

LEGEND

--- 702 --- EXISTING CONTOUR

--- 702 --- PROPOSED CONTOUR

E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

" REPEATED BEARING & DISTANCE

R.O.W. RIGHT OF WAY

N.C.B. NEW CITY BLOCK

C.B. COUNTY BLOCK

ESM'T EASEMENT

NO. NUMBER

PG. PAGE

CL CENTERLINE

AC. ACRES

R. RADIUS

L.F. LINEAR FEET

E.T.J. EXTRATERRITORIAL JURISDICTION

AC ANNUAL CHANCE

EXISTING 1% AC EFFECTIVE DFIRM FLOODPLAIN ZONE AE AS PER PANEL 48029C0565F (DATED 09/29/2010)

1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY MOY TARIN RAMIREZ (MTR) ENGINEERS, LLC

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-35801316) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

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 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 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.

**CLEAR VISION AREA NOTE:**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	50.00'	N89°53'17"W	L41	70.21'	S00°06'43"W
L2	40.98'	N00°06'43"E	L42	2.56'	S17°25'46"W
L3	84.93'	N30°45'55"W	L43	8.15'	S31°26'46"E
L4	51.83'	N64°00'26"W	L44	136.87'	N84°42'17"E
L5	53.59'	N71°13'56"W	L45	75.86'	N65°47'36"E
L6	53.78'	N78°55'40"W	L46	7.20'	N89°53'43"E
L7	54.32'	N86°39'41"W	L47	35.42'	N45°00'13"E
L8	7.07'	N45°02'28"E	L48	54.70'	N00°06'43"E
L9	50.00'	S89°57'32"E	L49	53.00'	S89°53'17"E
L10	7.07'	S44°57'32"E	L50	21.25'	S45°00'13"W
L11	22.39'	S89°57'32"E	L51	21.17'	S44°59'47"E
L12	7.18'	N58°28'03"E	L52	69.92'	N89°53'43"E
L13	21.24'	N14°19'09"E	L53	21.37'	N65°47'36"E
L14	9.18'	N00°02'28"E	L54	14.14'	N20°47'36"E
L15	50.00'	S89°57'32"E	L55	45.97'	N24°12'24"W
L16	9.18'	S00°02'28"W	L56	45.99'	S24°12'24"E
L17	21.24'	S14°19'09"W	L57	14.02'	S68°00'19"E
L18	7.18'	S29°49'45"E	L58	7.07'	S44°57'32"E
L19	120.00'	N19°46'38"E	L59	50.00'	N89°57'32"W
L20	55.29'	S68°42'25"E	L60	50.00'	N75°40'51"W
L21	55.29'	S65°40'30"E	L61	215.00'	N62°10'41"W
L22	53.46'	S62°50'51"E	L62	50.00'	N89°53'17"W
L23	134.64'	S62°10'41"E	L63	17.03'	N17°25'46"E
L24	135.55'	S00°06'43"W	L64	15.16'	N31°51'12"W
L25	12.74'	S62°10'41"E	L65	85.88'	S65°47'36"W
L26	45.60'	S89°53'17"E	L66	70.15'	S89°53'43"W
L27	7.07'	N45°06'43"E	L67	45.60'	S89°53'17"E
L28	10.82'	N00°06'43"E	L68	7.07'	S44°53'17"E
L29	50.00'	S89°53'17"E	L69	19.59'	S17°25'46"W
L30	120.00'	S89°53'17"E	L70	15.16'	S66°42'43"W
L31	135.00'	S00°06'43"W	L71	5.00'	N62°10'41"W
L32	120.00'	N89°53'17"W	L72	66.20'	N70°21'16"W
L33	55.95'	S00°06'43"W	L73	2.39'	N89°57'32"W
L34	7.07'	S44°53'17"E	L74	7.07'	N45°02'28"E
L35	51.77'	S89°53'17"E	L75	22.39'	S89°57'32"E
L36	14.52'	N65°47'36"E	L76	227.74'	S62°10'41"E
L37	50.00'	S24°12'24"E	L77	56.06'	S89°57'32"E
L38	14.52'	S65°47'36"W	L78	55.34'	S85°26'54"E
L39	51.77'	N89°53'17"W	L79	55.33'	S81°29'02"E
L40	7.07'	S45°06'43"W	L80	55.33'	S77°17'03"E

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

**SAWS IMPACT FEE:**

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 HIGH PRESSURE:**

ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

**SAWS DEDICATION NOTE:**

THE OWNER 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.

