECTRIC & TELEPHONE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 6 16' DRAINAGE EASEMENT (VOLUME 9532, PAGE 163 D.P.R.)
- 7 VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
- 8 DRAINAGE EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
- 9 14' ELECTRIC EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
- 10 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9504, PAGE 200 D.P.R.)
- 1 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
- 2 LOT 20, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT 3 (VOLUME 9510, PAGE 127 D.P.R.) OWNER: CARLOS A. & CAROLINA JIMENEZ
- 3 LOT 11, BLOCK 7, C.B. 4683 COUNTRY BEND, UNIT - 2A (VOLUME 9504, PAGE 200 D.P.R.) OWNER: PEGGY A. LEWIS
- 4 CALLED 5.000 ACRES (TRACT F) OWNER: TONYA ROSINBAUM REVOCABLE TRUST (VOLUME 14430, PAGE 769 O.P.R.) (VOLUME 7211, PAGE 807 O.P.R.)

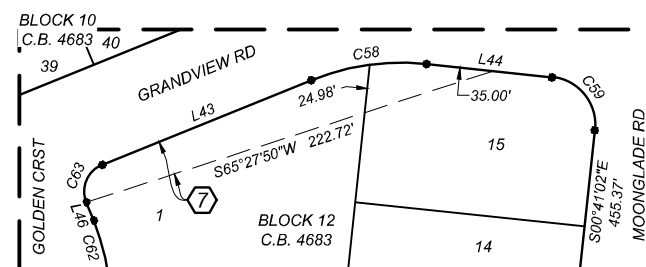
CPS/SAWS/COSA UTILITY:

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.

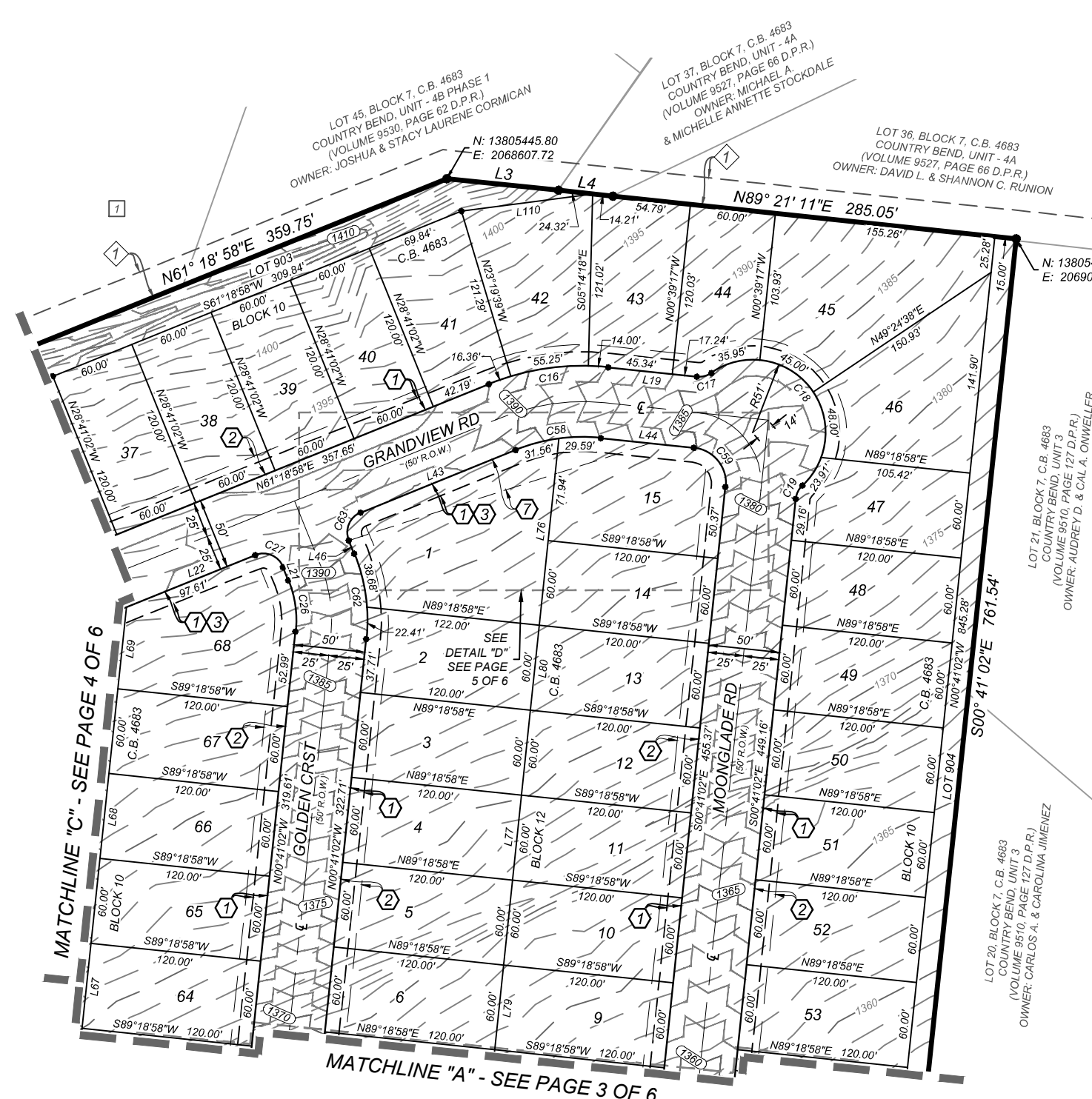
SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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.



