

SUBDIVISION PLAT ESTABLISHING KATZER RANCH SUBDIVISION, UNIT 1 & 2

BEING 31.227 ACRE TRACT OF LAND, INCLUSIVE OF A 0.075 ACRE AND A 0.045 ACRE RIGHT OF WAY DEDICATION, SITUATED IN THE FRANCISCO CARDENAS SURVEY NO. 28, ABSTRACT NO. 128, COUNTY BLOCK NO. 5087, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 78.642 ACRE TRACT AS CONVEYED TO BENCHMARK ACQUISITIONS, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200217405 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100



Engineers Surveyors Planners

Moy Tarin Ramirez Engineers, LLC

BPBELS: ENGINEERING F-5297/SURVEYING 10131500 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 25, 2022

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 INDICATED 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: TIMOTHY PRUSKI, AUTHORIZED AGENT SA KATZER RANCH, LTD. A TEXAS LIMITED PARTNERSHIP BY: CAMCORP MANAGEMENT INC., ITS GENERAL PARTNER 2714 N. LOOP 1604 EAST, SUITE 105 SAN ANTONIO, TEXAS 78232 TELEPHONE: (210) 402-0642

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Timothy Pruski, 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 28th DAY OF March, A.D. 2022

JACQUELYN B CONTRERAS Notary Public, Bexar County, Texas My Commission Expires May 15, 2023

THIS PLAT OF, KATZER RANCH SUBDIVISION, UNIT 1 & 2, 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

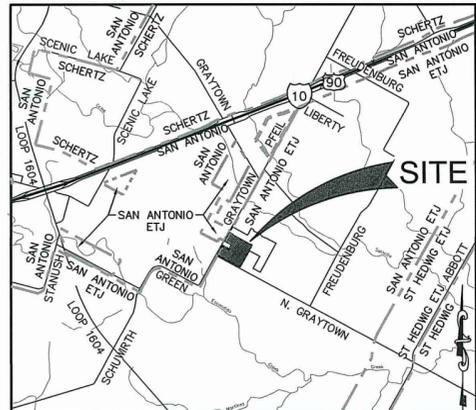
DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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



LOCATION MAP NOT TO SCALE

KEYNOTES

- 10' E.G.T.C.A. ESM'T
20' BUILDING SETBACK LINE
10' E.G.T.C.A. ESM'T & BUILDING SETBACK LINE
50' E.G.T.C.A. ESM'T (0.045 AC.)
1' VEHICULAR NON-ACCESS ESM'T
5' ROW DEDICATION (0.075 AC.)
5' ROW DEDICATION (0.045 AC.)
LOT 901, BLOCK 12 (0.025 AC.) (PERMEABLE) OPEN SPACE GREENBELT & E.G.T.C.A. ESM'T
LOT 902, BLOCK 12 (0.069 AC.) OPEN SPACE GREENBELT (PERMEABLE) PUBLIC DRAINAGE & MAINTENANCE ACCESS ESM'T
LOT 903, BLOCK 12 (0.092 AC.) DRAINAGE & ACCESS ESM'T (PERMEABLE)
LOT 904, BLOCK 12 (0.152 AC.) OPEN SPACE GREENBELT (PERMEABLE)
VARIABLE WIDTH E.G.T.C.A. ESM'T (0.091 AC.)
LOT 901, BLOCK 11 (0.185 AC.) OPEN SPACE GREENBELT (PERMEABLE)
50'x50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.057 AC.)
LOT 901, BLOCK 3 (0.093 AC.) (PERMEABLE) PUBLIC DRAINAGE & ACCESS EASEMENT
LOT 901, BLOCK 7 (0.048 AC.) OPEN SPACE GREENBELT (PERMEABLE)
LOT 901, BLOCK 8 (0.088 AC.) DRAINAGE & ACCESS EASEMENT (PERMEABLE)
VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (1.376 AC.)
30' OFF-LOT SANITARY SEWER & ACCESS ESM'T (0.051 AC.)
VARIABLE WIDTH OFF-LOT SANITARY SEWER ESM'T (0.760 AC.)
5' E.G.T.C.A. ESM'T
34' OFF-LOT DRAINAGE ESM'T (0.020 AC.) (PERMEABLE)
VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.105 AC.)
14' E.G.T.C.A. ESM'T
LOT 901, BLOCK 10 (0.025 AC.) (PERMEABLE) OPEN SPACE GREENBELT & E.G.T.C.A. ESM'T
15' BUILDING SETBACK LINE
10' E.G.T.C.A. ESM'T (OFF-LOT) (0.011 AC.)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