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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.

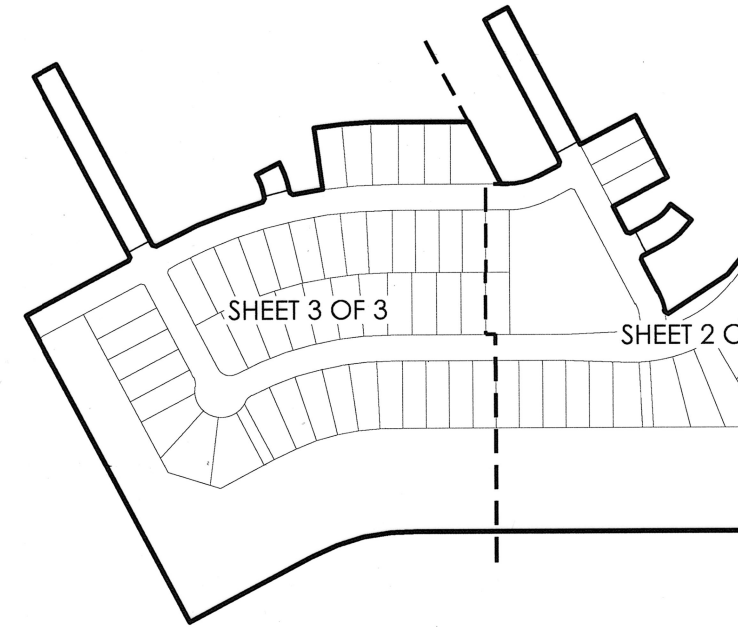
**TxDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG STATE HWY 16 SOUTH BASED ON OVERALL PLATTED FRONTAGE OF 948.91'.

3. SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
L81	55.33'	S73°05'04"E	C1	925.00'	12°25'10"	100.65'	200.50'	200.11'	N83°44'57"W
L82	55.33'	S68°53'05"E	C2	75.00'	14°16'41"	9.39'	18.69'	18.64'	N07°10'49"E
L83	55.33'	S64°41'06"E	C3	125.00'	14°16'41"	15.66'	31.15'	31.07'	N07°10'49"E
L84	47.71'	S62°12'03"E	C4	925.00'	3°35'59"	29.07'	58.11'	58.10'	N72°01'21"W
L85	188.00'	N62°10'41"W	C5	125.00'	27°42'36"	30.83'	60.45'	59.87'	S76°01'59"E
L86	6.85'	S89°53'43"W	C6	75.00'	24°19'07"	16.16'	31.83'	31.59'	N77°57'09"E
L87	35.29'	S44°59'47"E	C7	125.00'	24°19'07"	26.93'	53.05'	52.66'	N77°57'09"E
L88	15.00'	S00°06'17"E	C8	125.00'	17°19'03"	19.04'	37.78'	37.64'	N08°46'14"E
L89	31.37'	S65°47'36"W	C9	245.00'	1°49'38"	3.91'	7.81'	7.81'	S63°05'30"E
L90	61.96'	N23°44'06"E	C10	445.00'	24°06'07"	95.00'	187.19'	185.82'	S77°50'39"W
L91	119.43'	N27°49'19"E	C11	370.00'	24°06'07"	78.99'	155.64'	154.50'	S77°50'39"W
L92	84.73'	N68°43'10"E	C12	29.00'	47°32'45"	12.77'	24.07'	23.38'	S47°58'47"E
L93	85.94'	N87°07'54"E	C13	51.00'	27°50'30"	46.66'	244.86'	68.85'	N65°47'36"E
L94	43.40'	S62°48'30"E	C14	29.00'	47°32'45"	12.77'	24.07'	23.38'	N00°26'01"W
L95	41.79'	S67°26'05"E	C15	305.00'	50°19'12"	143.26'	267.87'	259.34'	S87°20'17"E
L96	41.79'	S72°41'54"E	C16	585.00'	27°12'13"	141.55'	277.75'	275.15'	N75°46'47"W
L97	41.79'	S77°57'44"E	C17	29.00'	37°32'00"	9.85'	19.00'	18.66'	S71°51'06"W
L98	41.79'	S83°13'33"E	C18	51.00'	163°56'45"	361.64'	145.93'	101.00'	S44°56'31"E
L99	47.51'	S88°24'17"E	C19	29.00'	36°59'23"	9.70'	18.72'	18.40'	N18°32'10"E
L100	14.00'	S45°02'28"W	C20	245.00'	32°09'37"	70.62'	137.52'	135.72'	N82°47'51"E
L101	78.90'	S00°06'43"W	C21	430.00'	24°06'07"	91.80'	180.88'	179.55'	S77°50'39"W
L102	50.00'	N00°06'43"E	C22	75.00'	17°19'03"	11.42'	22.67'	22.58'	N08°46'14"E
L103	109.14'	S00°06'43"W	C23	25.00'	90°00'00"	25.00'	39.27'	35.36'	S44°57'32"E
L104	75.21'	S62°10'41"E	C24	875.00'	27°46'51"	216.38'	424.26'	420.11'	N76°04'06"W
L105	89.18'	S00°06'43"W	C25	175.00'	27°42'36"	43.16'	84.64'	83.81'	S76°01'59"E
			C26	355.00'	24°06'07"	75.79'	149.33'	148.23'	S77°50'39"W
			C27	925.00'	8°02'41"	65.05'	129.88'	129.77'	N66°12'02"W
			C28	635.00'	27°46'51"	157.03'	307.89'	304.88'	N76°04'06"W



- NOTES:**
1. 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 48029C0565F, DATED SEPTEMBER 28, 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.
2. 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 TO 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.
3. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN INCLUDING LOTS 1-27 BLOCK 26 AND LOTS 30-35 BLOCK 26 SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
4. LOTS 13, BLOCK 27, 901-905, BLOCK 26 AND LOT 901, BLOCK 34 ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
5. TOTAL OF 70 RESIDENTIAL LOTS AND 1 PARK LOT ESTABLISHED.
6. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
7. 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.
8. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 13, BLOCK 27, 901-905, BLOCK 26, AND 901, BLOCK 34, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PAIGE HERZOG  
Notary ID #134077657  
My Commission Expires  
November 22, 2026

PLAT NO. 22-11800357

SUBDIVISION PLAT  
ESTABLISHING  
VERDIN SUBDIVISION  
UNIT 1

BEING A 27.677 TRACT OF LAND PARTIALLY WITHIN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 16595, BEXAR COUNTY, TEXAS, BEING SITUATED IN THE RUFENO RODRIGUEZ SURVEY NO. 49, ABSTRACT NO. 613, COUNTY BLOCK NO. 4202, BEING A PORTION OF A 131.81 ACRE TRACT, AS CONVEYED TO KINGFISH DEVELOPMENT, LLC BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220169411, BEXAR COUNTY TEXAS.

