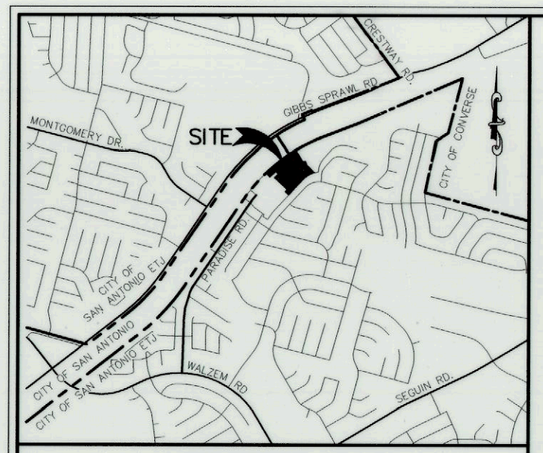
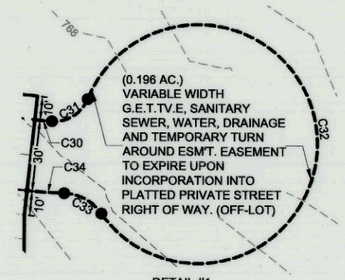
PLAT NO :22-11800147

SUBDIVISION PLAT
ESTABLISHING
WALZEM PARK MHC UNIT 3

BEING 8.545 ACRES OF LAND IN BEXAR COUNTY, TEXAS, OUT OF A 129.645 ACRE TRACT OF LAND DESCRIBED BY A SPECIAL WARRANTY DEED TO WALZEM PARK MHC, LLC., DATED MARCH 29, 2019 AND RECORDED IN DOCUMENT NO. 20190055525 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 8.545 BEING OUT OF THE C. IRWIN SURVEY NO. 43, ABSTRACT NO. 367, COUNTY BLOCK 5072, AND R. BUSHEL SURVEY NO. 325, ABSTRACT NO. 46 COUNTY BLOCK 5052 BEXAR COUNTY, TEXAS.



LOCATION MAP
N.T.S.



DETAIL #1
SCALE: 1" = 60'

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 3 BLOCK 1, CB 5072, 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.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0290G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

DRAINAGE EASEMENT ENCROACHMENTS 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 EASEMENT, 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 TO INGRESS AND EGRESS OVER 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.

IMPACT FEE PAYMENT 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 DEDICATION NOTE:
THE OWNER DEDICATES THE SANITARY SEWER AN/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENTS DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER 19-11800477 AT THE SAN ANTONIO WATER SYSTEM.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS 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 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. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

