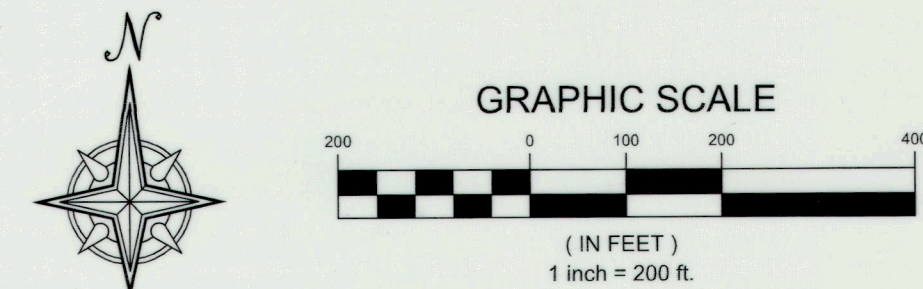


VERANDAS AT THE RIM SUBDIVISION PH 1

BEING A TOTAL OF 30.441 ACRES OF LAND, LYING IN SURVEY NO. 223, ABSTRACT NO. 178, COUNTY BLOCK 4781, AND BEING REPLAT OF LOTS 1, 2, AND 3 OF HIDDEN OAKS SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 9525, PAGES 214, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-28, LOTS 901-907, BLOCK 56, AND LOTS 1-10, BLOCK 57, NCB 18835.



CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 09/2022

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

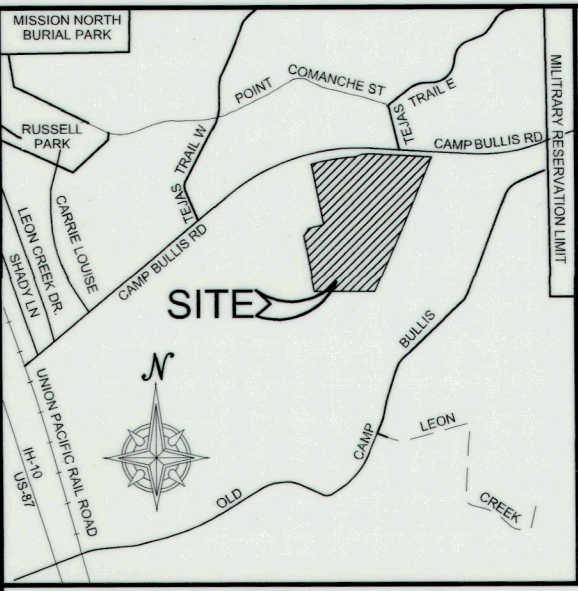
OWNER: CHRIS LYNCH, PRESIDENT OF LAND OPERATIONS
GEHAN HOMES, LTD.
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 275
AUSTIN, TEXAS 78704
(512) 330-9366

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
CHRIS LYNCH, 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 & SEAL OF OFFICE
THIS 3rd DAY OF October A.D., 2022

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THIS PLAT, VERANDAS AT THE RIM SUBDIVISION PH 1, OF 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



- LEGEND**
- | | |
|---|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. VEHICULAR NON-ACCESS EASEMENT | V.N.A.E. |
| 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. | D.P.R. |
| 5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. | D.P.R. |
| 6. EXTRA TERRITORIAL JURISDICTION | ETJ |
| 7. COUNTY BLOCK | C.B. |
| 8. VARIABLE | VAR. |
| 9. VOLUME | VOL. |
| 10. PAGE | PG. |
| 11. BLOCK | BLK. |
| 12. LINEAR FEET | L.F. |
| 13. CLEAR VISION EASEMENT | CVE |
| 14. EASEMENT | ESMT |
| 15. RIGHT OF WAY | R.O.W. |
| 16. STREET CENTERLINE | CL |
| 17. EXISTING CONTOUR | 880 |
| 18. PROPOSED FINISHED CONTOUR | 880 |
| 19. SAN ANTONIO ETJ | |
| 20. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | |
| 21. 1/2" IRON ROD FOUND W/ CEC CAP | |
| 22. 1/2" IRON ROD SET W/ CEC CAP | |

SURVEY NOTES:
1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. THE COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
2.) MONUMENTATION AS SHOWN HEREON, SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED 523°53'42"W.
4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON NOVEMBER, 2011.