SCALE: 1"=100'

100 50 0 100

**MTR**

• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

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

DATE OF PREPARATION: MARCH 24, 2023

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: SHAD SCHMID  
KINGFISH DEVELOPMENT, LLC  
2722 W. BITTERS RD. SUITE 106  
SAN ANTONIO, TX 78248  
210-882-6800

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SHAD SCHMID

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 24th DAY OF March, A.D. 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VERDIN SUBDIVISION UNIT 1 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

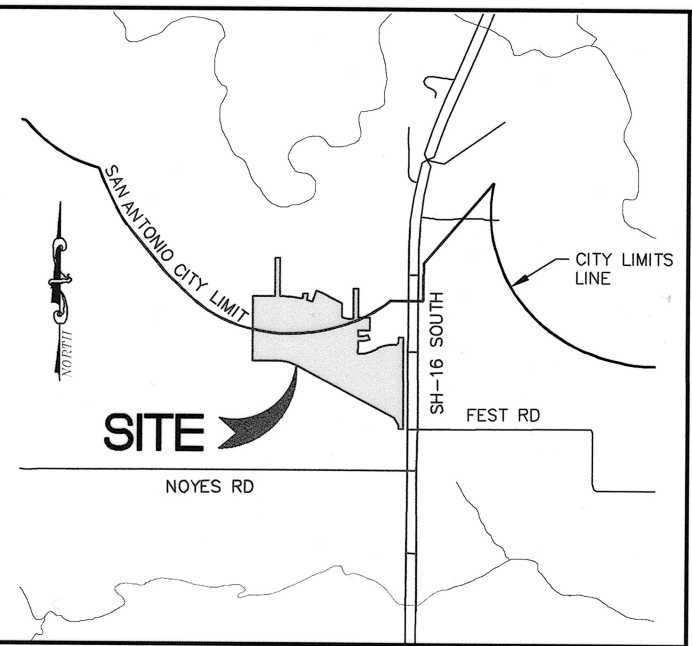
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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

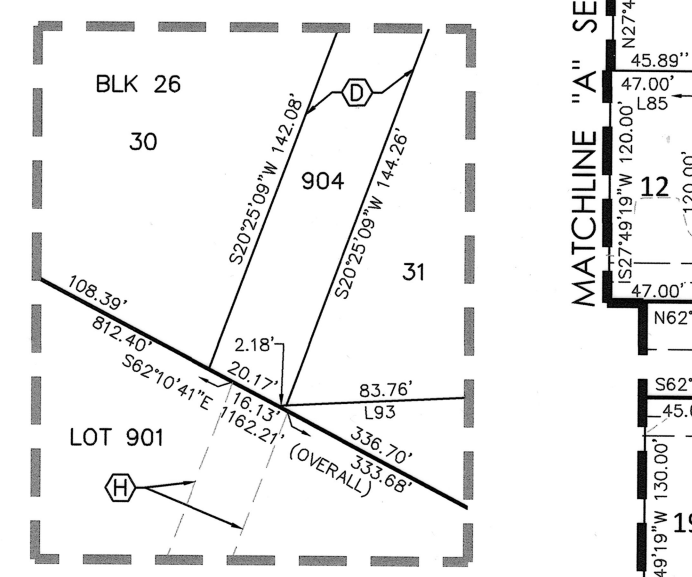




LOCATION MAP  
NOT TO SCALE

**LEGEND**

---702---	EXISTING CONTOUR
702	PROPOSED CONTOUR
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEAR COUNTY, TEXAS
"	REPEATED BEARING & DISTANCE
R.O.W.	RIGHT OF WAY
N.C.B.	NEW CITY BLOCK
C.B.	COUNTY BLOCK
ESM'T	EASEMENT
NO.	NUMBER
PG.	PAGE
CL	CENTERLINE
AC.	ACRES
R	RADIUS
L.F.	LINEAR FEET
E.T.J.	EXTRATERRITORIAL JURISDICTION
AC	ANNUAL CHANCE
---	EXISTING 1% AC EFFECTIVE DFIRM FLOODPLAIN ZONE AE AS PER PANEL 48029C0565F (DATED 09/29/2010)
---	1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY MOY TARIN RAMIREZ (MTR) ENGINEERS, LLC



DETAIL C  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEAR

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 BEAR

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*  
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:**

- 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 DEDICATING 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 1000 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.

