

**CPS/SAWS/COSA UTILITY NOTES:**

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 GRANTEE'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.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREET, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOT 902, BLOCK 17, C.B. 5137, LOT 901, BLOCK 18, C.B. 5137; LOT 901, BLOCK 9, C.B. 5137; AND LOT 901, BLOCK 19, C.B. 5137; DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL: 48029C0610F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**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 TO OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'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.

**SETBACK:**

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 (TWP-APP-APP21-38800765) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE EPR 35-477(r).

**RESIDENTIAL FINISHED FLOOR:**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF TWELVE (12) INCHES ABOVE FINAL ADJACENT GRADE.

**CLEAR VISION EASEMENT:**

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.

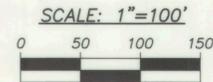
**OPEN SPACE:**

LOT 902, BLOCK 17; LOT 901, BLOCK 18; LOT 901, BLOCK 9; AND LOT 901, BLOCK 19, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**PLAT NUMBER 21-11800117**

**SUBDIVISION PLAT  
ESTABLISHING  
ANNABELLE RANCH UNIT 3**

BEING A TOTAL OF 28.18 ACRES OF LAND OUT OF A 106.39 ACRE TRACT DEED TO HWY. 87 COMMUNITIES, LTD., VOLUME 18967, PAGE 908 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY AND OUT OF THE F. LONGUVILLE SURVEY NO. 4, ABSTRACT No. 423 COUNTY BLOCK 5137, BEXAR COUNTY TEXAS.



**VICKREY & ASSOCIATES, LLC.**  
CONSULTING ENGINEERS

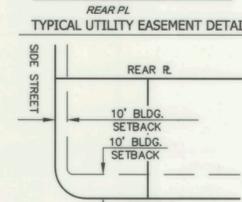
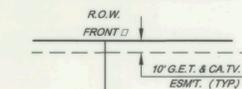
12940 Country Parkway San Antonio, Texas 78216-2004  
Telephone: (210) 349-3271

TBPE Firm Registration No.: F-159  
TBPLS Firm Registration No.: 10004100



**LEGEND**

- 600 --- PROPOSED CONTOURS
- 600 — EXISTING CONTOURS
- DPR = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
- OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- G.E.T. & C.A.T.V. = GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
- BLDG. = BUILDING
- BS = BUILDING SETBACK
- ℄ = PROPERTY LINE
- R.O.W. = RIGHT OF WAY
- ESMT. = EASEMENT
- TYP. = TYPICAL
- C.B. = COUNTY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- AC. = ACREAGE
- AC.\* = NET ACREAGE OF LOT
- S.F. = SQUARE FOOTAGE
- SET IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- FOUND IRON ROD WITH CAP STAMPED "ACES" UNLESS NOTED OTHERWISE



**TYPICAL CORNER LOT BUILDING SETBACKS**

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 10' ALONG THE FRONT, AS SHOWN ABOVE, AND SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

BASIS OF BEARING IS STATE PLANE CORR'D. SYSTEM.

1/2" IRON RODS WITH "VICKREY PROPERTY CORNERS" SET AT ALL CORNERS UNLESS NOTED OTHERWISE IRF DENOTES IRON ROD FOUND

LOTS 902 BLOCK 17, 901 BLOCK 18, 901 BLOCK 9 & 901 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. THESE LOTS ARE NOT FOR RESIDENTIAL USE.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.

WATER SERVICE IS PROVIDED BY EAST CENTRAL WATER SUPPLY CORPORATION, INCLUDING FIRE PROTECTION WITH 25 PSI AND 250 GPM FLOW. FIRE HYDRANTS WILL BE INSTALLED WITHIN 600 FEET OF EACH LOT.

WASTEWATER SERVICE SHALL BE BY ON-SITE SEWAGE FACILITIES (OSSP).

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	50°09'00"	15.00	14.44	7.83	N76°09'57"E	13.89
C2	200°18'01"	55.00	192.27	307.21	N31°19'33"W	108.28
C3	50°09'00"	15.00	14.44	7.83	S41°18'57"W	13.89
C4	89°42'19"	15.00	23.48	14.92	S31°06'43"E	21.18
C5	90°17'22"	15.00	23.64	15.38	S58°53'25"W	21.27
C6	50°09'00"	15.00	14.44	7.83	S13°50'02"E	13.89
C7	200°18'01"	55.00	192.27	307.21	N68°44'27"E	108.28
C8	50°09'00"	15.00	14.44	7.83	N48°41'03"W	13.89
C9	90°00'00"	15.00	23.56	15.30	N68°44'27"E	21.21
C10	90°00'00"	15.00	23.56	15.30	N31°19'33"W	21.21
C11	90°00'00"	15.00	23.56	15.30	S68°44'27"W	21.21
C12	90°00'00"	25.00	39.27	25.00	N31°19'33"W	35.36
C13	90°00'00"	25.00	39.27	25.00	N58°44'28"E	35.36
C14	90°00'00"	15.00	23.56	15.30	S31°19'33"E	21.21
C15	211°19'50"	55.00	20.41	10.32	N23°48'31"E	20.29

Line Table		
Line #	Length	Direction
L1	18.80	S78°19'33"E
L2	20.00	S13°44'27"W
L3	20.00	N13°44'27"E
L4	20.00	S13°44'27"W
L5	20.00	N13°44'27"E
L6	50.62	N78°19'33"W
L7	32.47	N78°57'53"W
L8	32.01	S78°57'53"E
L9	48.22	S78°58'18"E
L10	15.71	S78°57'53"E
L11	20.00	S14°01'43"W
L12	19.16	S78°58'17"E

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE 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.

