

VICINITY MAP  
NOT TO SCALE

**COSA AND BEXAR COUNTY COMMON AREA MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 11, LOT 902, BLOCK 12, NOB 11156, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WALKER 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.

**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0580G EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**RESIDENTIAL FINISHED FLOOR:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**DRAINAGE EASEMENT ENCROACHMENTS:**  
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 THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

**TCI DETENTION & MAINTENANCE:**  
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILD) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**TXDOT:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. IF SIDEWALKS AREA 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.  
3. 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 IH 410 BASEDON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 70.04'.

**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 WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER (ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT) AT THE SAN ANTONIO WATER SYSTEM.

**SAWS DEDICATION:**  
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.

**RESIDENTIAL FIRE FLOW:**  
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 MARSHALL.

**OPEN SPACE:**  
LOT 901, BLOCK 11, & LOT 902, BLOCK 12 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**SURVEYOR'S NOTES:**  
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.  
2. MONUMENTATION AS SHOWN. IT IS THE POLICY OF BGE, INC. TO SET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" (WHERE PRACTICAL) AT ALL PROPERTY CORNERS, PCs, Pts, & PIs UPON COMPLETION OF CONSTRUCTION.  
3. COORDINATES SHOWN HEREON ARE DISPLAYED IN GRID VALUES.  
4. VERTICAL DATUM BASED ON NAVD 88.

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 EMPLOYEES OF BGE, INC.

DION ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7730 SAN PEDRO AVENUE, SUITE 202  
SAN ANTONIO, TEXAS 78216

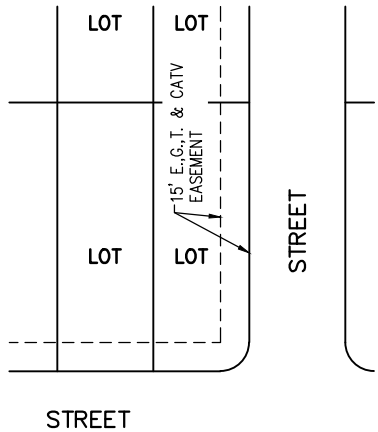
STATE OF TEXAS §  
COUNTY OF BEXAR §  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

**PRELIMINARY PENDING FINAL REVIEW**

AARON J. MATHIS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 131156  
BGE, INC.  
7730 SAN PEDRO, SUITE 202  
SAN ANTONIO, TEXAS 78216

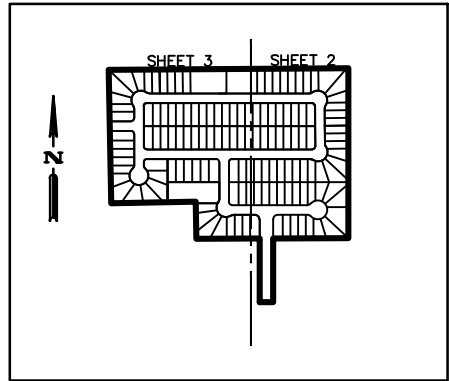
TYPICAL E.G.T. & CATV EASEMENTS

AN EASEMENT IS HEREBY DEDICATED FOR THE USE OF PUBLIC UTILITIES, BEING 15 FEET ALONG THE ROAD FRONTAGE LOT LINE OF EACH LOT, UNLESS OTHERWISE NOTED.



