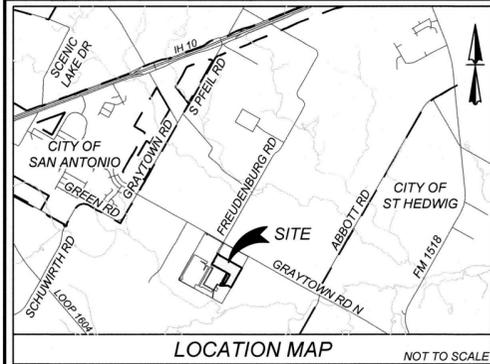


SUBDIVISION PLAT ESTABLISHING ROSE VALLEY PHASE 1B

BEING 24.88 ACRE TRACT OF LAND OUT OF THE JOHN ISHAM SURVEY NO. 27, ABSTRACT NO. 365, BEXAR COUNTY, TEXAS, AND OUT OF A 55.472 ACRE TRACT CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT 20210289497 AND A 153.26 ACRE TRACT CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT 20210240677 BOTH OUT OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.



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...

CPS/COSA UTILITY NOTES. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS... CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES...

SURVEYOR NOTES. 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE...

SAN ANTONIO RIVER AUTHORITY 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...

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.

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

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.

TRAVIS R. ELSETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS + SURVEYING, INC.

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:

TIM C. 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

DATE: 18 AUG 2023. ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS... 1817 S INTERSTATE 38, AUSTIN, TEXAS, 78741 PHONE: 512-460-7325 FAX: 512-462-1414 EMAIL: INFO@PES&LS.TEXAS.GOV

EASEMENTS FOR FLOODPLAINS. 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 4802900435G, 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.

RESIDENTIAL FINISHED FLOOR. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (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 OF INGRESS AND EGRESS OVER 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. (APPENDIX H)

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN SOCIETY OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506)(J)(5).

FIRE FLOW NOTE. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE 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.

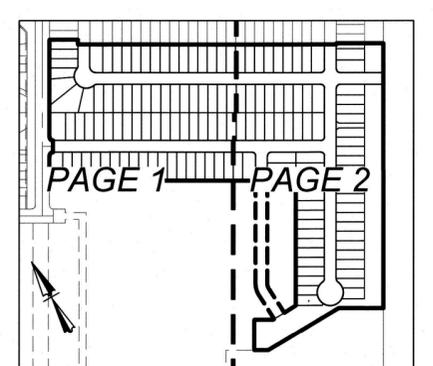
FIRE NOTE. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS TO STATE HIGHWAY AND FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR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

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

COMMON AREA MAINTENANCE NOTE. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 905-908 BLOCK 12 & 901-902 BLOCK 24 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.

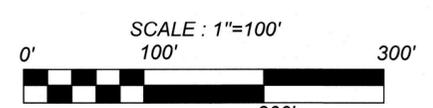
OPEN SPACE NOTE. LOTS 901, BLOCK 24 (2.83 ACRE PERMEABLE), 905, BLOCK 12, (0.23 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT. LOTS 902, BLOCK 24, (0.04 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE), IS DESIGNATED AS PRIVATE DRAINAGE EASEMENT. LOTS 908 BLOCK 12, (0.08 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOOD PLAIN OR ADJACENT TO THE FLOOD PLAIN (INDICATED WITH AN *) SHALL BE IN COMPLIANCE WITH THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142)(a) & (b)(11)



- LEGEND: FOUND 1/2" IRON ROD, SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY", SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT", RIGHT-OF-WAY, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, PLAT RECORDS OF BEXAR COUNTY, TEXAS, COUNTY BLOCK, CENTERLINE, LINEAR FEET, REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1, EXISTING CONTOURS, PROPOSED CONTOURS, MINIMUM FINISHED FLOOR ELEVATION, 1% AC ULTIMATE FLOODPLAIN, FEMA 100 YR FLOODPLAIN.

- KEY NOTES: 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 15' BUILDING SET BACK LINE, 10' BUILDING SET BACK LINE, 20' PRIVATE DRAINAGE EASEMENT (0.06 ACRE PERMEABLE), 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE), VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.23 ACRE PERMEABLE), VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (2.63 ACRE PERMEABLE), 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT, 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 15' BUILDING SET BACK LINE (VOL. 20003, PGS. 148-152 P.R.), 10' BUILDING SET BACK LINE (VOL. 20003, PGS. 148-152 P.R.), 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PGS. 148-152 P.R.), 10' BUILDING SET BACK LINE (VOL. 20003, PGS. 148-152 P.R.), 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 148-152 P.R.), 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (VOL. 20003, PGS. 148-152 P.R.), OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800057), 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800057), 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PGS. 148-152 P.R.), 15' BUILDING SET BACK LINE (VOL. 20003, PGS. 148-152 P.R.), 10' BUILDING SET BACK LINE (VOL. 20003, PGS. 148-152 P.R.), 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PGS. 148-152 P.R.), OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOL. 20003, PGS. 148-152 P.R.), 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 148-152 P.R.), OFF-LOT 30' SANITARY SEWER EASEMENT (VOL. 20003, PGS. 148-152 P.R.), 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (VOL. 20003, PGS. 148-152 P.R.), OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800057), 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800057).



