

- NOTES:
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 BLOCK 3, LOT 901 BLOCK 4, LOTS 901-906 BLOCK 5, LOT 908 BLOCK 8, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 - THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH CFRM PANEL 48022C440G, DATED 09/29/2010, OR THE 1% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
 - 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 TCI 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.
 - FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, INCLUDING LOTS 30 - 33 SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

- TXDOT NOTE:
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SET-BACK AND/OR SOUND ABATEMENT MEASURE FOR FUTURE NOISE MITIGATION.
 - 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.
 - 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 ONE (1) ACCESS POINTS ALONG U.S. HWY 87 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 127 FT.

- LEGEND
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
 - R.O.W. = RIGHT-OF-WAY
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - VOL. = VOLUME
 - PG. = PAGE
 - AC. = ACRES
 - ETJ = EXTRA-TERRITORIAL JURISDICTION
 - COSA = CITY OF SAN ANTONIO
 - C.B. = COUNTY BLOCK
 - LF = LINEAR FEET
 - E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

- 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 (GEOID03).

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.

CLAYTON J. LINNEY
111543
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEXAR
10/27/2023
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.
25 OCT 2023
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

- C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:
- 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.
 - 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.

S.A.W.S. 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.

S.A.W.S. DEDICATION:
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.

S.A.W.S. WASTEWATER EDU:
THE OWNER DEDICATES THE SANITARY SEWER 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 1,500 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.

E.C.S.U.D. IMPACT FEE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

E.C.S.U.D. DEDICATION:
THE OWNER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE EAST CENTRAL SPECIAL UTILITY DISTRICT.

FIRE PROTECTION:
FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

OPEN SPACE NOTE:
LOT 901 BLOCK 3, LOT 901 BLOCK 4, LOTS 904, 905, & 908, BLOCK 5, LOT 901 BLOCK 8 ARE DESIGNATED AS SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS. LOT 902 BLOCK 5 IS DESIGNATED AS OPEN SPACE, TREE SAVE AREA, SANITARY SEWER EASEMENT, AND DRAINAGE EASEMENT. LOT 901 BLOCK 5 IS DESIGNATED AS A SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS, AND PRIVATE DRAINAGE. LOT 903, & 906 BLOCK 5 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT.

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 MASTER TREE PLAN (TRE-APP-APP21-38802033) 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).

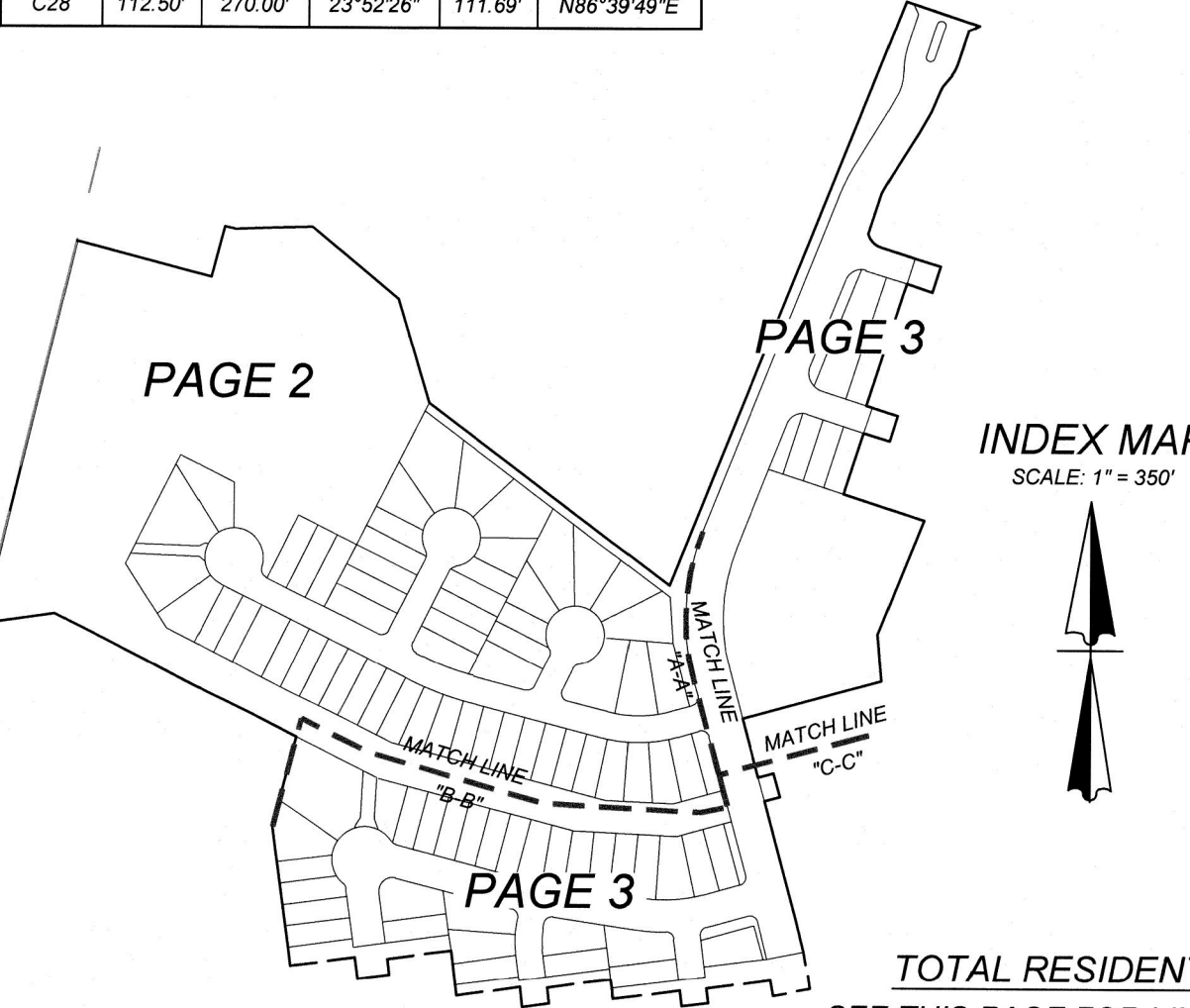
TREE SAVE AREA NOTE:
LOT 902, BLOCK 5 (TO 52AC.) IS DESIGNATED AS TREE SAVE AREA.

CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	18.95'	52.00'	20°53'04"	18.85'	S28°40'24"W
C2	7.26'	32.00'	12°59'51"	7.24'	S26°56'17"W
C3	87.66'	435.00'	11°32'44"	87.51'	S26°12'43"W
C4	30.63'	365.00'	4°48'29"	30.62'	S29°34'51"W
C5	35.71'	35.00'	58°27'25"	34.18'	S42°48'38"E
C6	59.20'	1035.00'	3°16'38"	59.19'	S13°38'06"E
C7	70.00'	1035.00'	3°52'30"	69.99'	S10°03'31"E
C8	29.92'	412.47'	4°09'22"	29.91'	N08°43'41"W
C9	45.11'	30.00'	86°09'07"	40.98'	S64°53'06"W
C10	57.34'	35.00'	93°50'53"	51.14'	S25°07'20"E
C11	45.11'	30.00'	86°09'07"	40.98'	S64°53'06"W
C12	236.23'	365.00'	37°04'57"	232.13'	S03°16'04"W
C13	55.20'	965.00'	3°16'38"	55.19'	N13°38'06"W
C14	23.56'	15.00'	90°00'00"	21.21'	N60°16'24"W
C15	21.82'	15.00'	83°20'31"	19.95'	S34°32'14"W
C16	8.53'	330.00'	1°28'54"	8.53'	S75°28'02"W
C17	21.82'	15.00'	83°20'31"	19.95'	N48°48'18"W
C18	52.28'	330.00'	9°04'35"	52.22'	N85°56'16"W
C19	23.15'	15.00'	88°25'01"	20.92'	S54°23'31"W
C20	38.82'	125.00'	17°47'34"	38.66'	S01°17'14"W
C21	54.34'	175.00'	17°47'34"	54.13'	N01°17'14"E
C22	22.41'	15.00'	85°35'41"	20.38'	N32°36'50"W
C23	48.96'	25.00'	112°11'52"	41.50'	S48°29'23"W
C24	10.87'	15.00'	41°31'08"	10.63'	N28°22'07"W
C25	204.45'	60.00'	195°14'09"	118.94'	N48°29'23"E
C26	10.87'	15.00'	41°31'08"	10.63'	S54°39'07"E
C27	49.12'	470.00'	5°59'17"	49.10'	S78°24'20"E
C28	112.50'	270.00'	23°52'26"	111.69'	N86°39'49"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C29	39.34'	82.00'	27°29'13"	38.96'	N11°25'36"E
C30	23.56'	15.00'	90°00'00"	21.21'	N29°43'36"E
C31	42.32'	118.00'	20°32'52"	42.09'	N07°57'26"E
C32	23.56'	15.00'	90°00'00"	21.21'	N60°16'24"W
C33	143.33'	275.00'	29°51'43"	141.71'	S89°39'27"W
C34	111.92'	525.00'	12°12'50"	111.70'	N69°18'16"W
C35	251.30'	55.00'	261°47'12"	83.15'	N67°41'45"E
C36	21.41'	15.00'	81°47'12"	19.64'	S22°18'15"E
C37	23.56'	15.00'	90°00'00"	21.21'	N71°48'09"E
C38	14.44'	15.00'	55°09'00"	13.89'	N00°46'21"W
C39	278.67'	55.00'	290°18'01"	62.86'	S63°11'51"E
C40	14.44'	15.00'	55°09'00"	13.89'	S54°22'39"W
C41	23.56'	15.00'	90°00'00"	21.21'	S18°11'51"E
C42	101.26'	475.00'	12°12'50"	101.06'	S69°18'16"E
C43	20.36'	15.00'	77°47'10"	18.84'	N65°41'44"E
C44	14.52'	15.00'	55°27'07"	13.96'	N00°55'25"W
C45	278.59'	55.00'	290°13'04"	62.92'	S63°09'24"E
C46	14.44'	15.00'	55°09'00"	13.89'	S54°22'39"W
C47	26.76'	15.00'	102°12'50"	23.35'	S24°18'16"E
C48	117.27'	225.00'	29°51'43"	115.95'	N89°39'27"E
C49	23.56'	15.00'	90°00'00"	21.21'	N29°43'36"E
C50	281.54'	435.00'	37°04'57"	276.65'	N03°16'04"E
C51	77.26'	435.00'	10°10'33"	77.16'	N26°53'49"E
C52	43.41'	365.00'	6°48'53"	43.39'	N28°34'39"E
C53	25.13'	8.00'	180°00'00"	16.00'	S71°46'08"E
C54	25.25'	8.00'	180°48'09"	16.00'	N71°22'03"W
C55	40.09'	965.00'	2°22'48"	40.08'	N10°48'23"W