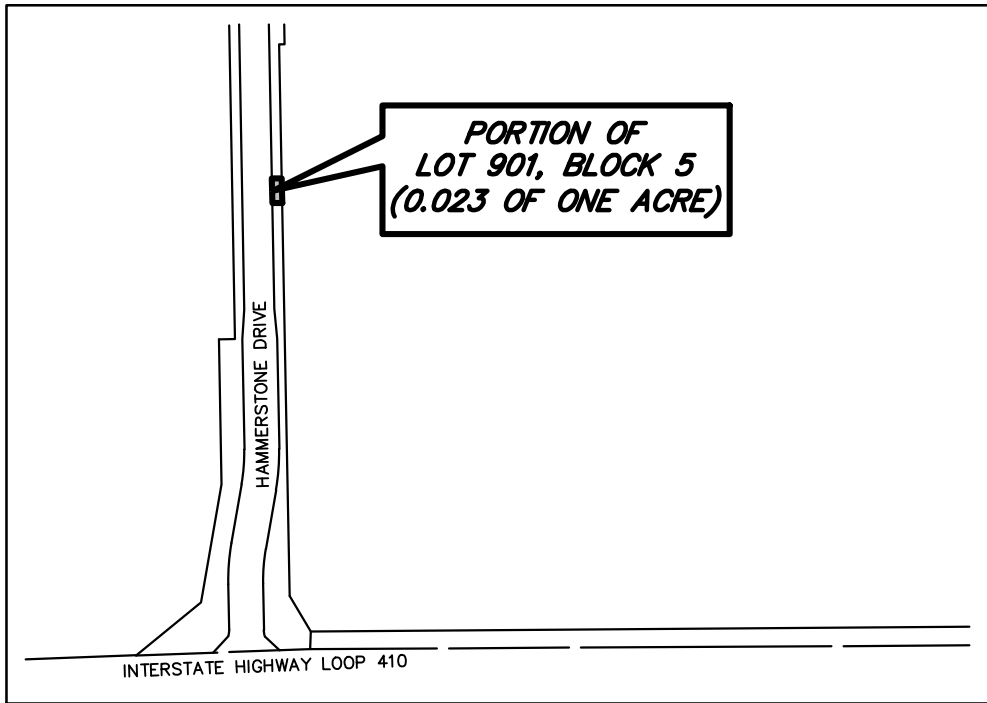
●  
( )  
D.E.  
D.R.B.C.  
D.P.R.  
E.G.T. & CATV  
N.C.B.  
ISD  
O.P.R.B.C.  
O.P.R.R.P.B.C.  
O.S.  
P.D.E.  
PG.  
R.O.W.  
VOL.  
W.W.E.  
\*  
- 614 -  
- 606 -

**LEGEND**  
1/2" IRON ROD FOUND (UNLESS NOTED)  
1/2" IRON ROD SET W/ "BROWN & GAY" CAP  
RECORD INFORMATION FROM VOL. 5233, PG. 1796 O.P.R.B.C.  
DRAINAGE EASEMENT  
DEED RECORDS OF BEXAR COUNTY, TX  
DEED & PLAT RECORDS, BEXAR COUNTY, TX  
ELECTRIC, GAS, TELEPHONE AND CABLE TV  
NEW CITY BLOCK  
INDEPENDENT SCHOOL DISTRICT  
OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TX  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY  
OPEN SPACE  
PRIVATE DRAINAGE EASEMENT  
PAGE  
RIGHT-OF-WAY  
VOLUME  
WASTEWATER EASEMENT  
(UNPLATTED) WE-ROOSEVELT, L.P.; REMAINING PORTION OF A CALLED ONE ACRE; VOL. 11832, PG. 196, O.P.R.B.C.  
EXISTING CONTOUR LINE/ELEVATION  
PROPOSED CONTOUR LINE/ELEVATION



INDEX MAP  
1" = 1000'

0.023 OF ONE ACRE (1,001 SQ. FT.) BEING REPLATTED IS A PORTION OF LOT 901, BLOCK 5 OF HARLANDALE SUBDIVISION, UNIT 1 RECORDED IN VOLUME 20002, PAGE 2189 P.R.B.C.



AREA BEING REPLATTED THROUGH PUBLIC  
HEARING WITH WRITTEN NOTIFICATION  
NOT TO SCALE

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 AREAS THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

KB HOME LONE STAR, INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229

STATE OF TEXAS  
COUNTY OF BEXAR

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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

C.P.S./SAWS/COSA UTILITY 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 THE 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 THE OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER OR 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, GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT  
SEE SHEET 4 OF 4 FOR LINE  
AND CURVE TABLES

SHEET 1 OF 4

PLAT NO. 21-11800394

REPLAT & SUBDIVISION PLAT ESTABLISHING  
WALKER SUBDIVISON

BEING A TOTAL 23.745 ACRES, ESTABLISHING LOTS 1-26 & 901, BLOCK 11, LOTS 1-66 & 902, BLOCK 12, AND LOTS 1-44, BLOCK 13, NEW CITY BLOCK 11156, AS CONVEYED TO WE-ROOSEVELT, L.P., AND RECORDED IN DOC. NO. 20220073566 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT NO. 44.



BGE, Inc.  
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10194490

DATE OF PREPARATION: 02/23/2023 JOB NO: 8898-00

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COUNTY OF BEXAR §

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OWNER/DEVELOPER: LLOYD A. DENTON, JR.