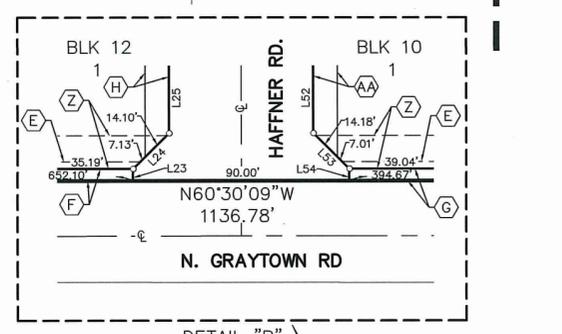
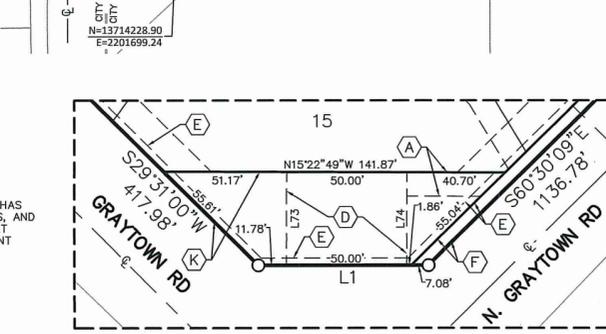
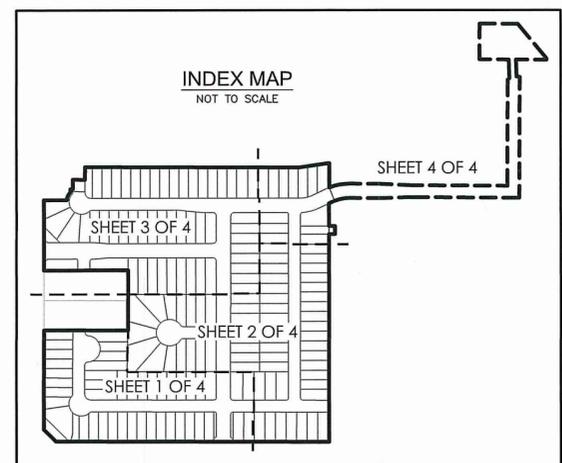
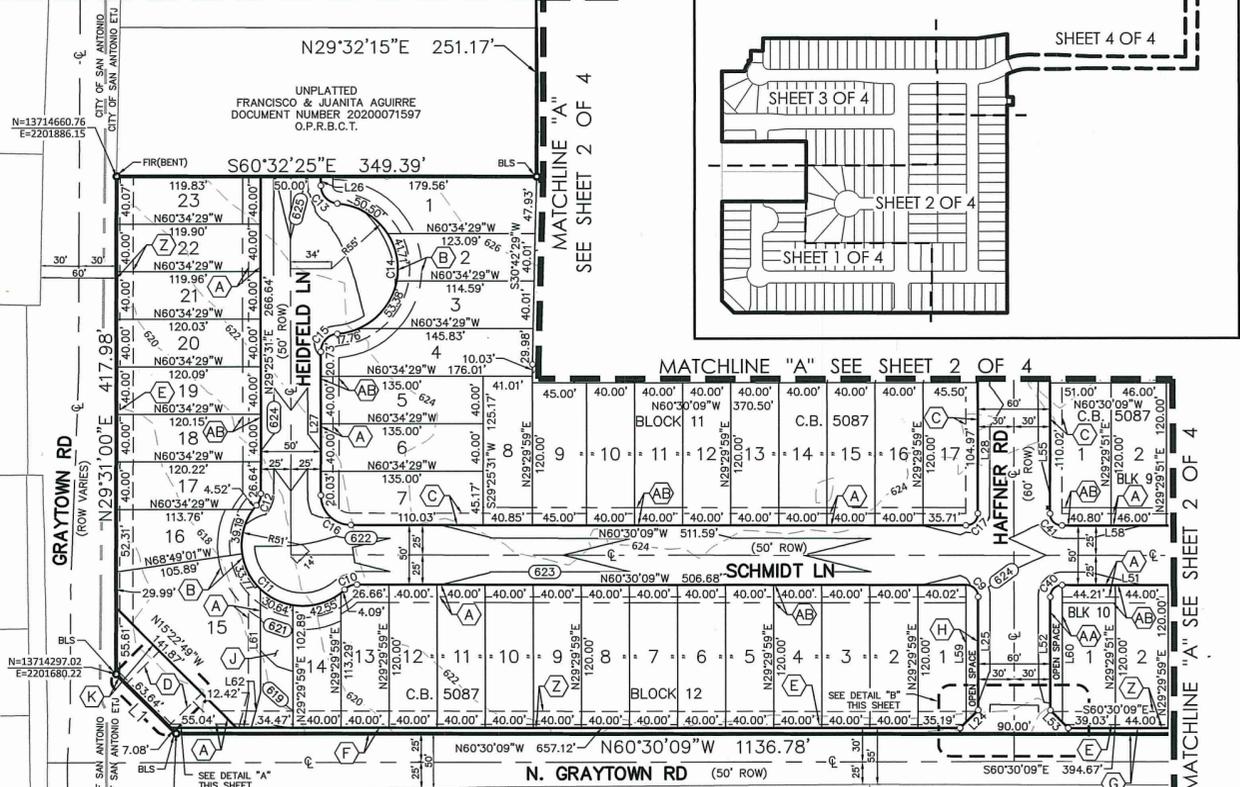
CPS/SAWS/COSA/UTILITY NOTE: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND SAN RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE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