Parcel Line Table				Parcel Line Table			
Line #	Length	Direction		Line #	Length	Direction	
L1	21.21'	S63° 13' 52"W		L49	50.00'	S82° 51' 58"W	
L2	70.09'	S18° 13' 52"W		L50	60.00'	S82° 23' 27"W	
L3	28.09'	S39° 06' 56"W		L51	50.00'	S82° 51' 58"W	
L4	78.57'	S18° 15' 28"W		L52	103.82'	S31° 59' 06"W	
L5	50.00'	N72° 02' 20"W		L53	72.08'	N74° 43' 36"E	
L6	61.97'	S72° 02' 20"E		L54	63.30'	S18° 13' 52"W	
L7	50.00'	N72° 02' 20"W		L55	5.97'	N11° 02' 44"E	
L8	30.00'	S74° 43' 36"W		L56	16.71'	N33° 46' 12"E	
L9	30.00'	S74° 43' 36"W		L57	13.31'	S66° 40' 02"W	
L10	28.75'	S07° 08' 02"E		L58	5.80'	N82° 51' 47"W	
L11	30.00'	N07° 08' 02"W		L59	13.95'	N51° 14' 18"W	
L12	36.35'	N07° 20' 52"W		L60	86.88'	S04° 00' 51"E	
L13	30.41'	S07° 08' 09"E		L61	96.67'	N74° 43' 36"E	
L14	37.08'	N07° 08' 02"W		L62	106.27'	S74° 43' 36"W	
L15	30.00'	S07° 36' 33"E		L63	28.32'	N63° 11' 51"W	
L16	40.80'	N07° 36' 33"W		L64	76.04'	N03° 19' 11"E	
L17	21.12'	S76° 49' 57"E		L65	99.95'	N48° 23' 35"E	
L18	62.98'	N88° 00' 08"E		L66	226.57'	S26° 48' 09"W	
L19	50.00'	S17° 57' 40"W		L67	44.04'	S38° 21' 49"W	
L20	50.00'	S17° 57' 40"W		L68	78.06'	S48° 01' 25"W	
L21	70.00'	S78° 00' 13"W		L69	45.58'	S87° 42' 25"W	
L22	17.08'	N15° 16' 24"W		L70	94.60'	S07° 36' 33"E	
L23	58.26'	S07° 08' 02"E		L71	40.00'	N15° 16' 24"W	
L24	72.08'	S74° 43' 36"W		L72	16.00'	N15° 16' 24"W	
L25	50.00'	S82° 51' 58"W		L73	13.00'	N15° 16' 24"W	
L26	77.02'	N07° 08' 02"W		L74	70.72'	S74° 43' 36"W	
L27	9.70'	S10° 11' 00"W		L75	79.75'	N18° 11' 51"W	
L28	63.18'	N18° 13' 52"E		L76	49.26'	S72° 02' 20"E	
L29	52.39'	S07° 36' 33"E		L77	64.88'	N38° 25' 08"E	
L30	50.00'	S82° 23' 27"W		L78	14.58'	S72° 02' 20"E	
L31	45.30'	N07° 36' 33"W		L79	16.77'	N02° 12' 07"E	
L32	10.27'	N10° 11' 00"E		L80	94.33'	N07° 36' 33"W	
L33	60.00'	S82° 23' 27"W					
L34	14.09'	S63° 13' 51"E					
L35	60.78'	N26° 48' 09"E					
L36	43.46'	S26° 48' 09"W					
L37	42.89'	N74° 43' 36"E					
L38	31.29'	N15° 16' 24"W					
L39	69.26'	N18° 13' 52"E					
L40	21.21'	N26° 46' 08"W					
L41	42.89'	S74° 43' 36"W					
L42	80.45'	N72° 02' 20"W					
L43	87.20'	S72° 02' 20"E					
L44	111.92'	N72° 02' 20"W					
L45	50.00'	S17° 57' 40"W					
L46	50.00'	S17° 57' 40"W					
L47	45.00'	S15° 16' 24"E					
L48	70.17'	S78° 00' 37"W					



