

PLAT NO. 20-11800447

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

TBPELS: 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

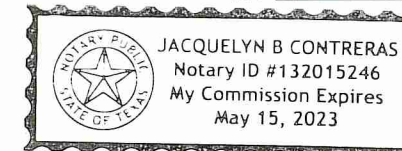
STATE OF TEXAS  
COUNTY OF BEXAR

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



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

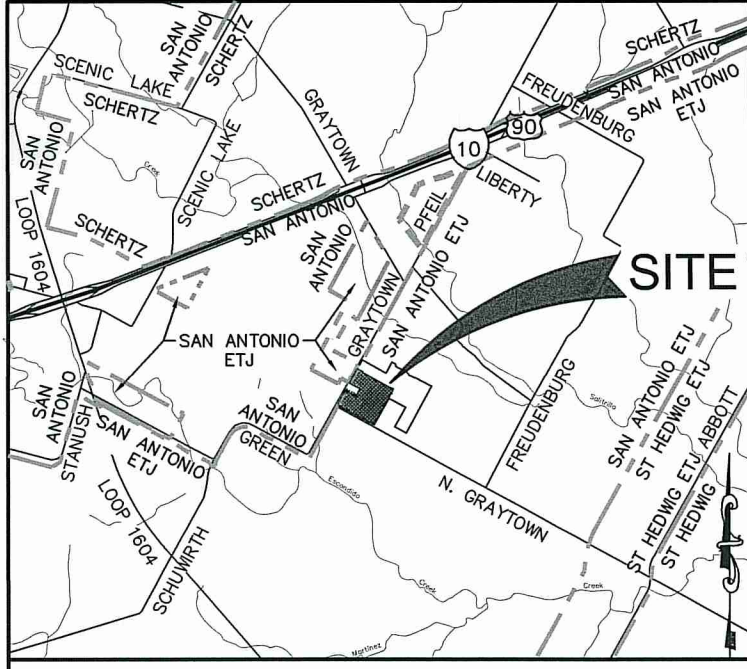
CERTIFICATE OF APPROVAL

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

- (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) 34' 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.)

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

CPS/SAWS/COSA/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 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.

