

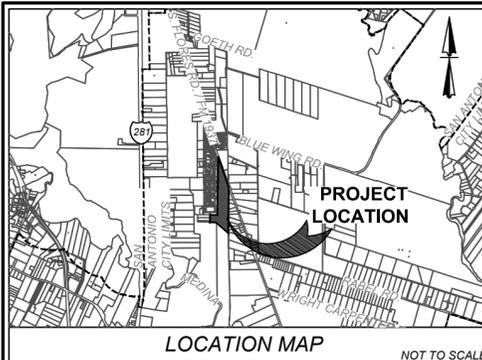
REPLAT AND SUBDIVISION
PLAT ESTABLISHING

S. FLORES RESIDENTIAL HOMES

A 37.51 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELLEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY



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TBPE Firm #: 9513 • TBPLS Firm #: 10122300



LOCATION MAP

NOT TO SCALE

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.

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.

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.

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(S) ALONG FM 1937, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1824.95 L.F.
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.

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

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

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. FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:

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.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

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

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

DRAINAGE NOTES:
1. 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.

2. 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 48029C0590G, 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.

CROSS ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1-2, BLOCK 31, C.B. 5699, IN ACCORDANCE WITH UDC 35-506(R)(3).

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.

IDP NOTE:
THIS PLAT IS A COMPONENT OF AN INFRASTRUCTURE DEVELOPMENT PLAN (IDP) FOR MANUFACTURED HOME RENTAL COMMUNITIES. FOR A COPY OF THE PLAN CONTACT BEXAR COUNTY PUBLIC WORKS AT 210-335-6700.

TREE NOTE:
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801270) 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 THE TITLE EXCEPT 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 ARBORIST OFFICE PER 35-477(H).
2. A PORTION OF LOT 1 AND LOT 2, BLOCK 31, C.B. 5699 (2.47 AC) IS DESIGNATED AS A TREE SAVE AREA.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA, WHICH IS RECORDED IN VOLUME 9567, PAGE 225, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

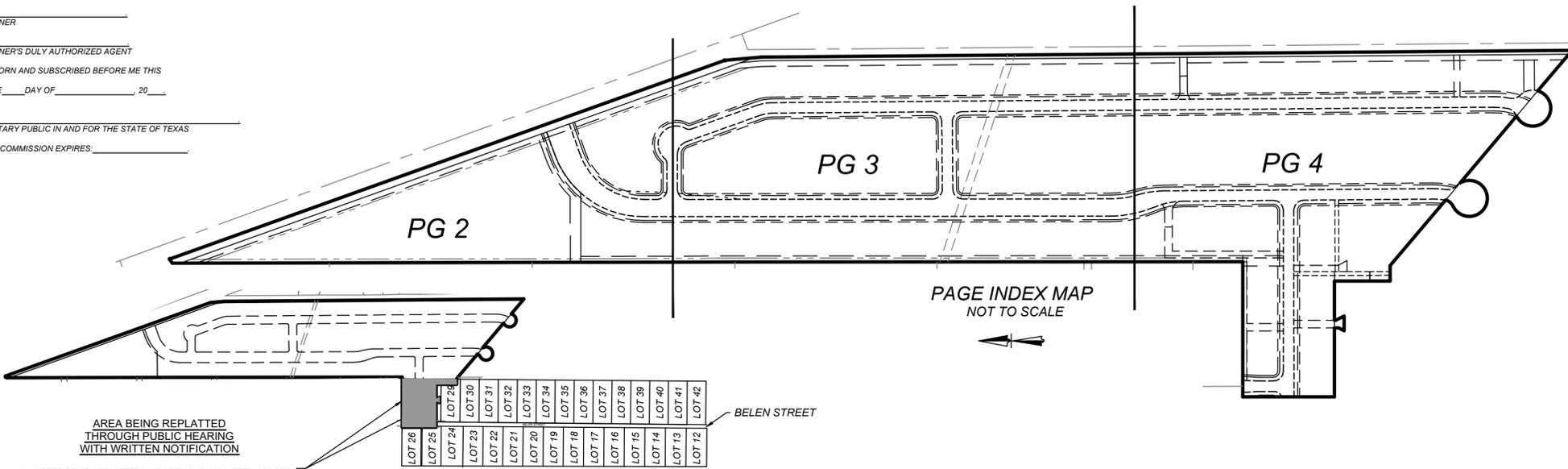
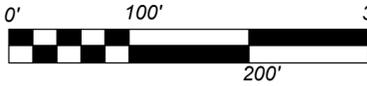
SWORN AND SUBSCRIBED BEFORE ME THIS _____

THE _____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES: _____

SCALE: 1"=100'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

2.0 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 27, 28, 29, & BELLEN STREET OF THE BUENA VISTA SUBDIVISION, SECOND FILING, PLAT, RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY, TEXAS.