ANNABELLE RANCH UNIT 1, LTD.  
LLOYD A. DENTON JR., OWNER  
11 LYNN BATTS, SUITE 100  
SAN ANTONIO TEXAS 78208  
210-628-6131

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
LLOYD A. DENTON JR., 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 27 DAY OF January, A.D. 2022.

*Brenda Armstrong*  
NOTARY PUBLIC  
STATE OF TEXAS



THIS PLAT OF ANNABELLE RANCH 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 REGULATION AND/OR WHERE ADMINISTRATIVE EXCEPTION (S) AND/OR VARIANCE (S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

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, AND 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.



*Paul A. Schroeder*  
LICENSED PROFESSIONAL ENGINEER #57564  
PAUL A. SCHROEDER  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
(210) 349-3271

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:



*Paul A. Schroeder*  
REGISTERED PROFESSIONAL LAND SURVEYOR #5160  
PAUL A. SCHROEDER  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

SUBDIVISION PLAT ESTABLISHING ANNABELLE RANCH UNIT 3

BEING A TOTAL OF 28.18 ACRES OF LAND OUT OF A 106.39 ACRE TRACT DEED TO HWY. 87 COMMUNITIES, LTD., VOLUME 18967, PAGE 908 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY AND OUT OF THE F. LONGVILLE SURVEY NO. 4, ABSTRACT No. 423 COUNTY BLOCK 5137, BEXAR COUNTY TEXAS.

VICKREY & ASSOCIATES, LLC. CONSULTING ENGINEER 12940 Country Parkway San Antonio, Texas 78216-2004 Telephone: (210) 349-3271 TBPE Firm Registration No.: F-159 TBPLS Firm Registration No.: 10004100



STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE 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.

ANNABELLE RANCH UNIT 1, LTD. LLOYD A. DENTON JR., OWNER 11 LYNN BATTS, SUITE 100 SAN ANTONIO TEXAS 78209 210-628-6131 STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON JR., 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 27 DAY OF January, A.D. 2022



THIS PLAT OF ANNABELLE RANCH 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION (S) AND/OR VARIANCE (S) HAVE BEEN GRANTED.

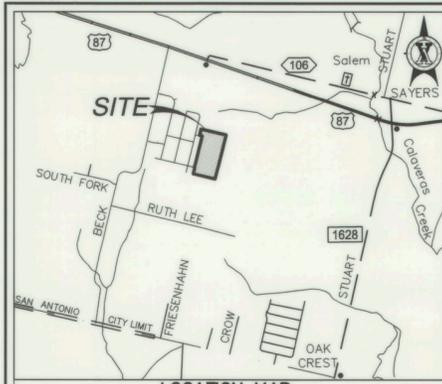
DATED THIS \_\_\_ DAY OF \_\_\_ A.D. BY: \_\_\_ CHAIRMAN BY: \_\_\_ SECRETARY CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS \_\_\_ DAY OF \_\_\_ A.D.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE

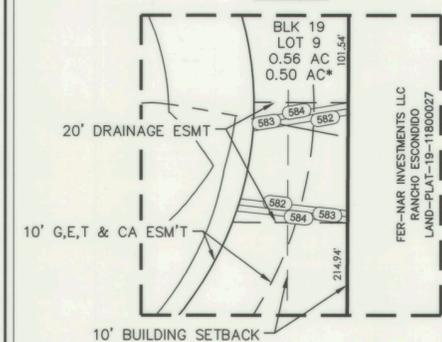
LEGEND

- 800 --- PROPOSED CONTOURS
--- 800 --- EXISTING CONTOURS
DPR = DEEDS & PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
G.E.T. & CA, TV. = GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
BLDG. = BUILDING
BS = BUILDING SETBACK
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R.O.W. = RIGHT OF WAY
ESMT. = EASEMENT
TYP. = TYPICAL
C.B. = COUNTY BLOCK
VOL. = VOLUME
PG. = PAGE
AC. = ACREAGE
AC\* = NET ACREAGE OF LOT
S.F. = SQUARE FOOTAGE
● SET # IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
○ FOUND # IRON ROD WITH CAP STAMPED "ACES" (UNLESS NOTED OTHERWISE)

CPS/SAWS/COSA UTILITY NOTES:

- 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.