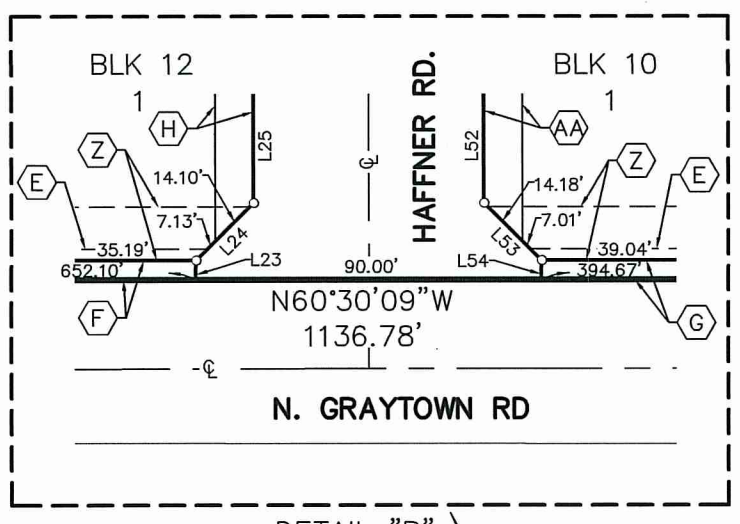
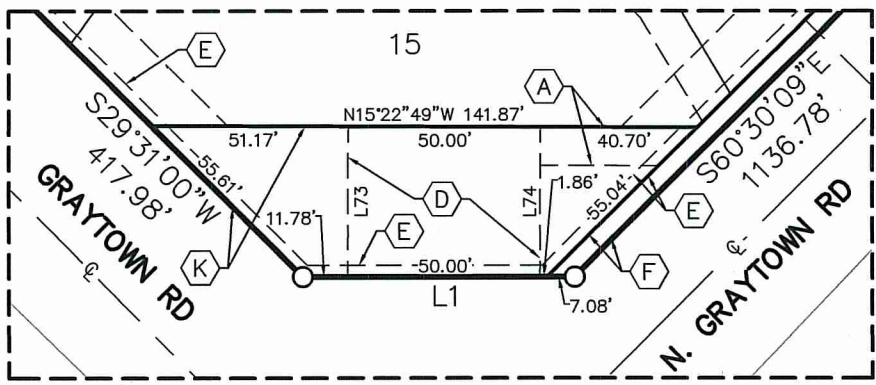
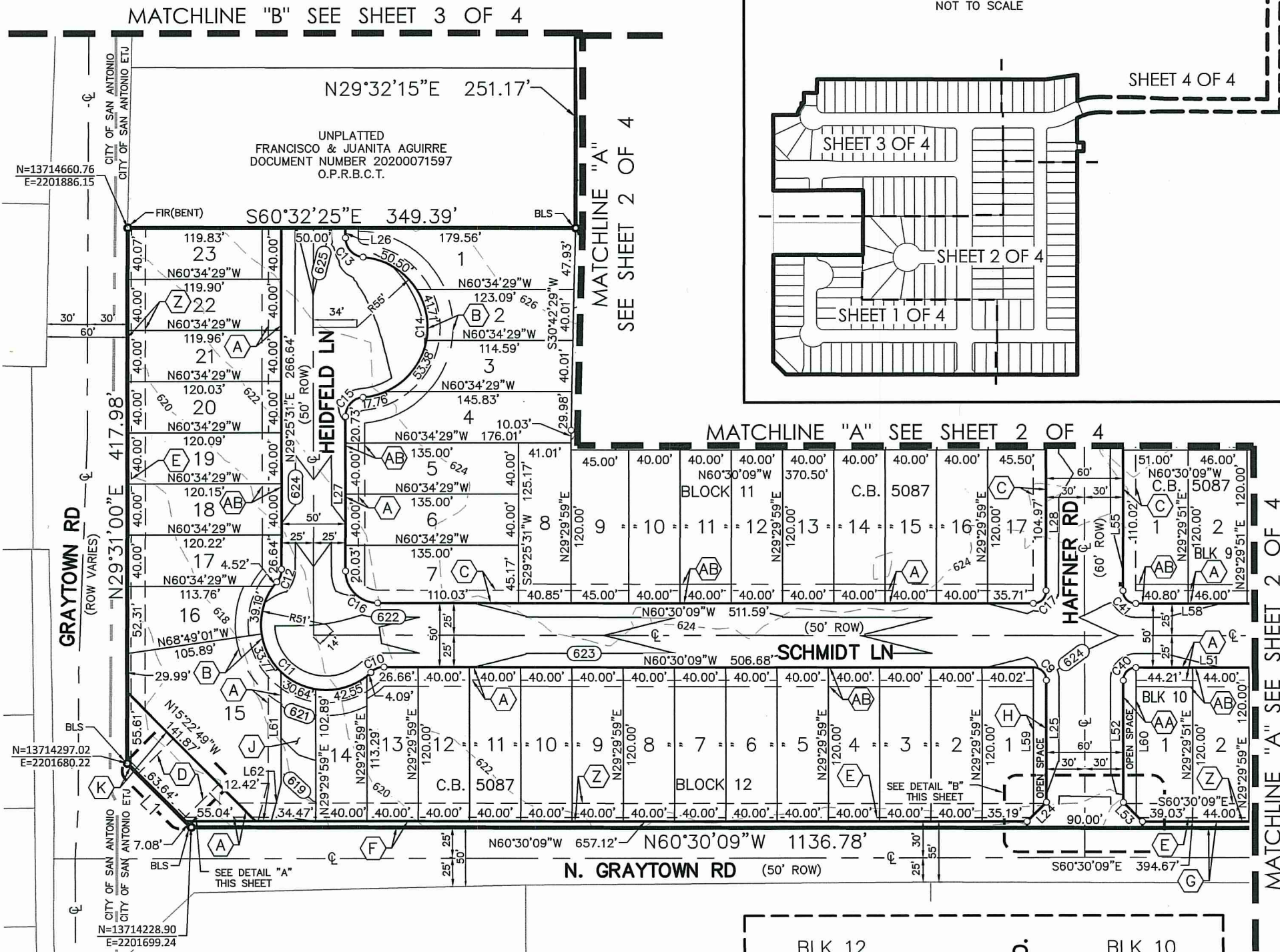
SETBACK NOTE:

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



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:

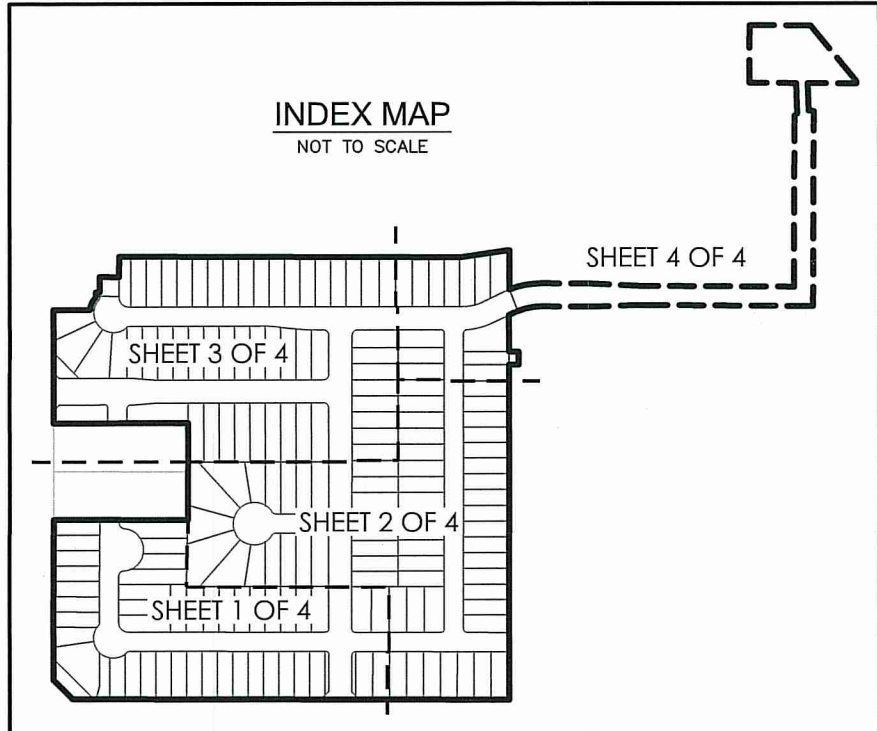
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

