

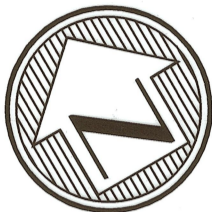
PLAT NO. 21-11800537

SUBDIVISION PLAT
ESTABLISHING
KATZER RANCH SUBDIVISION
UNIT 3

BEING A 26.566 ACRE TRACT OF LAND, SITUATED IN THE FRANCISCO CARDENAS SURVEY NUMBER 28, ABSTRACT NUMBER 128, COUNTY BLOCK NUMBER 5087, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 78.642 ACRE TRACT AS CONVEYED TO SA KATZER RANCH, LTD., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2021085774, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100

TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: JULY 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: PATRICK CARRIGAN-SMITH
VICE PRESIDENT, LAND ACQUISITION & DEVELOPMENT
SA KATZER RANCH, LTD.
13141 NORTHWEST FWY
HOUSTON, TX 77040

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PATRICK CARRIGAN-SMITH 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 2 DAY OF August, A.D. 2023

Vanessa Smith
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF KATZER RANCH SUBDIVISION UNIT 3 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 THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

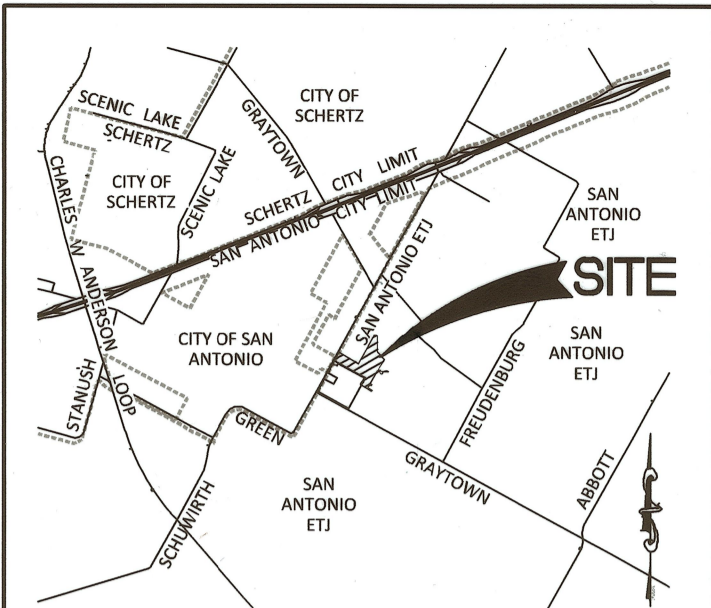
CERTIFICATE OF APPROVAL

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

- 609 EXISTING CONTOUR
- 608 PROPOSED CONTOUR
- AC. ACRES
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- BLK. BLOCK
- R.O.W. RIGHT OF WAY
- R. RADIUS
- € CENTERLINE
- ESM.T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL. VOLUME
- PG(S). PAGE(S)
- CITY OF SAN ANTONIO LIMITS
- 1% ANNUAL CHANCE ULTIMATE (100-YEAR FLOOD) FLOODPLAIN
- PER FLOOD STUDY PREPARED BY MOY TARIN RAMIREZ ENGINEERS
- 1% ANNUAL CHANCE FEMA FLOODPLAIN (100-YEAR FLOOD) PER FEMA MAP NO. 48029C04356 EFFECTIVE SEPTEMBER 29, 2010

LINE	LENGTH	BEARING
L1	95.83'	S85°22'52"E
L2	93.46'	S60°13'45"E
L3	151.18'	N77°55'56"E
L4	76.05'	S60°13'45"E
L5	30.00'	S29°39'56"W
L6	64.63'	N60°13'45"W
L7	127.33'	S77°55'56"W
L8	50.11'	N56°24'49"W
L9	95.00'	N60°13'45"W
L10	4.45'	N62°36'49"W
L11	118.66'	S29°21'57"W
L12	34.00'	S29°22'40"W
L13	128.61'	N29°22'13"E
L14	14.86'	S85°50'32"E
L15	60.00'	N07°52'13"E
L16	101.60'	N29°23'36"E
L17	6.16'	N60°13'45"W
L18	121.47'	N69°08'59"W
L19	102.92'	S29°36'09"W
L20	50.00'	N60°23'51"W
L21	105.05'	N60°23'51"W
L22	5.86'	S60°13'45"E
L23	97.51'	S50°53'31"E
L24	97.51'	N50°53'31"W