**CLEAR VISION EASEMENT ONLY
DETAIL "D"**
SCALE: 1" = 100'
(PAGE 5 OF 6)



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 (TBPELS) 1917 & INTERSTATE 35, AUSTIN, TEXAS, 78741. PHONE: 312-460-7753 FAX: 312-460-1414 EMAIL: INFO@PELS.TEXAS.GOV

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)
1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741
PHONE: 312-460-7753 FAX: 312-460-1414 EMAIL: INFO@PELS.TEXAS.GOV

PLAT NUMBER 22-11800748

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
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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
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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

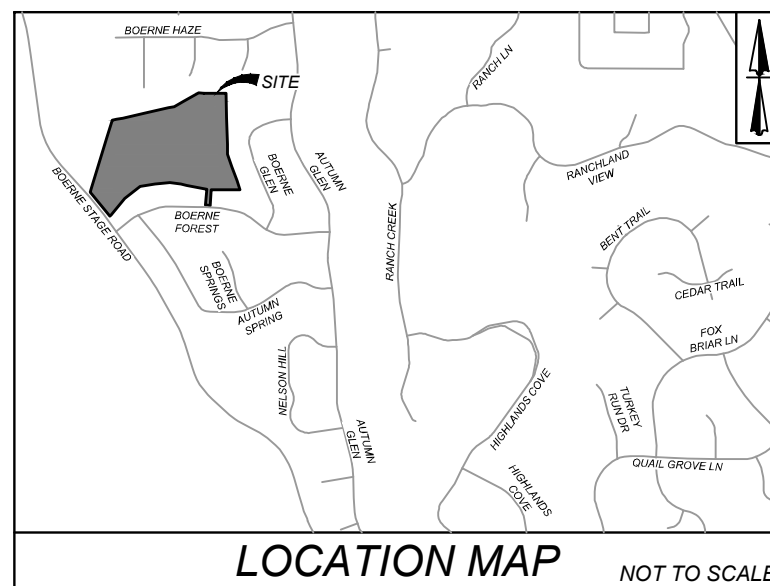
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DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
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KEYNOTES:

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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)
1917 S INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-460-7755 FAX: 512-460-5114 EMAIL: INFO@TBPELS.TEXAS.GOV

CPS/SAWS/COSA UTILITY:

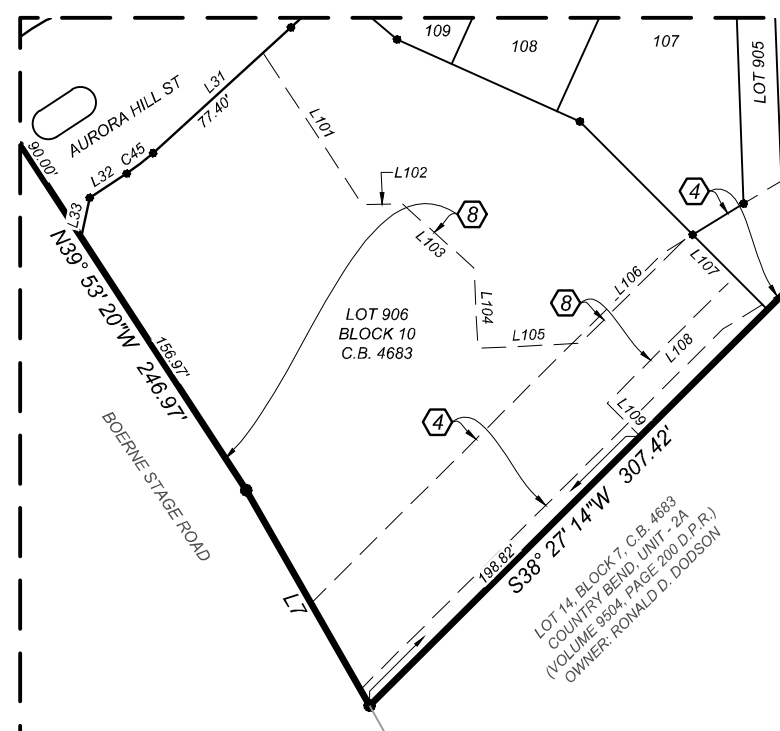
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SAWS WASTEWATER EDU:

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.