**SAWS IMPACT FEE:**  
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 HIGH PRESSURE:**  
ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

**SAWS DEDICATION NOTE:**  
THE OWNER 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.

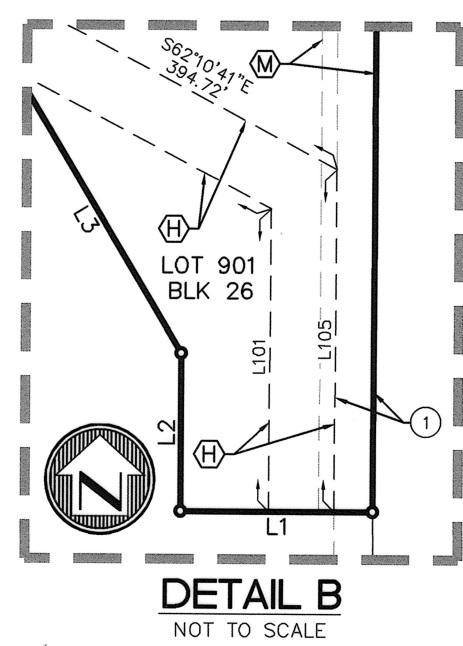
**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**SETBACK NOTE:**  
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**KEYNOTES**

- (A) 10' E.G.T.CATV EASEMENT
- (B) 20' BUILDING SETBACK LINE
- (C) 10' BUILDING SETBACK & E.G.T.CATV ESM'T
- (D) LOT 904, BLOCK 26, DRAINAGE EASEMENT & SANITARY SEWER ESM'T (NON-PERMEABLE)
- (E) LOT 903, BLOCK 26, DRAINAGE EASEMENT (NON-PERMEABLE)
- (F) 50' DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE) (OFF-LOT)
- (G) LOT 902, BLOCK 26, DRAINAGE EASEMENT (NON-PERMEABLE)
- (H) VARIABLE WIDTH SANITARY SEWER ESM'T (0.258 AC.)
- (J) VARIABLE WIDTH CLEAR VISION ESM'T (0.005 AC.)
- (K) VARIABLE WIDTH CLEAR VISION ESM'T (0.094 AC.)
- (L) VARIABLE WIDTH CLEAR VISION ESM'T (0.065 AC.)
- (M) 14' E.G.T.CATV EASEMENT

- (1) 10' SOUTHWESTERN BELL EASEMENT FOR UNDERGROUND FACILITIES VOLUME 7619, PAGE 76 O.P.R.B.C.T.
- (2) APPROXIMATE LOCATION OF CHANNEL EASEMENT, 0.229 OF AN ACRE VOLUME 3477, PAGE 525 O.P.R.B.C.T.
- (3) SOUTHWESTERN BELL MOBILE SYSTEM, INC., 0.129 OF AN ACRE EASEMENT FOR CELLULAR TELEPHONE TOWER SYSTEM VOLUME 6931 PAGE 1593 O.P.R.B.C.T.



DETAIL B  
NOT TO SCALE

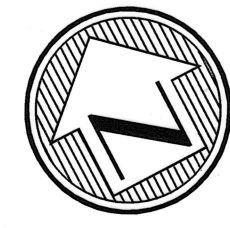
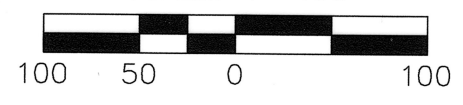
PAIGE HERZOG  
Notary ID #134077657  
My Commission Expires  
November 22, 2026

PLAT NO. 22-11800357

**SUBDIVISION PLAT  
ESTABLISHING  
VERDIN SUBDIVISION  
UNIT 1**

BEING A 27.677 TRACT OF LAND PARTIALLY WITHIN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 16595, BEAR COUNTY, TEXAS, BEING SITUATED IN THE RUFENO RODRIGUEZ SURVEY NO. 49, ABSTRACT NO. 613, COUNTY BLOCK NO. 4202, BEING A PORTION OF A 131.81 ACRE TRACT, AS CONVEYED TO KINGFISH DEVELOPMENT, LLC BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220169411, BEAR COUNTY TEXAS.