ROOSEVELT DEVELOPMENT, LTD  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TX 78218  
(210) 526-6889

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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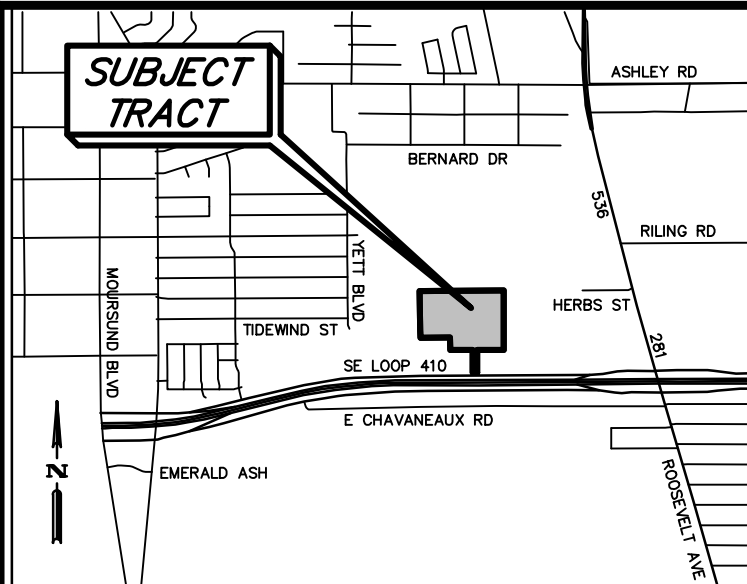
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

BY: \_\_\_\_\_

CHAIRMAN

BY: \_\_\_\_\_

SECRETARY



VICINITY MAP  
NOT TO SCALE

**COSA AND BEXAR COUNTY COMMON AREA MAINTENANCE:**

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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 EMPLOYEES OF BGE, INC.

DION ALBERTSON, R.P.L.S.  
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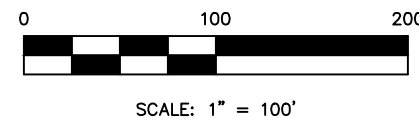
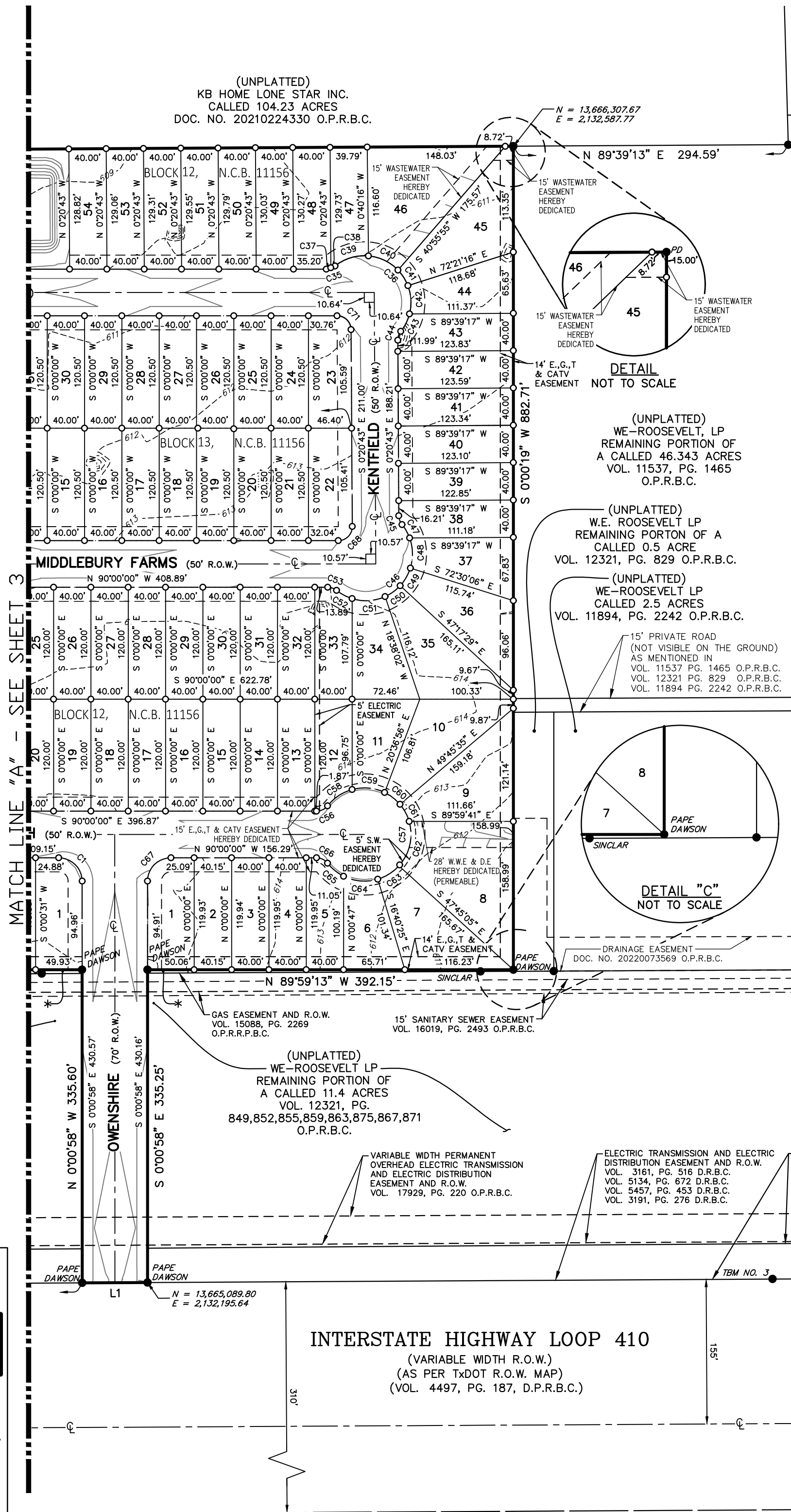
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**PRELIMINARY PENDING FINAL REVIEW**