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 QTD WERE ESTABLISHED FROM THE STATE PLAN COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

INDEX MAP

NOT TO SCALE



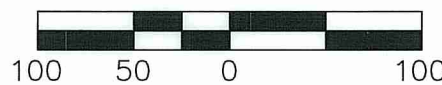


PLAT NO. 20-11800447

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'



**MTR**  
Moy Tarin Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners

TBPELS: 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

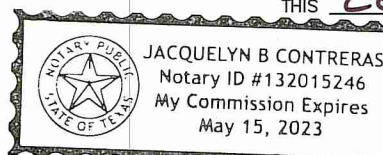
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN 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 28th DAY OF March, A.D. 2022



Jacquelyn B. Contreras  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

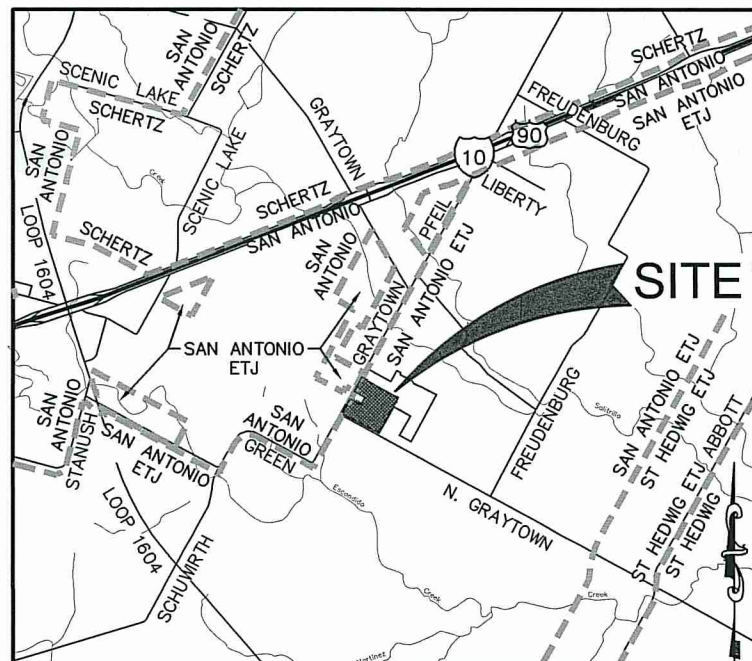
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF  
THE COMMISSIONERS COURT OF BEXAR COUNTY, 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
CL	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
BLS	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BLS 2024"

## 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 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.
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- 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.

## NOTE:

SEE SHEET 4 OF 4 FOR  
LINE & CURVE TABLES

## 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:

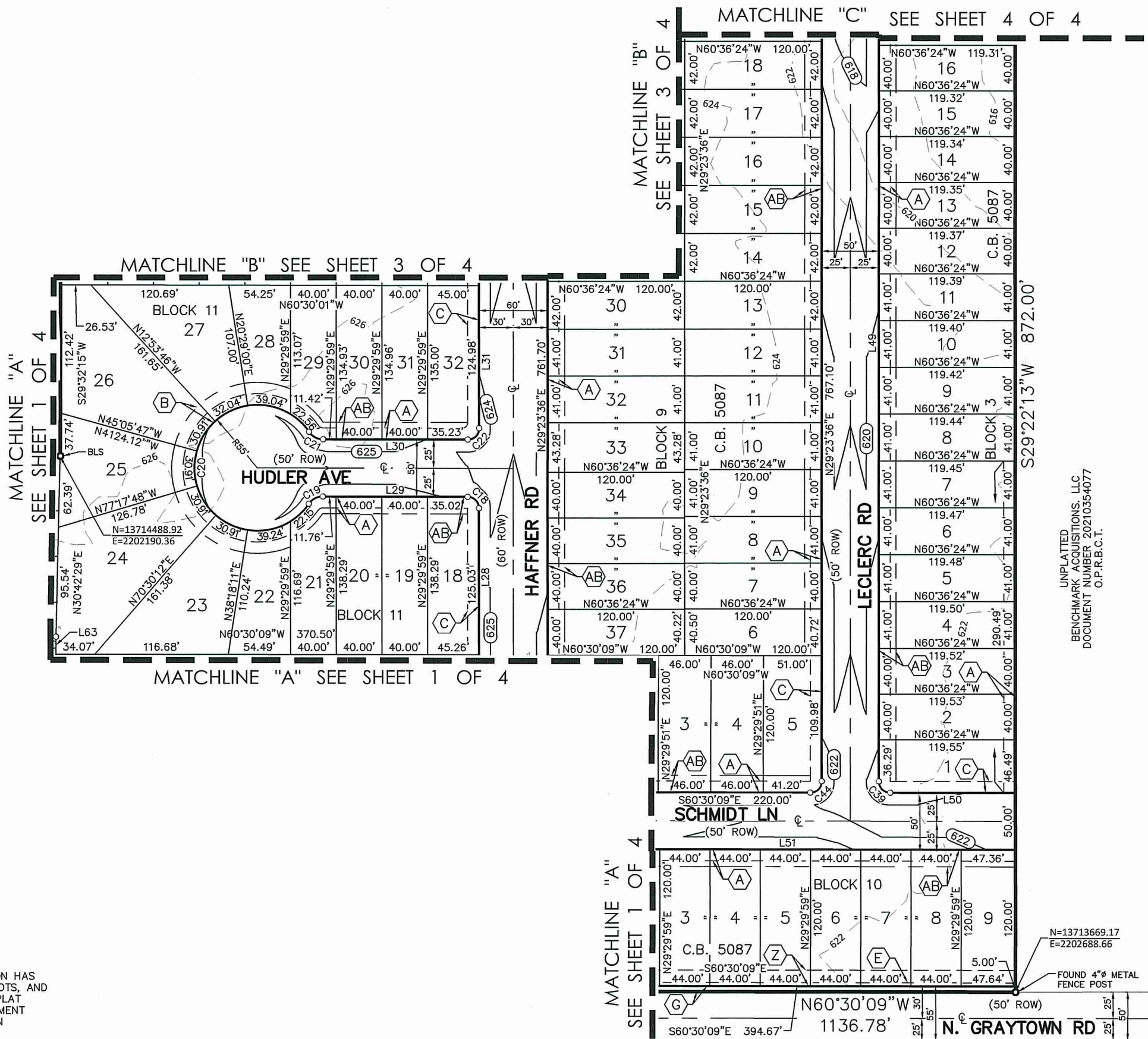
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

## SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE

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## 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.



UNPLATTED  
BENCHMARK ACQUISITIONS, LLC  
DOCUMENT NUMBER 20210354077  
O.P.R.B.C.T.

N=13713669.17  
E=2202688.66

FOUND 4" METAL  
FENCE POST



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

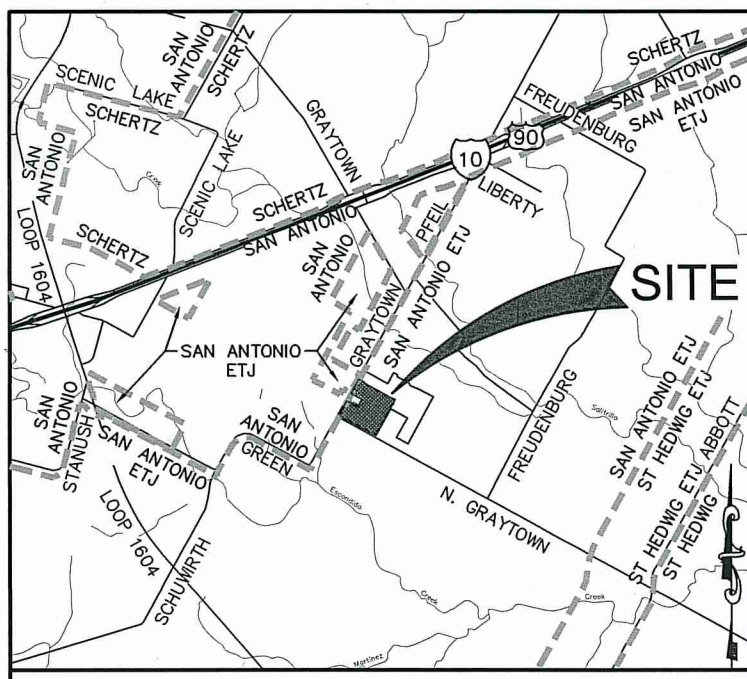
Stephanie L. James  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

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.  
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





LOCATION MAP  
NOT TO SCALE

PLAT NOTES APPLY TO  
EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	COSA BOUNDARY LINE
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
ROW	RIGHT OF WAY
R	RADIUS
⊕	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
BLS	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BLS 2024"

