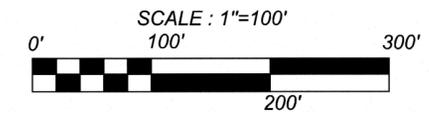


SUBDIVISION PLAT ESTABLISHING KALLISON RANCH 215 PHASE 3 UNIT 13C

BEING 28.77 ACRE TRACT OF LAND SITUATED IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 OF BEXAR COUNTY, TEXAS AND CONTAINING A PORTION OF THE CALLED 215.03 ACRE TRACT OF LAND AS CONVEYED TO PHSA-NW315, LLC. IN DOCUMENT NUMBER 20190208167 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.).



KFW ENGINEERS + SURVEYING

DATE OF PREPARATION: October 23, 2024

STATE OF TEXAS COUNTY OF HARRIS

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 CONSIDERATIONS HEREIN EXPRESSED.

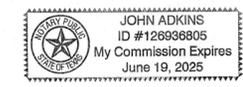
OWNER/AGENT: DAVID RITTENHOUSE PHSA-NW315, LLC

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID RITTENHOUSE, 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 24 DAY OF October, A.D. 2024

NOTARY PUBLIC HARRIS 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

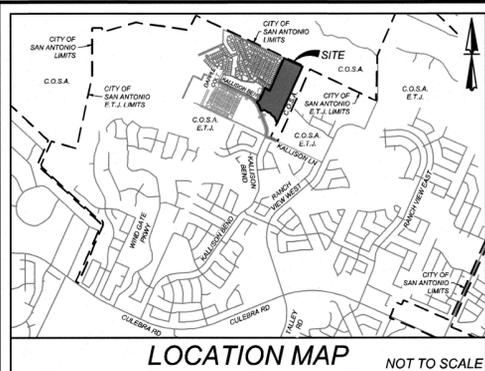
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH 215 PHASE 3 UNIT 13C 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



- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.), OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09). 5. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

- LEGEND: SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY" E.T.J. = EXTRATERRITORIAL JURISDICTION 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 P.R. = PLAT 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 10' BUILDING SETBACK LINE 10' BUILDING SETBACK LINE VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0745 ACRE OF AN PERMEABLE) & (0.0203 OF AN ACRE NON-PERMEABLE) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (12.59 OF AN ACRE PERMEABLE) & (0.9777 OF AN ACRE NON-PERMEABLE) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2000, PAGES 1329-1333 P.R.) 10' BUILDING SETBACK LINE (VOLUME 2000, PAGES 1329-1333 P.R.) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2000, PAGES 763 P.R.) VARIABLE WIDTH GRADING & DRAINAGE EASEMENT (VOLUME 2000, PAGES 763 P.R.) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2000, PAGES 2233-2234 P.R.) 20' GRADING & DRAINAGE EASEMENT (VOLUME 2000, PAGES 2233-2234 P.R.) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2000, PAGE 2242 P.R.) 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2000, PAGE 2242 P.R.) 25x25' SANITARY SEWER EASEMENT (VOLUME 2000, PAGE 2242 P.R.) 50' GAS PIPELINE EASEMENT (VOLUME 7615, PAGE 93 & VOLUME 3976, PAGE 773 D.P.R.) 16' SANITARY SEWER EASEMENT (VOLUME 2000, PAGES 129-135 P.R.) 8' VEHICULAR NON ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 2000, PAGES 2439-2441 P.R.) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (VOLUME 2000, PAGES 2439-2441 P.R.) VARIABLE WIDTH CLEAR VISION EASEMENT (VOLUME 2000, PAGES 2439-2441 P.R.) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2000, PAGES 2439-2441 P.R.) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (VOLUME 2000, PAGES 1329-1333 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.

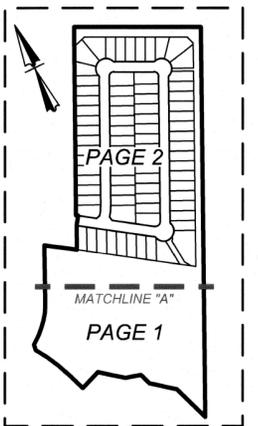
LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR

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:

TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 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 LAND SURVEYING (TPBS) 1917 S. WINTERGATE BL. AUSTIN, TEXAS 78741 PHONE: 512-440-7723 FAX: 512-442-1474 EMAIL: INFO@TPBS.TX.GOV