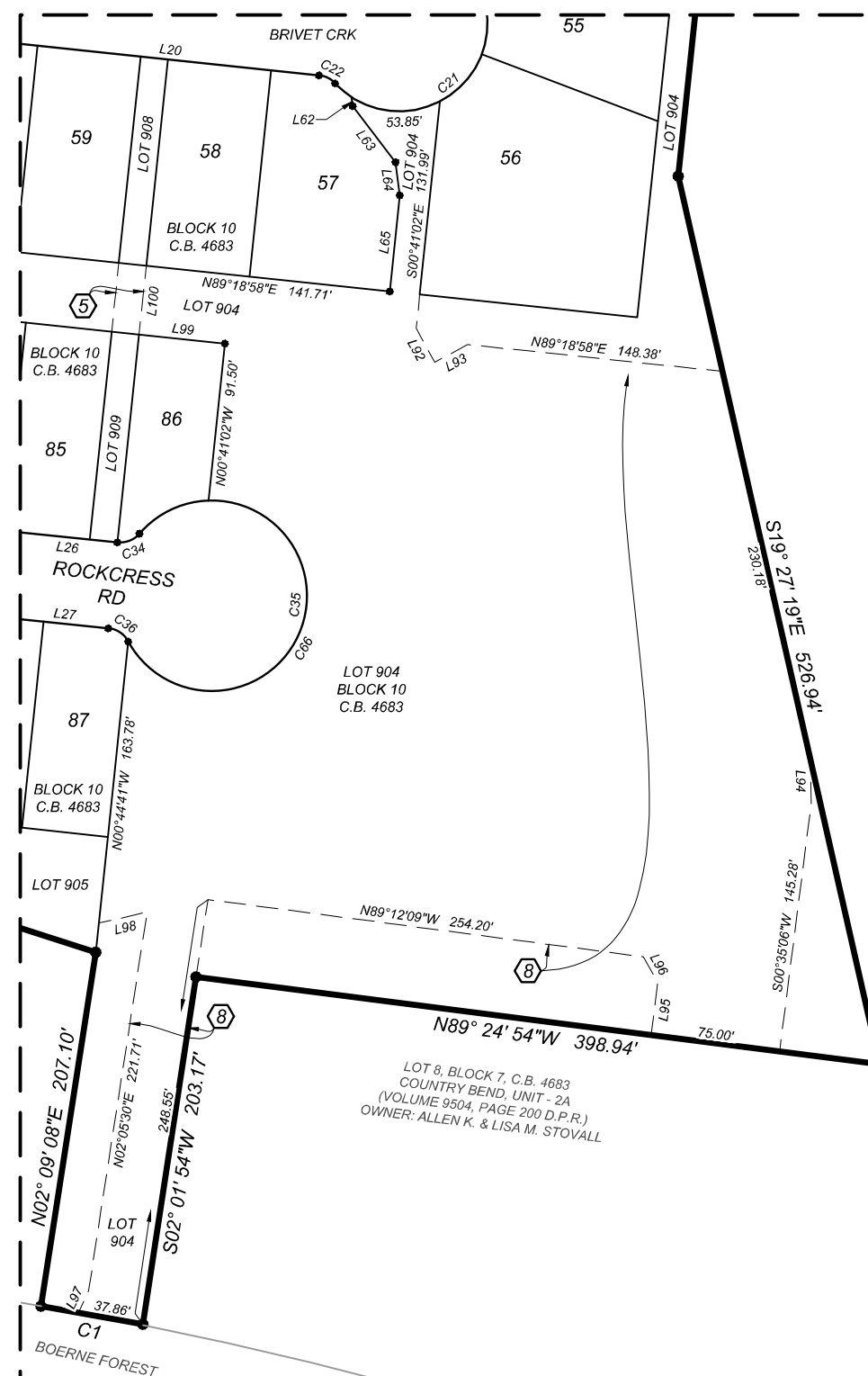
SAWS IMPACT FEE:

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.