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 ENCLOSURE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AUTHORIZED AGENT: RICHARD MOTT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 100 NE LOOP 410, SUITE 1155, SAN ANTONIO, TX 78216, PHONE: (210) 403-6200.

STATE OF TEXAS COUNTY OF BEXAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., 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.

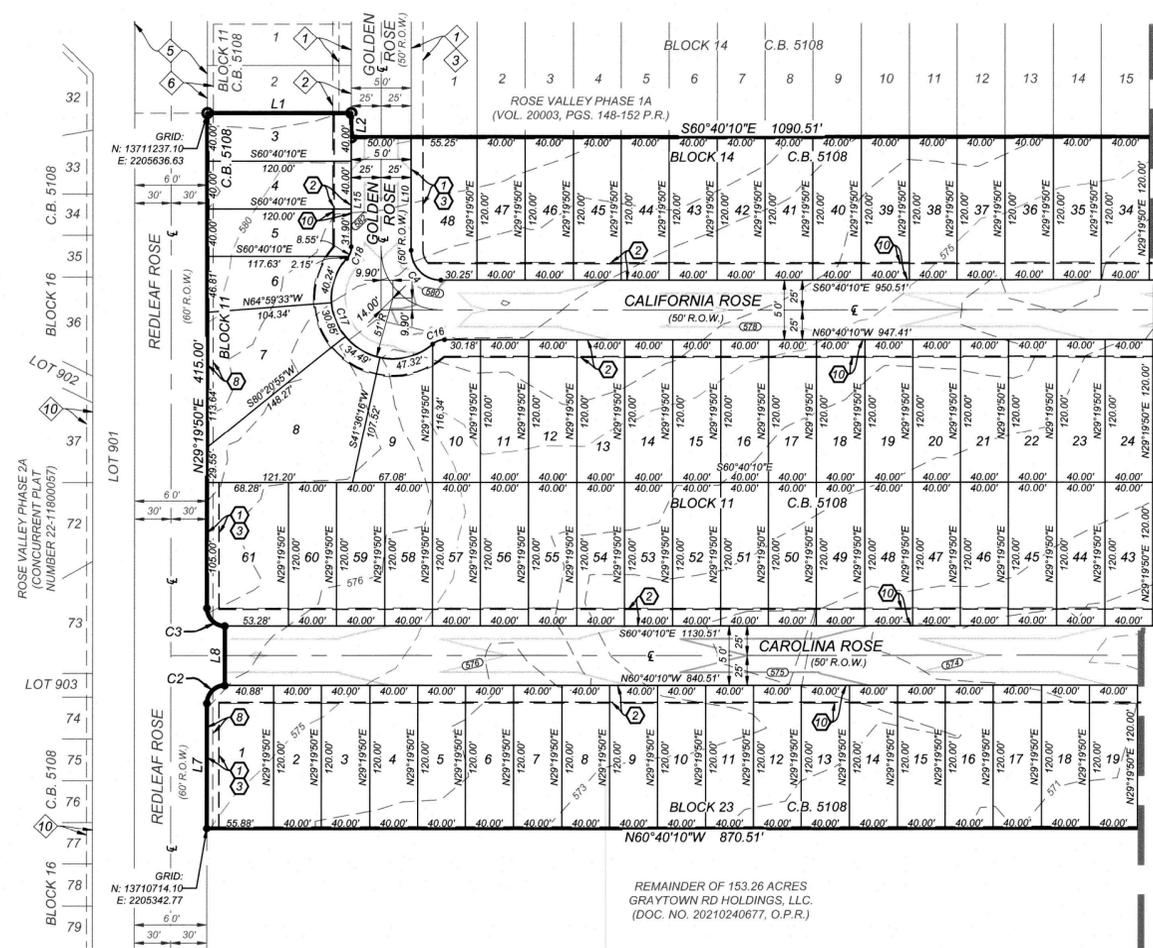
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF August A.D. 2023. DAWN REVELL, Notary Public, State of Texas, Comm. Expires 09-13-2025, Notary ID 133327354.