AARON J. MATHIS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 131156  
BGE, INC.  
7330 SAN PEDRO, SUITE 202  
SAN ANTONIO, TEXAS 78216

(UNPLATTED)  
KB HOME LONE STAR INC.  
CALLED 104.23 ACRES  
DOC. NO. 20210224330 O.P.R.B.C.



BGE, Inc.  
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10194490

DATE OF PREPARATION: 02/23/2023 JOB NO: 8898-00

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 AREAS THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
ROOSEVELT DEVELOPMENT, LTD  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TX 78218  
(210) 526-6889

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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BY: \_\_\_\_\_

CHAIRMAN

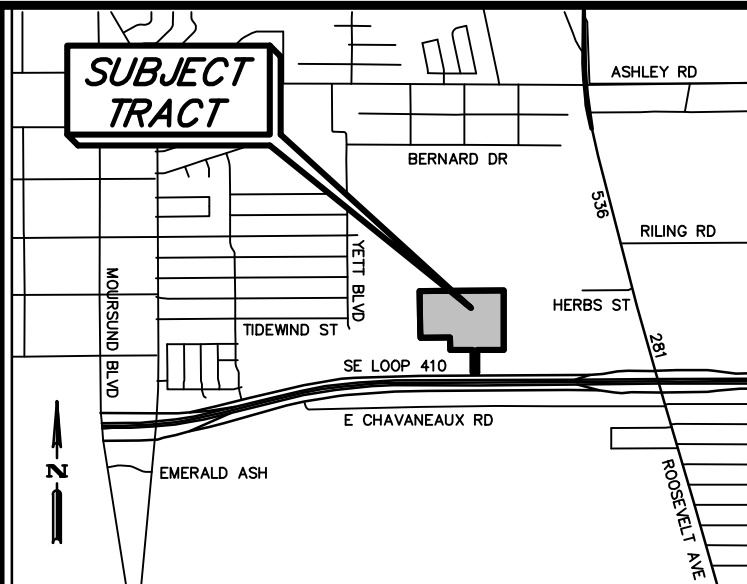
BY: \_\_\_\_\_

SECRETARY

INTERSTATE HIGHWAY LOOP 410  
(VARIABLE WIDTH R.O.W.)  
(AS PER TXDOT R.O.W. MAP)  
(VOL. 4497, PG. 187, D.P.R.B.C.)

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT  
SEE SHEET 4 OF 4 FOR LINE  
AND CURVE TABLES

SHEET 2 OF 4



VICINITY MAP  
NOT TO SCALE

**COSA AND BEXAR COUNTY COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 11, LOT 902, BLOCK 12, NCB 11156, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WALKER 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.