TOTAL RESIDENTIAL LOTS = 95

SEE THIS PAGE FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PLAT NUMBER 21-11800645

SUBDIVISION PLAT ESTABLISHING
GATES SUBDIVISION UNIT 1

BEING 35.76 ACRES OUT OF 257.94 ACRES, CONVEYED TO MEH HOLDING COMPANY, LTD. RECORDED IN DOCUMENT NO. 20190051458 OF THE OFFICIAL PUBLIC RECORDS IN BEXAR COUNTY, TEXAS, LOCATED IN THE JOSE M. MATIA SURVEY NO. 59, ABSTRACT 490, L. SMITHERS SURVEY, ABSTRACT NO. 663, AND THE FRANISCO LONGVILLE SURVEY NO. 4, ABSTRACT NO. 423, BEXAR COUNTY, TEXAS.

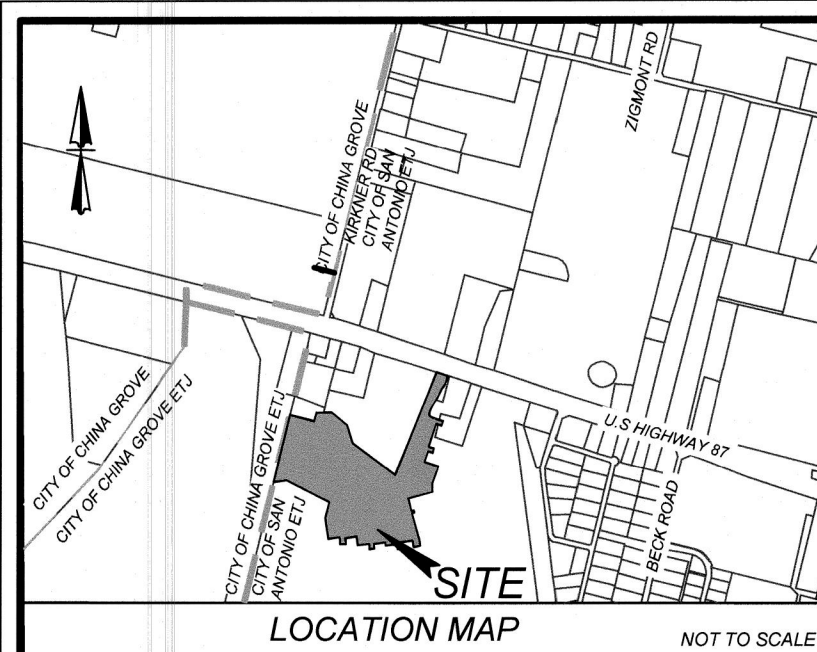
KFW
ENGINEERS + SURVEYING

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

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.

