

SUBDIVISION PLAT
ESTABLISHING
PARKER PLACE

A TRACT OF LAND CONTAINING 18.48 ACRES, LYING IN THE JOSEFA MARTINEZ SURVEY NO. 14, ABSTRACT 476, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 50.79 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT #20200227145 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Rakowitz
ENGINEERING & SURVEYING
TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rak-eng.com
DATE: AUGUST 2021

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/DEVELOPER: F4 LAND INVESTMENTS, LLC
DUTCH FRIESENHANN
10966 US HWY 87 E
ADKINS, TX 78101
(210) 649-1998

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DUTCH FRIESENHANN, 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 03RD DAY OF AUGUST, A.D. 2021.

BRITTANY N COBLE
MY COMMISSION EXPIRES
03-19-2022
NOTARY ID: 13149357-9
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

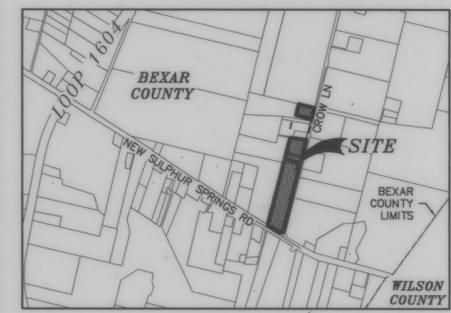
CERTIFICATE OF APPROVAL

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

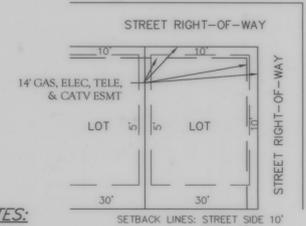
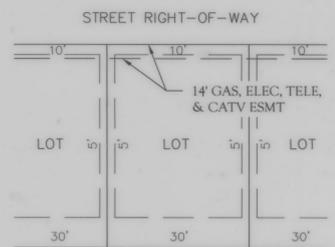
DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE
TYPICAL LOT
WITH SETBACK LINES



SURVEYOR'S NOTES:

- 5/8" STEEL ROD MONUMENT WITH PLASTIC CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE.

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.

CPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF ATASCOSA

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.

Walt F. Rakowitz 8/22/21
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF ATASCOSA

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 RAKOWITZ ENGINEERING AND SURVEYING.

Walt F. Rakowitz 8/22/21
REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND

- AC ACRE(S)
- CATV CABLE TELEVISION
- CB COUNTY BLOCK
- DOC DOCUMENT
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ELEC ELECTRIC
- ESMT EASEMENT
- LF LINEAR FEET
- NTS NOT-TO-SCALE
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- TELE TELEPHONE
- VOL VOLUME

- ⊕ = CENTERLINE
- = FOUND STEEL ROD MONUMENT
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING AND SURVEYING
- * SEE "COUNTY FINISHED FLOOR ELEVATION" NOTE

- 4 LOT NUMBER
- 1.02 AC GROSS LOT ACREAGE
- (0.63 AC) NET LOT ACREAGE
- ① PROPOSED EASEMENT
- ① EXISTING EASEMENT (RECORDED INFORMATION)

- 670 --- = EXISTING MAJOR CONTOUR
- 671 --- = EXISTING MINOR CONTOUR
- 670 --- = PROPOSED MAJOR CONTOUR
- 671 --- = PROPOSED MINOR CONTOUR
- = 1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0630G
- = 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY BY RAKOWITZ
- = PLATTED BOUNDARY
- = LOT LINE
- = PROPOSED EASEMENT
- = EXISTING EASEMENT

- ① 15' UTILITY EASEMENT (VOL. 6453, PG. 338-339, O.P.R.)
- ① 10' BUILDING SETBACK LINE
- ② 14' GAS, ELEC, TELE, & CATV EASEMENT
- ③ 15' MAINTENANCE ACCESS & PUBLIC DRAINAGE EASEMENT
- ④ 20' PRIVATE DRAINAGE EASEMENT
- ⑤ 120' PRIVATE DRAINAGE EASEMENT
- ⑥ 1' NON-VEHICULAR ACCESS EASEMENT (N.T.S.)
- ⑦ 40' BUILDING SETBACK LINE
- ⑧ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	332.10'	N76° 01' 04"W
L2	118.76'	N14° 10' 51"E
L3	117.03'	N14° 10' 51"E
L4	326.00'	N76° 01' 04"W
L5	325.87'	N76° 01' 04"W
L6	96.97'	N14° 10' 51"E
L7	117.03'	N14° 10' 51"E
L8	324.70'	S76° 01' 04"E
L9	324.57'	N76° 01' 04"W
L10	96.97'	N14° 10' 51"E
L11	125.00'	N76° 01' 04"W
L12	20.00'	S13° 58' 56"W
L13	125.00'	N76° 01' 04"W
L14	22.73'	N76° 01' 04"W
L15	27.97'	N76° 01' 04"W
L16	27.97'	N76° 01' 04"W
L17	35.05'	S85° 04' 18"E
L18	47.39'	N78° 50' 07"E
L19	12.00'	N57° 36' 36"E
L20	33.79'	N25° 26' 11"E
L21	11.69'	N64° 31' 37"E
L22	45.07'	N25° 16' 49"E
L23	36.19'	N77° 46' 45"E
L24	24.30'	N16° 28' 27"E
L25	53.31'	N34° 54' 31"W
L26	50.98'	S60° 33' 02"W
L27	68.36'	S36° 40' 08"W
L28	21.79'	S18° 55' 29"W
L29	21.32'	S32° 25' 33"W
L30	32.25'	N88° 05' 40"W