LINE	LENGTH	BEARING
L25	36.80'	N60°13'45"W
L26	11.31'	N15°13'45"W
L27	11.31'	S74°46'15"W
L28	50.00'	S29°46'15"W
L29	11.31'	N74°46'15"E
L30	11.31'	N15°13'45"W
L31	14.14'	N74°46'15"E
L32	22.38'	S60°13'45"E
L33	118.44'	N60°13'45"W
L34	14.14'	S15°13'45"E
L35	26.06'	S60°13'45"E
L36	63.19'	S57°50'40"E
L37	53.88'	S29°46'15"W
L38	63.19'	N62°36'49"W
L39	777.41'	S59°45'38"E
L40	1119.34'	N29°38'55"E
L41	41.75'	S60°13'45"E
L42	7.73'	S74°46'15"W
L43	35.90'	S73°06'15"E
L44	40.45'	S60°13'45"E
L45	35.67'	N49°06'16"W
L46	48.65'	S16°14'27"E
L47	34.00'	S29°46'15"W

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

FLOODPLAIN VERIFICATION NOTE:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C04356, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

EASEMENTS FOR FLOODPLAINS NOTE:

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 DIRM PANEL 48029C04356, DATED SEPTEMBER 29, 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.

DRAINAGE EASEMENT ENCROACHMENT NOTE:

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 TOI 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.

OPEN SPACE NOTE:

LOTS 901, BLOCK 3, 902, BLOCK 7, AND 901, BLOCK 13, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR NOTE:

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

RESIDENTIAL FINISHED FLOOR ELEVATION NOTE:

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 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.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 3; LOT 902, BLOCK 7; LOT 901, BLOCK 13, 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.

COUNTY FINISHED FLOOR ELEVATION NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, LOTS 1-18 OF BLOCK 13, SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

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 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, 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.