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C05806 EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**RESIDENTIAL FINISHED FLOOR:**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**DRAINAGE EASEMENT ENCROACHMENTS:**

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 THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

**TCI DETENTION & MAINTENANCE:**

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILD) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**TxDOT:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. IF SIDEWALKS AREA 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.
3. 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 IH 410 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 70.04'.

**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 WASTEWATER EDU:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER (ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT) AT THE SAN ANTONIO WATER SYSTEM.

**SAWS DEDICATION:**

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.

**RESIDENTIAL FIRE FLOW:**

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 MARSHALL.

**OPEN SPACE:**

LOT 901, BLOCK 11, & LOT 902, BLOCK 12 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**SURVEYOR'S NOTES:**

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. MONUMENTATION AS SHOWN. IT IS THE POLICY OF BGE, INC. TO SET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" (WHERE PRACTICAL) AT ALL PROPERTY CORNERS, PCs, Pts, & PIs UPON COMPLETION OF CONSTRUCTION.
3. COORDINATES SHOWN HEREON ARE DISPLAYED IN GRID VALUES.
4. VERTICAL DATUM BASED ON NAVD 88.

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 EMPLOYEES OF BGE, INC.

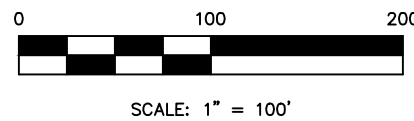
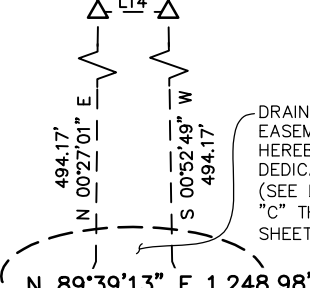
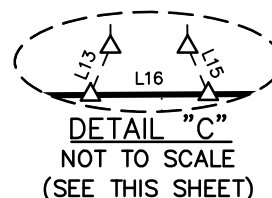
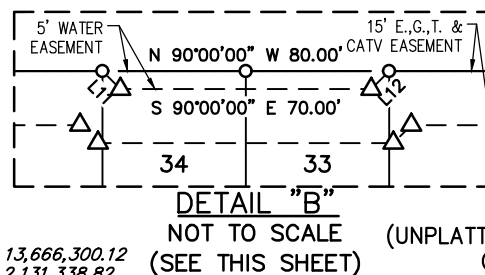
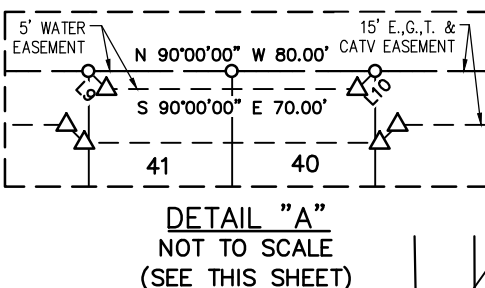
DION ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVENUE, SUITE 202  
SAN ANTONIO, TEXAS 78216

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.

**PRELIMINARY PENDING FINAL REVIEW**

AARON J. MATHIS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 131156  
BGE, INC.  
7330 SAN PEDRO, SUITE 202  
SAN ANTONIO, TEXAS 78216



BGE, Inc.  
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10194490

DATE OF PREPARATION: 02/23/2023 JOB NO: 8898-00

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 AREAS THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
ROOSEVELT DEVELOPMENT, LTD  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TX 78218  
(210) 526-6889

STATE OF TEXAS  
COUNTY OF BEXAR

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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

