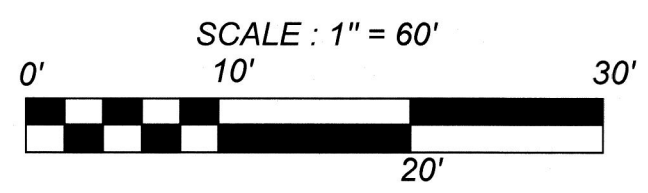


A 8.195 ACRE TRACT OF LAND SITUATED IN THE JAMES CONN SURVEY NO. 196, ABSTRACT NUMBER 211, NEW CITY BLOCK 16587, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 8.195 ACRE TRACT OF LAND AS CONVEYED TO 15702 NACOGDOCHES, LLC AND RECORDED IN DOCUMENT NUMBER 20220190069 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY



PREPARED DATE: 10/31/2023

STATE OF TEXAS
COUNTY OF BEXAR

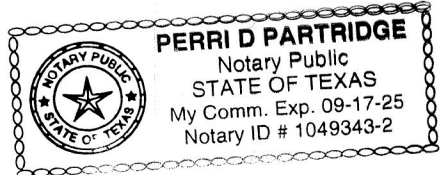
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
HUNTER TRUNK
15702 NACOGDOCHES, LLC
4100 HOLLAND AVE., UNIT D
(253) 304-9619

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUNTER TRUNK, 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.

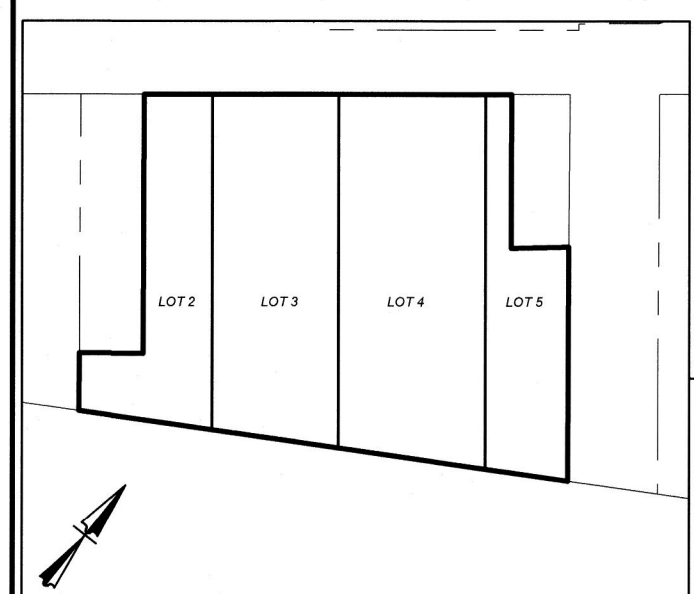
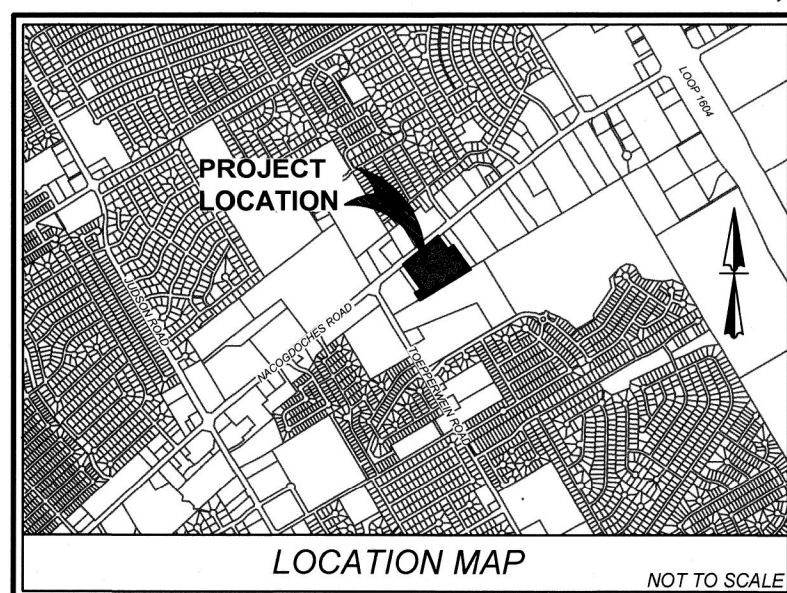
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF 15702 NACOGDOCHES 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



