

SUBDIVISION PLAT OF
PUNTA VERDE COMMERCIAL PHASE 1

SITUATED IN THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT 308, COUNTY BLOCK 5088, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 22.901 ACRE TRACT OF LAND AS CONVEYED TO GREEN ROAD 1604 PARTNERS LLC, AND RECORDED IN VOLUME 13802, PAGE 2236 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING A TOTAL OF 5.19 ACRES OF LAND, INCLUSIVE OF A 0.4597 OF AN ACRE R.O.W. DEDICATION, A 0.6214 OF AN ACRE OFF-LOT WATER EASEMENT, A 0.0310 OF AN ACRE DRAINAGE EASEMENT, A 0.5210 OF AN ACRE TEMPORARY DRAINAGE EASEMENT, A 0.0138 OF AN ACRE INGRESS/EGRESS EASEMENT, AND A 0.0141 OF AN ACRE CLEAR VISION EASEMENT ALL DEDICATED TO THE CITY OF SAN ANTONIO. ESTABLISHING LOTS 29, 30, AND 931.

KEY NOTES

- 1 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 2 30' SANITARY SEWER EASEMENT
- 3 20' PUBLIC WATER EASEMENT
- 4 16' PRIVATE DRAINAGE EASEMENT
- 5 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 6 1' NON-VEHICULAR ACCESS EASEMENT
- 7 20' BUILDING SETBACK LINE
- 8 15' IRREVOCABLE INGRESS/EGRESS EASEMENT
- 9 TEMPORARY VARIABLE WIDTH DRAINAGE EASEMENT (0.1699 OF AN ACRE OFF-LOT)
- 10 VARIABLE WIDTH ELECTRIC EASEMENT (DOC. No. 20230078632)

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER / DEVELOPER:
VICTOR ANDONIE
PUNTA VERDE I, LLC
13750 SAN PEDRO AVENUE, SUITE B-10
SAN ANTONIO, BEXAR COUNTY TEXAS 78231
(210) 918-1404

JARED SANCHEZ
Notary Public, State of Texas
Comm. Expires 02-18-2026
Notary ID 133599239

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR ANDONIE, 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 1st DAY OF August A.D. 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PUNTA VERDE COMMERCIAL PHASE 1 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.
DATED THIS 1st DAY OF August A.D. 2023

BY: _____ CHAIRMAN

BY: _____ SECRETARY

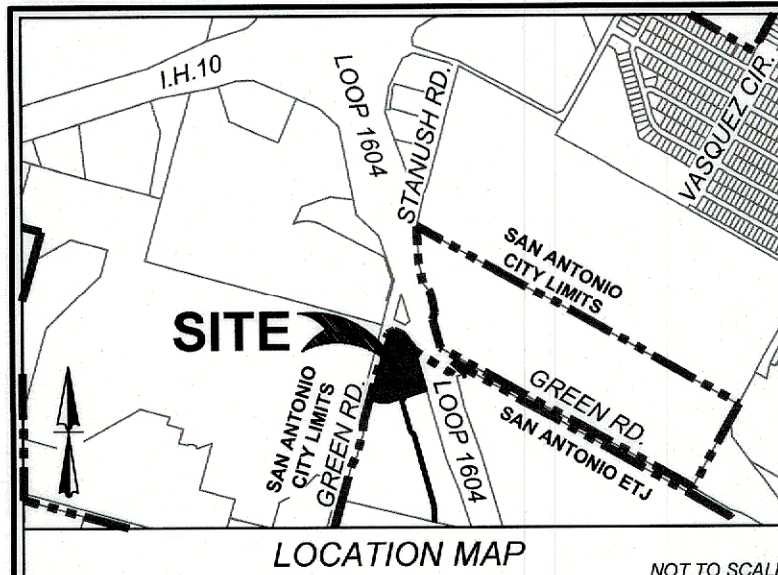
CERTIFICATE OF APPROVAL:

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.

ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
 - ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ✕ F.X.C. = FOUND "X" IN CONCRETE
- ⊠ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- 500 - = EXISTING CONTOURS
- = CENTERLINE
- - - = CITY OF SAN ANTONIO LIMITS
- ETJ = EXTRATERRITORIAL JURISDICTION
- 500 - = PROPOSED CONTOURS
- - - = 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS
- - - = 1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0435G
- 1 = PROPOSED EASEMENT

CPS/SAWS/COSA/UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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", 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, 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 RESPOND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS, INCLUDING LOT 931, AND EASEMENTS OF ANY OTHER 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.

DEDICATION OF THE WATER MAINS:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

OPEN SPACE NOTE:
LOT 931, C.B. 5088, IS DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, WATER, SEWER, & ELECTRIC EASEMENT.

