

1. 1/2" IRON ROD W/CAP STAMPED "ESP PROP. COR." SET AT ALL CORNERS UNLESS OTHERWISE NOTED
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
6. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING

IRFC	IRON ROD FOUND WICAP	
ROW	RIGHT-OF-WAY	
AC	ACRE(S)	
VOL	VOLUME	
PG	PAGE(S)	
BLK	BLOCK	
O.P.R.	OFFICIAL PUBLIC RECORDS	
	(OFFICIAL PUBLIC RECORDS	
	OF REAL PROPERTY) OF	
	BEHAR COUNTY, TEXAS	
D.C.	DOCUMENT NUMBER	
D.P.R.	DEED AND PLAT RECORDS	
	OF BEHAR COUNTY, TEXAS	
P.R.	PLAT RECORDS OF BEHAR	
	COUNTY, TEXAS	
D.R.	DEED RECORDS OF	
	BEHAR COUNTY, TEXAS	
ELEC	ELECTRIC	
ESMT	EASEMENT	
G.E.T.A.	GAS, ELECTRIC, TV, CABLE	

●	SET 1/2" IRON ROD W/RED CAP STAMPED "ESP PROP. COR.
○	FOUND MONUMENT AS NOTED
— 638 —	EXISTING CONTOURS
— 638 —	PROPOSED CONTOURS
— 4 —	CENTERLINE
-----	CHANNEL EASEMENT
-----	ROW DEDICATION
-----	G.E.T.A. ESMT

*[Signature]* 6/5/25  
LICENSED PROFESSIONAL ENGINEER

*Michael J. Vanderstappen* 6/5/2025  
MICHAEL J. VANDERSTAPPEN DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6594

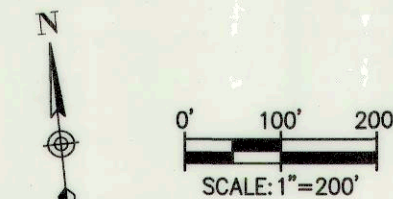
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

THE PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S52°54'14"E	87.92'
L2	S37°05'54"W	277.85'

LOT 901, NCB 11295, IS A PRIVATE STREET AND A FIRE INGRESS/EGRESS EASEMENT AND IS DESIGNATED AS AN UNDERGROUND AND AN AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, PRIVATE DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

BEING 11.167 ACRES OF LAND, OF WHICH 0.084 ACRES OF LAND BEING DEDICATED AS PUBLIC RIGHT OF WAY SITUATED IN THE SAN ANTONIO TOWN TRACT, ABSTRACT 20, NEW CITY BLOCK 11295, BEXAR COUNTY, TEXAS AND BEING OUT OF A CALLED TRACT 1: 25.042 ACRES AND CALLED TRACT 2: 9.890 ACRE CONVEYED TO KC BELGIAN FARMS LAND, LLC, DOC. NO. 20230074161 & A CALLED TRACT 2: 25.037 ACRES & CALLED TRACT 3: CALLED 7.665 ACRES CONVEYED TO KC BELGIAN FARMS LAND, LLC DOC NO. 20230074164, AND A CALLED 1.885 ACRES - ORDINANCE - CLOSURE, VACATION, AND ABANDONMENT OF AN UNIMPROVED PORTION OF MASTERS ROAD, DOC. NO. 20230073476, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**ESP ASSOCIATES INC.**  
FIRM REGISTRATION NO F-17252  
TBPELS#10194036  
12940 COUNTRY PKWY  
SAN ANTONIO, TX 78216  
210.349.3271  
espassociates.com

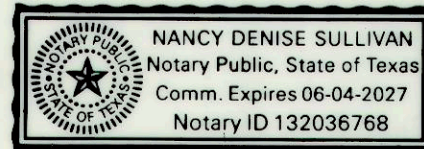
DATE OF PREPARATION: June 05, 2025

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: BART KOONTZ  
KC BELGIAN FARMS LAND LLC  
903 BASSE ROAD  
SAN ANTONIO, TEXAS 78212

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART KOONTZ 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 6th DAY OF June, A.D. 2025.

Nancy Denise Sullivan  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF FRONTERA PARKWAY 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. 2025

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

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