#### 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 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.

#### 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.

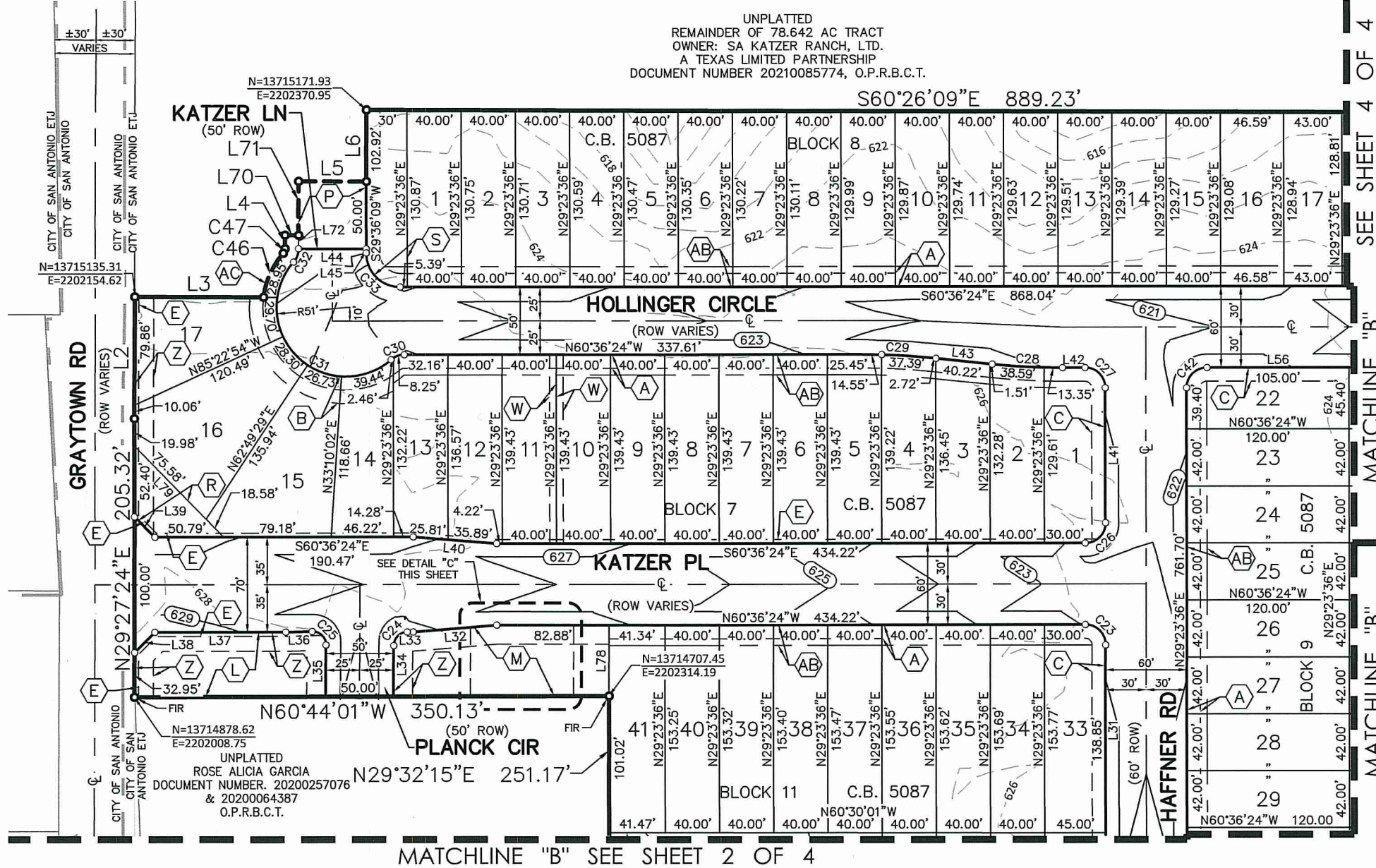
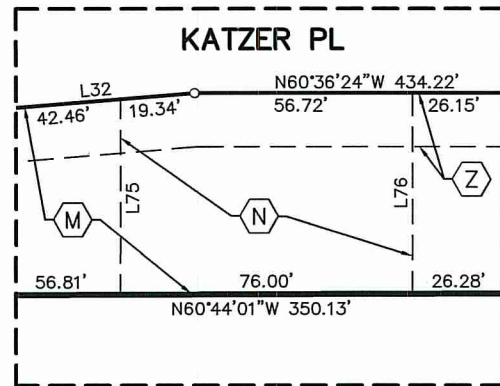
#### SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE

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.

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



#### KEYNOTES

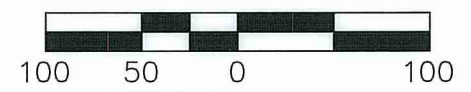
- A 10' E.G.T.C.A. ESM'T
- B 20' BUILDING SETBACK LINE
- C 10' E.G.T.C.A. ESM'T & BUILDING SETBACK LINE
- D 50' E.G.T.C.A. ESM'T (0.045 AC.)
- E 1' VEHICULAR NON-ACCESS ESM'T
- F 5' ROW DEDICATION (0.075 AC.)
- G 5' ROW DEDICATION (0.045 AC.)
- H LOT 901, BLOCK 12 (0.025 AC.) (PERMEABLE) OPEN SPACE GREENBELT & 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) 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.)
- N LOT 901, BLOCK 3 (0.093 AC.) (PERMEABLE) PUBLIC DRAINAGE & ACCESS EASEMENT
- O LOT 901, BLOCK 7 (0.048 AC.) OPEN SPACE GREENBELT (PERMEABLE)
- P 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.)
- Q 30' OFF-LOT SANITARY SEWER & ACCESS ESM'T (0.051 AC.)
- R VARIABLE WIDTH OFF-LOT SANITARY SEWER ESM'T (0.760 AC.)
- S 5' E.G.T.C.A. ESM'T
- T 34' OFF-LOT DRAINAGE ESM'T (0.020 AC.) (PERMEABLE)
- U 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.)
- V 14' E.G.T.C.A. ESM'T
- W LOT 901, BLOCK 10 (0.025 AC.) (PERMEABLE) OPEN SPACE GREENBELT & E.G.T.C.A. ESM'T
- X 15' BUILDING SETBACK LINE
- Y 10' E.G.T.C.A. ESM'T (OFF-LOT) (0.011 AC.)