8.195 ACRES BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOTS 2, 3, 4, AND 5, N.C.B. 16587 OF THE FAIRVIEW ACRES SUBDIVISION RECORDED IN VOL. 2575, PG. 191 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FAIRVIEW ACRES PLAT NUMBER 60530, WHICH IS RECORDED IN VOLUME 2575, PAGE 191, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 12/13/2023 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER / DEVELOPER:
HUNTER TRUNK
15702 NACOGDOCHES, LLC
4100 HOLLAND AVE., UNIT D
(253) 304-9619

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ✗ TXDOT = TXDOT MONUMENT
- 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
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- -905- - = EXISTING CONTOURS

PORTION OF TRACT 1-A
N.C.B. 16587
VACATING AND
RESUBDIVISION PLAT OF
FAIRVIEW ACRES
SUBDIVISION
(VOL. 5870, PG. 8, D.P.R.)

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.

JAIMÉ SALINAS
LICENSED PROFESSIONAL ENGINEER NO. 135150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

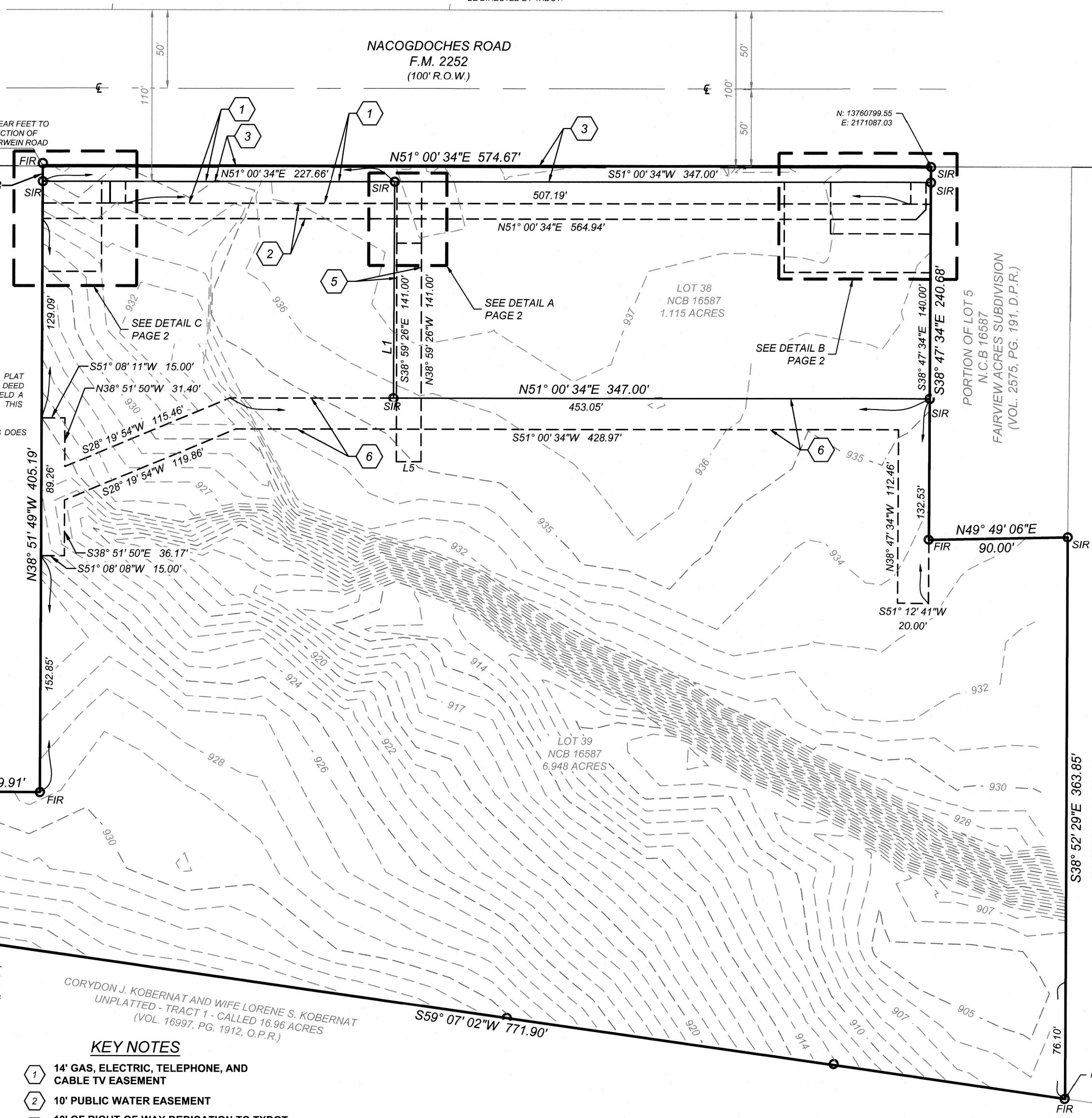
STATE OF TEXAS
COUNTY OF BEXAR

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:

2 NOV 2023
TIM 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

CPS/SAWS/SCSA/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. 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. FOR SINGLE FAMILY RESIDENTIAL, INCLUDE THE FOLLOWING:
3. 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.
4. 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.

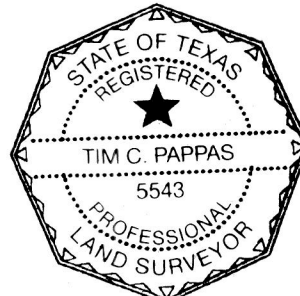
CROSS ACCESS NOTE:
LOT OWNER SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 38 & 39, NCB 16587, IN ACCORDANCE WITH UDC 35-506(i)(3).