SURVEY NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
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 NAVD88 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.

CLAYTON J. LINNEY
LICENSED PROFESSIONAL ENGINEER NO. 111543
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:

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	Direction
L1	97.51'	S05° 04' 19"E
L2	41.00'	S89° 41' 32"W
L3	104.92'	S89° 59' 13"W
L4	2.74'	S00° 04' 50"E
L5	25.98'	S26° 35' 36"E
L6	39.33'	S89° 59' 46"W
L7	17.22'	N26° 32' 13"E
L8	10.56'	N00° 00' 50"W
L9	13.26'	N56° 21' 20"E
L10	85.43'	S70° 27' 39"W
L11	32.84'	S00° 04' 43"E
L12	69.61'	N89° 55' 17"E
L13	88.17'	N49° 51' 59"W
L14	60.25'	N49° 51' 59"W
L15	33.94'	N00° 15' 01"W
L16	30.17'	N03° 15' 44"W
L17	1.06'	N00° 15' 01"W
L18	1.05'	S00° 15' 01"E
L19	30.15'	S02° 45' 48"W
L20	34.17'	S00° 15' 01"E
L21	63.32'	N70° 27' 41"E
L22	93.70'	N89° 55' 17"E
L23	56.29'	N05° 04' 19"W
L24	42.00'	N89° 31' 28"W
L25	20.00'	S00° 28' 32"E
L26	42.00'	S89° 31' 28"W
L27	50.00'	N89° 31' 28"E
L28	50.00'	S89° 31' 28"W
L29	112.00'	N89° 31' 28"E

Line #	Length	Direction
L30	112.00'	S89° 31' 28"W
L31	86.11'	N89° 31' 28"E
L32	80.73'	S89° 31' 28"W
L33	42.16'	S89° 55' 15"W
L34	20.00'	N00° 09' 06"W
L35	41.98'	N89° 55' 17"E
L36	64.58'	S89° 55' 15"W
L37	82.53'	N89° 55' 17"E
L38	97.05'	N00° 03' 02"W
L39	11.00'	S00° 00' 00"E
L40	97.04'	S00° 01' 36"E
L41	109.82'	S00° 04' 54"E
L42	108.00'	S00° 04' 50"E
L43	108.00'	N00° 04' 50"W
L44	108.00'	N00° 01' 40"W
L45	28.00'	N89° 58' 39"E
L46	108.00'	S00° 01' 40"E
L47	117.94'	S00° 04' 54"E
L48	26.69'	S29° 07' 19"E
L49	29.95'	S89° 59' 46"W
L50	93.83'	N00° 00' 50"W
L51	25.09'	N89° 55' 06"E
L52	93.88'	S00° 04' 54"E
L53	25.20'	S89° 59' 10"W