PLAT NO. 20-11800447

## 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'



**MTR**  
Moy Tarin Ramirez Engineers, LLC  
Engineers  
Surveyors  
Planners

TBPELS: 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

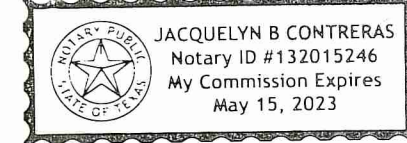
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN 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 28th DAY OF March, A.D. 2022



Jacquelyn B. Contreras  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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, 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

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  
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.  
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





PLAT NO. 20-11800447

# 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



**Moy Tarin Ramirez Engineers, LLC**

BPOLS: 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, 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 28th DAY OF March, A.D. 2022

*Jacquelyn B. Contreras*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

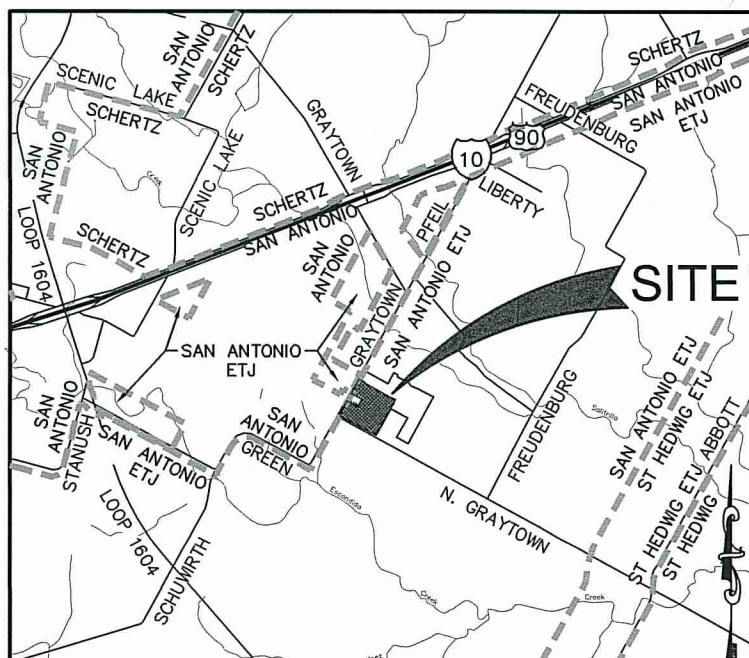
DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

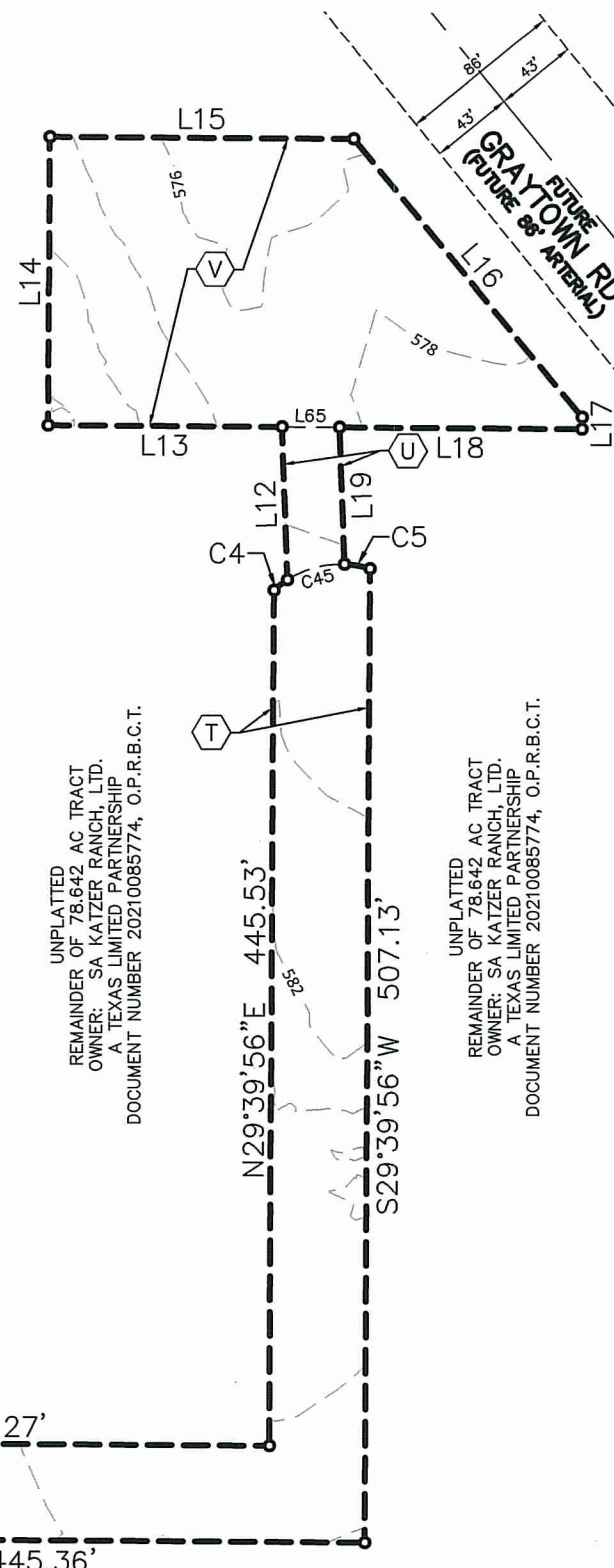
LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	COSA BOUNDARY LINE
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT RIGHT OF WAY
ROW	RADIUS
R	CENTERLINE
ESM'T	EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
B.S.L.	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
I.P. FOUND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