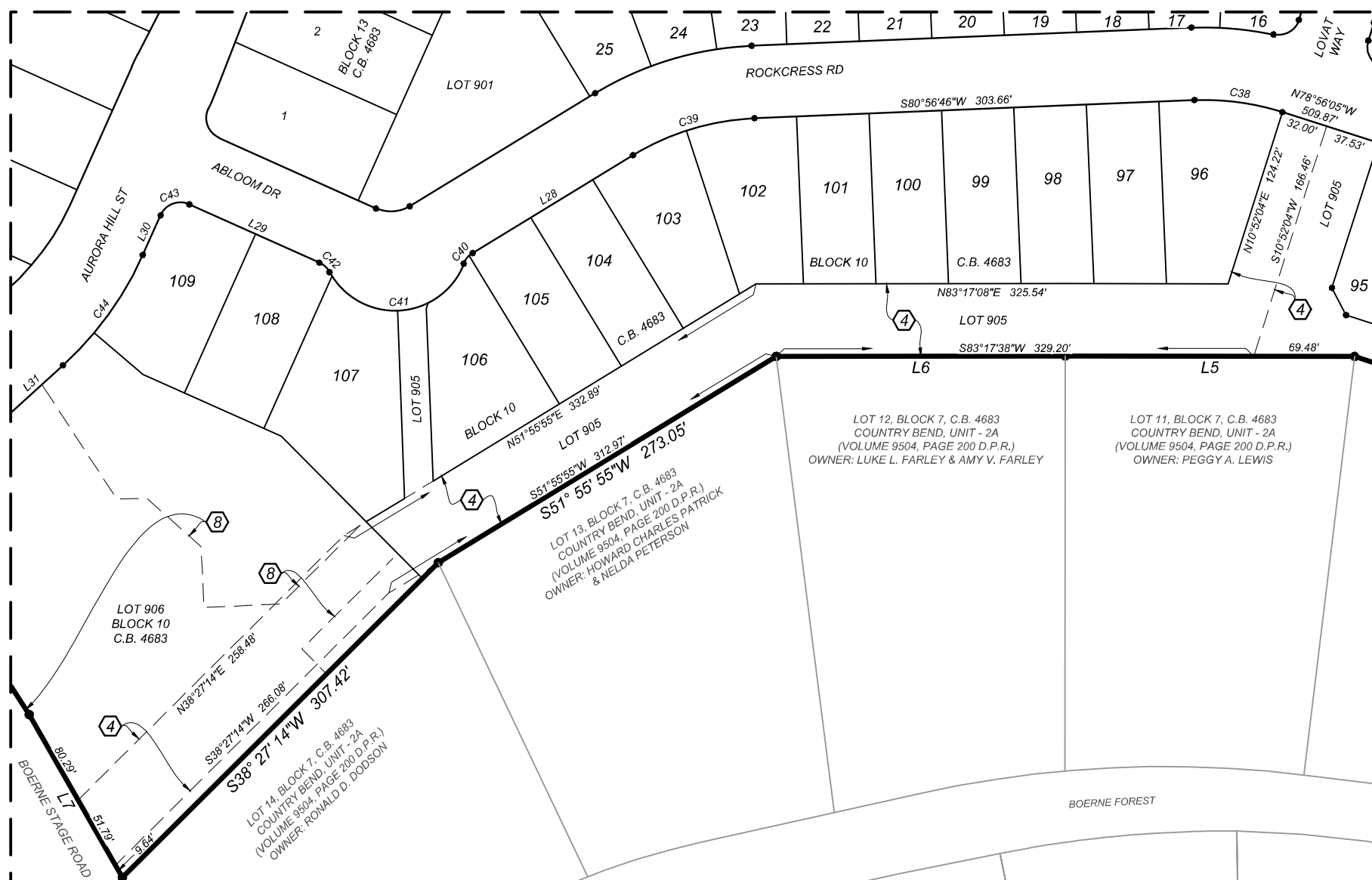
VARIABLE WIDTH DRAINAGE EASEMENT ONLY
DETAIL "B"

SCALE: 1" = 100'
(PAGE 2 OF 6)



VARIABLE WIDTH DRAINAGE EASEMENT ONLY
DETAIL "E"

SCALE: 1" = 100'
(PAGE 3 OF 6)



VARIABLE WIDTH SANITARY SEWER EASEMENT ONLY
DETAIL "H"

SCALE: 1" = 100'
(PAGE 2 OF 6 & PAGE 3 OF 6)

SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 150

PAGE 6 OF 6