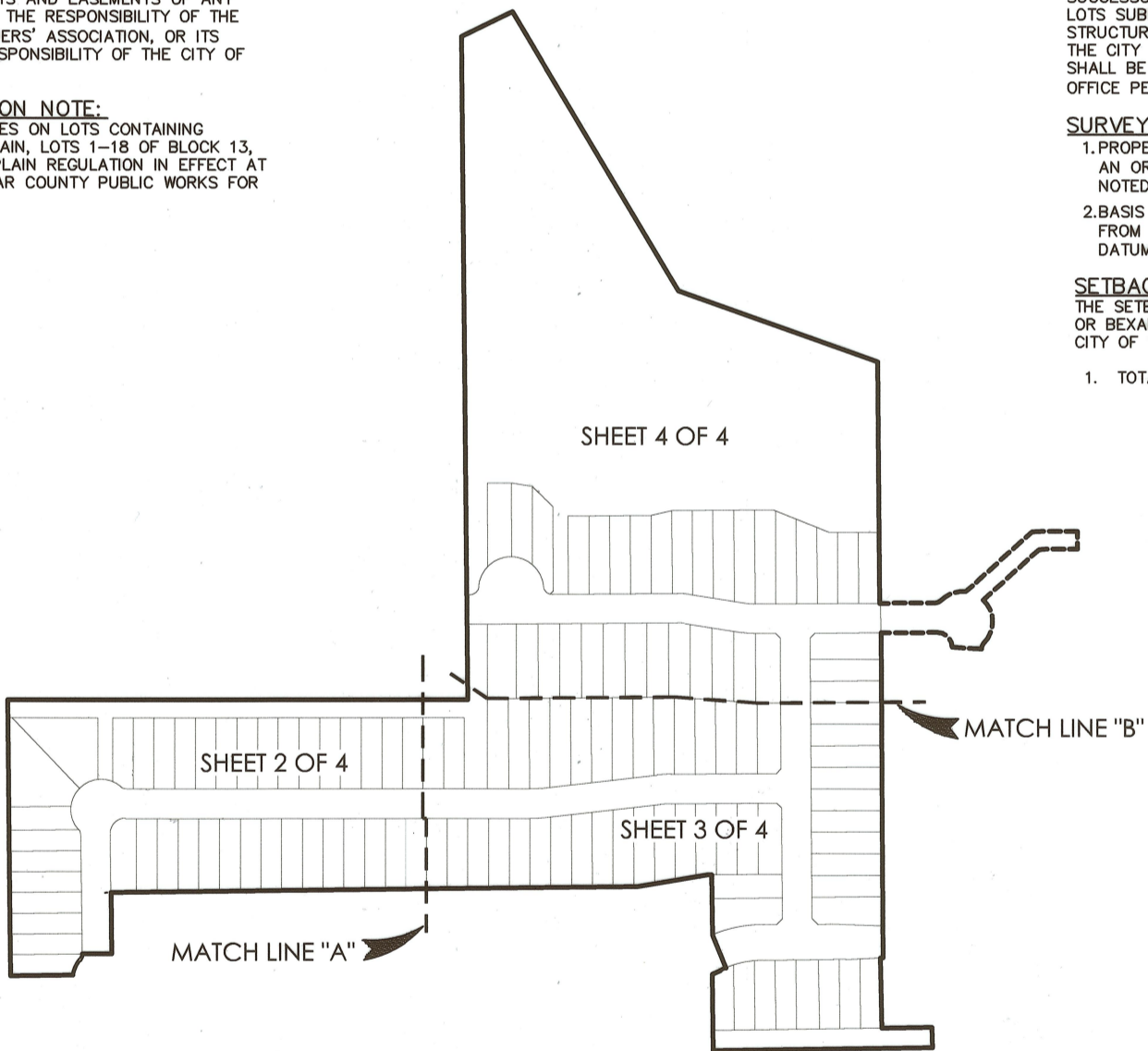
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.

NOTE:

SEE THIS SHEET FOR
CURVE AND LINE TABLES

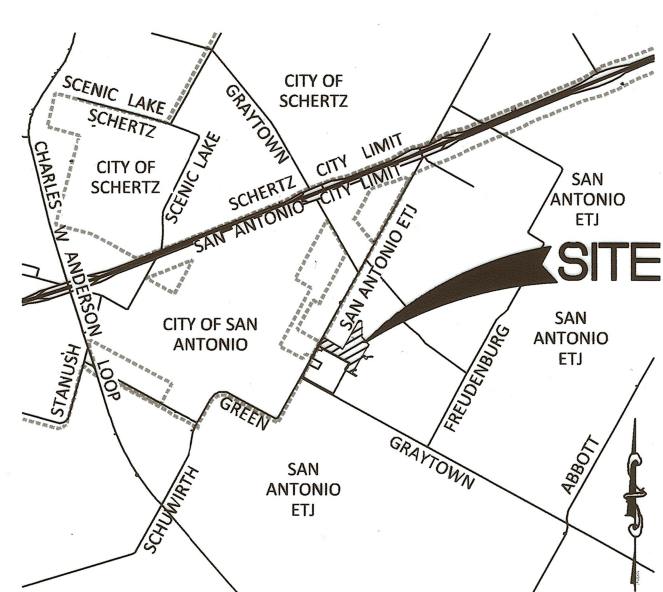
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