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NOT TO SCALE

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE

- 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.
- 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.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

OPEN SPACE NOTE

LOT 901 BLOCK 3, LOT 901 BLOCK 4, LOTS 904, 905, & 908, BLOCK 5, LOT 901 BLOCK 8 ARE DESIGNATED AS SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS. LOT 902 BLOCK 5 IS DESIGNATED AS OPEN SPACE, TREE SAVE AREA, SANITARY SEWER EASEMENT, AND DRAINAGE EASEMENT. LOT 902 BLOCK 4 IS DESIGNATED AS AN AMENITY LOT. LOT 901 BLOCK 5 IS DESIGNATED AS A SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS, AND PRIVATE DRAINAGE. LOT 903, & 906 BLOCK 5 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT.

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.
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LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- AC. = ACRES
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- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

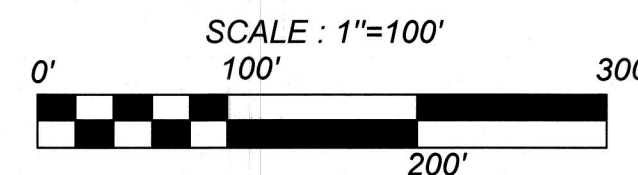
KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 20' SANITARY SEWER EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' NON-VEHICULAR ACCESS EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT

PLAT NUMBER 21-11800645

SUBDIVISION PLAT ESTABLISHING GATES SUBDIVISION UNIT 1

BEING 35.76 ACRES OUT OF 257.94 ACRES, CONVEYED TO MEH HOLDING COMPANY, LTD. RECORDED IN DOCUMENT NO. 20190051458 OF THE OFFICIAL PUBLIC RECORDS IN BEXAR COUNTY, TEXAS LOCATED IN THE JOSE M. MATIA SURVEY NO. 59, ABSTRACT 490, L. SMITHS SURVEY, ABSTRACT NO. 663, AND THE FRANCISCO LONGVILLE SURVEY NO. 4, ABSTRACT NO. 423, BEXAR COUNTY, TEXAS.



KFW

ENGINEERS + SURVEYING
3421 PASANOS 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

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: GORDON V. HARTMAN
MEH HOLDING COMPANY, LTD.
5210 THOUSAND OAKS, STE. 1318
SAN ANTONIO, TX 78233

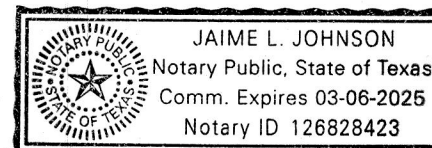
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 21st DAY OF October, A.D. 2023

Jaime L. Johnson
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 PRECEDENTS 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 GATES SUBDIVISION UNIT 1 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.