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, TX COUNTY CLERK, BEXAR COUNTY, TEXAS

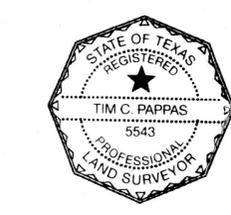
THIS PLAT OF ROSE VALLEY PHASE 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ___ DAY OF ___ A.D. 20__ BY: CHAIRMAN BY: SECRETARY



SEE PAGE 2 OF 2 FOR LINE AND CURVE TABLES. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

RESIDENTIAL LOTS = 147

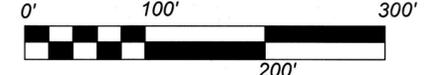


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SUBDIVISION PLAT ESTABLISHING
ROSE VALLEY PHASE 1B

BEING 24.88 ACRE TRACT OF LAND OUT OF THE JOHN ISHAM SURVEY NO. 27, ABSTRACT NO. 365, BEXAR COUNTY, TEXAS, AND OUT OF A 55.472 ACRE TRACT CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT 20210289497 AND A 153.26 ACRE TRACT CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT 20210240677 BOTH OUT OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 - Fax #: (210) 979-8441
TBP# Firm #: 9513 - TBP# Firm #: 10123300

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.

AUTHORIZED AGENT: RICHARD MOTT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6200

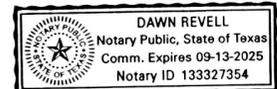
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., 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 8th DAY OF August A.D. 2023

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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 THAT PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

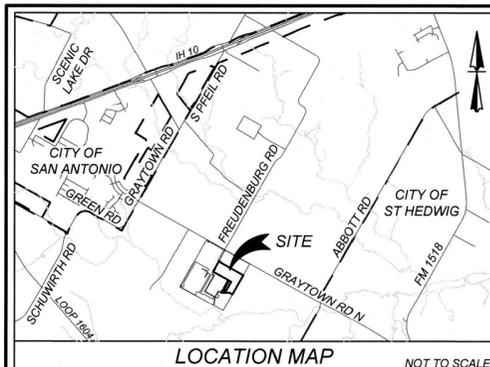
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROSE VALLEY PHASE 1B 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



SAN ANTONIO RIVER AUTHORITY 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 FACILITIES 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.

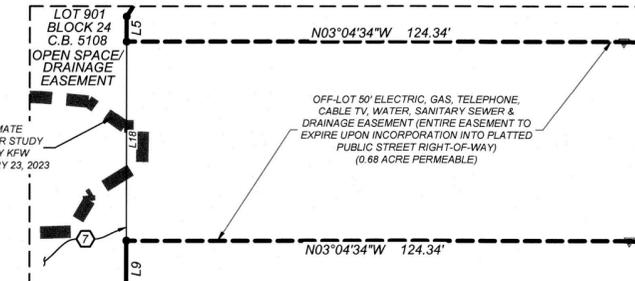
ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

KEY NOTES:

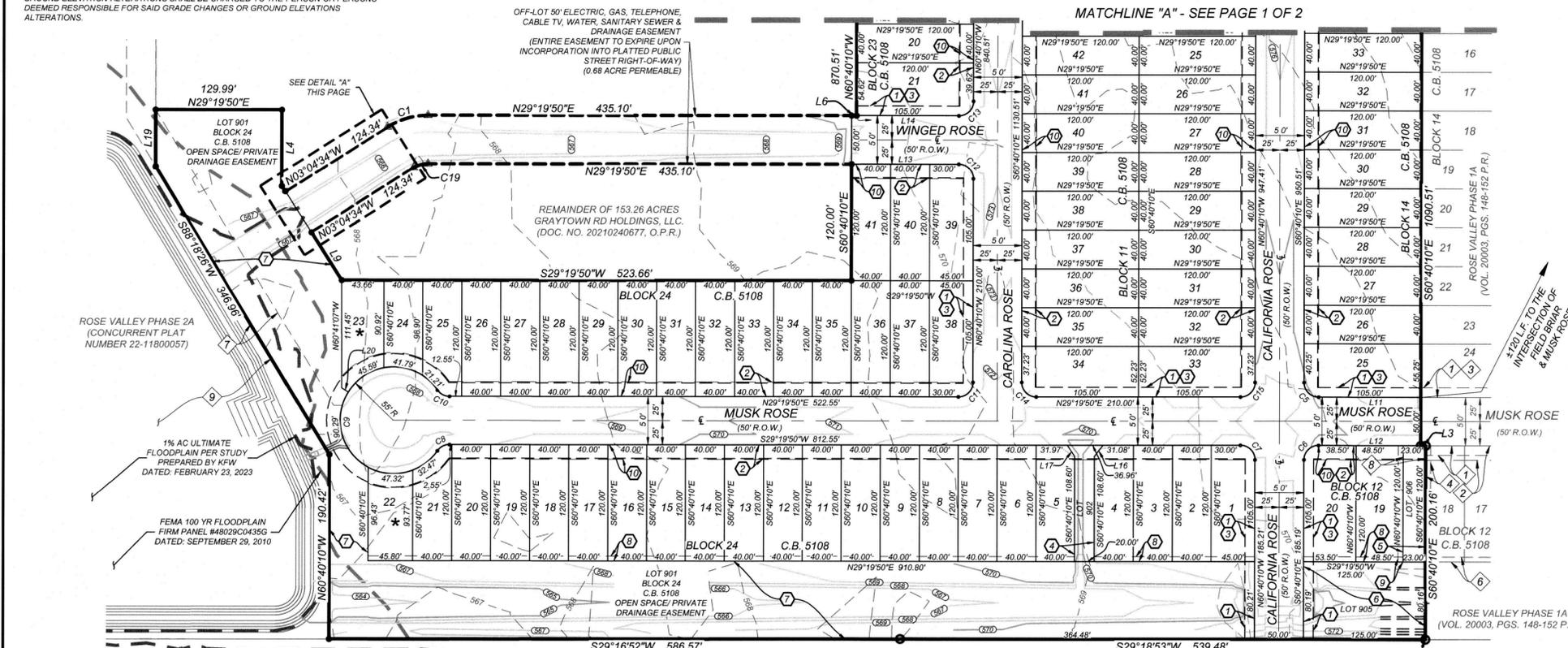
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 20' PRIVATE DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)
- 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.23 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (2.63 ACRE PERMEABLE)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOL. 20003, PGS. 148-152 P.P.)
- 15' BUILDING SET BACK LINE (VOL. 20003, PGS. 148-152 P.P.)
- 10' BUILDING SET BACK LINE (VOL. 20003, PGS. 148-152 P.P.)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PGS. 148-152 P.P.)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL. 20003, PGS. 148-152 P.P.)
- OFF-LOT 30' SANITARY SEWER EASEMENT (VOL. 20003, PGS. 148-152 P.P.)
- OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800057)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800057)

LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- 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
- P.P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- = CENTERLINE
- L.F. = LINEAR FEET
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- = EXISTING CONTOURS
- = PROPOSED CONTOURS
- FFE = 527.6 = MINIMUM FINISHED FLOOR ELEVATION
- = 1% AC ULTIMATE FLOODPLAIN
- = FEMA 100 YR FLOODPLAIN



DETAIL "A"
SCALE: 1" = 30'
(PAGE 2 OF 2)



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.

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS + SURVEYING, INC.

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:

18 AUG 2023

TIM C. 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

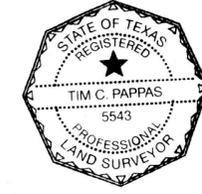
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	120.00'	S80°40'10"E	L11	105.00'	N29°19'50"E
L2	20.00'	S29°19'50"W	L12	105.00'	S29°19'50"W
L3	5.00'	N29°19'50"E	L13	110.00'	S29°19'50"W
L4	78.88'	S80°40'10"E	L14	105.00'	N29°19'50"E
L5	6.32'	N86°55'26"E	L15	91.90'	N29°19'50"E
L6	5.00'	N29°19'50"E	L16	14.47'	N22°36'23"W
L7	105.00'	N29°19'50"E	L17	13.94'	S84°09'07"W
L8	50.00'	N29°19'50"E	L18	50.00'	N86°55'26"E
L9	58.13'	S86°55'26"W	L19	58.57'	N60°47'34"W
L10	95.00'	S29°19'50"W	L20	8.26'	S61°21'40"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	43.83'	77.50'	22.52'	32°24'24"	43.25'	N13°07'38"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°40'10"W
C4	39.27'	25.00'	25.00'	90°00'00"	35.36'	S15°40'10"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°19'50"W
C8	14.44'	15.00'	7.83'	55°09'00"	13.89'	S1°45'20"W
C9	27.87'	55.00'	38.30'	290°18'01"	62.86'	N60°40'10"W
C10	14.44'	15.00'	7.83'	55°09'00"	13.89'	N66°54'20"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°40'10"W
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°19'50"W
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°40'10"W
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°40'10"W
C16	10.70'	15.00'	5.59'	40°52'57"	10.48'	N81°06'39"W
C17	152.89'	51.00'	708.46'	171°45'54"	101.74'	N15°40'10"W
C18	10.70'	15.00'	5.59'	40°52'57"	10.48'	N49°46'19"E
C19	15.55'	27.50'	7.99'	32°24'24"	15.35'	N13°07'38"E

RESIDENTIAL LOTS = 147

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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