INDEX MAP
NOT TO SCALE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	44°30'15"	6.14'	11.65'	11.36'	S82°28'52"E
C2	51.00'	51°41'15"	24.70'	46.01'	44.46'	S78°53'23"E
C3	51.00'	90°12'55"	51.19'	80.30'	72.26'	S29°10'03"W
C4	15.00'	44°30'15"	6.14'	11.65'	11.36'	S52°01'23"W
C5	25.00'	90°00'00"	25.00'	39.27'	35.36'	N15°13'45"W
C6	170.00'	3°42'44"	5.51'	11.01'	11.01'	S83°59'10"E
C7	15.00'	40°54'24"	5.59'	10.71'	10.48'	S50°03'21"W
C8	51.00'	32°31'37"	14.88'	28.95'	28.57'	S54°14'44"W
C9	15.00'	40°57'16"	5.60'	10.72'	10.50'	N09°07'31"E
C10	51.00'	172°32'09"	781.87'	153.58'	101.78'	N74°54'57"E
C11	15.00'	40°57'16"	5.60'	10.72'	10.50'	S39°17'36"E
C12	25.00'	90°37'37"	25.28'	39.54'	35.55'	S74°54'57"W
C13	175.00'	6°33'17"	10.02'	20.02'	20.01'	S63°02'53"E
C14	225.00'	6°33'17"	12.88'	25.74'	25.73'	N63°02'53"W

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C15	225.00'	6°05'47"	11.98'	23.94'	23.93'	S63°16'38"E
C16	175.00'	6°05'47"	9.32'	18.62'	18.61'	N63°16'38"W
C17	230.00'	21°54'03"	44.50'	87.92'	87.38'	S71°10'46"E
C18	170.00'	21°54'03"	32.89'	64.98'	64.59'	N71°10'46"W
C19	500.00'	2°23'05"	10.41'	20.81'	20.81'	N61°25'17"W
C20	500.00'	2°23'05"	10.41'	20.81'	20.81'	S59°02'12"E
C21	125.00'	9°20'14"	6.12'	12.22'	20.35'	N55°33'38"W
C22	75.00'	9°20'14"	6.12'	12.22'	12.21'	S55°33'38"E
C23	75.00'	9°20'14"	6.12'	12.22'	12.21'	N55°33'38"W
C24	125.00'	9°20'14"	10.21'	20.37'	20.35'	S55°33'38"E
C25	15.00'	85°05'06"	13.77'	22.28'	20.28'	S17°41'12"E
C26	55.00'	170°10'04"	639.44'	163.35'	109.60'	S60°13'41"E
C27	15.00'	85°04'58"	13.76'	22.27'	20.28'	N77°13'46"E
C28	51.00'	37°06'20"	17.12'	33.03'	32.45'	N34°29'35"W



LOCATION MAP

LEGEND

- 609 EXISTING CONTOUR
- 608 PROPOSED CONTOUR
- AC. ACRES
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- BLK. BLOCK
- R.O.W. RIGHT OF WAY
- R. RADIUS
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- 1% ANNUAL CHANCE ULTIMATE (100-YEAR FLOOD) FLOODPLAIN
- PER FLOOD STUDY PREPARED BY MOY TARIN RAMIREZ ENGINEERS
- 1% ANNUAL CHANCE FEMA FLOODPLAIN (100-YEAR FLOOD) PER FEMA MAP NO. 48029C04350 EFFECTIVE SEPTEMBER 29, 2010

KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT
- (B) 20' BUILDING SETBACK LINE
- (C) 14' E.G.T.C.A. EASEMENT
- (D) 1' VEHICULAR NON-ACCESS EASEMENT
- (E) 10' E.G.T.C.A. EASEMENT & BUILDING SETBACK LINE
- (F) 15' BUILDING SETBACK LINE
- (G) VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.276 AC.)
- (H) 30' SANITARY SEWER EASEMENT OFF-LOT (0.143 AC.)
- (1) 10' E.G.T.C.A. EASEMENT KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
- (2) 20' BUILDING SETBACK LINE KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
- (3) 14' E.G.T.C.A. EASEMENT KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
- (4) 1' VEHICULAR NON-ACCESS EASEMENT KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
- (5) 10' E.G.T.C.A. EASEMENT & BUILDING SETBACK LINE KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
- (6) 15' BUILDING SETBACK LINE KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
- (7) VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
- (8) VARIABLE WIDTH OFF-LOT SANITARY SEWER ESM'T. KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)

NOTE:
SEE SHEET 1 OF 4 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
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PH# (210) 698-5051

STATE OF TEXAS
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Raymond Tarin, Jr.
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 DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.

SARA CONNECTION FEE NOTE:

SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATING 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 MAY 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 ELEVATION ALTERATIONS.