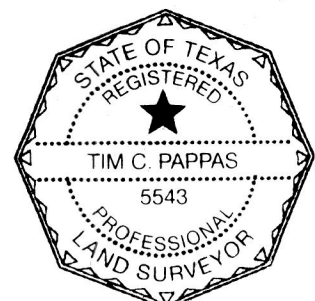
DATED THIS _____ DAY OF _____ A.D. 20__

BY: CHAIRMAN

BY: SECRETARY



10/27/2023



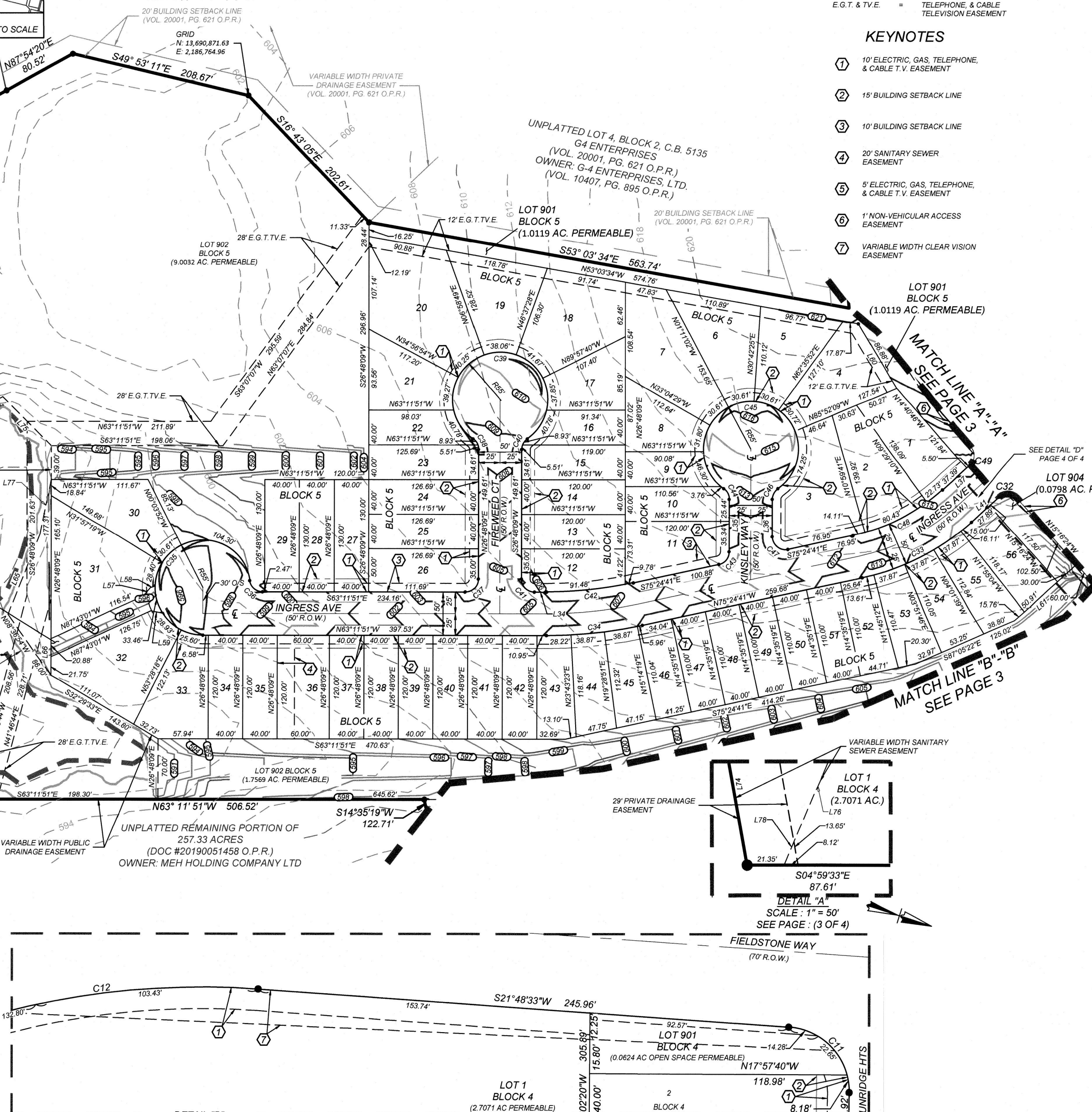
STATE OF TEXAS
COUNTY OF BEXAR

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.

Clayton J. Linney
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.

25 OCT 2023
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PASANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