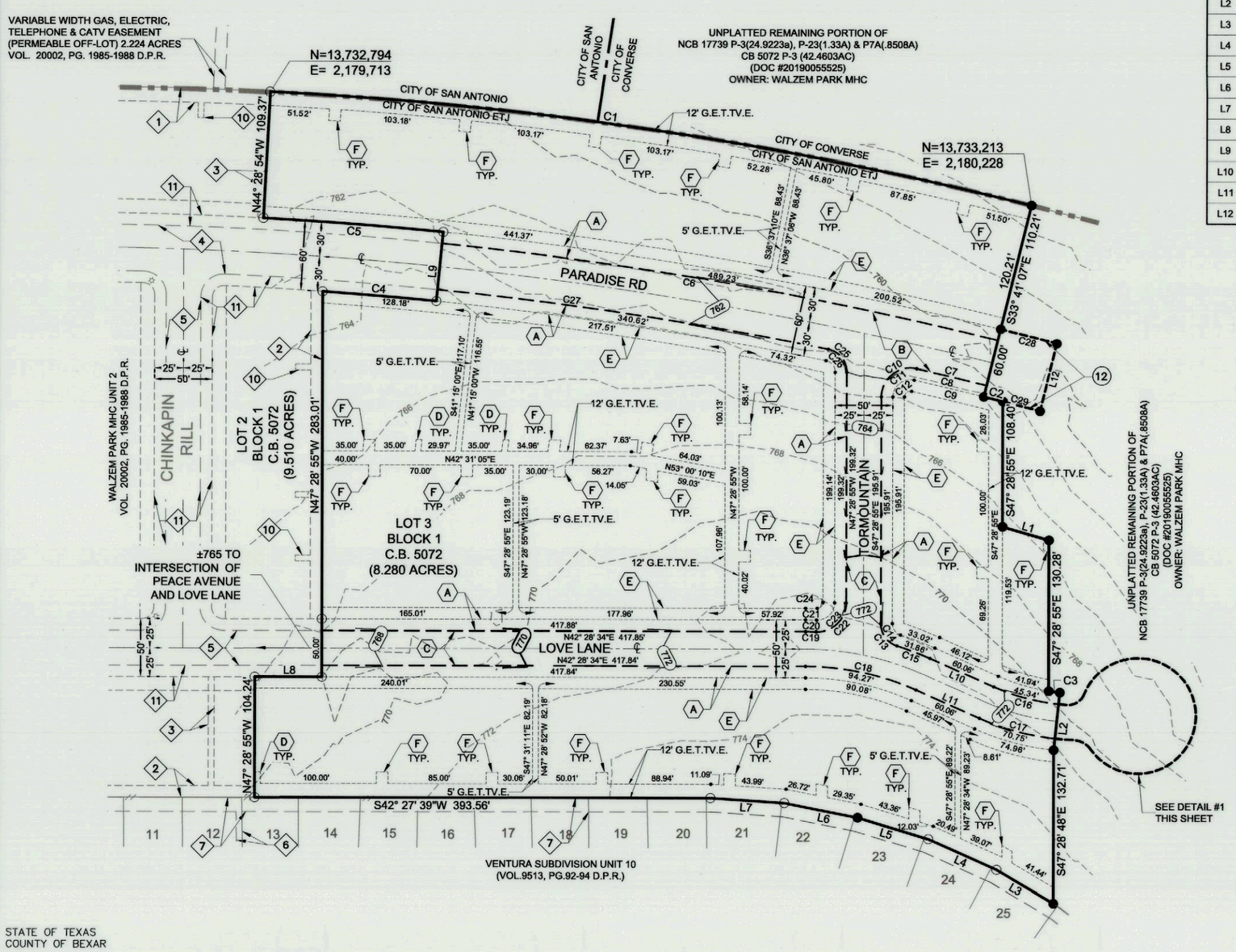
FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING 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.

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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2551221) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE PLAT NUMBER 19-11800477 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).

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.

CPS/SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS A 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 EASEMENT, 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 REAR UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT 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.



Line Table		
Line	Length	Direction
L1	41.65'	S58°42'27"W
L2	50.00'	S41°29'40"E
L3	56.98'	N73°10'08"E
L4	64.54'	N66°39'30"E
L5	64.03'	N59°19'47"E
L6	64.70'	N53°41'06"E
L7	63.90'	N46°14'54"E
L8	57.70'	N42°28'34"E
L9	60.00'	N41°51'40"W
L10	60.06'	N66°31'29"E
L11	60.06'	N66°31'29"E
L12	60.17'	S33°37'50"E