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS ON RESIDENTIAL LOTS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

TXDOT NOTES:

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. 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 TOTAL OF ONE (1) ACCESS POINT ALONG LP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 354.52 LINEAR FEET.
3. IF 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.

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.

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

FIRE NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

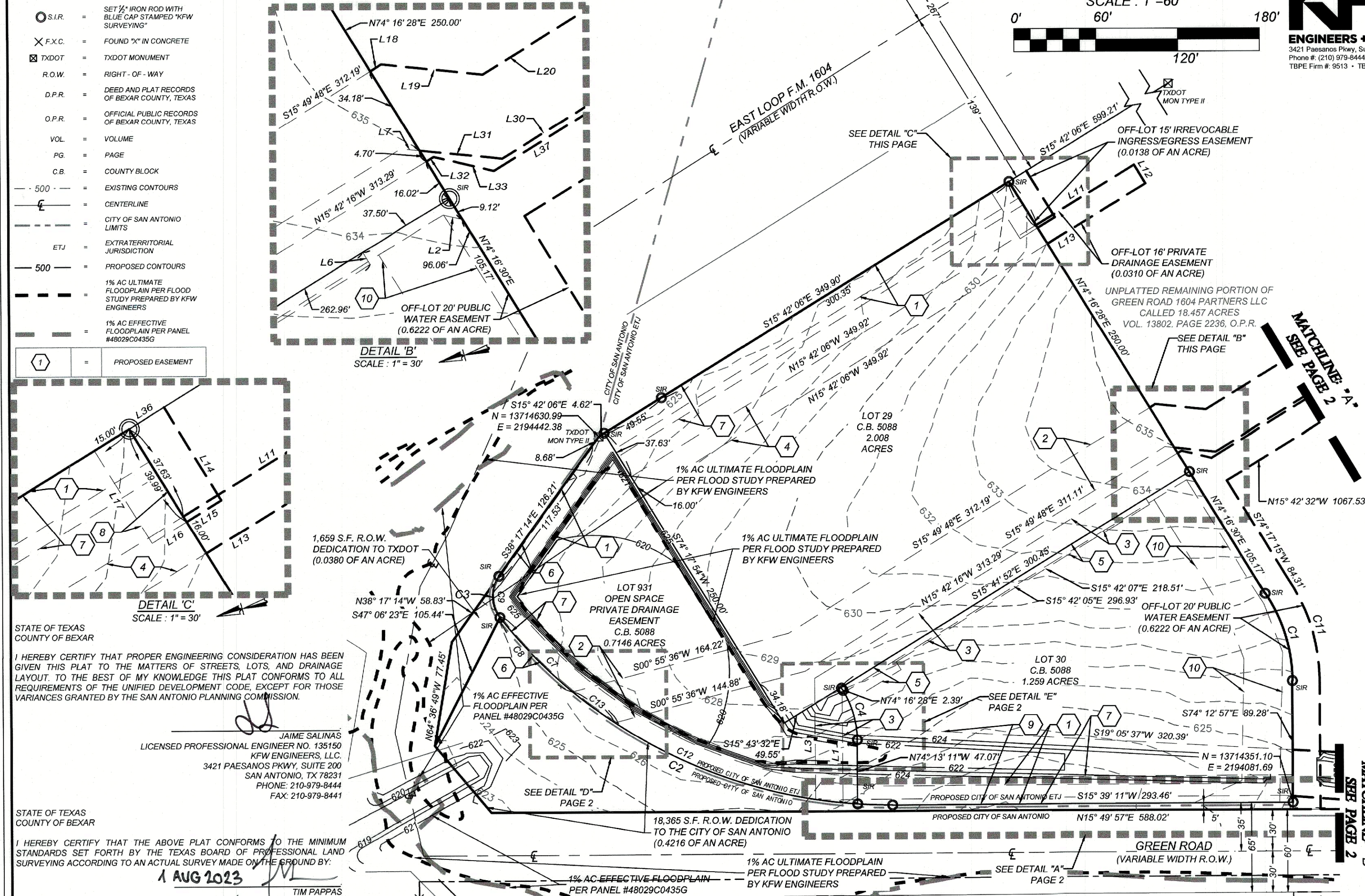
IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS, INCLUDING LOT 931, AND EASEMENTS OF ANY OTHER 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.

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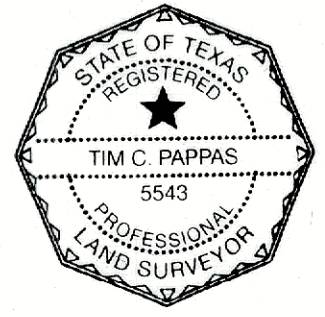
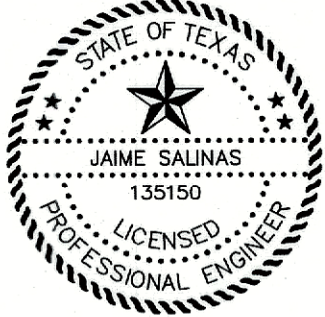
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SEE PAGE 2 FOR LINE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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.

