

LOCATION MAP

NOT TO SCALE

### LEGEND

- FIR = FOUND  $\frac{1}{2}$ " IRON ROD  
SIR = SET  $\frac{1}{2}$ " IRON ROD  
FAD = FOUND ALUMINUM DISC  
ROW = RIGHT-OF-WAY  
DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS  
CB = COUNTY BLOCK  
VOL = VOLUME  
PG. = PAGE  
C = CENTERLINE  
● = FOUND  $\frac{1}{2}$ " IRON ROD  
⊙ = FOUND MAG NAIL  
⊗ = SET MAG NAIL WITH A WASHER STAMPED  
\*MATKIN-HOOVER ENG. & SURVEY.\*  
○ = SET  $\frac{1}{2}$ " IRON ROD WITH A RED \*  
MATKIN-HOOVER ENG. & SURVEY.\* PLASTIC CAP  
E.G.T.CATV.= ELECTRIC, GAS, TELEPHONE, CABLE TV

ALL NOTES AND INFORMATION PROVIDED ON THIS SHEET APPLY TO ALL SHEETS OF THIS PLAT. TAG LABEL TABLES PROVIDED ON SHEET 3 OF THIS PLAT.

### CPS/GVSUD/COSA UTILITY NOTE:

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.

### 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.

### FIRE DEPARTMENT NOTE:

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

### KEYNOTES

- |   |  |
|---|--|
| (A) 20' BUILDING SETBACK LINE                                       | (L) 10' BUILDING SETBACK LINE  |
| (B) 10' E.G.T.CATV.EASEMENT   | (M) 5' BUILDING SETBACK LINE   |
| (C) 12' E.G.T.CATV. EASEMENT  | (N) 17' DRAINAGE ACCESS  |
| (D) 16' E.G.T.CATV. EASEMENT  | (O) 10' E.G.T.CATV.EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T                    |
| (E) 28' E.G.T.CATV. EASEMENT  | (P) 16' DRAINAGE ACCESS & E.G.T.CATV. EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T |
| (F) PRIVATE 30' DRAINAGE & E.G.T.CATV. EASEMENT                     | (Q) 1' VEHICLE NO-ACCESS EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T              |
| (G) PRIVATE 14' DRAINAGE EASEMENT                                   | (R) 5' E.G.T.CATV.EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T                     |
| (H) 1' VEHICLE NO-ACCESS EASEMENT                                   | (S) VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T       |
| (I) VARIABLE WIDTH CLEAR VISION EASEMENT                            |  |
| (J) 5' E.G.T.CATV.EASEMENT  |  |
| (K) 15' BUILDING SETBACK LINE (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T |  |

### RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

### RESIDENTIAL FINISHED FLOOR NOTE:

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

### GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE:

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

### GREEN VALLEY SUD NOTES: "EASEMENT CERTIFICATE":

1. THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.
2. ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IT NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.
3. THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2528747) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:  
1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD.  
C/O RW McDONALD IV  
100 NE LOOP 410, STE 775  
SAN ANTONIO, TX 78216