SAWS IMPACT FEE PAYMENT 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.

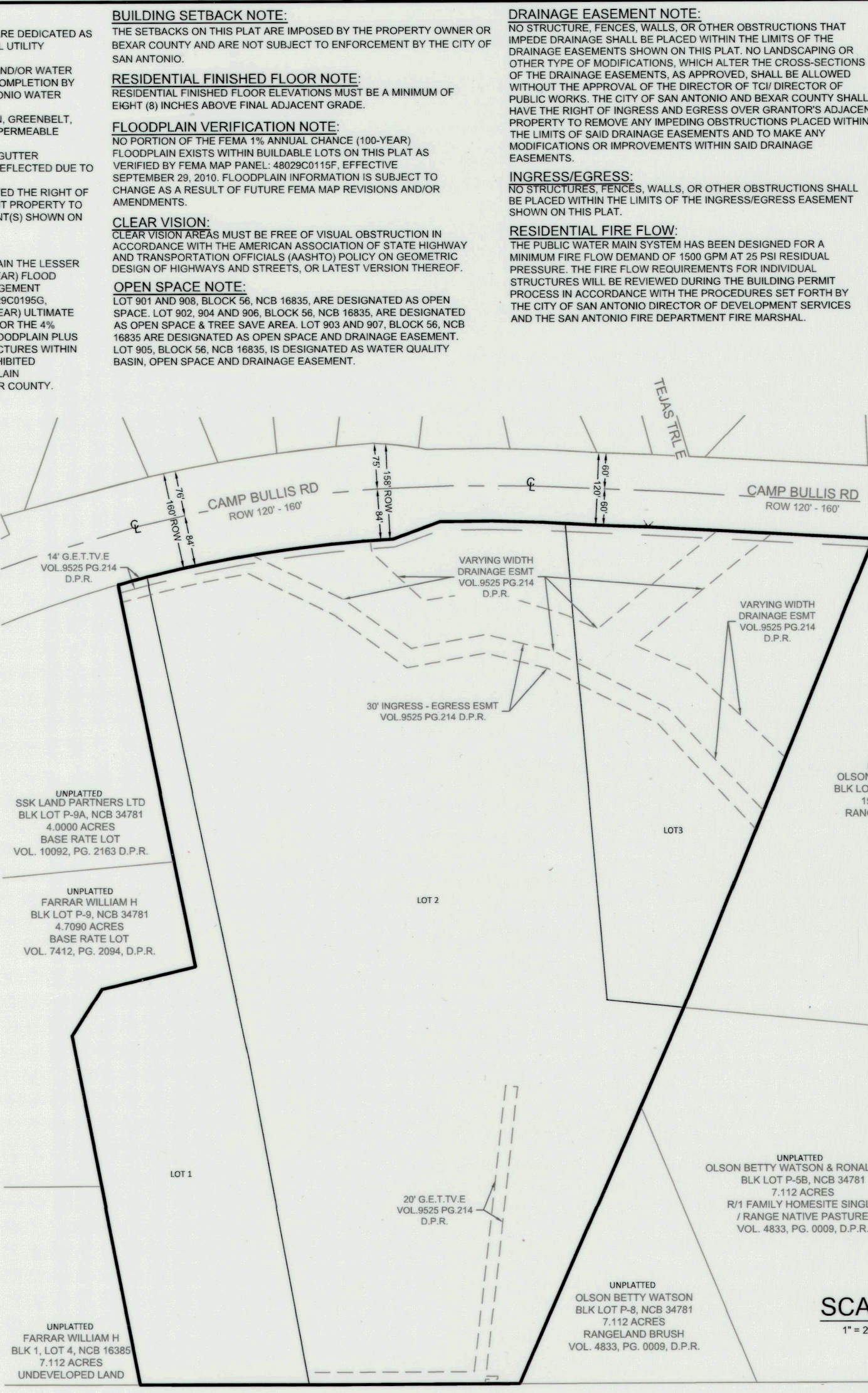
CPS/SAWS/COSA UTILITY GENERAL NOTES:
1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "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.
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 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.