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.

STREETSCAPE NOTE: OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

NOTE: SEE SHEET 4 OF 4 FOR LINE & CURVE TABLES

MATCHLINE "B" SEE SHEET 3 OF 4



FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS): 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.

SARA CONNECTION FEE NOTE: SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE: SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

SARA DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS NOTED OTHERWISE. 2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLAN COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C04356, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
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 TDI 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.
LOT 901, BLOCK 3; LOT 901, BLOCK 7; LOT 901, BLOCK 8; LOT 901, BLOCK 10; LOT 901, BLOCK 11; LOT 901-904, BLOCK 12; ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA.
169 RESIDENTIAL LOTS ESTABLISHED.
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, INCLUDING: LOT 901, BLOCK 3; LOT 901, BLOCK 7; LOT 901, BLOCK 8; LOT 901, BLOCK 10; LOT 901, BLOCK 11; LOT 901-904, BLOCK 12; DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2616300) 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).

LEGEND table with symbols for existing contour, proposed contour, electric/gas/telephone/cable television easement, right of way, radius, centerline, easement, official public records, building setback line, volume, iron pin found, county block, acres, repeated bearing and distance, not to scale, extraterritorial jurisdiction, iron rod, iron rod with yellow plastic cap stamped, BLS 2024.



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:

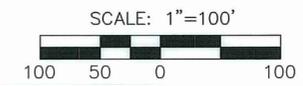
MOY TARIN RAMIREZ ENGINEERS, LLC Stephanie L. James, R.P.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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. Raymond Tarin, Jr., P.E., LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051

KATZER RANCH SUBDIVISION, UNIT 1 & 2