Curve Table						
Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	665.87'	3395.41'	334.00'	664.80'	S50°52'20"W	11°14'10"
C2	16.93'	687.74'	8.47'	16.93'	S56°22'13"W	1°24'39"
C3	9.63'	175.00'	4.82'	9.63'	S50°04'57"W	3°09'14"
C4	98.59'	3345.43'	49.30'	98.59'	S47°17'41"W	1°41'19"
C5	155.77'	3405.43'	77.90'	155.75'	N46°49'43"E	2°37'15"
C6	487.80'	3395.43'	244.32'	487.38'	S52°15'16"W	8°13'53"
C7	62.10'	3355.43'	31.05'	62.10'	S55°50'24"W	1°03'38"
C8	61.92'	2743.85'	30.96'	61.92'	N55°53'53"E	1°17'35"
C9	68.76'	3412.53'	34.38'	68.76'	N55°54'01"E	1°09'16"
C10	44.85'	25.00'	31.31'	39.07'	S3°54'50"W	102°47'30"
C11	26.91'	15.00'	18.79'	23.44'	N3°54'50"E	102°47'30"
C12	8.97'	5.00'	6.26'	7.81'	N3°54'50"E	102°47'30"
C13	25.35'	20.00'	14.70'	23.69'	S83°47'51"E	72°37'52"
C14	12.68'	10.00'	7.35'	11.84'	N83°47'51"W	72°37'52"
C15	30.70'	265.00'	15.37'	30.68'	S63°12'21"W	6°38'16"
C16	58.17'	185.00'	29.33'	57.93'	N57°30'59"E	18°01'00"
C17	67.61'	215.00'	34.08'	67.33'	N57°30'59"E	18°01'00"
C18	98.46'	235.00'	49.97'	97.75'	S54°31'17"W	24°00'24"
C19	9.21'	265.00'	4.61'	9.21'	S43°30'50"W	1°59'30"
C20	9.56'	275.00'	4.78'	9.56'	N43°30'50"E	1°59'30"
C21	10.08'	272.07'	5.04'	10.08'	N42°28'33"E	2°07'24"
C22	40.14'	25.00'	25.88'	35.96'	N1°29'10"W	91°59'30"
C23	24.08'	15.00'	15.53'	21.58'	N1°29'10"W	91°59'30"
C24	7.85'	5.00'	5.00'	7.07'	N2°30'11"W	89°57'28"
C25	27.42'	20.00'	16.35'	25.32'	N86°45'17"W	78°32'44"
C26	13.71'	10.00'	8.18'	12.66'	N86°45'17"W	78°32'44"
C27	341.64'	3355.43'	170.97'	341.49'	S51°03'21"W	5°50'01"
C28	49.99'	8498.28'	25.00'	49.99'	S56°38'23"W	0°20'13"
C29	33.06'	2629.05'	16.53'	33.06'	S56°57'38"W	0°43'14"
C30	7.18'	185.00'	3.59'	7.18'	N47°23'43"E	2°13'31"
C31	18.82'	15.00'	10.87'	17.61'	N10°20'42"E	71°52'31"
C32	263.76'	50.00'	27.58'	48.29'	S54°28'12"E	302°14'43"
C33	18.25'	20.00'	9.82'	17.62'	S70°30'33"W	52°17'14"
C34	15.54'	215.00'	7.77'	15.53'	S46°26'08"W	4°08'25"

Ⓐ 10' WATER, PRIVATE DRAIN AND SIGN EASEMENT

Ⓑ 40' GAS, ELEC, TEL, CATV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENT

Ⓒ 30' GAS, ELEC, TEL, CATV, WATER, SEWER, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENT

Ⓓ 5' x 10' GAS, ELEC, TEL AND CATV EASEMENT

Ⓔ 10' GAS, ELEC, TEL, CATV, EASEMENT

Ⓕ 10' x 10' GAS, ELEC, TEL AND CATV EASEMENT

① 12' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT VOL. 20002, PG. 1985-1988 D.P.R.

② 10' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT VOL. 20002, PG. 1985-1988 D.P.R.

③ 5' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT VOL. 20002, PG. 1985-1988 D.P.R.

④ 40' ACCESS, DRAIN, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER & SAN SEWER EASEMENT VOL. 20002, PG. 1985-1988 D.P.R.

⑤ 30' ACCESS, DRAIN, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER & SAN SEWER EASEMENT VOL. 20002, PG. 1985-1988 D.P.R.

⑥ 5' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT VOL. 9554, PG. 90-94, D.P.R.

⑦ 12' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT VOL. 9554, PG. 90-94, D.P.R.

⑧ 5' ELECTRIC, TELEPHONE, & CABLE TV EASEMENT VOL. 9514 PG.219 D.P.R.

⑨ 12' ELECTRIC, TELEPHONE, & CABLE TV EASEMENT VOL. 9514 PG.219 D.P.R.