DRAINAGE EASEMENT ENCROACHMENTS:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI 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.
FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0280F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 2252, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 574.67'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.



- KEY NOTES
- 1 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
 - 2 10' PUBLIC WATER EASEMENT
 - 3 10' OF RIGHT-OF-WAY DEDICATION TO TXDOT CONSISTING OF 0.13 ACRES (5,746 SQUARE FEET)
 - 4 VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT
 - 5 16' PRIVATE SANITARY SEWER EASEMENT
 - 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - 7 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT

SEE SHEET 2 FOR LINE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



RE-PLAT ESTABLISHING
15702 NACOGDOCHES

A 8.195 ACRE TRACT OF LAND SITUATED IN THE JAMES CONN SURVEY NO. 196, ABSTRACT NUMBER 211, NEW CITY BLOCK 16587, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 8.195 ACRE TRACT OF LAND AS CONVEYED TO 15702 NACOGDOCHES, LLC AND RECORDED IN DOCUMENT NUMBER 20220190069 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

KFW
ENGINEERS + SURVEYING

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

STATE OF TEXAS
COUNTY OF BEXAR

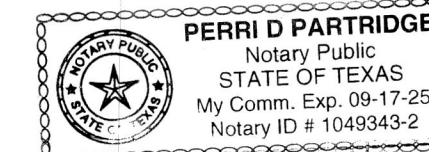
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OWNER/DEVELOPER:
HUNTER TRUNK
15702 NACOGDOCHES, LLC
4100 HOLLAND AVE., UNIT D
(253) 304-9619

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUNTER TRUNK, 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 4 DAY OF November, A.D. 2023