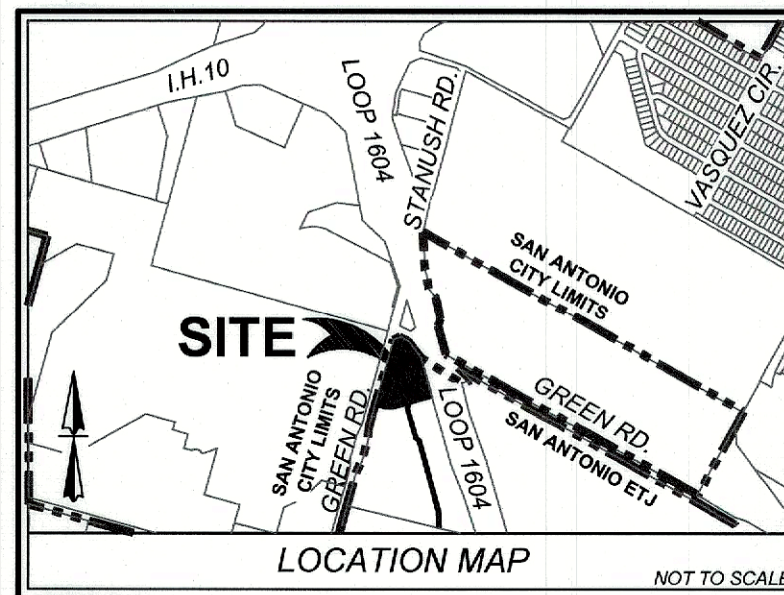
JAIME SALINAS
LICENSED PROFESSIONAL ENGINEER NO. 135150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

1 AUG 2023

TIM PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



LEGEND

1. 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING"

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.

4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).

5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Line Table	Line Table	Line Table
LINE #	LENGTH	DIRECTION
L1	80.53'	S74°19'12"E
L2	7.28'	S29°17'43"W
L3	89.18'	S74°19'12"E
L4	45.10'	S15°41'52"E
L5	6.73'	S74°24'47"W
L6	5.25'	N74°18'08"E
L7	8.88'	N21°42'41"E
L8	341.74'	N15°31'33"E
L9	7.12'	N20°15'05"E
L10	126.70'	N20°15'05"E
L11	84.33'	N15°42'06"W
L12	16.00'	S74°17'54"W
L13	84.33'	N15°42'06"W

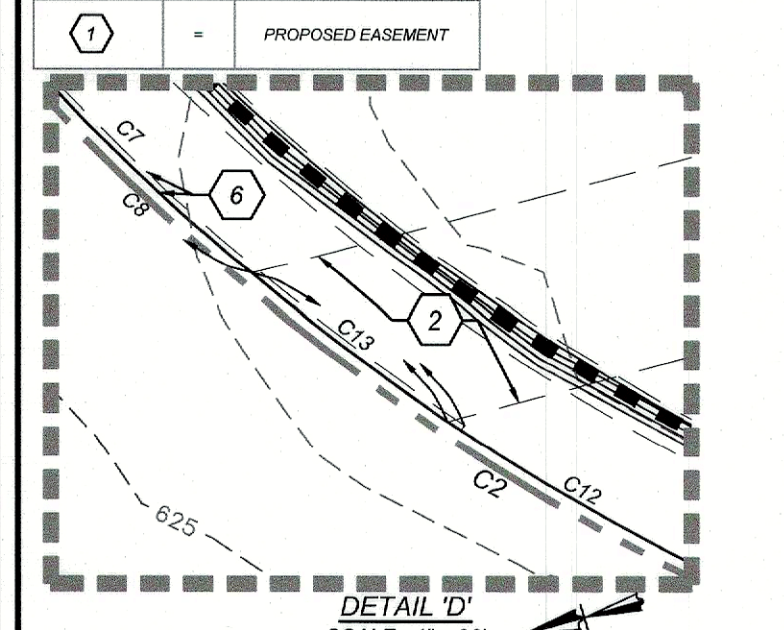
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STATE OF TEXAS
COUNTY OF BEXAR

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JAIMÉ SALINAS
LICENSED PROFESSIONAL ENGINEER NO. 135150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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 ELEVATIONS.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801827) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-47(H).

CLEAR VISION 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.

Line Table	Line Table	Line Table
LINE #	LENGTH	DIRECTION
L14	39.99'	N74°16'28"E
L15	15.00'	S15°43'32"E
L16	15.00'	S15°43'32"E
L17	40.00'	S74°16'28"W
L18	4.69'	S15°49'48"E
L19	37.30'	S21°42'41"W
L20	263.80'	S15°43'32"E
L21	34.95'	S56°54'35"E
L22	647.62'	S15°42'06"E
L23	132.43'	S05°43'43"E
L24	12.54'	S13°31'10"W
L25	30.00'	N76°28'50"W
L26	7.45'	N13°31'10"E

UNPLATTED REMAINING PORTION OF GREEN ROAD 1604 PARTNERS LLC CALLED 18.457 ACRES VOL. 13802, PAGE 2236, O.P.R.

OFF-LOT 30' PUBLIC SANITARY SEWER EASEMENT (0.7750 ACRES)

OFF-LOT 20' PUBLIC WATER EASEMENT (0.6222 ACRES)

UNPLATTED REMAINING PORTION OF GREEN ROAD 1604 PARTNERS LLC CALLED 18.457 ACRES VOL. 13802, PAGE 2236, O.P.R.

GREEN ROAD (VARIABLE WIDTH R.O.W.)

GREEN ROAD (VARIABLE WIDTH R.O.W.)

DETAIL 'A'

SCALE: 1" = 40'

CROSS ACCESS NOTE:
LOT OWNER SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 29, 30 & 931, CB 5088, IN ACCORDANCE WITH UDC 35-506(h)(3).

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 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.

NOTE:
FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4802900435G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TCI DETENTION & MAINTENANCE NOTE:
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 (FILO) IF OFF-SITE 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.

UNPLATTED REMAINING PORTION OF GREEN ROAD 1604 PARTNERS LLC CALLED 18.457 ACRES VOL. 13802, PAGE 2236, O.P.R.

OFF-LOT 20' PUBLIC WATER EASEMENT (0.6222 ACRES)

UNPLATTED REMAINING PORTION OF GREEN ROAD 1604 PARTNERS LLC CALLED 18.457 ACRES VOL. 13802, PAGE 2236, O.P.R.

GREEN ROAD (VARIABLE WIDTH R.O.W.)

GREEN ROAD (VARIABLE WIDTH R.O.W.)

DETAIL 'E'

SCALE: 1" = 30'

UNPLATTED REMAINING PORTION OF GREEN ROAD 1604 PARTNERS LLC CALLED 18.457 ACRES VOL. 13802, PAGE 2236, O.P.R.

GREEN ROAD (VARIABLE WIDTH R.O.W.)

GREEN ROAD (VARIABLE WIDTH R.O.W.)

DETAIL 'A'

SCALE: 1" = 40'

SEE PAGE 1 FOR CURVE TABLE

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
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KEY NOTES

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UNPLATTED
RANDY A. LEJESKI
CALLED 3.845 ACRES
VOL. 13178
PAGE 1360, O.P.R.

STATE OF TEXAS
COUNTY OF BEXAR

OWNER / DEVELOPER:
VICTOR ANDONIE
PUNTA VERDE I, LLC
13750 SAN PEDRO AVENUE, SUITE B-10
SAN ANTONIO, BEXAR COUNTY TEXAS 78258
(210) 918-1404

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR ANDONIE, 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 1st DAY OF August, A.D. 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

ON THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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PLAT No. 21-11800585

SUBDIVISION PLAT OF
PUNTA VERDE COMMERCIAL PHASE 1

SITUATED IN THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT 308, COUNTY BLOCK 5088, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 22.901 ACRE TRACT OF LAND AS CONVEYED TO GREEN ROAD 1604 PARTNERS LLC, AND RECORDED IN VOLUME 13802, PAGE 2236 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. BEING A TOTAL OF 5.19 ACRES OF LAND, INCLUSIVE OF A 0.4597 OF AN ACRE R.O.W. DEDICATION, A 0.6214 OF AN ACRE OFF-LOT WATER EASEMENT, A 0.0310 OF AN ACRE DRAINAGE EASEMENT, A 0.5210 OF AN ACRE TEMPORARY DRAINAGE EASEMENT, A 0.0138 OF AN ACRE INGRESS/EGRESS EASEMENT, AND A 0.0141 OF AN ACRE CLEAR VISION EASEMENT ALL DEDICATED TO THE CITY OF SAN ANTONIO. ESTABLISHING LOTS 29, 30, AND 931.

SCALE: 1" = 100'

0' 100' 300'

STATE OF TEXAS
COUNTY OF BEXAR

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

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13750 SAN PEDRO AVENUE, SUITE B-10
SAN ANTONIO, BEXAR COUNTY TEXAS 78258
(210) 918-1404

JARED SANCHEZ
Notary Public, State of Texas
Comm. Expires 02-18-2026
Notary ID 133599239

STATE OF TEXAS
COUNTY OF BEXAR

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