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.72'	N15°35'57"W
L2	89.92'	N29°33'18"E
L3	94.96'	S60°23'51"E
L4	10.00'	N29°36'09"E
L5	50.00'	S60°23'51"E
L6	52.92'	N29°36'09"E
L7	121.47'	S69°08'59"E
L8	6.16'	S60°13'45"E
L9	101.60'	S29°23'36"W
L10	118.44'	S60°13'45"E
L11	99.36'	S57°50'40"E
L12	79.72'	N27°22'59"E
L13	121.78'	N60°13'45"W
L14	150.00'	N29°39'56"E
L15	158.28'	S60°13'45"E
L16	187.32'	S10°03'58"E
L17	6.16'	S29°46'15"W
L18	126.19'	N60°13'49"W
L19	71.36'	S27°22'59"W
L20	99.36'	N62°36'49"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	118.44'	N60°13'45"W
L22	14.86'	N85°50'32"W
L23	5.00'	N29°23'36"E
L24	21.23'	N74°26'43"E
L25	94.99'	N29°23'36"E
L26	7.81'	S29°25'31"W
L27	120.76'	S29°25'31"W
L28	238.29'	N29°23'36"E
L29	126.78'	N60°30'01"W
L30	126.65'	S60°30'01"E
L31	263.83'	N29°23'36"E
L32	61.80'	N65°14'52"W
L33	4.36'	N60°36'24"W
L34	37.54'	S29°36'09"W
L35	38.07'	N29°36'09"E
L36	19.43'	N62°02'20"W
L37	96.46'	N60°36'24"W
L38	21.20'	S74°25'30"W
L39	21.22'	S15°34'30"E
L40	61.70'	S55°57'32"E

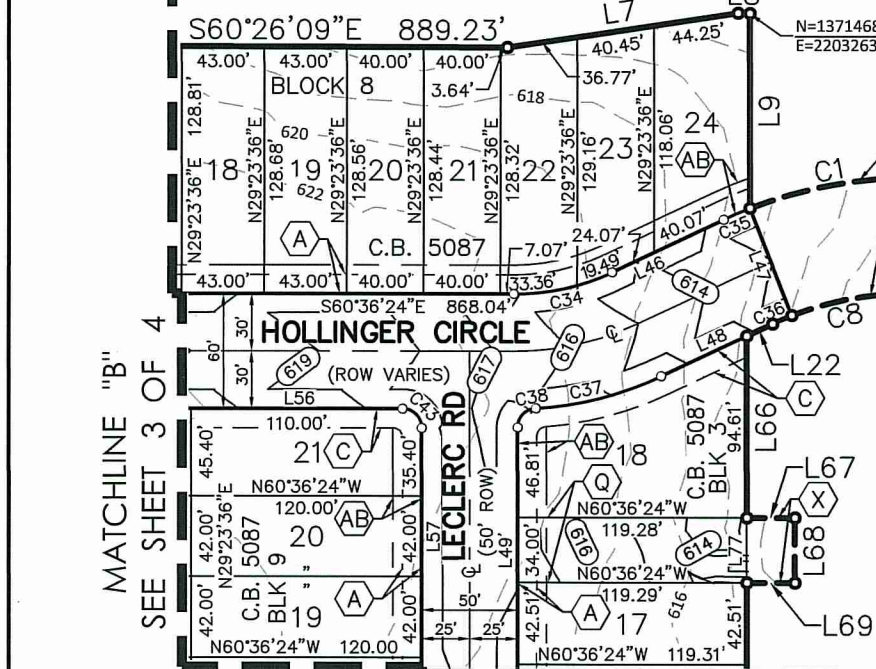
LINE TABLE		
LINE	LENGTH	BEARING
L41	99.43'	N29°23'36"E
L42	16.65'	N60°36'24"W
L43	44.45'	N54°39'17"W
L44	50.00'	S60°23'51"E
L45	2.95'	S29°36'09"W
L46	64.14'	S85°50'32"E
L47	60.00'	S07°52'13"W
L48	64.14'	N85°50'32"W
L49	767.61'	S29°23'36"W
L50	109.59'	S60°30'09"E
L51	399.57'	N60°30'09"W
L52	95.01'	S29°23'36"W
L53	21.19'	S15°33'17"E
L54	5.00'	S29°28'38"W
L55	761.70'	S29°23'36"W
L56	215.00'	N60°36'24"W
L57	767.10'	N29°23'36"E
L58	220.00'	S60°30'09"E
L59	114.95'	S29°23'36"W
L60	115.05'	N29°23'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L61	86.97'	N29°29'59"E
L62	30.34'	N43°44'59"E
L63	15.25'	N29°29'59"E
L64	60.00'	N29°46'15"E
L65	30.03'	N60°13'44"W
L66	94.61'	S29°22'13"W
L67	25.00'	S60°37'20"E
L68	34.00'	S29°22'40"W
L69	25.00'	N60°37'20"W
L70	10.00'	S60°23'51"E
L71	40.00'	N29°36'09"E
L72	10.00'	N29°36'09"E
L73	39.20'	N74°37'11"E
L74	39.01'	N74°37'11"E
L75	50.67'	N29°23'36"E
L76	52.23'	N29°23'36"E
L77	34.00'	N29°22'13"E
L78	52.15'	S29°15'17"W
L79	94.16'	S14°53'00"E



