

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
740	EXISTING CONTOURS
PROPOSED CONTOURS	
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
NCB	NEW CITY BLOCK
BLK	BLOCK
G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
R.P.R.B.C.T.	REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
CL	CENTER LINE
FFE	FINISH FLOOR ELEVATION
MDP	MASTER DEVELOPMENT PLAN
C.P.S.B.S.A.	CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
PLAT BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
OFF-LOT EASEMENT LINE	
CITY LIMITS	

- (A) 10' G.E.T.C.A. ESMT
- (B) OFF-LOT VARIABLE WIDTH UTILITY EXTENSION & DRAINAGE EASEMENT (0.010 PERMEABLE)
- (C) 14' G.E.T.C.A. ESMT
- (D) 5' G.E.T.C.A. ESMT
- (E) OFF-LOT VARIABLE DRAINAGE ESMT (10.77 AC PERMEABLE) (VOL. 20002, PG. 1825)
- (F) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG. 28, O.P.R.)
- (G) EXISTING 10' G.E.T.C.A. ESMT (VOL. 20002, PG. 1825)
- (H) EXISTING VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (VOL. 20002, PG. 1825)
- (I) EXISTING DRAINAGE, SEWER, UTILITY AND TEMPORARY CONSTRUCTION ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (DOC. NO. 20210275787)

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 OF MADE ON THE GROUND BY:

Gordon N. Anderson
GORDON N. ANDERSON, R.P.L.S. #6617
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEXAR

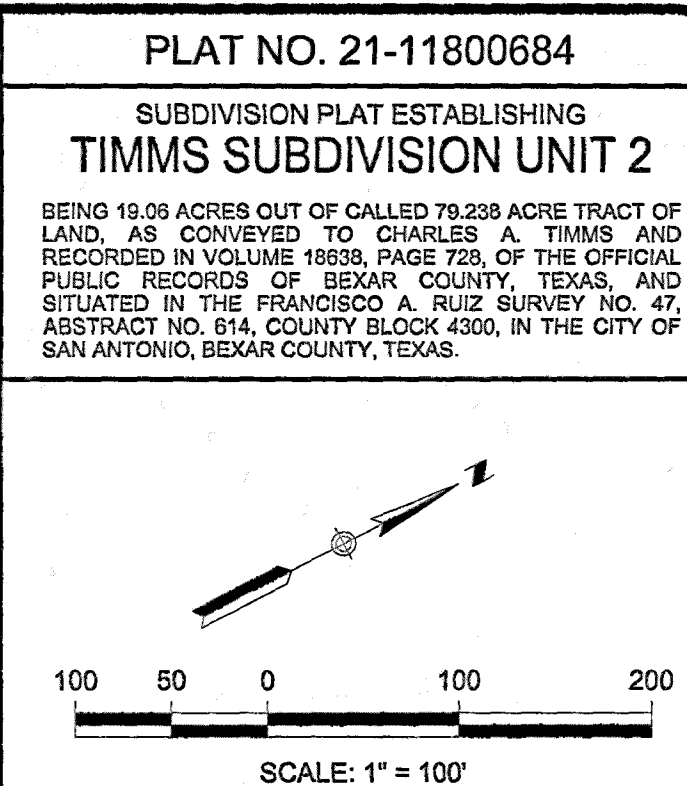
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Torry L. Hurt
TORY L. HURT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844

- CPS/SAWS/COSA UTILITY:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - 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.
 - CONCRETE DRIVEWAY APPROACHES 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.

- DRAINAGE 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 8, CB OR NCB 144950, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TIMMS SUBDIVISION UNIT 2 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.
- FINISHED FLOOR NOTE:**
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- FLOODPLAIN VERIFICATION:**
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0565F, EFFECTIVE SEPTEMBER 29, 2010 FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- SAWS HIGH PRESSURE:**
- NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 595 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
- IMPACT FEE NOTE:**
- 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.
- BEARINGS AND COORDINATES:**
- BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAT COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

- SURVEYOR NOTES:**
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(j)(9).
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (CORS).
 - THE VALUE OF COORDINATES SHOWN HEREON ARE GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS), TO OBTAIN SURFACE COORDINATES MULTIPLY USING A SCALE FACTOR OF 1.00017.
 - IRON PINS FOUND OR SET AT EACH CORNER.
- FIRE FLOW NOTE:**
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- SAWS WASTEWATER 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.
- SAWS DEDICATION NOTE:**
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- OPEN SPACE NOTE:**
- LOT 901, BLOCK 1, NCB 4300 (3.99 AC) IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE ESMT.
- TREE NOTE (US22-43):**
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-3880028) 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).