SUBDIVISION PLAT ESTABLISHING KATZER RANCH SUBDIVISION, UNIT 1 & 2

BEING 31.227 ACRE TRACT OF LAND, INCLUSIVE OF A 0.075 ACRE AND A 0.045 ACRE RIGHT OF WAY DEDICATION, SITUATED IN THE FRANCISCO CARDENAS SURVEY NO. 28, ABSTRACT NO. 128, COUNTY BLOCK NO. 5087, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 78.642 ACRE TRACT AS CONVEYED TO BENCHMARK ACQUISITIONS, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200217405 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



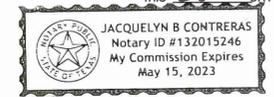
Engineers Surveyors Planners Moy Tarin Ramirez Engineers, LLC

DATE OF PREPARATION: MARCH 25, 2022

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OWNER/DEVELOPER: TIMOTHY PRUSKI, AUTHORIZED AGENT SA KATZER RANCH, LTD. A TEXAS LIMITED PARTNERSHIP BY: CAMCORP MANAGEMENT INC., ITS GENERAL PARTNER 2714 N. LOOP 1604 EAST, SUITE 105 SAN ANTONIO, TEXAS 78232 TELEPHONE: (210) 402-0642

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED Timothy Pruski 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 28th DAY OF March, A.D. 2022



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



LOCATION MAP NOT TO SCALE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

- LEGEND: -1250- EXISTING CONTOUR, (1310) PROPOSED CONTOUR, --- COSA BOUNDARY LINE, E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT, ROW RIGHT OF WAY, R RADIUS, C CENTERLINE, ESM'T EASEMENT, O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS, B.S.L. BUILDING SETBACK LINE, VOL VOLUME, PG PAGE, I.P. FOUND IRON PIN FOUND, C.B. COUNTY BLOCK, BLK BLOCK, AC ACRES, REPEATED BEARING AND DISTANCE, N.T.S. NOT TO SCALE, ETJ EXTRATERRITORIAL JURISDICTION, FIR FOUND 1/2" IRON ROD, FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BLS 2024", BLS

- CPS/SAWS/COSA/UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

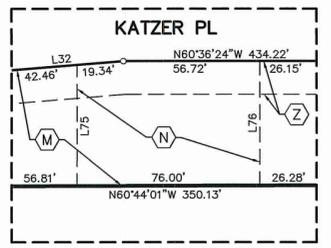
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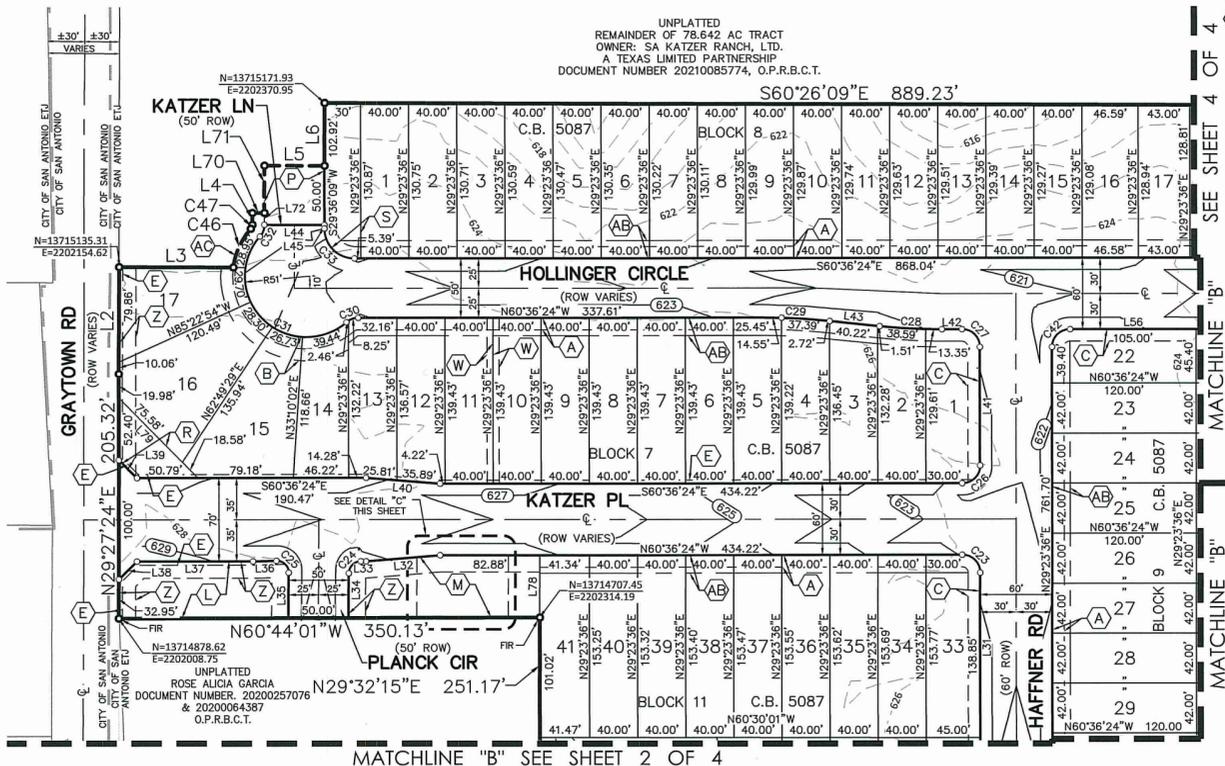
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NOTE: SEE SHEET 4 OF 4 FOR LINE & CURVE TABLES