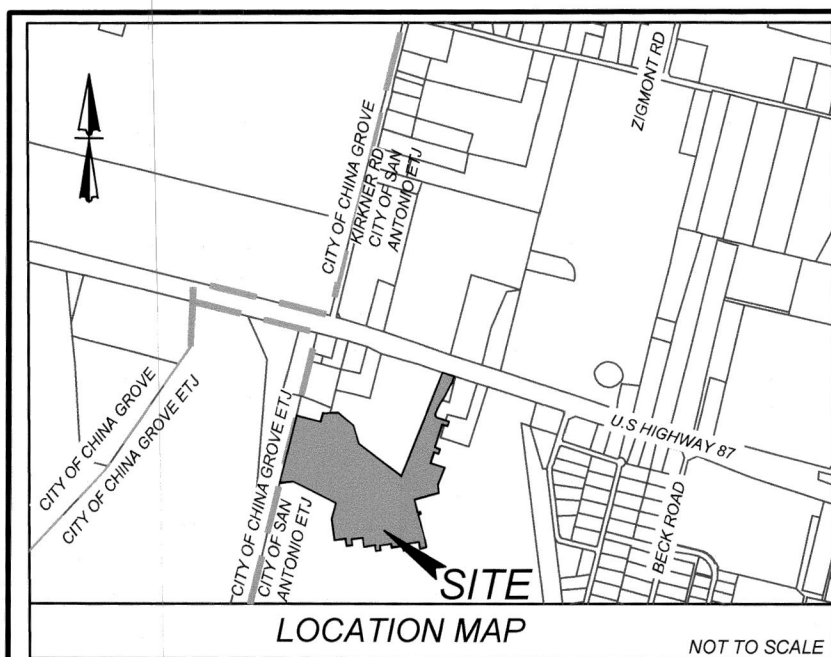
TOTAL RESIDENTIAL LOTS = 95

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE

DRAWN BY: OM

PAGE 2 OF 4



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- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
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MATCH LINE "A"-"A"
SEE PAGE 2

MATCH LINE "C"-"C"
SEE THIS PAGE

KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 20' SANITARY SEWER EASEMENT
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STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

Clayton J. Linney
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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C.P.S.A.W.S.C.O.S.A. UTILITY NOTE

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OPEN SPACE NOTE

LOT 901 BLOCK 3, LOT 901 BLOCK 4, LOTS 904, 905, & 908, BLOCK 5, LOT 901 BLOCK 8 ARE DESIGNATED AS SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS. LOT 902 BLOCK 5 IS DESIGNATED AS OPEN SPACE, TREE SAVE AREA, SANITARY SEWER EASEMENT, AND DRAINAGE EASEMENT. LOT 902 BLOCK 4 IS DESIGNATED AS AN AMENITY LOT. LOT 901 BLOCK 5 IS DESIGNATED AS A SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS, AND PRIVATE DRAINAGE. LOT 903 & 906 BLOCK 5 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT.

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 621 O.P.R.)

UNPLATTED LOT 4, BLOCK 2, C.B. 5135
G4 ENTERPRISES
(VOL. 20001, PG. 621 O.P.R.)
OWNER: G-4 ENTERPRISES, LTD.
(VOL. 10407, PG. 895 O.P.R.)

LOT 908
BLOCK 5
(0.0279 AC. PERMEABLE)

UNPLATTED REMAINING PORTION OF 257.33 ACRES
(DOC #20190051458 O.P.R.)
OWNER: MEH HOLDING COMPANY LTD

OFF-LOT 50' x 50' ELEC., GAS, TELE., CATV, WATER, SANITARY SEWER & DRAINAGE EASEMENT
(ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
(0.0574 AC. PERMEABLE)

UNPLATTED REMAINING PORTION OF 257.33 ACRES
(DOC #20190051458 O.P.R.)
OWNER: MEH HOLDING COMPANY LTD

15' WATER EASEMENT (VOL. 1079, PG. 758 O.P.R.)
(VOL. 2910, PG. 1123 O.P.R.)

MATCH LINE "C"-"C"
SEE THIS PAGE

MATCH LINE "B"-"B"
SEE PAGE 2

UNPLATTED REMAINING PORTION OF 257.33 ACRES
(DOC #20190051458 O.P.R.)
OWNER: MEH HOLDING COMPANY LTD

SEE DETAIL "E" PAGE 4 OF 4
SEE DETAIL "F" PAGE 4 OF 4

LOT 901
(0.061 AC. PERMEABLE)

UNPLATTED REMAINING PORTION OF 257.33 ACRES
(DOC #20190051458 O.P.R.)
OWNER: MEH HOLDING COMPANY LTD

TOTAL RESIDENTIAL LOTS = 95

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

LEGEND

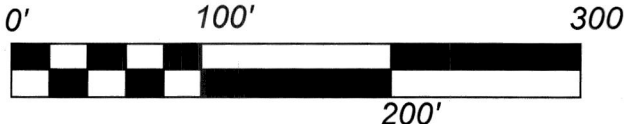
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PLAT NUMBER 21-11800645

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SCALE: 1"=100'



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

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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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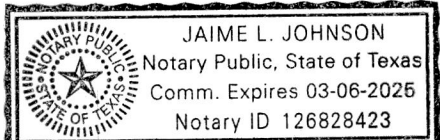
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STATE OF TEXAS
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 26 DAY OF October, A.D. 2023