LJA Engineering & Surveying, Inc.

1100 Ne Loop 410 Phone 210.503.2700
Suite 850 Fax 210.503.2749
San Antonio, Texas 78209 FRN - F-1386

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.

LAND DEVELOPMENT MANAGER
RUDY MUÑOZ
CENTURY LAND HOLDINGS II, LLC
3819 PASEANOS PARKWAY
SHAVANO PARK, TX 78231
TELEPHONE: (210) 405-0195

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Rudy Munoz* 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 22 DAY OF OCTOBER, 2022.

Melany Ann Vasquez
MELANY ANN VASQUEZ
Notary Public, State of Texas
Comm. Expires 08-03-2026
Notary ID 133889719

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 2 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.

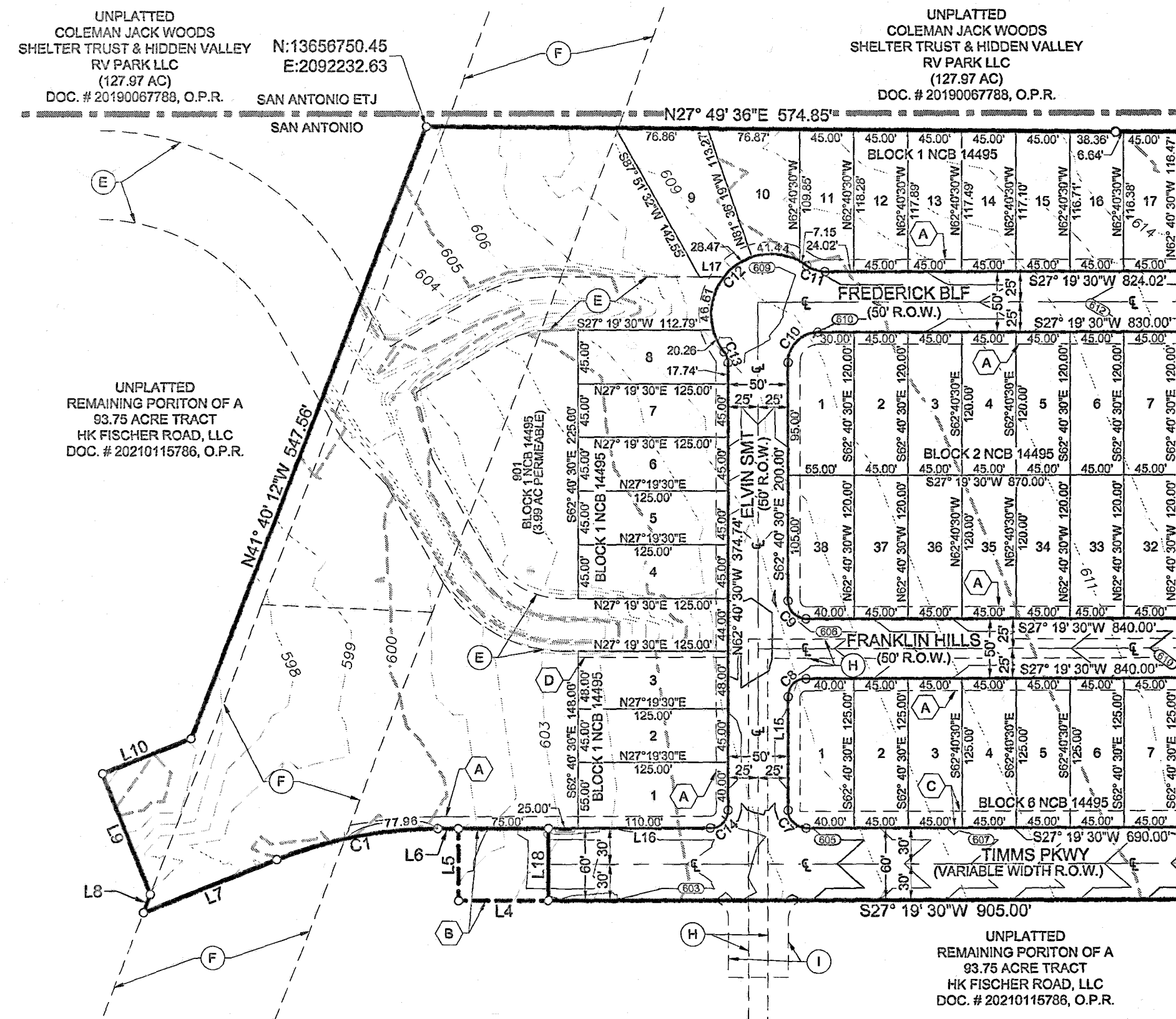
DATED THIS _____ DAY OF _____ A.D., 2022.