STATE OF TEXAS  
COUNTY OF BEXAR

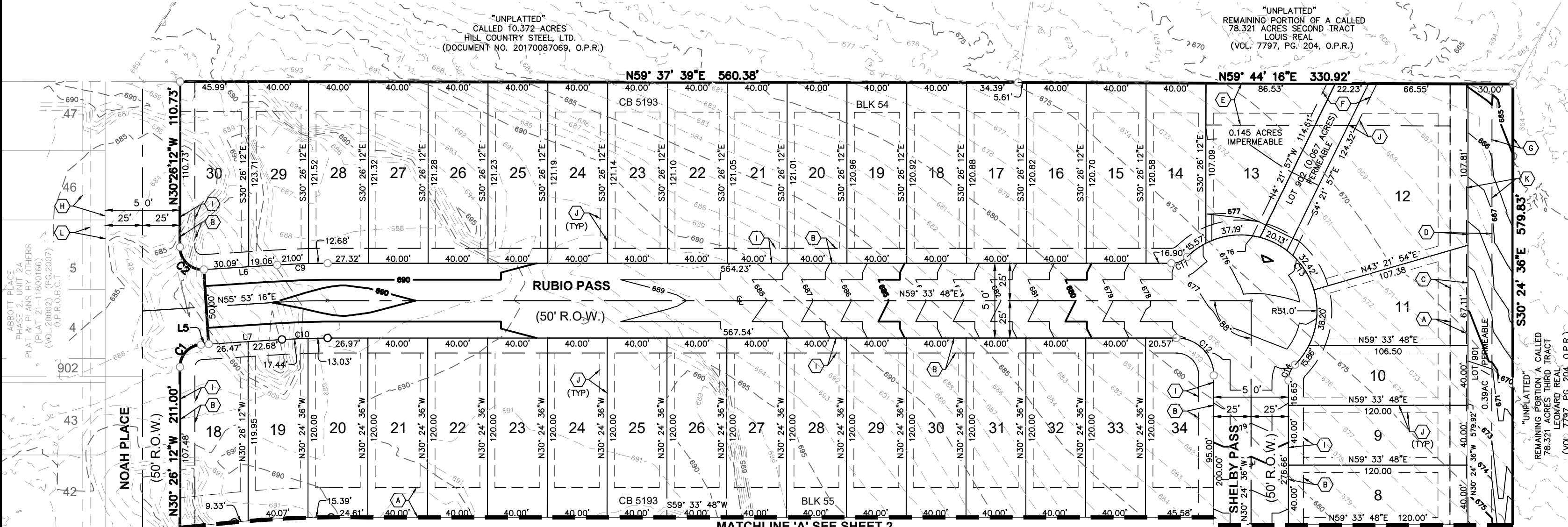
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C/O RW McDONALD IV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

NOTARY PUBLIC BEXAR COUNTY TEXAS

"UNPLATTED"  
REMAINING PORTION OF A CALLED  
78.321 ACRES SECOND TRACT  
LOUIS REAL  
(VOL. 7797, PG. 204, O.P.R.)



THIS PLAT OF THE REAL SUBDIVISION ST. HEDWIG 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 \_\_\_\_\_, 20\_\_\_\_

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

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

### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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.

JOSE GILBERTO GONZALEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682  
LIQUE ENGINEERS AND SURVEYING  
TBPE # 20405 & 10194727  
816 CAMARON ST, SUITE 110  
SAN ANTONIO, TX 78212  
PHONE: 210-549-4207

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.

DAMIAN M. ESQUIVEL  
REGISTERED PROFESSIONAL ENGINEER NO. 98362  
LIQUE ENGINEERS AND SURVEYING  
TBPE # 20405 & 10194727  
816 CAMARON ST, SUITE 110  
SAN ANTONIO, TX 78212  
PHONE: 210-549-4207

## LOCATION MAP

NOT TO SCALE

## LEGEND

- |      |   |  |
|------|---|--|
| FIR  | = | FOUND 3" IRON ROD  |
| SIR  | = | SET 3/4" IRON ROD  |
| FAD  | = | FOUND ALUMINUM DISC  |
| ROW  | = | RIGHT-OF-WAY   |
| DPR  | = | DEED AND PLAT RECORDS OF<br>BEXAR COUNTY, TEXAS                                |
| OPR  | = | OFFICIAL PUBLIC RECORD<br>OF BEXAR COUNTY, TEXAS                               |
| CB   | = | COUNTY BLOCK   |
| VOL. | = | VOLUME   |
| PG.  | = | PAGE   |
| CL   | = | CENTERLINE   |
| ●    | = | FOUND 3" IRON ROD  |
| ●    | = | FOUND MAG NAIL   |
| ⊗    | = | SET MAG NAIL WITH A WASHER STAMPED<br>"MATKIN-HOOVER ENG. & SURVEY."           |
| ○    | = | SET 3/4" IRON ROD WITH A RED "<br>MATKIN-HOOVER ENG. & SURVEY." PLASTIC<br>CAP |