DETAIL "C" NOT TO SCALE



MATCHLINE "B" SEE SHEET 2 OF 4

SEE SHEET 4 OF 4

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MOY TARIN RAMIREZ ENGINEERS, LLC Stephanie L. James, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

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Moy Tarin Ramirez Engineers, LLC

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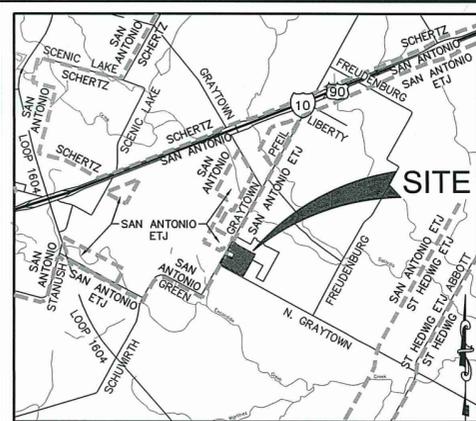
STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS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

OWNER/DEVELOPER: TIMOTHY PRUSKI, AUTHORIZED AGENT SA KATZER RANCH, LTD. A TEXAS LIMITED PARTNERSHIP BY: CAMCORP MANAGEMENT INC., ITS GENERAL PARTNER 2714 N. LOOP 1604 EAST, SUITE 105 SAN ANTONIO, TEXAS 78232 TELEPHONE: (210) 402-0642

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Timothy Pruski, 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 25th DAY OF March, A.D. 2022

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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



LOCATION MAP NOT TO SCALE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

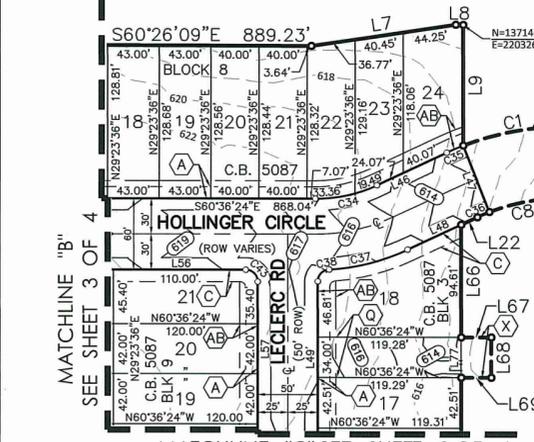
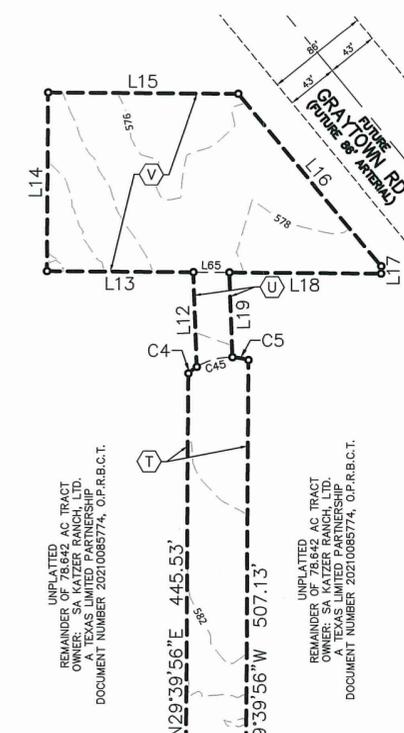
LEGEND table with symbols for existing/proposed contours, easements, and other features.