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

ECSUD DEDICATION NOTE:

THE OWNER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY EAST CENTRAL SPECIAL UTILITY DISTRICT.

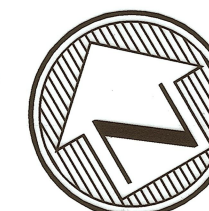
PLAT NO. 21-11800537

SUBDIVISION PLAT ESTABLISHING KATZER RANCH SUBDIVISION UNIT 3

BEING A 26.566 ACRE TRACT OF LAND, SITUATED IN THE FRANCISCO CARDENAS SURVEY NUMBER 28, ABSTRACT NUMBER 128, COUNTY BLOCK NUMBER 5087, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 78.642 ACRE TRACT AS CONVEYED TO SA KATZER RANCH, LTD., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2021085774, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100



Moy Tarin Ramirez Engineers, LLC
• Engineers
• Surveyors
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: JULY 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.

Patrick Carrigan-Smith
OWNER/DEVELOPER: PATRICK CARRIGAN-SMITH
VICE PRESIDENT, LAND ACQUISITION & DEVELOPMENT
SA KATZER RANCH, LTD.
13141 NORTHWEST FWY
HOUSTON, TX 77040

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PATRICK CARRIGAN-SMITH 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 2 DAY OF August, A.D. 2023

Vanessa Smith
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF KATZER RANCH SUBDIVISION UNIT 3 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

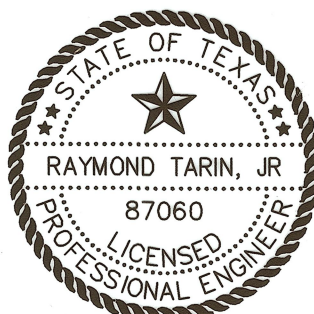
CERTIFICATE OF APPROVAL

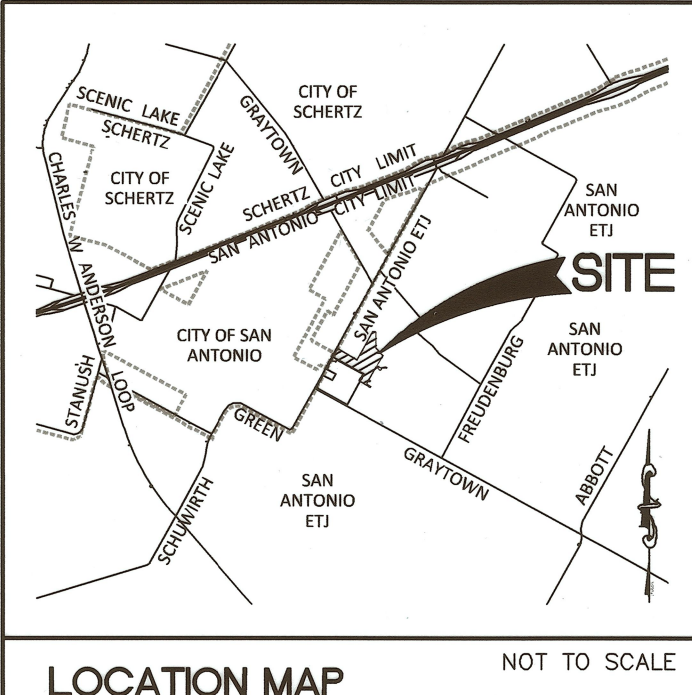
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY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