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.

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 ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

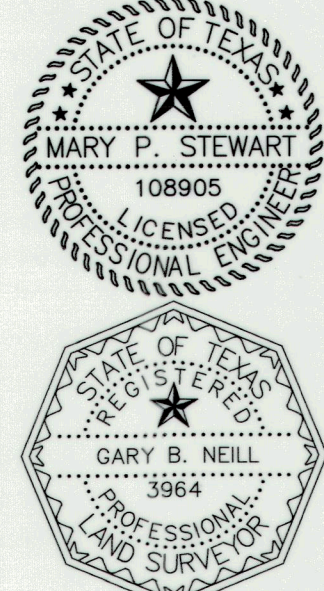
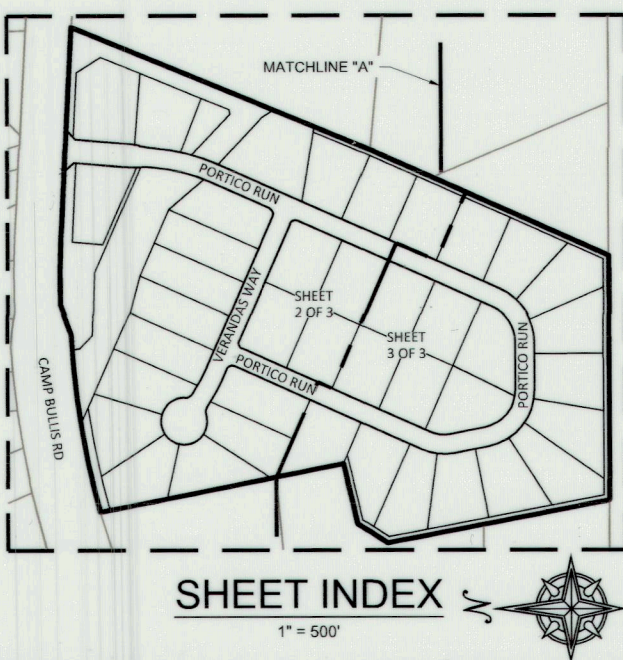
STATE OF TEXAS
COUNTY OF TRAVIS
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF HIDDEN OAKS SUBDIVISION, WHICH IS RECORDED IN VOLUME 9525, PAGE 214, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
OWNER: CHRIS LYNCH, PRESIDENT OF LAND OPERATIONS
GEHAN HOMES, LTD.
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 275
AUSTIN, TEXAS 78704
SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF October, 2022.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 1/5/2026

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 30.441 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 20' G.E.T.V.E.; 30' INGRESS - EGRESS ESMT; AND A VARYING WIDTH DRAINAGE ESMT; AS WELL AS LOT 1, 2, AND 3 OF HIDDEN OAKS SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 9525, PAGES 214, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



VERANDAS AT THE RIM
SUBDIVISION PH 1

BEING A TOTAL OF 30.441 ACRES OF LAND, LYING IN SURVEY NO. 2/23 ABSTRACT NO 178, COUNTY BLOCK 4781, AND BEING REPLAT OF LOTS 1, 2, AND 3 OF HIDDEN OAKS SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 9525, PAGES 214, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-28, LOTS 901-907, BLOCK 56, AND LOTS 1-10, BLOCK 57, NCB 16835.



