

LEGEND

- = PROPOSED BOUNDARY
- = EXISTING BOUNDARY
- C/L = CENTERLINE
- = FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS OTHERWISE NOTED)
- = IRON PIN SET
- E.G.T.C. = ELECTRIC, GAS, TELE. & CABLE TV
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- R.O.W. = RIGHT-OF-WAY
- MIN.FFE = MINIMUM FINISHED FLOOR ELEVATION
- 50— = EXISTING CONTOUR
- = PROPOSED EASEMENT
- = LAND HOOK
- ① = VARIABLE WIDTH SANITARY SEWER, WATER, E.G.T.C. & IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT (0.275 AC.) (IMPERMEABLE)
- ② = 5' R.O.W. DEDICATION (0.005 AC.) TO THE CITY OF SAN ANTONIO
- ③ = 5' R.O.W. DEDICATION (0.014 AC.) TO THE CITY OF SAN ANTONIO
- ④ = 2' WATERLINE EASEMENT
- ⑤ = 1' NON-VEHICULAR ACCESS EASEMENT
- ⑥ = PERMEABLE OPEN SPACE
- ⑦ = VARIABLE WIDTH E.G.T.C. EASEMENT

FLOODPLAIN NOTES:

- The drainage easements were delineated to contain the lesser of the boundaries of the 1% annual chance (100-year) flood zone established by the Federal Emergency Management Agency (FEMA) in accordance with DFIRM Panel 48092C0415G, dated 9/29/2010; or the 1% annual chance (100-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 structures are not allowed within the City of San Antonio ultimate development floodplain. Finished floor elevations for residential structures shall be no less than one foot above the base flood elevation of the regulatory floodplain (City of San Antonio ultimate development floodplain). The lowest adjacent grade shall be at or above the base flood elevation. Pre-construction elevation certificates may be required prior to permit approval, and post-construction elevation certificates may be required prior to occupancy of residential buildings, as determined by the Floodplain Administrator of the City of San Antonio.

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 PERSONS UNDER MY SUPERVISION.

Drew A. Mawyer

DREW A. MAWYER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5348

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.

James P. McGarr

JAMES P. MCGARR P.E.
LICENSED PROFESSIONAL
ENGINEER NO. 108753

NOTES:

- 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.
- SAWS IMPACT FEE NOTE:** Water and/or wastewater impact fees were not paid at the time of plotting for this plat. All impact fees must be paid prior to water meter set and/or wastewater service connection.
- The maintenance of all private streets, open space, greenbelts, parks, tree save areas, including lot____, block____, cb or ncb____, drainage easements and easements of any nature within this subdivision shall be the responsibility of the property owners, or the property owner's association, or its successors or assigns and not the responsibility of the city of san antonio or bexar county.

CPS/SAWS/COSA NOTES:

- 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," "overhead 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 herein.
- 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.

CURVE TABLE

SEGMENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	21.25'	20.62'	S 64°59'52" W	048°42'39"	11.32'
C2	25.00'	43.28'	38.08'	N 41°02'52" W	099°11'53"	29.37'
C3	5.00'	9.91'	8.37'	N 65°20'25" E	113°34'41"	7.64'
C4	45.00'	25.74'	25.39'	S 74°15'31" E	032°46'34"	13.23'
C5	2.50'	3.93'	3.54'	S 45°38'48" E	089°59'59"	2.50'
C6	50.00'	10.75'	10.73'	S 05°30'47" W	012°19'10"	5.40'
C7	5.00'	7.73'	6.98'	S 34°02'28" E	088°36'25"	4.88'
C8	62.00'	13.33'	13.31'	N 05°30'47" E	012°19'10"	6.69'
C9	2.50'	3.93'	3.54'	N 44°21'12" E	090°00'00"	2.50'
C10	5.00'	7.24'	6.63'	S 49°08'57" E	082°59'43"	4.42'
C11	5.00'	8.47'	7.49'	N 40°51'03" E	097°00'17"	5.65'
C12	25.00'	15.15'	14.92'	S 73°17'24" E	034°42'49"	7.81'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°21'21" E	8.17'
L2	N 36°09'30" E	15.53'

SAWS HIGH PRESSURE NOTE:
A portion of the tract is below the ground elevation of 643 feet where the static pressure will normally exceed 80 PSI. At all such locations, the developer or builder shall install at each lot, on the customer's side of the meter, an approved type pressure regulator in conformance with the plumbing code of the City of San Antonio.