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	189.85'	48.00'	226°36'58"	88.17'	N49°51'59"W
C2	230.56'	48.00'	275°12'32"	64.73'	N72°16'39"W
C3	25.56'	28.00'	52°18'04"	24.68'	N39°10'35"E
C4	224.02'	182.00'	70°31'32"	210.15'	S35°11'03"W
C5	42.41'	27.00'	90°00'00"	38.18'	S45°04'43"E
C6	14.85'	17.00'	50°03'08"	14.38'	N64°58'09"E
C7	145.65'	49.00'	170°18'40"	97.65'	S54°54'04"E
C8	14.83'	17.00'	49°58'42"	14.36'	S05°15'55"W
C9	38.30'	114.00'	19°14'54"	38.12'	S10°05'59"E
C10	44.27'	212.00'	11°57'54"	44.19'	S05°30'25"W
C11	27.59'	28.00'	56°27'08"	26.49'	S16°44'11"E
C12	51.76'	48.00'	61°47'17"	49.29'	S14°04'07"E
C13	3.77'	48.00'	4°30'01"	3.77'	N65°41'31"E
C14	27.59'	28.00'	56°27'08"	26.49'	N39°42'57"E
C15	38.42'	184.00'	11°57'54"	38.36'	N05°30'25"E
C16	42.41'	27.00'	90°00'00"	38.18'	N45°28'32"W
C17	42.22'	27.00'	89°36'11"	38.05'	S44°43'23"W
C18	73.96'	252.00'	16°48'58"	73.70'	S08°29'12"E
C19	69.35'	242.00'	16°25'10"	69.11'	S08°41'07"E
C20	34.92'	214.00'	9°21'00"	34.88'	S04°11'58"W
C21	27.59'	28.00'	56°27'09"	26.49'	S19°21'06"E
C22	14.82'	48.00'	17°41'44"	14.77'	S38°43'48"E
C23	2.03'	28.00'	4°09'04"	2.03'	N10°57'01"E
C24	30.35'	186.00'	9°21'00"	30.32'	N04°11'58"E
C25	42.19'	27.00'	89°32'19"	38.03'	N45°14'41"W
C26	29.57'	27.00'	62°45'33"	28.12'	N31°07'46"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C27	7.89'	150.00'	3°00'44"	7.88'	N01°45'23"W
C28	7.89'	150.00'	3°00'44"	7.88'	N01°45'23"W
C29	7.89'	150.00'	3°00'48"	7.89'	S01°15'23"W
C30	7.89'	150.00'	3°00'48"	7.89'	S01°15'23"W
C31	42.30'	27.00'	89°45'50"	38.10'	S45°07'56"E
C32	42.63'	27.00'	90°27'41"	38.34'	N44°45'19"E
C33	77.53'	196.00'	22°39'50"	77.03'	N11°48'27"W
C34	119.94'	298.00'	23°03'39"	119.13'	N11°36'32"W
C35	307.73'	250.00'	70°31'32"	288.66'	N35°11'03"E
C36	42.41'	27.00'	90°00'00"	38.18'	N44°55'17"E
C37	42.98'	35.00'	70°21'17"	40.33'	S54°54'04"E
C38	28.89'	86.00'	19°14'54"	28.76'	S10°05'59"E
C39	42.41'	27.00'	90°00'00"	38.18'	S44°31'28"W
C40	42.60'	27.00'	90°23'49"	38.32'	N45°16'37"W
C41	22.28'	28.00'	45°35'05"	21.69'	S67°40'59"E
C42	22.28'	28.00'	45°35'05"	21.69'	S66°43'56"W
C43	20.42'	28.00'	41°47'27"	19.97'	N69°01'33"E
C44	35.10'	28.00'	71°49'05"	32.84'	N53°55'44"W
C45	33.65'	27.00'	71°24'08"	31.51'	N35°46'47"W
C46	31.08'	27.00'	65°56'59"	29.39'	N32°53'47"E

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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: ADAM MINNICK
MHC02V FLORES VALLEY, LLC
C/O STONETOWN DV INVESTORS, LLC
720 S. COLORADO BLVD, SUITE 1150-N
GLENDALE, COLORADO 80246

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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. _____

NOTARY PUBLIC ARAPAHOE COUNTY, COLORADO _____

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, TX _____

COUNTY CLERK, BEXAR COUNTY, TX _____

THIS PLAT OF S. FLORES RESIDENTIAL HOMES 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 AND 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

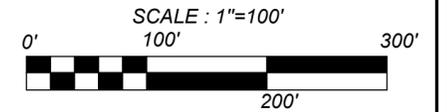


DRAWN BY: _____

REPLAT AND SUBDIVISION
PLAT ESTABLISHING

S. FLORES RESIDENTIAL HOMES

A 37.51 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY



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

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: ADAM MINNICK
MHC02V FLORES VALLEY, LLC
C/O STONETOWN DV INVESTORS, LLC
720 S. COLORADO BLVD, SUITE 1150-N
GLENDALE, COLORADO 80246

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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. _____

NOTARY PUBLIC ARAPAHOE COUNTY, COLORADO

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 _____

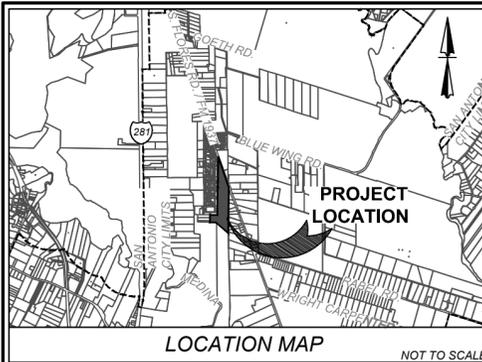
COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