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d/b/a. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 09/2022

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

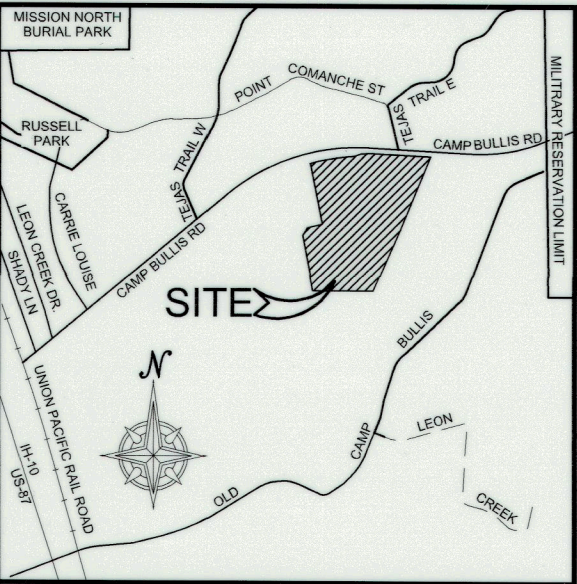
OWNER: CHRIS LYNCH, PRESIDENT OF LAND OPERATIONS
GEHAN HOMES, LTD.
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 275
AUSTIN, TEXAS 78704
(512) 330-9366

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
CHRIS LYNCH, 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 & SEAL OF OFFICE

THIS 3rd DAY OF October A.D., 2022
Laura Mei Dillon
My Commission Expires 1/5/2026
Notary ID 133516031
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THIS PLAT, VERANDAS AT THE RIM SUBDIVISION PH 1 OF 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



- LEGEND
- | | |
|---|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. VEHICULAR NON-ACCESS EASEMENT | V.N.A.E. |
| 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. | O.P.R. |
| 5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. | D.P.R. |
| 6. ESTATE TERRITORIAL JURISDICTION | ETJ |
| 7. COUNTY BLOCK | C.B. |
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| 10. PAGE | PG. |
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| 12. LINEAR FEET | L.F. |
| 13. CLEAR VISION EASEMENT | C.V.E. |
| 14. EASEMENT | ESMT |
| 15. RIGHT OF WAY | R.O.W. |
| 16. STREET CENTERLINE | CL |
| 17. EXISTING CONTOUR | CL |
| 18. PROPOSED FINISHED CONTOUR | CL |
| 19. SAN ANTONIO ETJ | CL |
| 20. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | CL |
| 21. 1/2" IRON ROD FOUND W/ CEC CAP | CL |
| 22. 1/2" IRON ROD SET W/ CEC CAP | CL |

INGRESS/EGRESS:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

BUILDING 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.

SURVEY NOTES:
1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.

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3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED S23°53'42"W.

4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON NOVEMBER, 2011.

SAWS IMPACT FEE PAYMENT 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.

CPS/SAWS/COSA UTILITY GENERAL NOTES:
1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS)- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "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 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 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.

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.

Mary P. Stewart
LICENSED PROFESSIONAL ENGINEER
MARY P. STEWART

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 ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

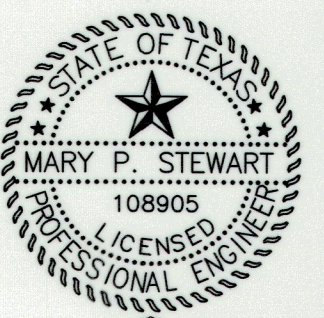
Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



N=13,777,262
E= 2,095,639

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

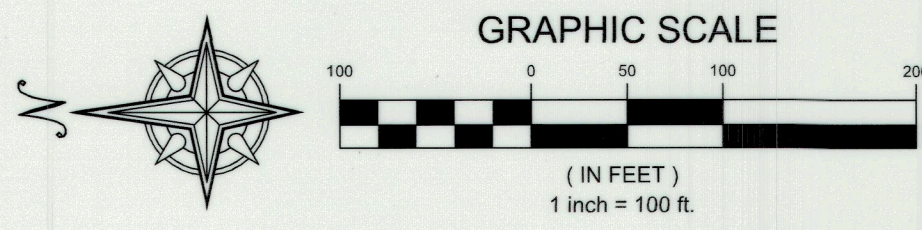


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Date: Sep 27, 2022, 8:41am User ID: Garada.Prod File: L:\Survey\Proj_2021\00578001-Verandas at the Rim Subdivision\Verandas at the Rim Subdivision.dwg Plot File: L:\Survey\Proj_2021\00578001-Verandas at the Rim Subdivision\Verandas at the Rim Subdivision.dwg