Jaime L. Johnson
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

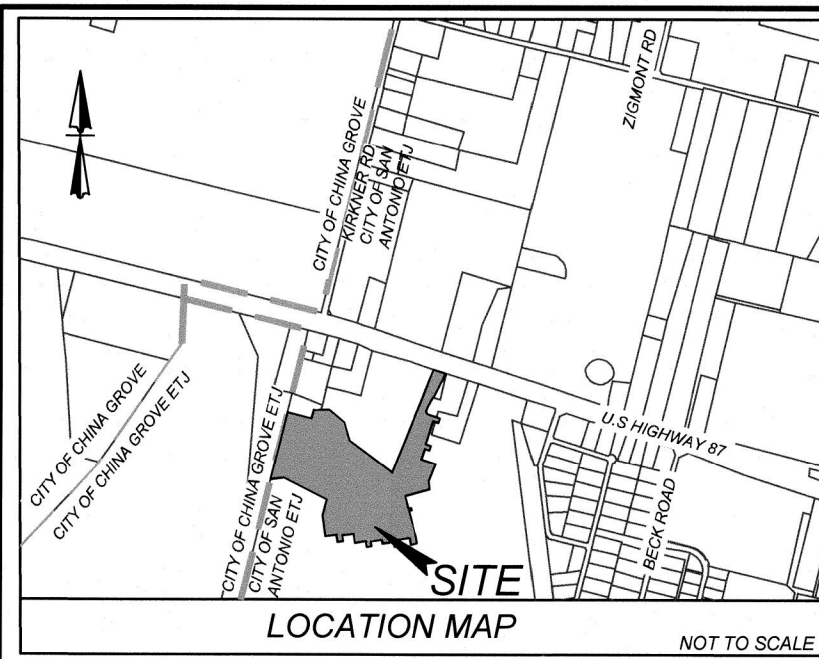
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DATED THIS _____ DAY OF _____ A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

DRAWN BY: OM



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 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.

OPEN SPACE NOTE:

LOT 901 BLOCK 3, LOT 901 BLOCK 4, LOTS 904, 905, & 908, BLOCK 5, LOT 901 BLOCK 8 ARE DESIGNATED AS SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS. LOT 902 BLOCK 5 IS DESIGNATED AS OPEN SPACE, TREE SAVE AREA, SANITARY SEWER EASEMENT, AND DRAINAGE EASEMENT. LOT 902 BLOCK 4 IS DESIGNATED AS AN AMENITY LOT. LOT 901 BLOCK 5 IS DESIGNATED AS A SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS, AND PRIVATE DRAINAGE. LOT 903, & 906 BLOCK 5 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT - OF - WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- AC. = ACRES
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- COSA = CITY OF SAN ANTONIO
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

PLAT NUMBER 21-11800645

SUBDIVISION PLAT ESTABLISHING GATES SUBDIVISION UNIT 1

BEING 35.76 ACRES OUT OF 257.94 ACRES, CONVEYED TO MEH HOLDING COMPANY, LTD. RECORDED IN DOCUMENT NO. 20190051458 OF THE OFFICIAL PUBLIC RECORDS IN BEXAR COUNTY, TEXAS LOCATED IN THE JOSE M. MATIA SURVEY NO. 59, ABSTRACT 490, L. SMITHERS SURVEY, ABSTRACT NO. 663, AND THE FRANCISCO LONGVILLE SURVEY NO. 4, ABSTRACT NO. 423, BEXAR COUNTY, TEXAS.

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

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.

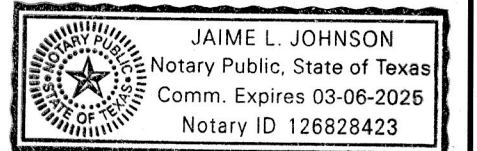
OWNER: GORDON V. HARTMAN
MEH HOLDING COMPANY, LTD.
5210 THOUSAND OAKS, STE. 1318
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN 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 21 DAY OF October, A.D. 2023
Jaime L. Johnson
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 GATES SUBDIVISION UNIT 1 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

KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 15' BUILDING SETBACK LINE
- ③ 10' BUILDING SETBACK LINE
- ④ 20' SANITARY SEWER EASEMENT
- ⑤ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑥ 1' NON-VEHICULAR ACCESS EASEMENT
- ⑦ VARIABLE WIDTH CLEAR VISION EASEMENT

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.

Clayton J. Linney
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.

Tim C. Pappas
25 OCT 2023
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

TOTAL RESIDENTIAL LOTS = 95

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

DRAWN BY: OM