E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, CABLE TV  
ESMT = EASEMENT  
O.P.R.O.B.C.T. = OFFICE PUBLIC RECORDS OF BEXAR  
COUNTY TEXAS

- 690 — = EXISTING 5' CONTOURS  
 — 690 — = EXISTING 1' CONTOURS  
 — 690 — = PROPOSED 5' CONTOURS  
 — 690 — = PROPOSED 1' CONTOURS  
 — 690 — = PROPOSED EASEMENT  
 — 690 — = PROPOSED BLDG. SETBACK

**CPS/GVSUD/COSA UTILITY NOTE:**

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 UTILITY (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND GAS AND WATER AND SEWERAGE AND SANITARY SEWERS ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, 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 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 AND STRUCTURES, CONCRETE STRUCTURES, OR WEAR DEVICES, TO BE PLACED WITHIN EASEMENT AREAS WITHOUT AN AGREEMENT OR 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.

## KEYNOTES

- |          |   |   |
|----------|---|---|
| <b>A</b> | 20' BUILDING SETBACK LINE                                       |   |
| <b>B</b> | 10' E.G.T.CATV.EASEMENT   |   |
| <b>C</b> | 12' E.G.T.CATV. EASEMENT  | <b>L</b> 10' BUILDING SETBACK LINE  |
| <b>D</b> | 16' E.G.T.CATV. EASEMENT  | <b>M</b> 5' BUILDING SETBACK LINE   |
| <b>E</b> | 28' E.G.T.CATV. EASEMENT  | <b>N</b> 17' DRAINAGE ACCESS  |
| <b>F</b> | PRIVATE 30' DRAINAGE & E.G.T.CATV. EASEMENT                     | <b>O</b> 10' E.G.T.CATV.EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T                    |
| <b>G</b> | PRIVATE 14' DRAINAGE EASEMENT                                   | <b>P</b> 16' DRAINAGE ACCESS & E.G.T.CATV. EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T |
| <b>H</b> | 1' VEHICLE NO-ACCESS EASEMENT                                   | <b>Q</b> 1' VEHICLE NO-ACCESS EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T              |
| <b>I</b> | VARIABLE WIDTH CLEAR VISION EASEMENT                            | <b>R</b> 5' E.G.T.CATV.EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T                     |
| <b>J</b> | 5' E.G.T.CATV.EASEMENT  | <b>S</b> VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T       |
| <b>K</b> | 15' BUILDING SETBACK LINE (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T |   |

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:  
1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD.  
C/O RW MCDONALD IV  
100 NE LOOP 410, STE 775  
SAN ANTONIO, TX 78216

THIS PLAT OF THE REAL SUBDIVISION ST. HEDWIG 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 \_\_\_\_\_, 20\_\_\_\_.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C/O RW MCDONALD IV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS DAY OF A.D.

NOTARY PUBLIC BEXAR COUNTY TEXAS

### 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\_\_\_\_\_

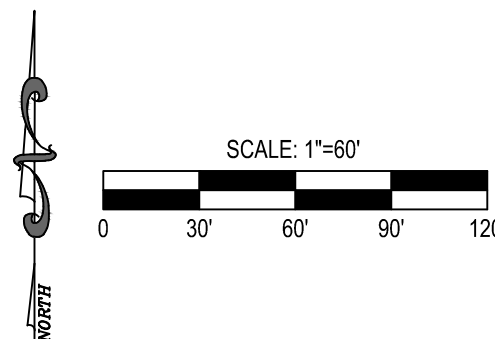
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