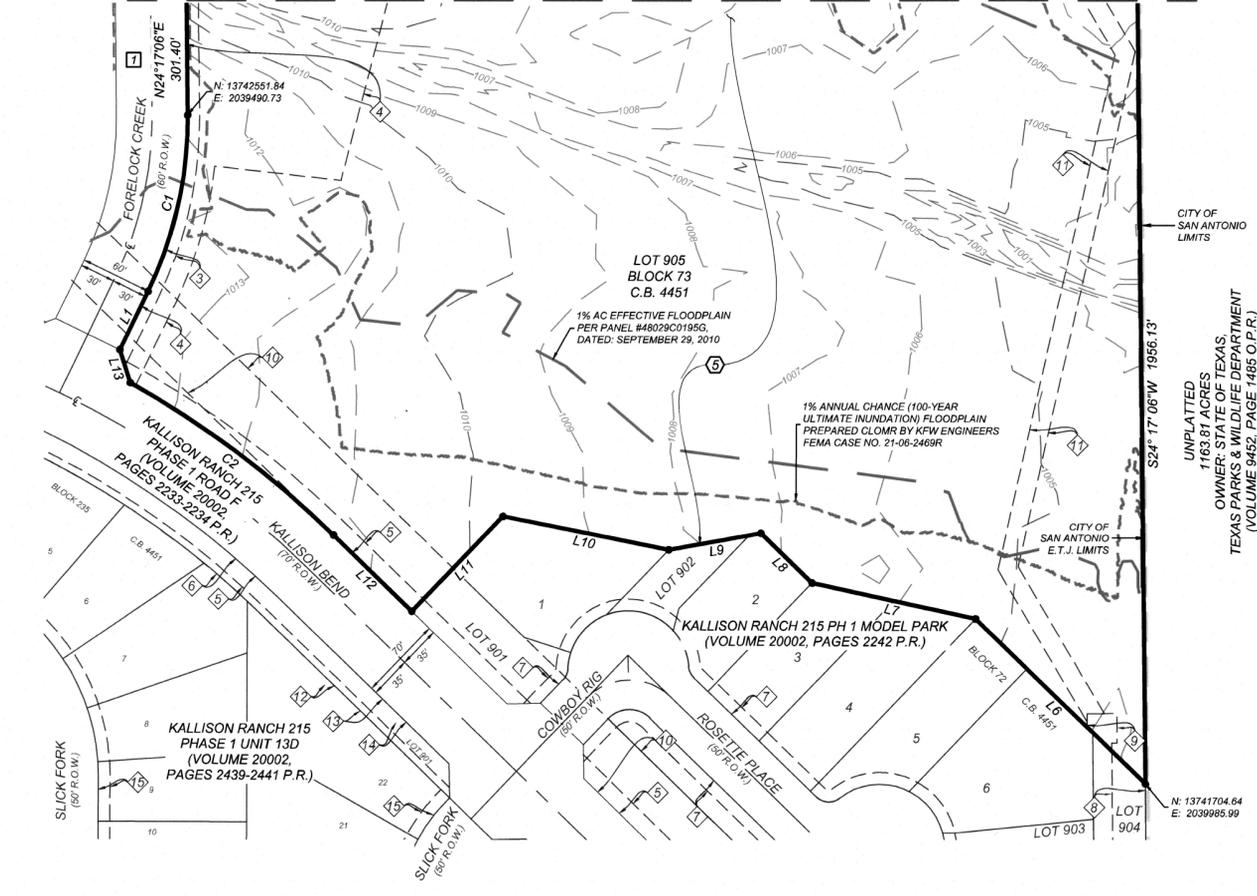
- CPS/SAWS/COSA UTILITY. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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 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.



PAGE INDEX SCALE: NOT-TO-SCALE

Table with Curve Table and Line Table columns. Curve Table includes Curve #, Length, Radius, Delta, Chord, and Chord Bearing. Line Table includes Line #, Length, Direction, Line #, Length, Direction.