SCALE: 1"=100'



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

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

DATE OF PREPARATION: MARCH 24, 2023

STATE OF TEXAS  
COUNTY OF BEAR

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: SHAD SCHMID  
KINGFISH DEVELOPMENT, LLC  
2722 W. BITTERS RD. SUITE 106  
SAN ANTONIO, TX 78248  
210-882-6800

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
SHAD SCHMID  
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 27th DAY OF March, A.D. 2023  
Notary Public, BEAR COUNTY, TEXAS

THIS PLAT OF VERDIN SUBDIVISION UNIT 1 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 BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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

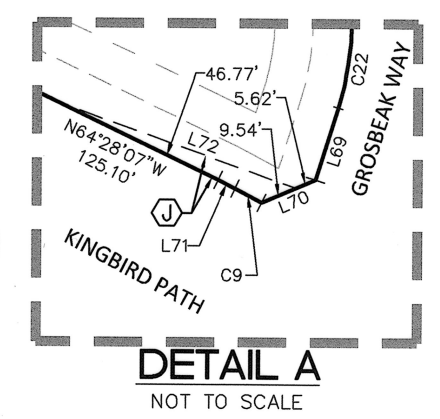
COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



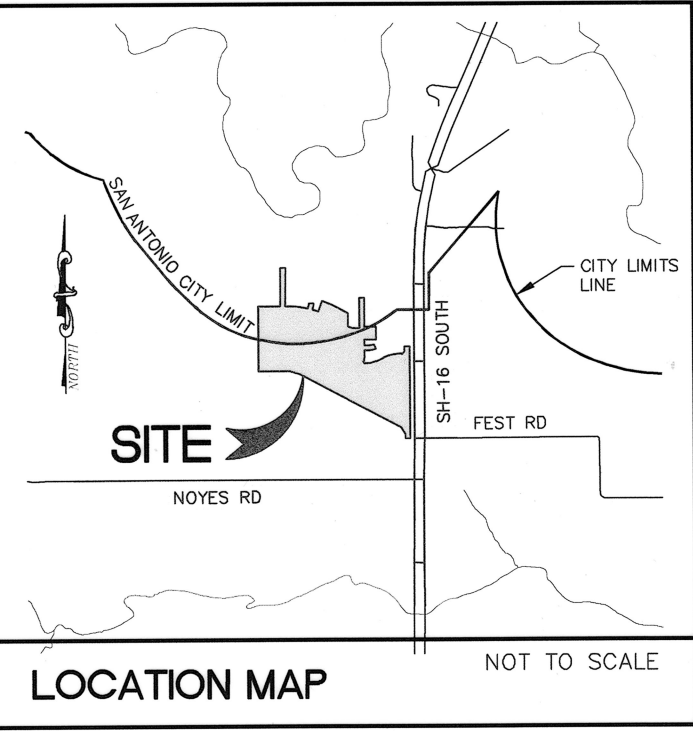
NOTE:  
SEE SHEET 1 OF 3 FOR  
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



DETAIL A  
NOT TO SCALE





- LEGEND**
- 702--- EXISTING CONTOUR
  - 702--- PROPOSED CONTOUR
  - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
  - " REPEATED BEARING & DISTANCE
  - R.O.W. RIGHT OF WAY
  - N.C.B. NEW CITY BLOCK
  - C.B. COUNTY BLOCK
  - ESM'T EASEMENT
  - NO. NUMBER
  - PG. PAGE
  - CL CENTERLINE
  - AC. ACRES
  - R. RADIUS
  - L.F. LINEAR FEET
  - E.T.J. EXTRATERRITORIAL JURISDICTION
  - AC ANNUAL CHANCE
  - EXISTING 1% AC EFFECTIVE DFIRM FLOODPLAIN ZONE AE AS PER PANEL 48029C0565F (DATED 09/29/2010)
  - 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY MOY TARIN RAMIREZ (MTR) ENGINEERS, LLC

**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 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 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 1000 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.