**LAND-PLAT-23-11800199**

A SUBDIVISION PLAT ESTABLISHING  
THE REAL SUBDIVISION ST. HEDWIG

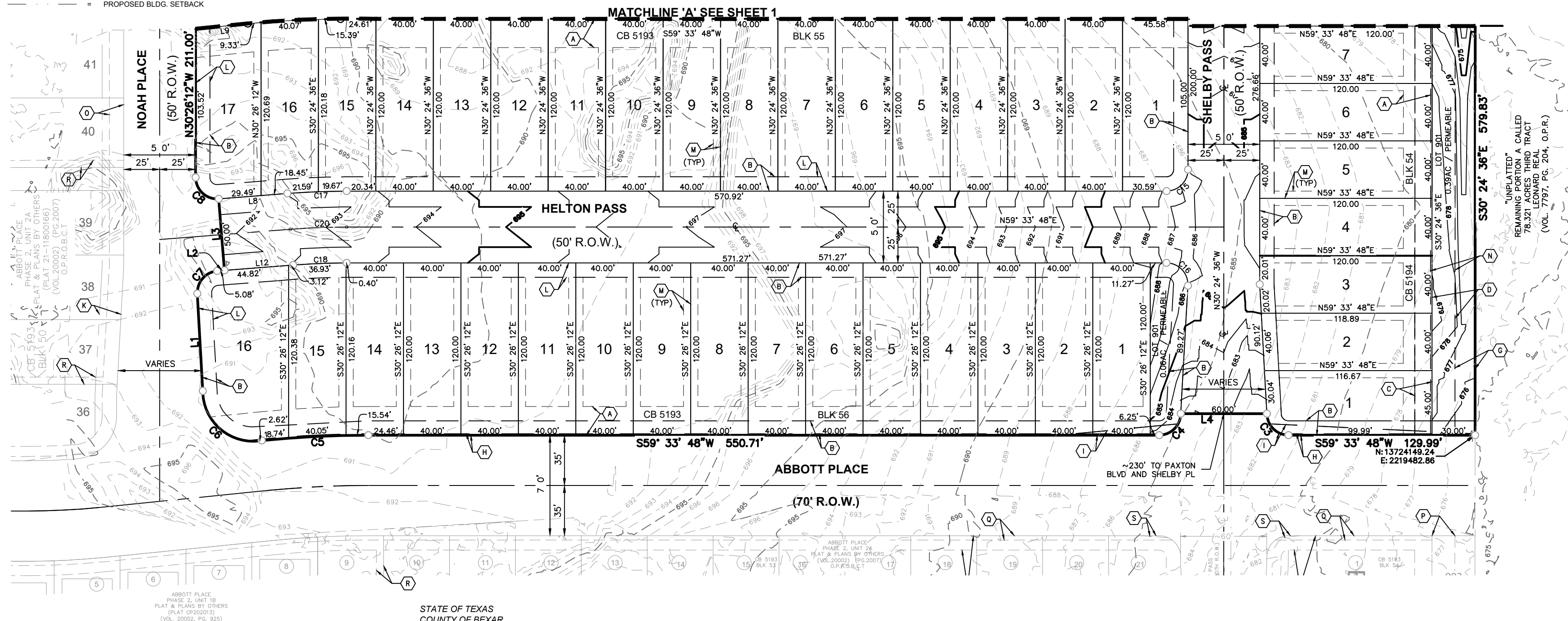
BEING A TOTAL OF 11.81 ACRES OF LAND OUT OF THE ELIGIO GORTARI  
SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193, BEING A PORTION OF  
A 49.646 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED AS  
RECORDED IN DOCUMENT NO. 20190130576, OF THE OFFICIAL PUBLIC RECORDS  
OF BEXAR COUNTY, TEXAS.



**LIQUE**  
ENGINEERS  
& SURVEYING

**TBPELS # - 20405 &  
# - 10194727**  
816 Camaron St, Suite 1  
San Antonio, TX 78212  
Phone: 210-549-4207

OWNER/DEVELOPER:  
1518 AND 10 LAND DEVELOPMENT  
PARTNERS, LTD.  
C/O RW MCDONALD IV  
100 NE LOOP 410,  
SUITE 775. SA, TX 78216



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.