MATCHLINE "A" - SEE PAGE 2 OF 2



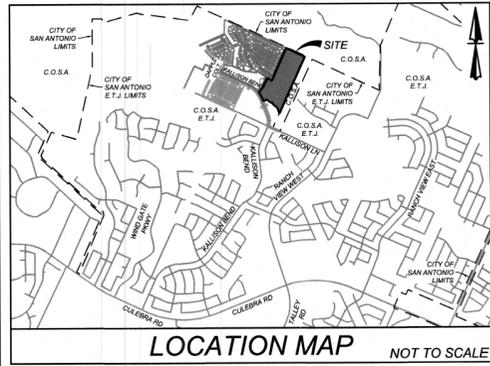
RESIDENTIAL LOTS = 80

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

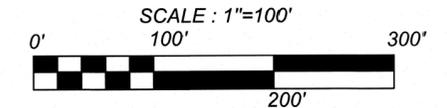


Date: Oct 23, 2024, 9:52am User: JF/janos File: M:\8301029\Design\civ\PLAT\PL15630129.dwg

SUBDIVISION PLAT ESTABLISHING KALLISON RANCH 215 PHASE 3 UNIT 13C BEING 28.77 ACRE TRACT OF LAND SITUATED IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 OF BEXAR COUNTY, TEXAS AND CONTAINING A PORTION OF THE CALLED 215.03 ACRE TRACT OF LAND AS CONVEYED TO PHSA-NW315, L.L.C. IN DOCUMENT NUMBER 20190208167 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.).



UNPLATTED 1163.81 ACRES OWNER: STATE OF TEXAS, TEXAS PARKS & WILDLIFE DEPARTMENT (VOLUME 9452, PAGE 1485 O.P.R.)



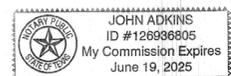
has joined Colliers Engineering & Design 3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TPBE Firm #: 9513 • TPPLS Firm #: 10122300

DATE OF PREPARATION: October 23, 2024 STATE OF TEXAS COUNTY OF HARRIS 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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/AGENT: DAVID RITTENHOUSE PHSA-NW315, L.L.C. 9000 GULF FREEWAY HOUSTON, TEXAS 77017 1-(800)-247-3779

STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID RITTENHOUSE 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 24 DAY OF October, A.D. 2024 John Adkins Notary Public Harris 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 KALLISON RANCH 215 PHASE 3 UNIT 13C 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" E.T.J. = EXTRATERRITORIAL JURISDICTION 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 P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS C.B. = COUNTY BLOCK C. = CENTERLINE L.F. = LINEAR FEET - - - = EXISTING CONTOURS - - - - - = PROPOSED CONTOURS

- KEYNOTES: 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 15' BUILDING SETBACK LINE 10' BUILDING SETBACK LINE VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0745 OF AN ACRE PERMEABLE) & (0.0203 OF AN ACRE NON-PERMEABLE) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT KALLISON RANCH 215 PHASE 1 ROAD G (VOLUME 20003, PAGES 763 P.R.) KALLISON RANCH 215 PH 3 U13A & U13B (VOLUME 20003, PAGES 1329-1333 P.R.)