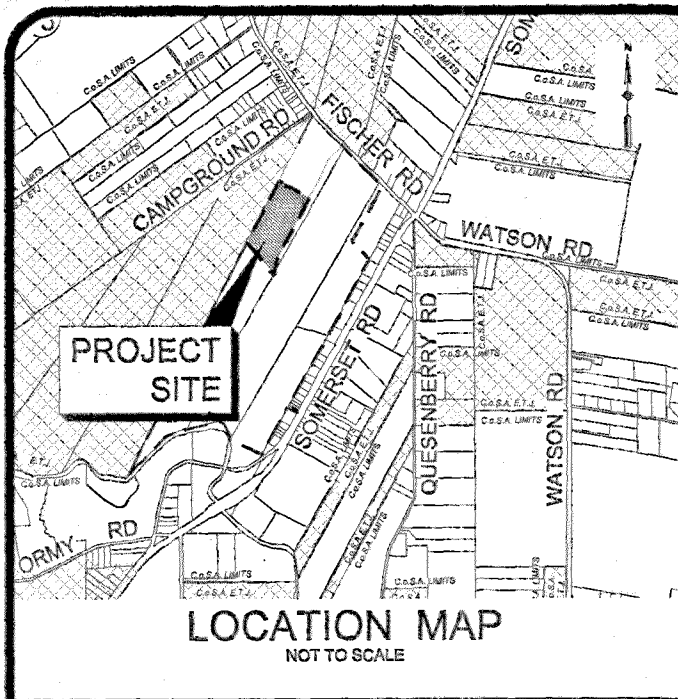
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE
AND CURVE TABLES





LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 740 EXISTING CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- CL CENTER LINE
- FFE FINISH FLOOR ELEVATION
- MDP MASTER DEVELOPMENT PLAN
- C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
- PLAT BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- OFF-LOT EASEMENT LINE
- CITY LIMITS

- (A) 10' G.E.T.CA. ESM'T
- (B) OFF-LOT VARIABLE WIDTH UTILITY EXTENSION & DRAINAGE EASEMENT (0.010 PERMEABLE)
- (C) 14' G.E.T.CA. ESM'T
- (D) 5' G.E.T.CA. ESM'T
- (E) OFF-LOT VARIABLE DRAINAGE ESM'T (10.77 AC PERMEABLE) (VOL. 20002, PG. 1825)
- (F) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG. 26, O.P.R.)
- (G) EXISTING 10' G.E.T.CA. ESM'T (VOL. 20002, PG. 1825)
- (H) EXISTING VARIABLE WIDTH SANITARY SEWER ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (VOL. 20002, PG. 1825)
- (I) EXISTING DRAINAGE, SEWER, UTILITY AND TEMPORARY CONSTRUCTION ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (DOC. NO. 20210275787)

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 OF MADE ON THE GROUND BY:

GORDON N. ANDERSON, R.P.L.S. #6617
REGISTERED PROFESSIONAL LAND SURVEYOR
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.

TORRY L. HURT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844

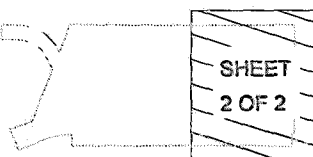
CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS.
- WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY, 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.

IMPACT FEE NOTE:
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.
SAWS WASTEWATER 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.