JOSE GILBERTO GONZALEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682  
LIQUE ENGINEERS AND SURVEYING  
TBPE # 20405 & 10194727  
816 CAMARON ST, SUITE 110  
SAN ANTONIO, TX 78212  
PHONE: 210-549-4207

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.

DAMIAN M. ESQUIVEL  
REGISTERED PROFESSIONAL ENGINEER NO. 98362  
LIQUE ENGINEERS AND SURVEYING  
TBPE # 20405 & 10194727  
816 CAMARON ST. SUITE 110  
SAN ANTONIO, TX 78212  
PHONE: 210-549-4207

## IMPACT FEE PAYMENT NOTE

IMPACT FEE PAYMENT NOTE:  
WATER AND 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.

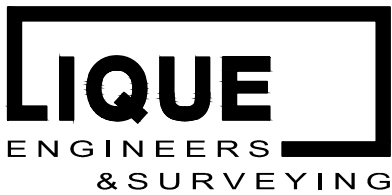
WASTE WATER EDU NOTE:

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

LAND-PLAT-23-11800199

A SUBDIVISION PLAT ESTABLISHING  
THE REAL SUBDIVISION ST. HEDWIG

BEING A TOTAL OF 11.81 ACRES OF LAND OUT OF THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193, BEING A PORTION OF A 49.646 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20190130576, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TBPELS # - 20405 &  
# - 10194727  
816 Camaron St, Suite 110  
San Antonio, TX 78212  
Phone: 210-549-4207

OWNER/DEVELOPER:  
1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD.  
C/O RW MCDONALD IV  
100 NE LOOP 410,  
SUITE 775, SA, TX 78216

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:  
1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD.  
C/O RW MCDONALD IV  
100 NE LOOP 410, STE 775  
SAN ANTONIO, TX 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C/O RW MCDONALD IV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF THE REAL SUBDIVISION ST. HEDWIG 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 \_\_\_\_\_, 20\_\_\_\_.

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

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

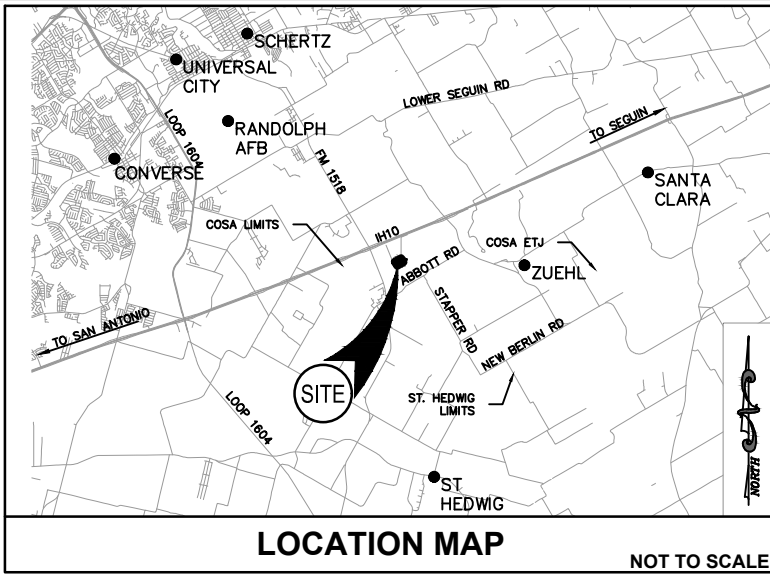
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



CPS/GVSUD/COSA UTILITY NOTE:

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.

IMPACT FEE PAYMENT NOTE:

WATER AND 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.