⑩ 5' x 13' GAS, ELEC, TEL AND CATV EASEMENT VOL. 20002, PG. 1985-1988 D.P.R.

⑪ 10' GAS, ELEC, TEL, CATV, SIGN, AND WATER EASEMENT VOL. 20002, PG. 1985-1988 D.P.R.

⑫ (0.069 AC.) 50' G.E.T.TV.E & SANITARY SEWER, WATER, & DRAINAGE ESM'T. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET RIGHT OF WAY. (PERMEABLE OFF-LOT)

LEGEND/ABBREVIATIONS

BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
CATV	CABLE TV
TYP	TYPICAL
ROW	RIGHT OF WAY
TEL	TELEPHONE
SS	SANITARY SEWER
ELEC	CITY PUBLIC SERVICE ELECTRIC
GAS	CITY PUBLIC SERVICE GAS
SARA	SAN ANTONIO RIVER AUTHORITY
D.P.R.	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
N.T.S.	NOT TO SCALE
AC	ACRE(S)
DOC	DOCUMENT
℄	STREET CENTERLINE
Ⓐ	PROPOSED EASEMENT
①	EXISTING EASEMENT
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KCI" (UNLESS NOTED OTHERWISE)
760	EXISTING CONTOURS
760	PROPOSED CONTOURS
	CITY OF CONVERSE LIMITS
	CITY OF SAN ANTONIO LIMITS
CB	COUNTY BLOCK
ESMT	EASEMENT
G.E.T.TV.E.	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
NCB	NEW CITY BLOCK
ETJ	EXTRATERRITORIAL JURISDICTION

0 50 100 200
SCALE: 1" = 100'

KCI TECHNOLOGIES, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

DATE: JULY 2023 JOB NUMBER: 762108560

STATE OF MICHIGAN §
COUNTY OF OAKLAND §

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

OWNER/DEVELOPER: WALZEM PARK MHC, LLC,
a TEXAS LIMITED LIABILITY COMPANY.
MANAGERS: WILLIAM CONNELL
JOSEPH LOMBARDO
4893 ROCHESTER RD., SUITE D
TROY, MI 48085
O: 248-601-0202

STATE OF MICHIGAN §
COUNTY OF OAKLAND §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE LOMBARDO 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 14 DAY OF 09, A.D., 2023.

NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN

THIS PLAT OF WALZEM PARK MHC UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY 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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D., 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, 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.

LICENSED PROFESSIONAL ENGINEER
JESSE F. CANTU

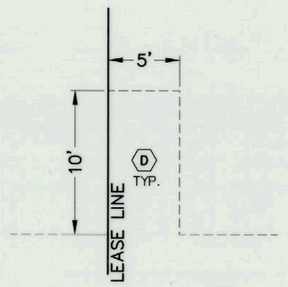
STATE OF TEXAS
JESSE F. CANTU II
93639
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

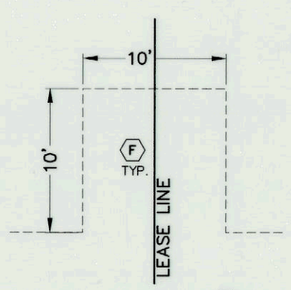
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR



TYPICAL DETAIL (D)
(5' x 10' GAS, ELEC, TEL AND CATV EASEMENT)
SCALE: 1" = 10'



TYPICAL DETAIL (F)
(10' x 10' GAS, ELEC, TEL AND CATV EASEMENT)
SCALE: 1" = 10'

SURVEY NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A 1/2 " REBAR WITH CAP MARKED "KCI" UNLESS NOTED OTHERWISE
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) FROM THE TEXAS COORDINATE STATE PLANE SYSTEM ESTABLISED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

L:\develop\Proj_2021_KCI\762108560 _Walzem_Park_MHC_Units_3_and_4\CAD\762108560 Walzem Park MHC Unit 3 Plat.dwg Mon, Jul/31/23 01:45:30pm Mary.Morales