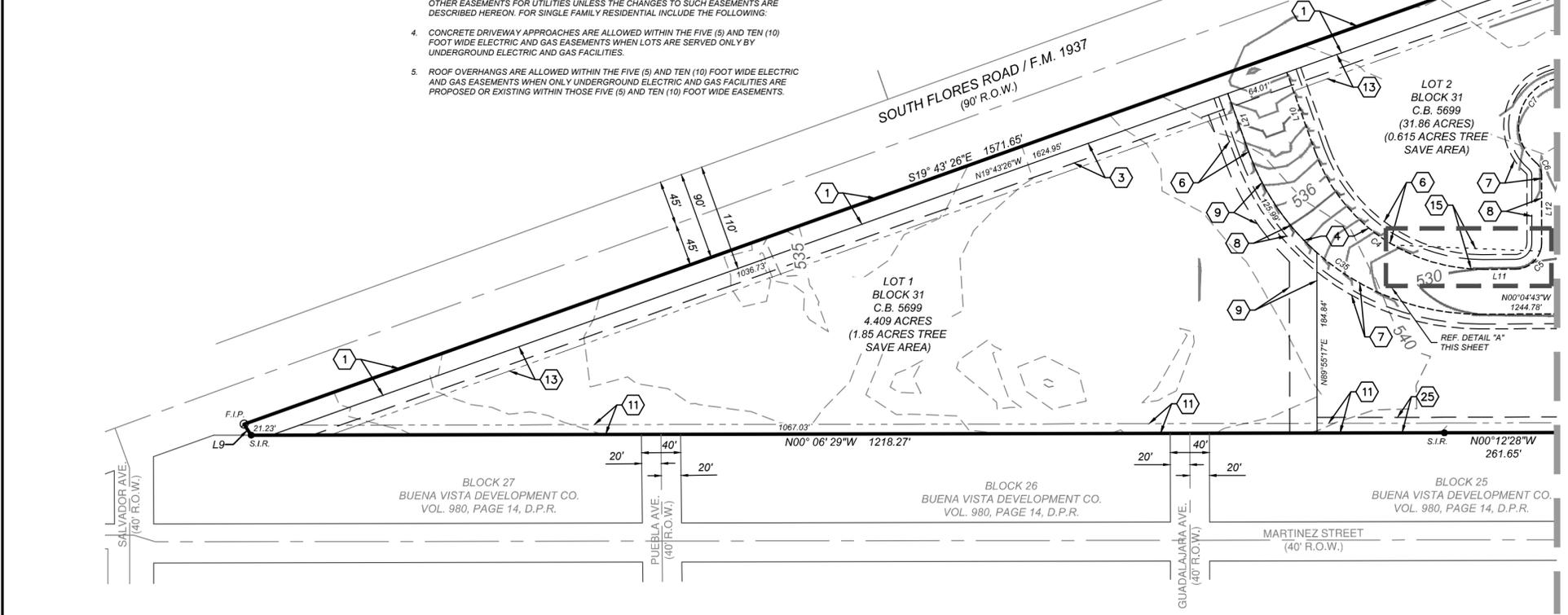
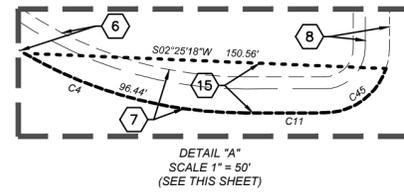
THIS PLAT OF S. FLORES RESIDENTIAL HOMES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



- 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 RIGHTS-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. FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
 - 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.



MATCHLINE A SEE PAGE 3 OF 4

- 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.

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.

CLAYTON J. LINNEY
LICENSED PROFESSIONAL ENGINEER NO. 111543
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:

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

EASEMENT LEGEND

- | | |
|---|---|
| ① 20' ELECTRIC EASEMENT (VOLUME 1671, PAGE 76 O.P.R.) | ⑩ PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) |
| ② 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326, PAGE 2162 O.P.R.) | ⑪ 10' BUILDING SETBACK LINE |
| ③ 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901, PAGE 114-119 O.P.R.) | ⑫ 15' BUILDING SETBACK LINE |
| ④ 20' R.O.W. DEDICATION (0.7365 ACRES) | ⑬ 20' BUILDING SETBACK LINE |
| ⑤ 10' R.O.W. DEDICATION (0.5031 ACRES) | ⑭ 10' SEWER EASEMENT |
| ⑥ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑮ VARIABLE WIDTH CLEAR VISION EASEMENT (REF. DETAIL "A" THIS SHEET) |
| ⑦ VARIABLE WIDTH SHARED CROSS ACCESS, DRAINAGE (PERMEABLE), SIGNAGE, & UTILITY EASEMENT | ⑯ TURNAROUND EASEMENT |
| ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑰ 16' WATER EASEMENT |
| ⑨ 15' ELECTRIC, GAS, TELEPHONE, CABLE T.V., & SHARED CROSS ACCESS EASEMENT. | ⑱ 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |
| ⑩ 15' BUILDING SETBACK LINE | ⑲ 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |
| ⑪ 10' UTILITY EASEMENT | ⑳ OFF-LOT DRAINAGE EASEMENT (0.016 ACRES NON PERMEABLE) |
| ⑫ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ㉑ PRIVATE 20' DRAINAGE EASEMENT |
| | ㉒ PRIVATE 30' DRAINAGE EASEMENT |
| | ㉓ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT |
| | ㉔ PRIVATE 11' DRAINAGE EASEMENT |
| | ㉕ 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |

- LEGEND
- ⊙ F.I.P. = FOUND IRON PIPE
 - ⊙ F.I.R. = FOUND 1/2" IRON ROD
 - ⊙ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
 - 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
 - V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
 - ESMT = EASEMENT
 - C.L. = CENTER LINE
 - 900 --- = EXISTING CONTOURS
 - ◇ = EXISTING EASEMENT
 - = PROPOSED EASEMENT
 - ⑦ = ADJACENT OWNER INFORMATION
 - C.B. = COUNTY BLOCK
 - 796 --- = PROPOSED CONTOURS
 - VOL. = VOLUME
 - PG. = PAGE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



DRAWN BY: _____

REPLAT AND SUBDIVISION
PLAT ESTABLISHING

S. FLORES RESIDENTIAL HOMES

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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: ADAM MINNICK
1MHC02 FLORES VALLEY, LLC
C/O STONETOWN DV INVESTORS, LLC
720 S. COLORADO BLVD. SUITE 1150-N
GLENDALE, COLORADO 80246

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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. 20__

NOTARY PUBLIC ARAPAHOE COUNTY, COLORADO

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__

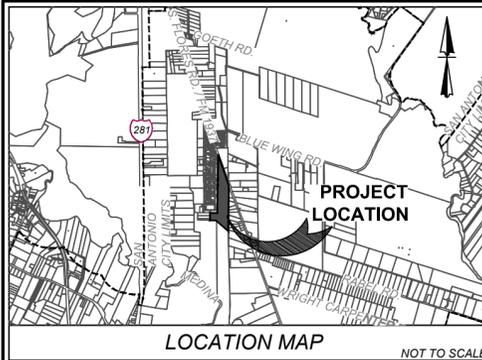
COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF S. FLORES RESIDENTIAL HOMES 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__

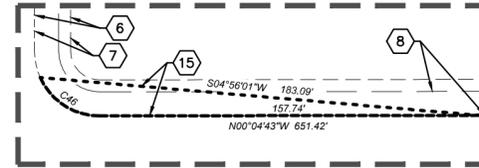
BY: _____ CHAIRMAN

BY: _____ SECRETARY

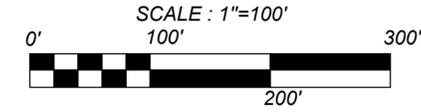


EASEMENT LEGEND

- 18 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 19 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20 OFF-LOT DRAINAGE EASEMENT (0.016 ACRES NON PERMEABLE)
- 21 PRIVATE 20' DRAINAGE EASEMENT
- 22 PRIVATE 30' DRAINAGE EASEMENT
- 23 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- 24 PRIVATE 11' DRAINAGE EASEMENT
- 25 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