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

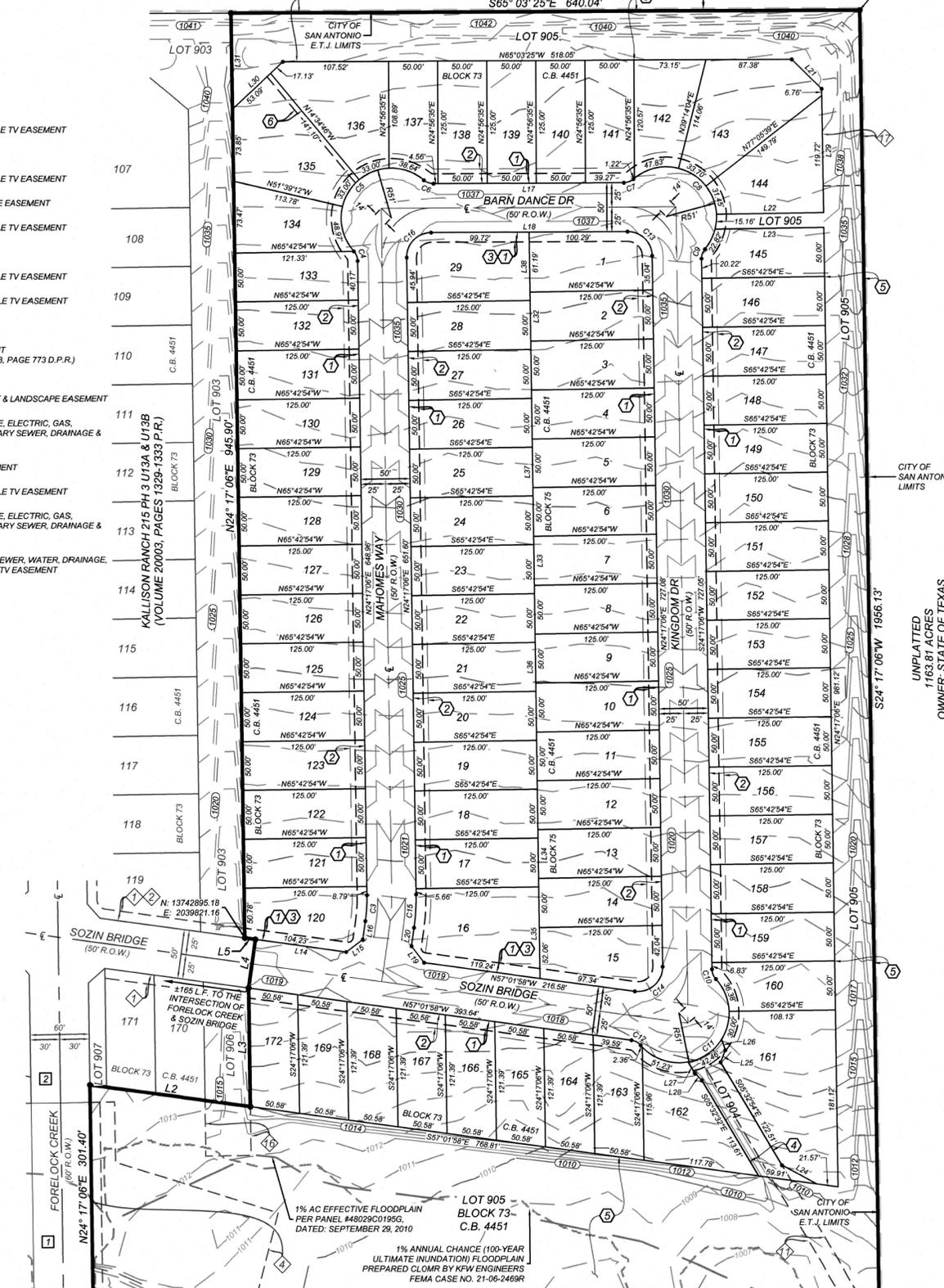
LICENSSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR

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:

TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 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 (TPBLS) 1917 A WINTERSTADT ST. AUSTIN, TEXAS 78761 PHONE: 512-462-7733 FAX: 512-462-7144 EMAIL: INFO@TPBLS.TX.GOV

- KEYNOTES: 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 1329-1333 P.R.) 10' BUILDING SETBACK LINE (VOLUME 20003, PAGES 1329-1333 P.R.) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 763 P.R.) VARIABLE WIDTH GRADING & DRAINAGE EASEMENT (VOLUME 20003, PAGES 763 P.R.) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 2233-2234 P.R.) 20' GRADING & DRAINAGE EASEMENT (VOLUME 20002, PAGES 2233-2234 P.R.) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9002, PAGE 2242 P.R.) 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGE 2242 P.R.) 25'x25' SANITARY SEWER EASEMENT (VOLUME 20002, PAGE 2242 P.R.) 50' GAS PIPELINE EASEMENT (VOLUME 7615, PAGE 93 & VOLUME 3978, PAGE 773 D.P.R.) 16' SANITARY SEWER EASEMENT (VOLUME 20003, PAGES 129-135 P.R.) 5' VEHICULAR NON ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 20002, PAGES 2439-2441 P.R.) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (VOLUME 20002, PAGES 2439-2441 P.R.) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 2439-2441 P.R.) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (VOLUME 20003, PAGES 1329-1333 P.R.) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 2439-2441 P.R.) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 2439-2441 P.R.) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (VOLUME 20003, PAGES 1329-1333 P.R.) VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOLUME 20003, PAGES 129-135 P.R.)



1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0195G, DATED: SEPTEMBER 29, 2010 1% ANNUAL CHANCE (100-YEAR ULTIMATE INUNDATION) FLOODPLAIN PREPARED CDMR BY KFW ENGINEERS FEMA CASE NO. 21-06-2469R

SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLES PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 80



Date: Oct 23, 2024, 4:11pm User: J.D. jmf65 File: M:\63610172\Design\GwP\PLAT\PC636125.dwg