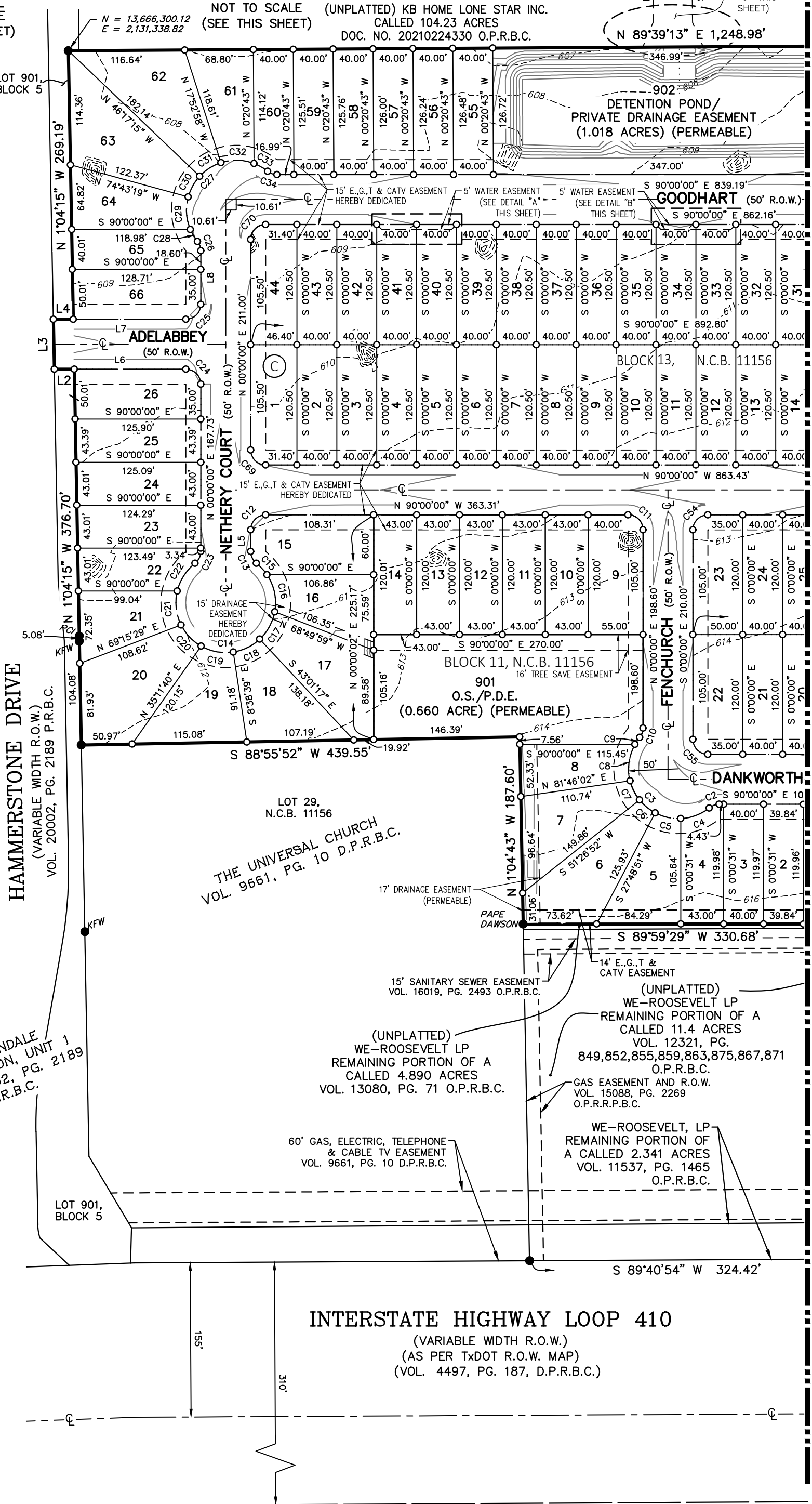
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WALKER SUBDIVISION 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., 2023.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

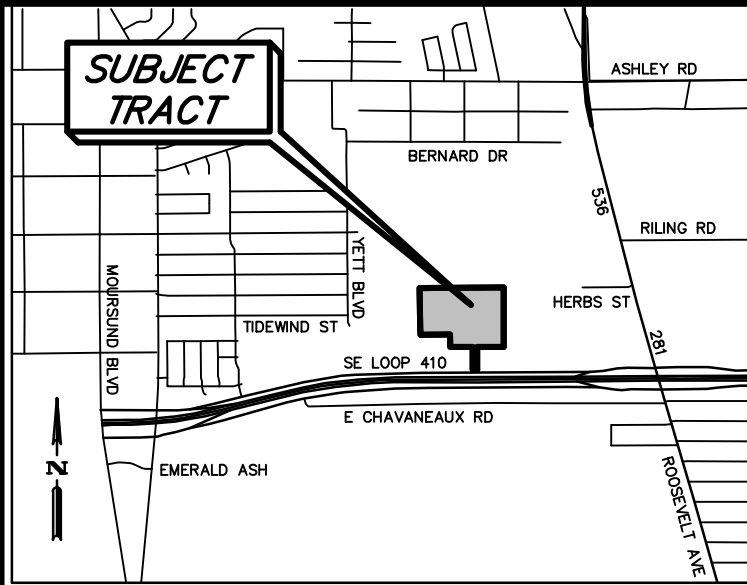


INTERSTATE HIGHWAY LOOP 410  
(VARIABLE WIDTH R.O.W.)  
(AS PER TxDOT R.O.W. MAP)  
(VOL. 4497, PG. 187, D.P.R.B.C.)