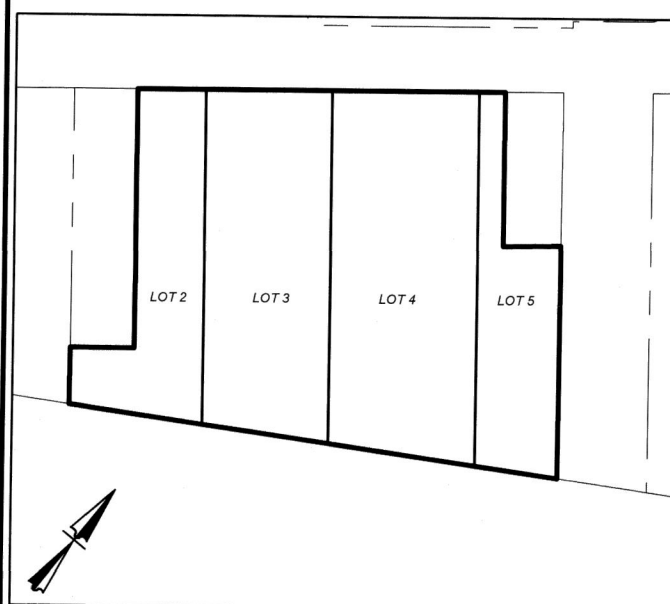
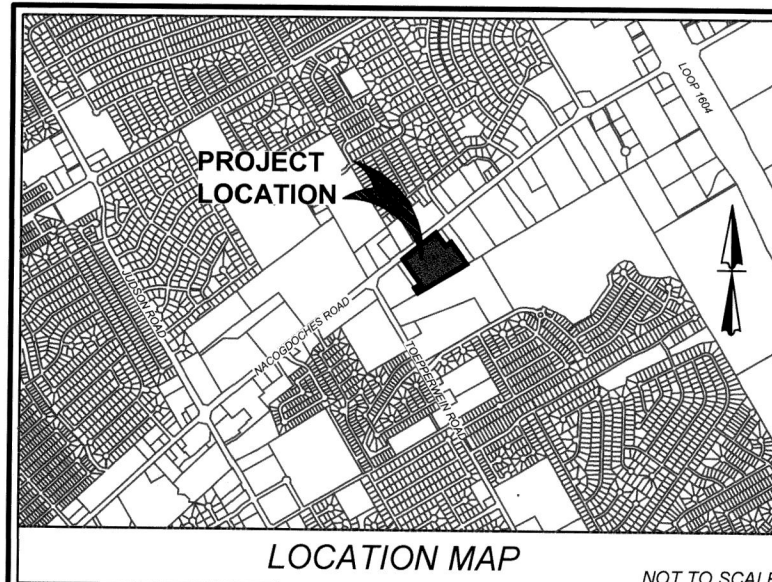
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION
SCALE: 1" = 300'

8.195 ACRES BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOTS 2, 3, 4, AND 5, N.C.B. 16587, OF THE FAIRVIEW ACRES SUBDIVISION RECORDED IN VOL. 2575, PG. 191 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FAIRVIEW ACRES PLAT NUMBER 0030, WHICH IS RECORDED IN VOLUME 2575, PAGE 191, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 12/19/2023 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER:
HUNTER TRUNK
15702 NACOGDOCHES, LLC
4100 HOLLAND AVE., UNIT D
(253) 304-9619

KEY NOTES

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STATE OF TEXAS
COUNTY OF BEXAR

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JAIME SALINAS
LICENSED PROFESSIONAL ENGINEER NO. 135150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

2 Nov 2023

TIM 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

SAWS HIGH PRESSURE NOTE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 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.