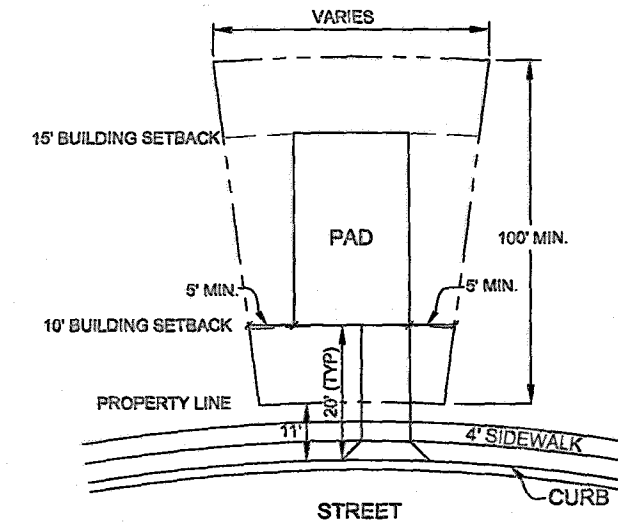
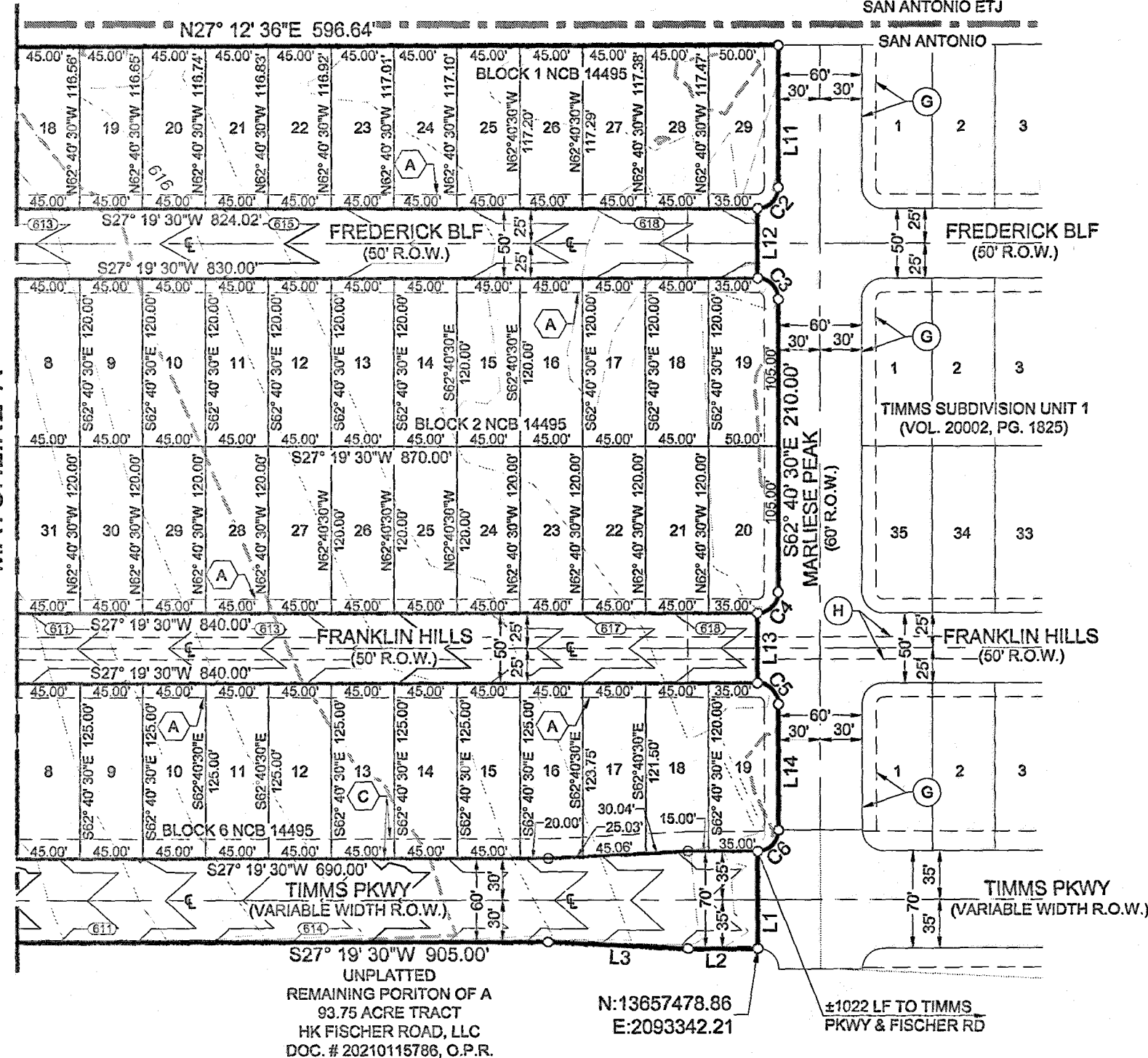
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	70.00'	S62° 40' 30"E
L2	50.00'	S27° 19' 30"W
L3	100.12'	S30° 11' 14"W
L4	75.00'	N27° 19' 30"E
L5	60.00'	S62° 40' 30"E
L6	17.13'	S27° 19' 30"W
L7	119.72'	S5° 43' 46"W
L8	16.38'	N41° 38' 04"W
L9	107.95'	N84° 16' 14"W
L10	79.47'	N5° 43' 46"E
L11	102.57'	S62° 40' 30"E
L12	50.00'	S62° 40' 30"E
L13	50.00'	S62° 40' 30"E
L14	90.00'	S62° 40' 30"E
L15	95.00'	N62° 40' 30"W
L16	135.00'	S27° 19' 30"W
L17	20.54'	N27° 04' 03"E
L18	60.00'	N62° 40' 30"W