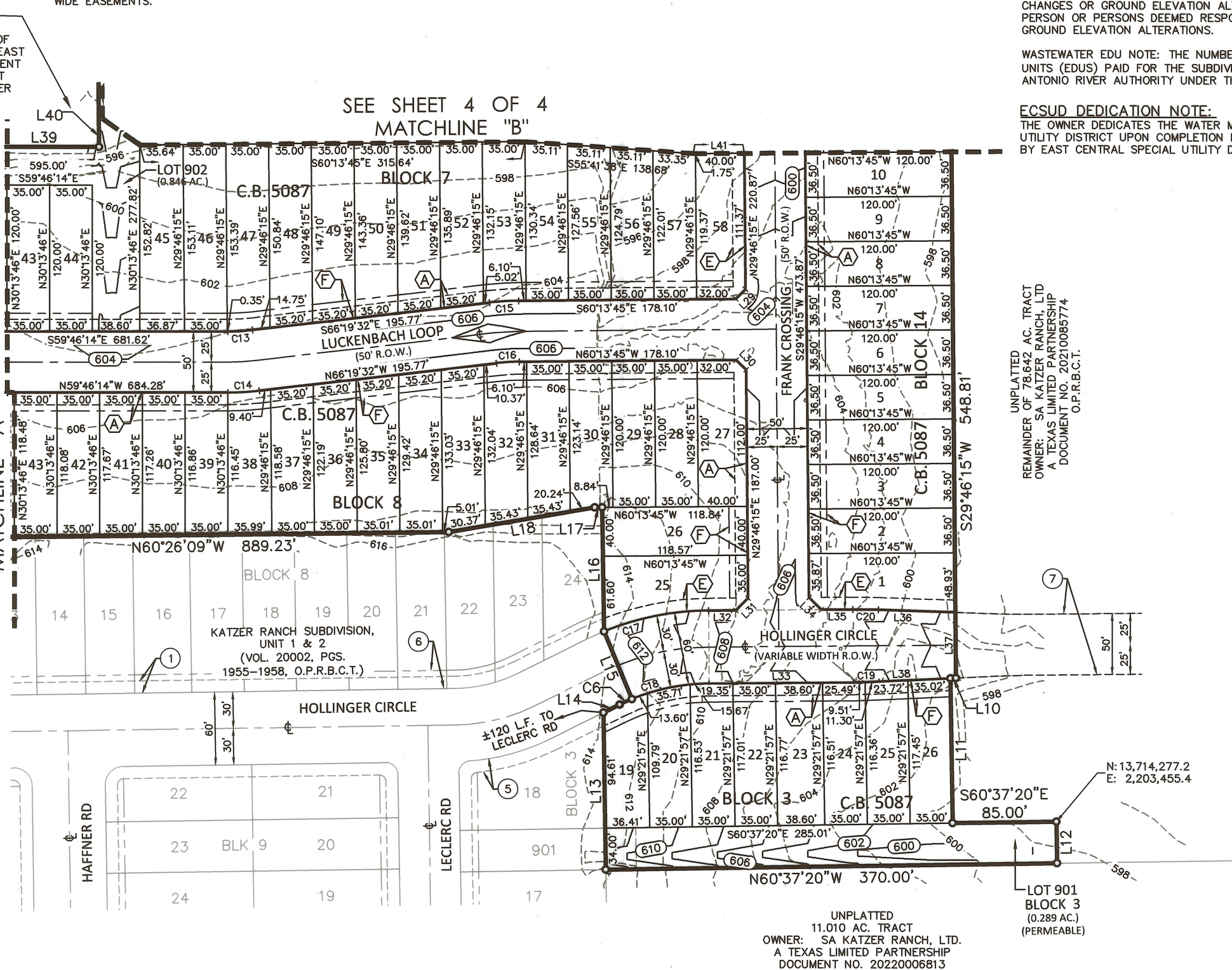




- LEGEND**
- 609 --- EXISTING CONTOUR
 - 608 --- PROPOSED CONTOUR
 - AC. ACRES
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - BLK. BLOCK
 - R.O.W. RIGHT OF WAY
 - R. RADIUS
 - C. CENTERLINE
 - ESMT. EASEMENT
 - IRON PIN SET
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - VOL. VOLUME
 - PG(S). PAGE(S)
 - CITY OF SAN ANTONIO LIMITS
 - 1% ANNUAL CHANCE ULTIMATE (100-YEAR FLOOD) FLOODPLAIN
 - PER FLOOD STUDY PREPARED BY MOY TARIN RAMIREZ ENGINEERS
 - 1% ANNUAL CHANCE FEMA FLOODPLAIN (100-YEAR FLOOD) PER FEMA MAP NO. 48029CD435G EFFECTIVE SEPTEMBER 29, 2010
 - UNPLATTED 19.954 ACRES OWNER: BOARD OF TRUSTEES OF THE EAST CENTRAL INDEPENDENT SCHOOL DISTRICT DOCUMENT NUMBER 20220123600 O.P.R.B.C.T.