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT  
SEE SHEET 4 OF 4 FOR LINE  
AND CURVE TABLES

SHEET 3 OF 4





VICINITY MAP  
NOT TO SCALE

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COUNTY OF BEXAR §

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DION ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
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7330 SAN PEDRO AVENUE, SUITE 202  
SAN ANTONIO, TEXAS 78216

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PRELIMINARY PENDING FINAL REVIEW

AARON J. MATHIS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 131156  
BGE, INC.  
7330 SAN PEDRO, SUITE 202  
SAN ANTONIO, TEXAS 78216

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°40'54" W	70.04'
L2	N 90°00'00" W	20.02'
L3	N 01°04'02" W	50.01'
L4	S 90°00'00" E	20.02'
L5	S 00°00'00" W	21.73'
L6	N 90°00'00" W	131.86'
L7	S 90°00'00" E	132.79'
L8	N 00°00'00" E	53.60'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L9	N 45°00'00" W	7.07'
L10	S 45°00'00" W	7.07'
L11	N 45°00'00" W	7.07'
L12	S 45°00'00" W	7.07'
L13	N 22°37'40" E	26.71'
L14	S 89°32'59" E	28.24'
L15	S 23°31'20" E	26.52'
L16	S 89°39'13" W	60.57'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.26'	25.00'	89°59'02"	N 45°00'29" W	35.35'
C2	10.18'	15.00'	38°52'15"	S 70°33'53" W	9.98'
C3	146.38'	50.00'	167°44'30"	S 45°00'00" E	99.43'
C4	31.70'	50.00'	36°19'36"	N 69°17'33" E	31.17'
C5	26.49'	50.00'	30°21'33"	S 77°21'52" E	26.18'
C6	20.62'	50.00'	23°37'57"	S 50°22'07" E	20.48'
C7	21.45'	50.00'	24°34'49"	S 26°15'43" E	21.29'
C8	37.68'	50.00'	43°10'21"	S 07°36'52" W	36.79'
C9	8.44'	50.00'	9°40'13"	S 34°02'08" W	8.43'
C10	10.18'	15.00'	38°52'15"	N 19°26'07" E	9.98'
C11	23.56'	15.00'	90°00'00"	N 45°00'00" W	21.21'
C12	23.56'	15.00'	90°00'00"	S 45°00'00" W	21.21'
C13	13.62'	15.00'	52°01'12"	S 26°00'36" E	13.16'
C14	247.87'	50.00'	284°02'25"	S 90°00'00" E	61.54'
C15	15.72'	50.00'	18°00'56"	N 43°00'45" W	15.66'
C16	38.95'	50.00'	44°38'16"	N 11°41'09" W	37.98'
C17	31.72'	50.00'	36°20'43"	N 28°48'21" E	31.19'
C18	30.00'	50.00'	34°22'39"	N 64°10'02" E	29.55'
C19	33.25'	50.00'	38°05'58"	S 79°35'40" E	32.64'
C20	29.73'	50.00'	34°03'49"	S 43°30'46" E	29.29'
C21	34.79'	50.00'	39°52'07"	S 06°32'48" E	34.09'
C22	33.71'	50.00'	38°37'57"	S 32°42'14" W	33.08'
C23	13.62'	15.00'	52°01'12"	N 26°00'36" E	13.16'
C24	23.56'	15.00'	90°00'00"	S 45°00'00" E	21.21'
C25	23.56'	15.00'	90°00'00"	N 45°00'00" E	21.21'
C26	10.18'	15.00'	38°52'15"	N 19°26'07" W	9.98'
C27	146.38'	50.00'	167°44'30"	S 45°00'00" W	99.43'
C28	14.01'	50.00'	16°02'56"	S 30°50'47" E	13.96'
C29	33.25'	50.00'	38°06'00"	S 03°46'19" E	32.64'
C30	23.91'	50.00'	27°23'44"	S 28°58'33" W	23.68'
C31	25.69'	50.00'	29°26'36"	S 57°23'44" W	25.41'
C32	33.72'	50.00'	38°38'08"	N 88°33'54" W	33.08'
C33	15.81'	50.00'	18°07'05"	N 60°11'17" W	15.75'
C34	10.18'	15.00'	38°52'15"	S 70°33'52" E	9.98'