RESIDENTIAL FINISHED FLOOR NOTE

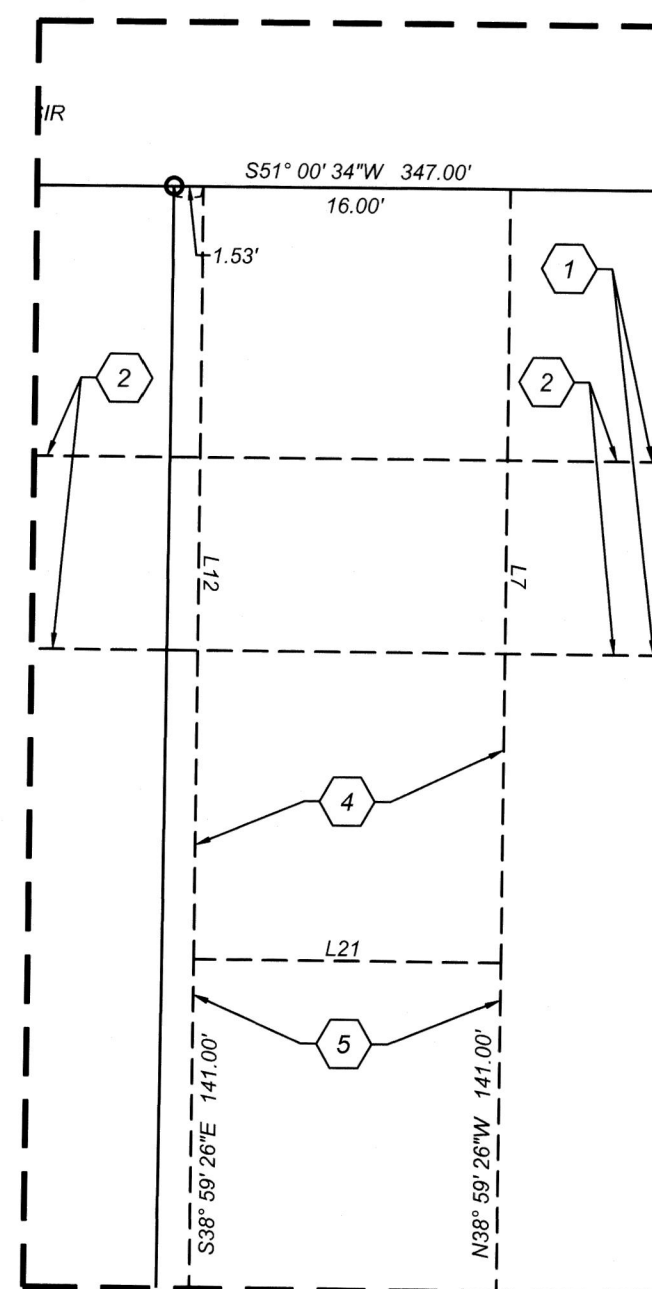
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

Line #	Length	Direction
L1	140.00'	S38° 47' 34"E
L2	10.00'	N38° 51' 49"W
L3	10.00'	N38° 51' 50"W
L4	10.00'	S38° 47' 30"E
L5	16.00'	N51° 00' 34"E
L6	9.44'	S05° 59' 53"W
L7	40.00'	N38° 59' 25"W
L8	14.00'	S38° 59' 26"E
L9	14.00'	N38° 59' 26"W
L10	1.15'	S05° 59' 53"W
L11	13.19'	S39° 00' 07"E
L12	40.00'	S38° 59' 26"E
L13	17.33'	S39° 00' 07"E
L14	3.11'	N51° 00' 34"E
L15	58.50'	N38° 59' 29"W
L16	38.23'	N51° 00' 34"E
L17	64.50'	N51° 00' 34"E
L18	33.50'	S38° 59' 25"E
L19	58.50'	N38° 59' 26"W
L20	94.42'	S51° 00' 34"W
L21	16.00'	N51° 00' 34"E