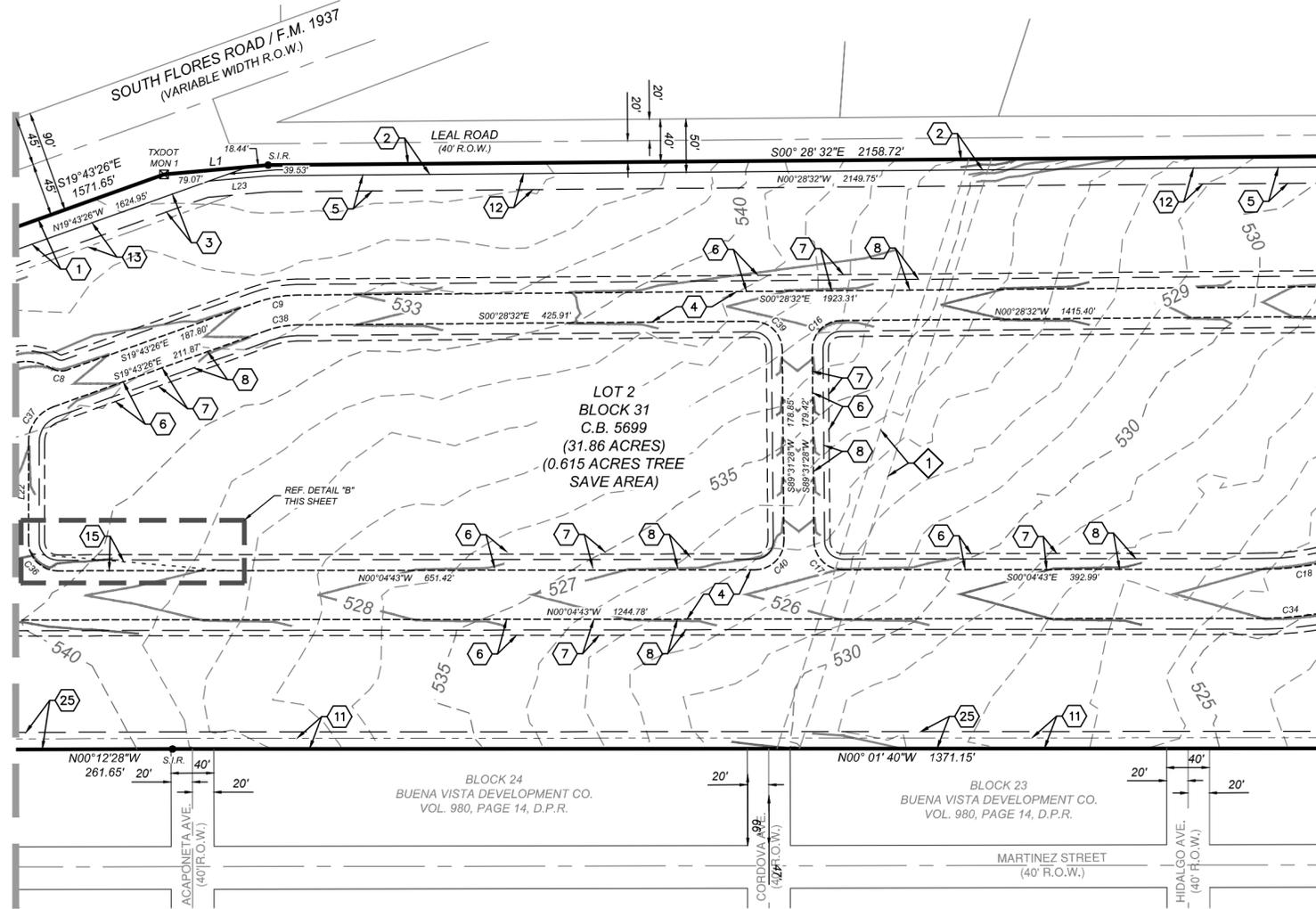
DETAIL "B"
SCALE 1" = 50'
(SEE THIS SHEET)



EASEMENT LEGEND

- 1 20' ELECTRIC EASEMENT (VOLUME 1671, PAGE 76 O.P.R.)
- 2 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326, PAGE 2162 O.P.R.)
- 3 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901, PAGE 114-119 O.P.R.)
- 1 20' R.O.W. DEDICATION (0.7365 ACRES)
- 2 10' R.O.W. DEDICATION (0.5031 ACRES)
- 3 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 4 VARIABLE WIDTH SHARED CROSS ACCESS, DRAINAGE (PERMEABLE), SIGNAGE, & UTILITY EASEMENT
- 5 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 6 15' ELECTRIC, GAS, TELEPHONE, CABLE TV, & SHARED CROSS ACCESS EASEMENT.
- 7 15' BUILDING SETBACK LINE
- 8 10' UTILITY EASEMENT
- 9 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE)
- 11 10' BUILDING SETBACK LINE
- 12 15' BUILDING SETBACK LINE
- 13 20' BUILDING SETBACK LINE
- 14 10' SEWER EASEMENT
- 15 VARIABLE WIDTH CLEAR VISION EASEMENT (REF. DETAIL "B" THIS SHEET)
- 16 TURNAROUND EASEMENT
- 17 16' WATER EASEMENT

MATCHLINE A SEE PAGE 2 OF 4



MATCHLINE B SEE PAGE 4 OF 4

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
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STATE OF TEXAS
COUNTY OF BEXAR

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CLAYTON J. LINNEY
LICENSED PROFESSIONAL ENGINEER NO. 111543
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:

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

CPS SAWS/COSM/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.
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 - 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.