WASTE WATER EDU NOTE:

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

KEYNOTES

- (A) 20' BUILDING SETBACK LINE  
(B) 10' E.G.T.CATV.EASEMENT  
(C) 12' E.G.T.CATV. EASEMENT  
(D) 16' E.G.T.CATV. EASEMENT  
(E) 28' E.G.T.CATV. EASEMENT  
(F) PRIVATE 30' DRAINAGE & E.G.T.CATV. EASEMENT  
(G) PRIVATE 14' DRAINAGE EASEMENT  
(H) 1' VEHICLE NO-ACCESS EASEMENT  
(I) VARIABLE WIDTH CLEAR VISION EASEMENT  
(J) 5' E.G.T.CATV.EASEMENT  
(K) 15' BUILDING SETBACK LINE (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T

- (L) 10' BUILDING SETBACK LINE  
(M) 5' BUILDING SETBACK LINE  
(N) 17' DRAINAGE ACCESS  
(O) 10' E.G.T.CATV.EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T  
(P) 16' DRAINAGE ACCESS & E.G.T.CATV. EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T  
(Q) 1' VEHICLE NO-ACCESS EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T  
(R) 5' E.G.T.CATV.EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T  
(S) VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20002) (PG. 2007) O.P.R.O.B.C.T

ALL NOTES AND INFORMATION PROVIDED ON THIS SHEET APPLY TO ALL SHEETS OF THIS PLAT. TAG LABEL TABLES PROVIDED ON SHEET 3 OF THIS PLAT.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.60'	15.00'	86°19'28"	N12° 43' 32"E	20.52'
C2	24.52'	15.00'	93°40'32"	S77° 16' 28"E	21.88'
C3	23.57'	15.00'	90°01'36"	S75° 25' 24"E	21.22'
C4	23.55'	15.00'	89°58'24"	S14° 34' 36"W	21.21'
C5	74.33'	740.00'	5°45'20"	S56° 41' 08"W	74.30'
C6	58.49'	35.00'	95°45'20"	N78° 18' 52"W	51.92'
C7	23.22'	15.00'	88°40'37"	N10° 43' 19"E	20.97'
C8	24.74'	15.00'	94°30'06"	N77° 41' 15"W	22.03'
C9	33.68'	525.00'	3°40'32"	S57° 43' 32"W	33.67'
C10	30.47'	475.00'	3°40'32"	N57° 43' 32"E	30.47'
C11	11.65'	15.00'	44°30'23"	N37° 18' 37"E	11.36'
C12	39.28'	25.00'	90°01'36"	S75° 25' 24"E	35.36'
C13	159.37'	51.00'	179°02'22"	N75° 25' 24"W	102.00'
C14	11.65'	15.00'	44°30'23"	S8° 09' 25"E	11.36'
C15	23.55'	15.00'	89°58'24"	S14° 34' 36"W	21.21'
C16	24.40'	15.00'	93°12'36"	N73° 49' 54"W	21.80'
C17	41.26'	525.00'	4°30'11"	S57° 18' 43"W	41.25'
C18	36.93'	475.00'	4°27'16"	N57° 17' 16"E	36.92'

LINE TABLE		
LINE#	LENGTH	BEARING
L1	67.86'	N33° 36' 59"W
L2	5.08'	N55° 03' 37"E
L3	50.00'	S34° 56' 24"E
L4	60.00'	N59° 35' 24"E
L5	5.14'	N55° 53' 16"E
L6	49.15'	S55° 53' 16"W
L7	49.15'	N55° 53' 16"E
L8	47.94'	S55° 03' 37"W
L12	47.94'	N55° 03' 37"E

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.

DAMIAN M. ESQUIVEL  
REGISTERED PROFESSIONAL ENGINEER NO. 98362  
LIQUE ENGINEERS AND SURVEYING  
TBPE # 20405 & 10194727  
816 CAMARON ST, SUITE 110  
SAN ANTONIO, TX 78212  
PHONE: 210-549-4207

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.

JOSE GILBERTO GONZALEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682  
LIQUE ENGINEERS AND SURVEYING  
TBPE # 20405 & 10194727  
816 CAMARON ST, SUITE 110  
SAN ANTONIO, TX 78212  
PHONE: 210-549-4207