VERANDAS AT THE RIM SUBDIVISION PH 1

BEING A TOTAL OF 30.441 ACRES OF LAND, LYING IN SURVEY NO. 2/23 ABSTRACT NO 178, COUNTY BLOCK 4781, AND BEING REPLAT OF LOTS 1, 2, AND 3 OF HIDDEN OAKS SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 9525, PAGE 214, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-28, LOTS 901-907, BLOCK 56, AND LOTS 1-10, BLOCK 57, NCB 16835.



CEC
CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 09/2022

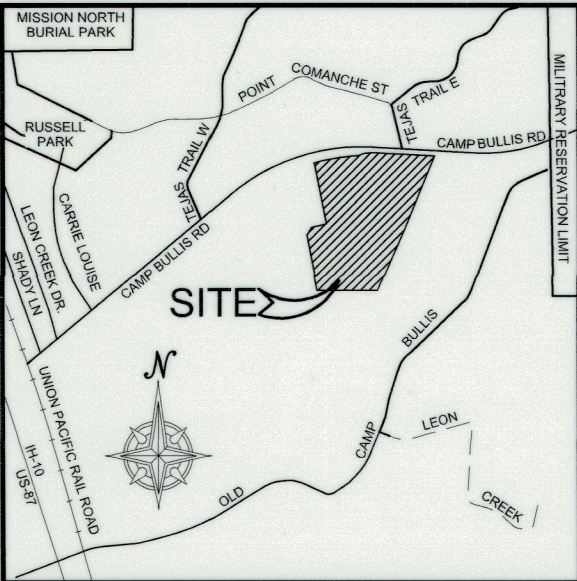
STATE OF TEXAS
COUNTY OF TRAVIS
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS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

OWNER: CHRIS LYNCH, PRESIDENT OF LAND OPERATIONS
OLD CAMP BULLIS RANCH
BLK LOT P-1, NCB 34780
71.000 ACRES
FLOOD PLAIN
R/F FAMILY HOMESITE
SINGLE
VOL. 8370 PG. 1846, D.P.R.

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
CHRIS LYNCH, 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 & SEAL OF OFFICE
THIS 26 DAY OF October A.D., 2022
Laura Mei Dillon
My Commission Expires 1/6/2026
Notary ID 133518031
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THIS PLAT VERANDAS AT THE RIM SUBDIVISION PH 1 OF 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



- LEGEND**
- 1. BUILDING SETBACK LINE B.S.L.
 - 2. VEHICULAR NON-ACCESS EASEMENT V.N.A.E.
 - 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
 - 4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. O.P.R.
 - 5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. D.P.R.
 - 6. ESTRA TERRITORIAL JURISDICTION ETJ
 - 7. COUNTY BLOCK C.B.
 - 8. VARIABLE VAR.
 - 9. VOLUME VOL.
 - 10. PAGE PG.
 - 11. BLOCK BLK
 - 12. LINEAR FEET L.F.
 - 13. CLEAR VISION EASEMENT C.V.E.
 - 14. EASEMENT ESM'T
 - 15. RIGHT OF WAY R.O.W.
 - 16. STREET CENTERLINE C
 - 17. EXISTING CONTOUR 980
 - 18. PROPOSED FINISHED CONTOUR 990
 - 19. SAN ANTONIO ETJ
 - 20. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
 - 21. 1/2" IRON ROD FOUND W/ CEC CAP
 - 22. 1/2" IRON ROD SET W/ CEC CAP

INGRESS/EGRESS:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

BUILDING 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.

- SURVEY NOTES:**
- 1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
 - 2) MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
 - 3) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED S23°53'42"W.
 - 4) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON NOVEMBER, 2011.