- CPS/SAWS/COSA/UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

- FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS): THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE... SARA CONNECTION FEE NOTE: SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING... SARA DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION...

- SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE: SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES... KEYNOTES: A 10' E.G.T.C.A. ESM'T, B 20' BUILDING SETBACK LINE, C 10' E.G.T.C.A. ESM'T & BUILDING SETBACK LINE, D 50' E.G.T.C.A. ESM'T (0.045 AC.), E 1' VEHICULAR NON-ACCESS ESM'T, F 5' ROW DEDICATION (0.075 AC.), G 5' ROW DEDICATION (0.045 AC.), H LOT 901, BLOCK 12 (0.025 AC.) (PERMEABLE) OPEN SPACE GREENBELT & E.G.T.C.A. ESM'T, I LOT 902, BLOCK 12 (0.069 AC.) OPEN SPACE GREENBELT (PERMEABLE) PUBLIC DRAINAGE & MAINTENANCE ACCESS ESM'T, J LOT 903, BLOCK 12 (0.092 AC.) DRAINAGE & ACCESS ESM'T (PERMEABLE), K LOT 904, BLOCK 12 (0.152 AC.) OPEN SPACE GREENBELT (PERMEABLE), L VARIABLE WIDTH E.G.T.C.A. ESM'T (0.091 AC.), M LOT 901, BLOCK 11 (0.185 AC.) OPEN SPACE GREENBELT (PERMEABLE), N 50'x50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.057 AC.), O LOT 901, BLOCK 3 (0.093 AC.) (PERMEABLE) PUBLIC DRAINAGE & ACCESS EASEMENT, P LOT 901, BLOCK 7 (0.048 AC.) OPEN SPACE GREENBELT (PERMEABLE), Q LOT 901, BLOCK 8 (0.088 AC.) DRAINAGE & ACCESS EASEMENT (PERMEABLE), R VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (1.376 AC.), S 30' OFF-LOT SANITARY SEWER & ACCESS ESM'T (0.051 AC.), T VARIABLE WIDTH OFF-LOT SANITARY SEWER ESM'T (0.760 AC.), U 5' E.G.T.C.A. ESM'T, V 30' OFF-LOT DRAINAGE ESM'T (0.020 AC.) (PERMEABLE), W VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.105 AC.), X 14' E.G.T.C.A. ESM'T, Y LOT 901, BLOCK 10 (0.025 AC.) (PERMEABLE) OPEN SPACE GREENBELT & E.G.T.C.A. ESM'T, Z 15' BUILDING SETBACK LINE, AA 10' E.G.T.C.A. ESM'T (OFF-LOT) (0.011 AC.)

LINE TABLE with columns for LINE, LENGTH, BEARING. Includes tables for lines L1-L20 and L21-L40.



CURVE TABLE with columns for CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING. Includes curves C1 through C24.

CURVE TABLE with columns for CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING. Includes curves C25 through C47.

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... MOY TARIN RAMIREZ ENGINEERS, LLC STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950... STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT... RAYMOND TARIN, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060...