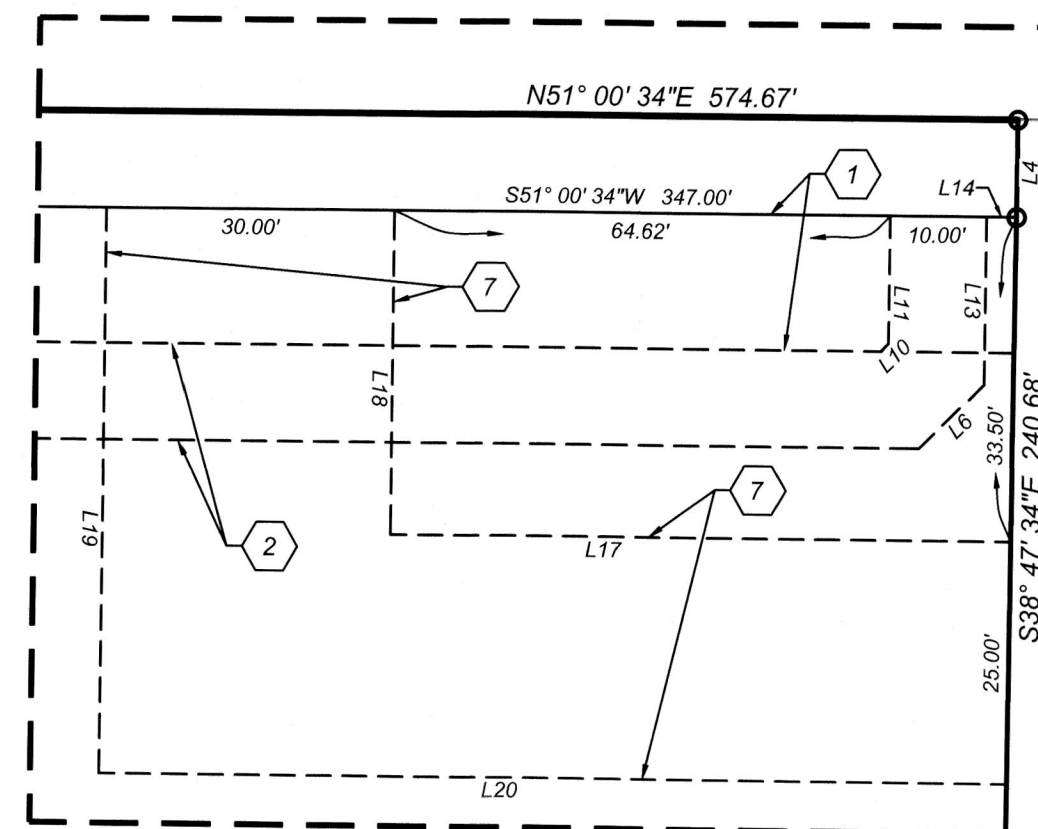
LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
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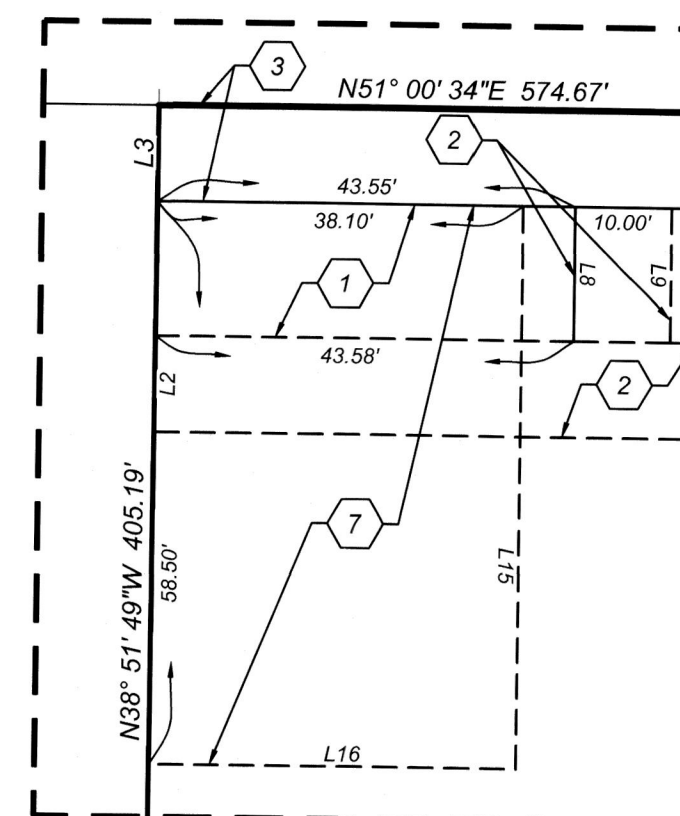
DETAIL A
SCALE: 1"=10'



DETAIL B
SCALE: 1"=20'



DETAIL C
SCALE: 1"=20'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