SAWS IMPACT FEE PAYMENT 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.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS: CITY PUBLIC SERVICE BOARD AND CPS ENERGY AND SAN ANTONIO WATER SYSTEMS (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," AND "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.

- 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 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.

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.

Mary P. Stewart
LICENSED PROFESSIONAL ENGINEER
MARY P. STEWART

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 ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

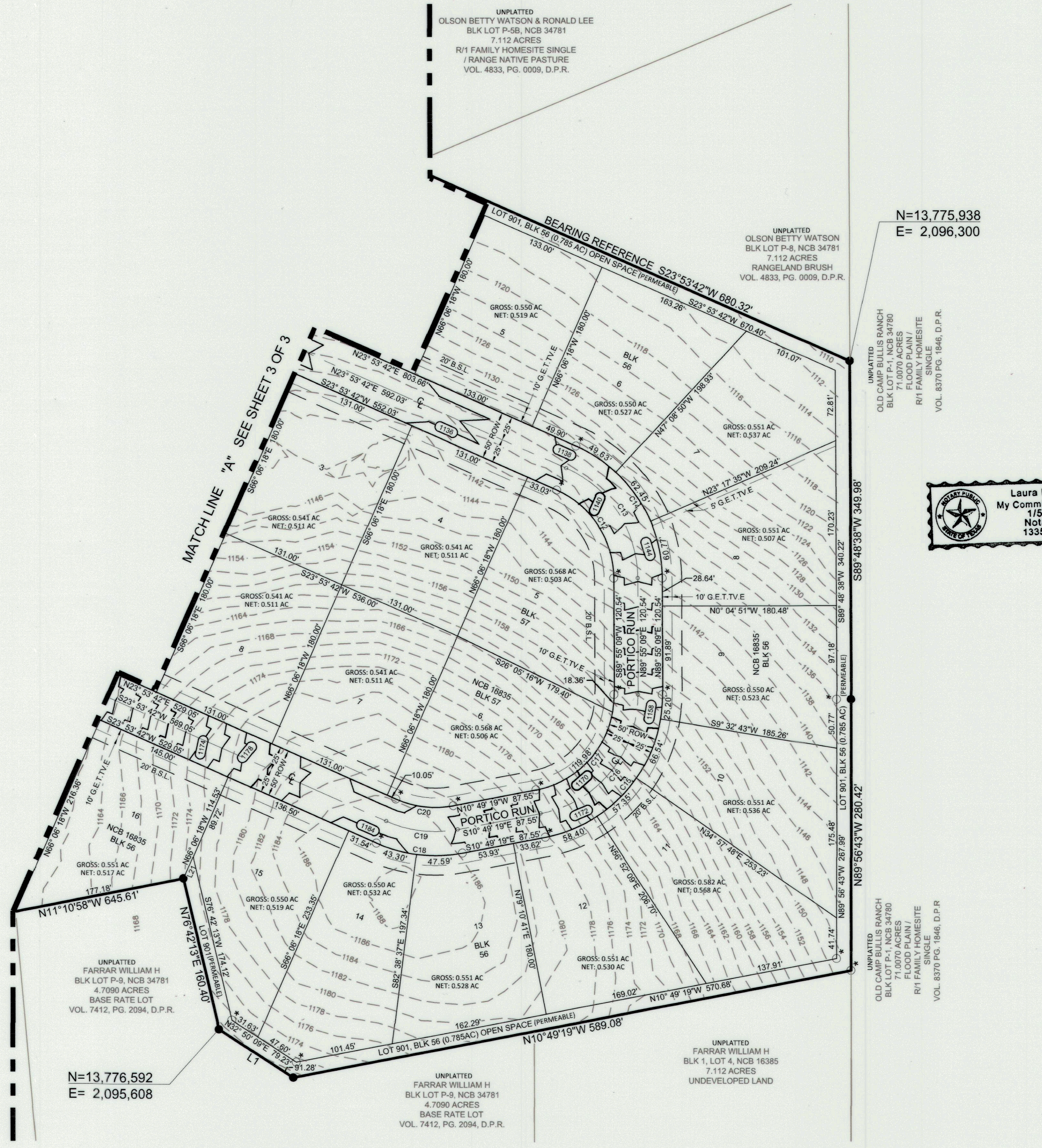
Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