DETAIL A



APPROX. 252' TO INTERSECTION OF CHILMARK PATH & KODY CREEK

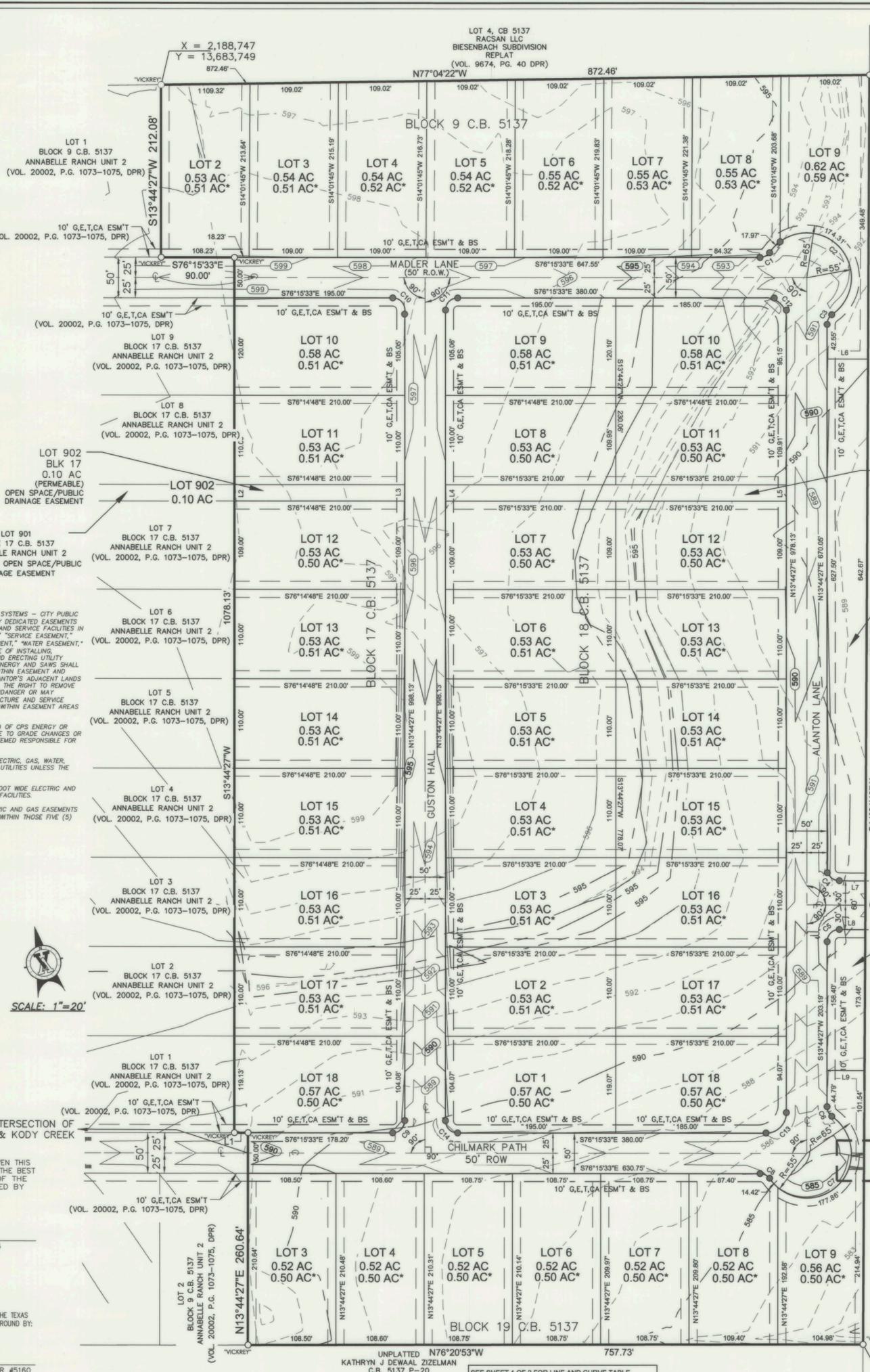
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

LICENSED PROFESSIONAL ENGINEER #57564 PAUL A. SCHROEDER 12940 COUNTRY PARKWAY SAN ANTONIO, TEXAS 78216 (210) 349-3271

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 BY THE GROUND BY: REGISTERED PROFESSIONAL LAND SURVEYOR #5160 PAUL A. SCHROEDER 12940 COUNTRY PARKWAY SAN ANTONIO, TEXAS 78216 (210) 349-3271



Jan 27, 2022, 10:18am, electronic, Layout: Sheet 2, File: R32782-003.Engineering\DWG\20220303ah-plat-003.dwg



UNPLATTED N76°20'53"W 757.73' KATHRYN J DEWAAL ZIZELMAN C.B. 5137 P-20 (VOL. 7174, PG. 179 DR)

THIS PROJECT WILL CONSIST OF 42 RESIDENTIAL LOTS, 4 OPEN SPACE / PARKS LOTS AND DRAINAGE EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SHEET 2 OF 2

PLAT REVISED DECEMBER 15, 2021.