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	21°35'44"	365.00'	137.57'	69.61'	136.76'	S16° 31' 38"W
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	S17° 40' 30"E
C3	90°00'00"	15.00'	23.56'	15.00'	21.21'	N72° 19' 30"E
C4	90°00'00"	15.00'	23.56'	15.00'	21.21'	S17° 40' 30"E
C5	90°00'00"	15.00'	23.56'	15.00'	21.21'	N72° 19' 30"E
C6	90°00'00"	15.00'	23.56'	15.00'	21.21'	S17° 40' 30"E
C7	90°00'00"	15.00'	23.56'	15.00'	21.21'	N72° 19' 30"E
C8	90°00'00"	15.00'	23.56'	15.00'	21.21'	N17° 40' 30"W
C9	90°00'00"	15.00'	23.56'	15.00'	21.21'	S72° 19' 30"W
C10	90°00'00"	25.00'	39.27'	25.00'	35.38'	N17° 40' 30"W
C11	36°45'18"	25.00'	16.04'	8.31'	15.76'	S45° 42' 09"W
C12	164°55'44"	50.00'	143.93'	377.97'	99.14'	N18° 23' 04"W
C13	38°10'26"	15.00'	9.99'	5.19'	9.81'	N81° 45' 43"W
C14	90°00'00"	15.00'	23.56'	15.00'	21.21'	S17° 40' 30"E



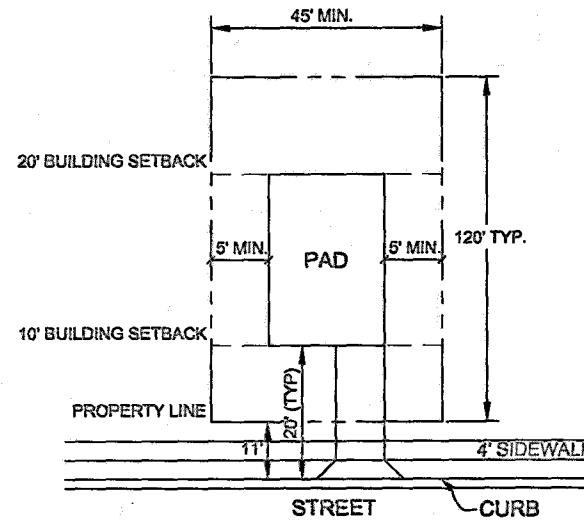
SHEET INDEX
NOT TO SCALE

UNPLATTED
COLEMAN JACK WOODS
SHELTER TRUST & HIDDEN VALLEY
RV PARK LLC
(127.97 AC)
DOC. # 20190087788, O.P.R.



IRREGULAR RESIDENTIAL LOT (CUL-DE-SAC, KNUCKLE)

NOTE: IRREGULAR LOTS SHALL COMPLY WITH BUILDING SETBACK & MINIMUM STREET FRONTAGE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.



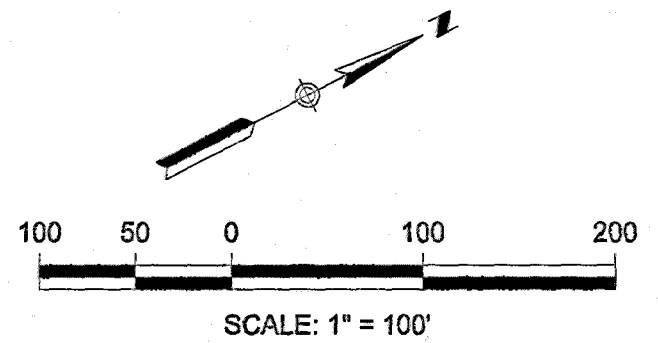
TYPICAL RESIDENTIAL LOT

N.T.S.

PLAT NO. 21-11800684

SUBDIVISION PLAT ESTABLISHING TIMMS SUBDIVISION UNIT 2

BEING 19.08 ACRES OUT OF CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS AND RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.
1100 NE Loop 410 Suite 850 San Antonio, Texas 78209
Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

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.

LAND DEVELOPMENT MANAGER
RUDY MU NOZ
CENTURY LAND HOLDINGS II, LLC
3619 PAESANOS PARKWAY
SHAVANO PARK, TX 78231
TELEPHONE: (210) 405-0195

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUDY MU NOZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF October, 2022.

MELANY ANN VASQUEZ
Notary Public, State of Texas
Comm. Expires 06-03-2026
Notary ID 133869719

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 2 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., 2022.

BY: _____ CHAIRMAN

BY: _____ SECRETARY