UNPLATTED  
REMAINDER OF 78.642 AC TRACT  
OWNER: SA KATZER RANCH, LTD.  
A TEXAS LIMITED PARTNERSHIP  
DOCUMENT NUMBER 20210085774, O.P.R.B.C.T.

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REMAINDER OF 78.642 AC TRACT  
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MATCHLINE "B" SEE SHEET 3 OF 4  
MATCHLINE "C" SEE SHEET 2 OF 4

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*  
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.*  
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

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	230.00'	21°54'03"	44.50'	87.92'	87.38'
C2	500.00'	2°23'05"	10.41'	20.81'	20.81'
C3	500.00'	2°23'05"	10.41'	20.81'	20.81'
C4	51.00'	9°57'27"	4.44'	8.86'	8.85'
C5	51.00'	15°15'20"	6.83'	13.58'	13.54'
C6	500.00'	2°23'05"	10.41'	20.81'	20.81'
C7	500.00'	2°23'05"	10.41'	20.81'	20.81'
C8	170.00'	25°36'47"	38.64'	76.00'	75.36'
C9	10.00'	89°53'36"	9.98'	15.69'	14.13'
C10	15.00'	43°04'22"	5.92'	11.28'	11.01'
C11	51.00'	17°35'15"	951.80'	154.76'	101.85'
C12	15.00'	40°51'55"	5.59'	10.70'	10.47'
C13	15.00'	85°04'58"	13.76'	22.27'	20.28'
C14	55.00'	17°09'57"	639.31'	163.35'	109.60'
C15	15.00'	85°04'58"	13.76'	22.27'	20.28'
C16	25.00'	89°55'32"	24.97'	39.24'	35.33'
C17	10.00'	90°06'24"	10.02'	15.73'	14.16'
C18	10.00'	89°53'36"	9.98'	15.69'	14.13'
C19	15.00'	55°09'00"	7.83'	14.44'	13.89'
C20	55.00'	29°18'01"	38.30'	278.67'	62.86'
C21	15.00'	55°09'00"	7.83'	14.44'	13.89'
C22	10.00'	90°06'24"	10.02'	15.73'	14.16'
C23	15.00'	90°00'00"	15.00'	23.56'	21.21'
C24	10.00'	89°47'27"	9.96'	15.67'	14.12'

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C25	10.00'	91°38'29"	10.29'	15.99'	14.34'
C26	15.00'	90°00'00"	15.00'	23.56'	21.21'
C27	15.00'	90°00'00"	15.00'	23.56'	21.21'
C28	500.00'	5°57'08"	25.99'	51.94'	51.92'
C29	500.00'	5°57'08"	25.99'	51.94'	51.92'
C30	15.00'	40°54'24"	5.59'	10.71'	10.48'
C31	51.00'	172°01'21"	731.39'	153.12'	101.75'
C32	15.00'	40°54'24"	5.59'	10.71'	10.48'
C33	25.00'	90°12'33"	25.09'	39.36'	35.42'
C34	120.00'	25°14'07"	26.86'	52.85'	52.43'
C35	230.00'	3°42'45"	7.45'	14.90'	14.90'
C36	170.00'	3°42'45"	5.51'	11.01'	11.01'
C37	180.00'	21°35'29"	34.32'	67.83'	67.43'
C38	10.00'	86°21'21"	9.38'	15.07'	13.69'
C39	10.00'	89°53'36"	9.98'	15.69'	14.13'
C40	10.00'	90°06'24"	10.02'	15.73'	14.16'
C41	10.00'	89°53'36"	9.98'	15.69'	14.13'
C42	15.00'	90°00'00"	15.00'	23.56'	21.21'
C43	10.00'	90°00'00"	10.00'	15.71'	14.14'
C44	10.00'	90°06'24"	10.02'	15.73'	14.16'
C45	51.00'	35°11'15"	16.17'	31.32'	30.83'
C46	61.00'	33°54'29"	18.60'	36.10'	35.58'
C47	5.00'	40°54'24"	1.86'	3.57'	3.49'