**SAWS IMPACT FEE:**

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 HIGH PRESSURE:**

ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

**SAWS DEDICATION NOTE:**

THE OWNER 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.

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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.

- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
  - (B) 20' BUILDING SETBACK LINE
  - (C) 10' BUILDING SETBACK & E.G.T.CATV ESM'T
  - (D) LOT 904, BLOCK 26, DRAINAGE EASEMENT & SANITARY SEWER ESM'T (NON-PERMEABLE)
  - (E) LOT 903, BLOCK 26, DRAINAGE EASEMENT (NON-PERMEABLE)
  - (F) 50' DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE) (OFF-LOT)
  - (G) LOT 902, BLOCK 26, DRAINAGE EASEMENT (NON-PERMEABLE)
  - (H) VARIABLE WIDTH SANITARY SEWER ESM'T (0.258 AC.)
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  - (L) VARIABLE WIDTH CLEAR VISION ESM'T (0.065 AC.)
  - (M) 14' E.G.T.CATV EASEMENT
  - (1) 10' SOUTHWESTERN BELL EASEMENT FOR UNDERGROUND FACILITIES VOLUME 7619, PAGE 76 O.P.R.B.C.T.
  - (2) APPROXIMATE LOCATION OF CHANNEL EASEMENT, VOLUME 3477, PAGE 525 O.P.R.B.C.T.
  - (3) SOUTHWESTERN BELL MOBILE SYSTEM, INC., 0.129 OF AN ACRE EASEMENT FOR CELLULAR TELEPHONE TOWER SYSTEM VOLUME 6931 PAGE 1593 O.P.R.B.C.T.

**PLAT NO. 22-11800357**

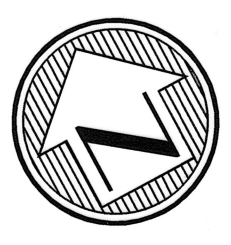
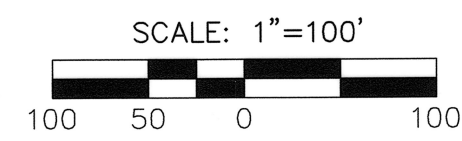
**SUBDIVISION PLAT**

**ESTABLISHING**

**VERDIN SUBDIVISION**

**UNIT 1**

BEING A 27.677 TRACT OF LAND PARTIALLY WITHIN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 16595, BEXAR COUNTY, TEXAS, BEING SITUATED IN THE RUFENO RODRIGUEZ SURVEY NO. 49, ABSTRACT NO. 613, COUNTY BLOCK NO. 4202, BEING A PORTION OF A 131.81 ACRE TRACT, AS CONVEYED TO KINGFISH DEVELOPMENT, LLC BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220169411, BEXAR COUNTY TEXAS.



**Moy Tarin Ramirez Engineers, LLC**

Engineers  
Surveyors  
Planners

TBPELS: ENGINEERING F-5287/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 24, 2023

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: SHAD SCHMID  
KINGFISH DEVELOPMENT, LLC  
2722 W. BITTERS RD. SUITE 106  
SAN ANTONIO, TX 78248  
210-882-6800

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SHAD SCHMID 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 24th DAY OF March, A.D. 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VERDIN SUBDIVISION UNIT 1 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:

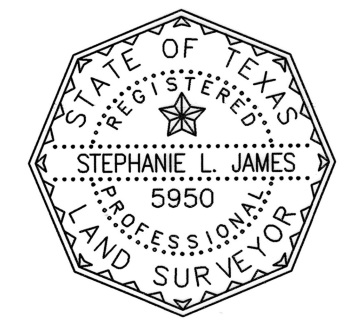
MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, 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



**NOTE:**  
SEE SHEET 1 OF 3 FOR  
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
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