LEGEND

- ⊗ F.I.P. = FOUND IRON PIPE
- ⊙ F.I.R. = FOUND IRON ROD
- ⊗ S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⊗ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
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- PG. = PAGE



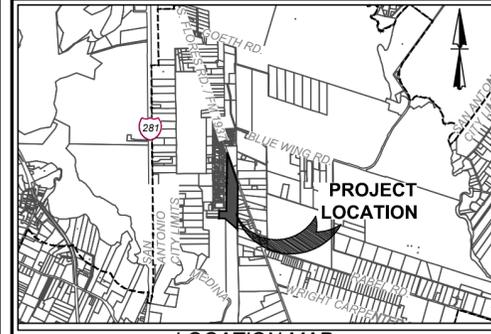
DRAWN BY:



REPLAT AND SUBDIVISION
PLAT ESTABLISHING

S. FLORES RESIDENTIAL HOMES

A 37.51 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY



LOCATION MAP

NOT TO SCALE

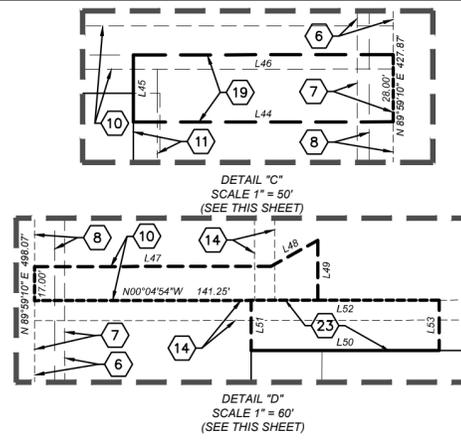
EASEMENT LEGEND

- 1 20' ELECTRIC EASEMENT (VOLUME 1671, PAGE 76 O.P.R.)
- 2 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326, PAGE 2162 O.P.R.)
- 3 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901, PAGE 114-119 O.P.R.)
- 1 20' R.O.W. DEDICATION (0.7365 ACRES)
- 2 10' R.O.W. DEDICATION (0.5031 ACRES)
- 3 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 4 VARIABLE WIDTH SHARED CROSS ACCESS, DRAINAGE (PERMEABLE), SIGNAGE, & UTILITY EASEMENT
- 5 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 6 15' ELECTRIC, GAS, TELEPHONE, CABLE TV & SHARED CROSS ACCESS EASEMENT.
- 7 15' BUILDING SETBACK LINE
- 8 10' UTILITY EASEMENT
- 9 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE)
- 11 10' BUILDING SETBACK LINE
- 12 15' BUILDING SETBACK LINE
- 13 20' BUILDING SETBACK LINE
- 14 10' SEWER EASEMENT
- 15 VARIABLE WIDTH CLEAR VISION EASEMENT
- 16 TURNAROUND EASEMENT
- 17 16' WATER EASEMENT
- 18 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 19 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20 OFF-LOT DRAINAGE EASEMENT (0.016 ACRES NON PERMEABLE)
- 21 PRIVATE 20' DRAINAGE EASEMENT
- 22 PRIVATE 30' DRAINAGE EASEMENT
- 23 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- 24 PRIVATE 11' DRAINAGE EASEMENT
- 25 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

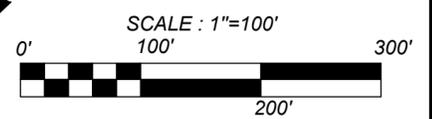
MATCHLINE B SEE PAGE 3 OF 4

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. FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
- 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.