ADDITIONAL FLOODPLAIN NOTES:

- Residential finished floor elevations must be a minimum of eight (8) inches above final adjacent grade.
- The 1% annual chance (100-Year) floodplain limits shown on this plat were delineated based upon a Letter of Map Revision (LOMR) Study prepared by HDR Engineering, Inc. and approved by FEMA on June 11, 2021 (Case No. 18-06-0547P). Floodplain information is subject to change as a result of future FEMA Map revisions and/or amendments.



SURVEYORS NOTES:

- Property corners are monumented with a cap or disk marked "DAM #5348 PROP. COR." Unless noted otherwise;
- Coordinates shown are based on the North American Datum of 1983 (NAD 83) from the Texas Coordinate System established for the South Central Zone displayed in grid values derived from the NCS Cooperative CORS Network;
- Dimensions shown are surface; and
- Bearings are based on the North American Datum of 1983 (NAD 83) from the Texas Coordinate System established for the South Central Zone.

EDU NOTE:
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.

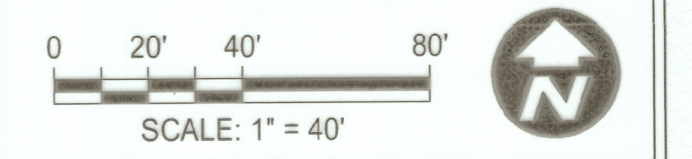
FIRE FLOW NOTE:
The public water main system has been designed for a minimum fire flow demand of 1,000 gpm at 25 psi residual pressure to meet the City of San Antonio's fire flow requirements for the residential development. The fire flow requirements for individual structures will be reviewed prior 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.

IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT:
Lot 905, Block 2, NCB 20 is an irrevocable ingress/egress access easement and is designated as an underground easement for public water and wastewater mains.

PLAT NO. 21-11800552

SUBDIVISION PLAT ESTABLISHING
THE PARK AT LONESTAR - IDZ

BEING A 1.280 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK A-20, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 1.280 ACRE TRACT OF LAND, AS CONVEYED TO COLLABORATIVE HOMES, LLC, AND RECORDED IN DOCUMENT NO. 20130082597, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ESTABLISHING BLOCKS 2, 3, 4, 5 AND 6, OUT OF NEW CITY BLOCK A-20, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS

(210) 365-5029 Firm No. 13711
P.O. BOX 2203 BOERNE, TX. 78006

DAMAWYER
LAND SURVEYING

5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
DREW@DAM-TX.COM
FRM #0191500

DATE: SEPTEMBER 2021 JOB: M1681

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON 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.

DEVELOPER/OWNER:
DON ACS
COLLABORATIVE HOMES, LLC
171 ENTERPRISE PKWY, SUITE A
BOERNE, TX 78006

BY: *[Signature]*
DON ACS
OWNER

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 18 DAY OF *March* 2022

[Signature]
NOTARY PUBLIC, KENDALL COUNTY, TEXAS

FRANK MUELLER
Notary Public, State of Texas
Commission Expires 02-28-2024
My Notary ID is 133182118

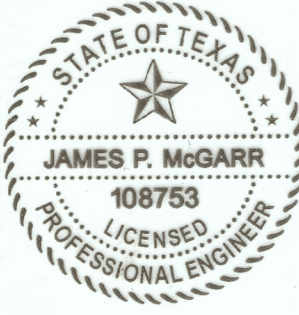
THIS PLAT OF THE PARK AT LONESTAR-IDZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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CAD: CIVIL TECH/CAD/21-066 THE PARK AT LONESTAR 21-066 CAD/21-066 PLAT 2000.dwg