C35	10.16'	15.00'	38°49'33"	N 70°35'13" E	9.97'
C36	146.00'	50.00'	167°18'24"	N 45°10'21" W	99.39'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C37	4.88'	15.00'	18°38'43"	N 80°40'38" E	4.86'
C38	5.28'	15.00'	20°10'50"	N 61°15'52" E	5.26'
C39	38.30'	50.00'	43°53'38"	S 73°07'16" W	37.37'
C40	35.84'	50.00'	41°04'29"	N 64°23'40" W	35.08'
C41	19.99'	50.00'	22°54'43"	N 32°24'04" W	19.86'
C42	30.87'	50.00'	35°22'10"	N 03°15'37" W	30.38'
C43	20.99'	50.00'	24°03'22"	N 26°27'09" E	20.84'
C44	10.16'	15.00'	38°49'33"	S 19°04'04" W	9.97'
C45	10.19'	15.00'	38°54'57"	S 19°48'11" E	9.99'
C46	146.76'	50.00'	168°10'36"	N 44°49'39" E	99.47'
C47	16.57'	50.00'	18°59'01"	N 29°46'09" W	16.49'
C48	32.97'	50.00'	37°46'33"	N 01°23'22" W	32.37'
C49	22.00'	50.00'	25°12'37"	N 30°06'12" E	21.82'
C50	20.00'	50.00'	22°55'06"	N 54°10'04" E	19.87'
C51	36.21'	50.00'	41°29'48"	N 86°22'31" E	35.43'
C52	19.02'	50.00'	21°47'32"	S 61°58'49" E	18.90'
C53	10.19'	15.00'	38°54'57"	N 70°32'32" W	9.99'
C54	23.56'	15.00'	90°00'00"	S 45°00'00" W	21.21'
C55	23.56'	15.00'	90°00'00"	S 45°00'00" E	21.21'
C56	13.62'	15.00'	52°01'12"	N 63°59'24" E	13.16'
C57	247.87'	50.00'	284°02'25"	N 00°00'00" E	61.54'
C58	32.13'	50.00'	36°49'19"	S 56°23'27" W	31.58'
C59	35.76'	50.00'	40°58'20"	N 84°42'43" W	35.00'
C60	20.93'	50.00'	23°59'08"	N 52°13'59" W	20.78'
C61	20.93'	50.00'	23°59'08"	N 28°14'52" W	20.78'
C62	51.05'	50.00'	58°30'06"	N 12°59'45" E	48.86'
C63	27.12'	50.00'	31°04'47"	N 57°47'11" E	26.79'
C64	37.63'	50.00'	43°06'58"	S 85°06'56" E	36.74'
C65	22.32'	50.00'	25°34'39"	S 50°46'07" E	22.14'
C66	13.62'	15.00'	52°01'12"	N 63°59'24" W	13.16'
C67	39.28'	25.00'	90°00'58"	S 44°59'31" W	35.36'
C68	23.65'	15.00'	90°20'43"	N 44°49'39" E	21.28'
C69	23.56'	15.00'	90°00'00"	S 45°00'00" E	21.21'
C70	23.56'	15.00'	90°00'00"	S 45°00'00" W	21.21'
C71	23.47'	15.00'	89°39'17"	N 45°10'21" W	21.15'

PLAT NO. 21-11800394

REPLAT & SUBDIVISION PLAT ESTABLISHING

## WALKER SUBDIVISON

BEING A TOTAL 23.745 ACRES, ESTABLISHING LOTS 1-26 & 901, BLOCK 11, LOTS 1-66 & 902, BLOCK 12, AND LOTS 1-44, BLOCK 13, NEW CITY BLOCK 11156, AS CONVEYED TO WE-ROOSEVELT, L.P., AND RECORDED IN DOC. NO. 20220073566 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT NO. 44.



BGE, Inc.  
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10194490

DATE OF PREPARATION: 02/23/2023 JOB NO: 8898-00

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 AREAS THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
ROOSEVELT DEVELOPMENT, LTD  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TX 78218  
(210) 526-6889

STATE OF TEXAS  
COUNTY OF BEXAR

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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WALKER SUBDIVISION 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., 2023.

BY: \_\_\_\_\_

CHAIRMAN

BY: \_\_\_\_\_

SECRETARY