- LEGEND**
- F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - TxDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
 - 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
 - V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
 - ESMT = EASEMENT
 - C.L. = CENTER LINE
 - 900 = EXISTING CONTOURS
 - ◇ = EXISTING EASEMENT
 - ◇ = PROPOSED EASEMENT
 - 7 = ADJACENT OWNER INFORMATION
 - C.B. = COUNTY BLOCK
 - 798 = PROPOSED CONTOURS
 - VOL. = VOLUME
 - PG. = PAGE



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: ADAM MINNICK
MHC02 FLORES VALLEY, LLC
C/O STONETOWN DV INVESTORS, LLC
720 S. COLORADO BLVD., SUITE 1150-W
GLENDALE, COLORADO 80246

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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. _____

NOTARY PUBLIC ARAPAHOE COUNTY, COLORADO

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, TX _____

COUNTY CLERK, BEXAR COUNTY, TX _____

THIS PLAT OF S. FLORES RESIDENTIAL HOMES 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



STATE OF TEXAS
COUNTY OF BEXAR

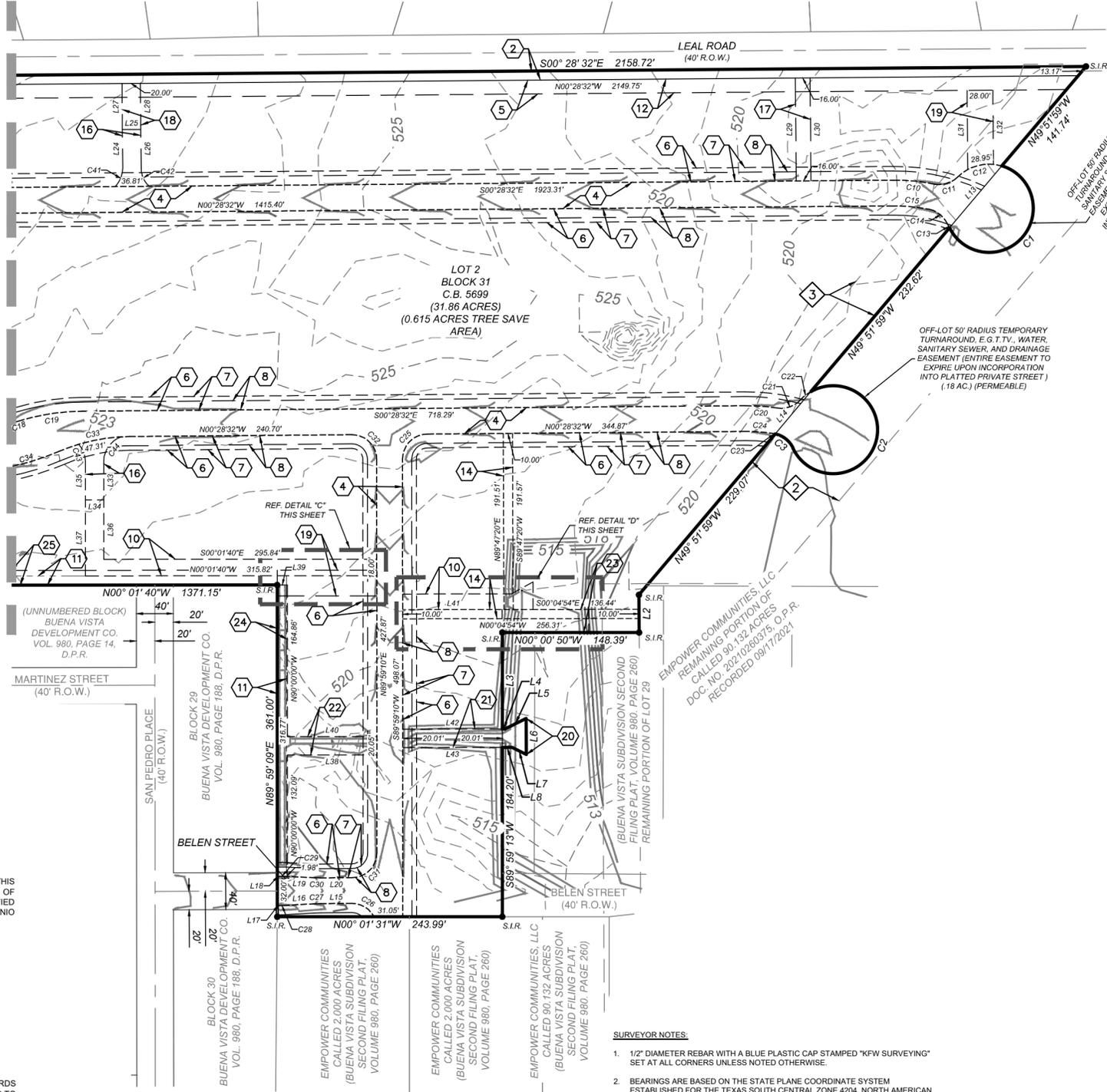
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CLAYTON J. LINNEY
LICENSED PROFESSIONAL ENGINEER NO. 111543
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:

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



- 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.

DRAWN BY: _____