Line Table		
Line	Length	Direction
L1	91.28'	N32°50'09"E
L2	81.89'	N69°42'42"E
L3	86.69'	N89°22'55"E
L4	86.07'	S88°17'58"E
L5	35.21'	S87°04'03"E
L6	50.46'	S86°17'47"E
L7	87.00'	S87°46'12"E
L8	35.86'	N48°56'56"E
L9	0.49'	N87°46'12"W
L10	34.56'	S41°29'44"E
L11	79.18'	S04°46'43"W
L12	20.63'	S07°55'00"E
L13	47.47'	S46°50'41"E
L14	74.60'	N32°16'14"W
L15	2.96'	S02°20'47"E

Line Table		
Line	Length	Direction
L16	2.96'	S11°54'13"W
L17	2.65'	S04°46'43"W
L18	2.65'	S04°46'43"W
L19	11.29'	N77°58'49"E
L20	40.11'	N32°30'37"W
L21	24.81'	N66°06'18"W
L22	16.56'	S66°06'18"E
L23	56.56'	N66°06'18"W
L24	17.25'	N50°31'01"W
L25	12.08'	S12°44'55"E
L26	13.90'	N13°00'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	49.74'	2,206.97'	1°17'28"	N74°52'29"E	49.73'
C2	415.13'	2,206.97'	10°46'39"	N81°26'35"E	414.52'
C3	37.31'	300.00'	7°07'30"	N8°20'28"E	37.28'
C4	37.31'	300.00'	7°07'30"	S11°12'58"W	37.28'
C5	37.31'	300.00'	7°07'30"	S8°20'28"W	37.28'
C6	37.31'	300.00'	7°07'30"	S11°12'58"W	37.28'
C7	166.82'	500.00'	19°06'58"	N14°20'12"E	166.05'
C8	158.48'	475.00'	19°06'58"	N14°20'12"E	157.75'
C9	150.14'	450.00'	19°06'58"	S14°20'12"W	149.44'
C10	23.56'	15.00'	90°00'00"	S21°06'18"E	21.21'
C11	23.56'	15.00'	90°00'00"	S68°53'42"W	21.21'
C12	115.23'	100.00'	66°01'27"	S66°54'25"W	108.96'
C13	144.04'	125.00'	66°01'27"	N56°54'25"E	136.20'
C14	172.85'	150.00'	66°01'27"	N56°54'25"E	163.44'
C15	207.50'	150.00'	79°15'32"	S50°27'05"E	191.35'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	172.92'	125.00'	79°15'32"	S50°27'05"E	159.46'
C17	138.33'	100.00'	79°15'32"	N50°27'05"W	127.56'
C18	90.89'	150.00'	34°43'00"	S6°32'11"W	89.50'
C19	75.74'	125.00'	34°43'00"	S6°32'11"W	74.59'
C20	60.58'	100.00'	34°43'00"	N6°32'11"E	59.67'
C21	23.56'	15.00'	90°00'00"	N68°53'42"E	21.21'
C22	23.56'	15.00'	90°00'00"	S21°06'18"E	21.21'
C23	76.96'	475.00'	9°17'00"	N61°27'49"W	76.88'
C24	91.88'	525.00'	10°01'40"	S61°05'29"E	91.77'
C25	22.05'	25.00'	50°32'12"	S81°20'45"E	21.34'
C26	136.03'	500.00'	15°35'18"	N58°18'40"W	135.61'
C27	25.29'	25.00'	57°58'12"	N27°50'13"W	24.23'
C28	301.34'	60.00'	287°45'44"	S37°16'01"W	70.74'
C29	270.84'	2,113.19'	7°20'36"	S78°07'57"W	270.65'



N=13,776,592
E= 2,095,608

PLAT NOTES APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT