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.



NOTE:
SEE SHEET 1 OF 4 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

- KEYNOTES**
- (A) 10' E.G.T.C.A. EASEMENT
 - (B) 20' BUILDING SETBACK LINE
 - (C) 14' E.G.T.C.A. EASEMENT
 - (D) 1' VEHICULAR NON-ACCESS EASEMENT
 - (E) 10' E.G.T.C.A. EASEMENT & BUILDING SETBACK LINE
 - (F) 15' BUILDING SETBACK LINE
 - (G) VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.276 AC.)
 - (H) 30' SANITARY SEWER EASEMENT OFF-LOT (0.143 AC.)
 - (1) 10' E.G.T.C.A. EASEMENT KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
 - (2) 20' BUILDING SETBACK LINE KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
 - (3) 14' E.G.T.C.A. EASEMENT KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
 - (4) 1' VEHICULAR NON-ACCESS EASEMENT KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
 - (5) 10' E.G.T.C.A. EASEMENT & BUILDING SETBACK LINE KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
 - (6) 15' BUILDING SETBACK LINE KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
 - (7) VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)
 - (8) VARIABLE WIDTH OFF-LOT SANITARY SEWER ESM'T. KATZER RANCH SUBDIVISION, UNIT 1 & 2 (VOL. 20002, PGS. 1955-1958, O.P.R.B.C.T.)

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.

SARA CONNECTION FEE NOTE:
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE
SAN ANTONIO RIVER AUTHORITY 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 MAY 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.

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

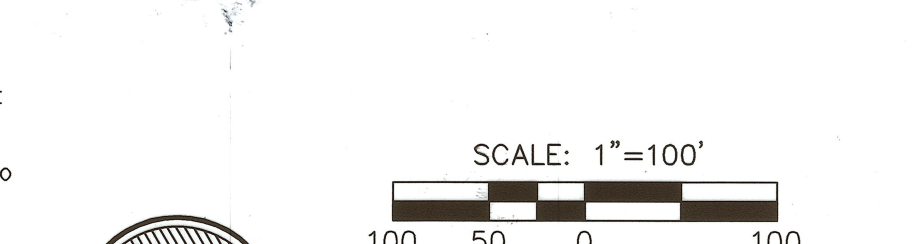
ECSUD DEDICATION NOTE:
THE OWNER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY EAST CENTRAL SPECIAL UTILITY DISTRICT.

UNPLATTED 78.642 AC. TRACT
OWNER: SA KATZER RANCH, LTD.
A TEXAS LIMITED PARTNERSHIP
DOCUMENT NO. 20210085774
O.P.R.B.C.T.

VANESSA SMITH
Notary Public, State of Texas
Comm. Expires 07-23-2025
Notary ID 128038648

PLAT NO. 21-11800537
SUBDIVISION PLAT
ESTABLISHING
KATZER RANCH SUBDIVISION
UNIT 3

BEING A 26.566 ACRE TRACT OF LAND, SITUATED IN THE FRANCISCO CARDENAS SURVEY NUMBER 28, ABSTRACT NUMBER 128, COUNTY BLOCK NUMBER 5087, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 78.642 ACRE TRACT AS CONVEYED TO SA KATZER RANCH, LTD., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2021085774, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MTR
Moy Tarin Ramirez Engineers, LLC
Engineers
Surveyors
Planners

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

DATE OF PREPARATION: JULY 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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: PATRICK CARRIGAN-SMITH
VICE PRESIDENT, LAND ACQUISITION & DEVELOPMENT
SA KATZER RANCH, LTD.
13141 NORTHWEST FWY
HOUSTON, TX 77040

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PATRICK CARRIGAN-SMITH
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 2 DAY OF August, A.D. 2023

Vanessa Smith
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF KATZER RANCH SUBDIVISION UNIT 3 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