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	8.00'	038°25'52"	N05°02'05"W	5.27'	5.37'
C2	8.00'	089°48'05"	N59°04'53"E	11.29'	12.54'
C3	8.00'	090°11'55"	S30°55'07"E	11.33'	12.59'
C4	8.00'	089°48'05"	S59°04'53"W	11.29'	12.54'
C5	8.00'	090°11'55"	S30°55'07"E	11.33'	12.59'

SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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 DRRM PANEL 48029C0630G, DATED SEPTEMBER 28, 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.

COUNTY FINISHED FLOOR ELEVATION:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN (LOTS 1-5, BLOCK 1, CB 5144) 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:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (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 TD AND 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.

TCD DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TXDOT:

- 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.
- 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 COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 3432 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 324.35'.
- 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.

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.

COMMON AREA MAINTENANCE:

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.

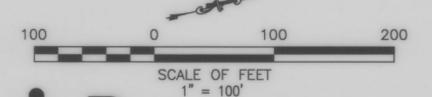
RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 250 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 MARSHAL. ALL LOTS ON THIS PLAT WILL BE PROVIDED FIRE PROTECTION.

Plat No. 20-11800556

SUBDIVISION PLAT
ESTABLISHING
PARKER PLACE

A TRACT OF LAND CONTAINING 18.48 ACRES, LYING IN THE JOSEFA MARTINEZ SURVEY NO. 14, ABSTRACT 476, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 50.79 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT #20200227145 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4080 www.rak-eng.com
DATE: AUGUST 2021

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COUNTY OF BEXAR

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OWNER/DEVELOPER: F4 LAND INVESTMENTS, LLC
DUTCH FRIESENHANN
10966 US HWY 87 E
ADKINS, TX 78101
(210) 649-1998

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COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DUTCH FRIESENHANN 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 20th DAY OF AUGUST, A.D. 2021.

BRITTANY N COBLE
MY COMMISSION EXPIRES
03-19-2022
NOTARY ID: 13149357-9

Brittany N. Coble
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

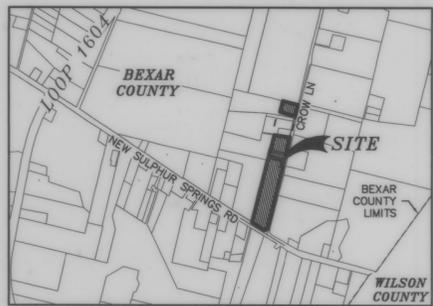
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DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



CPS ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

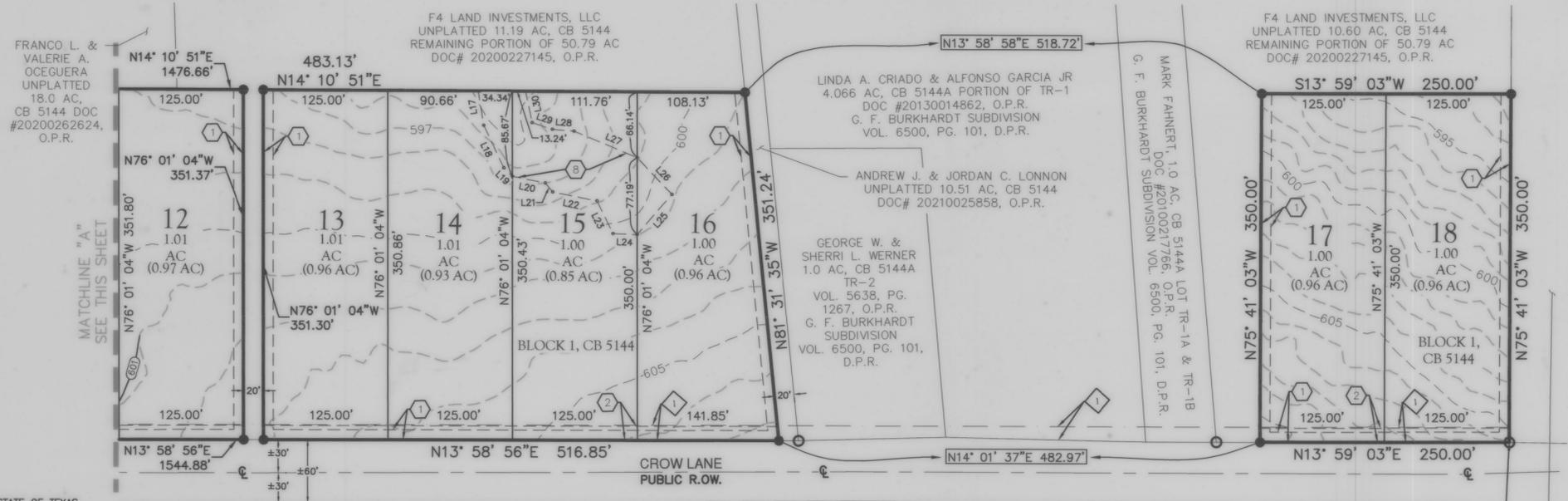
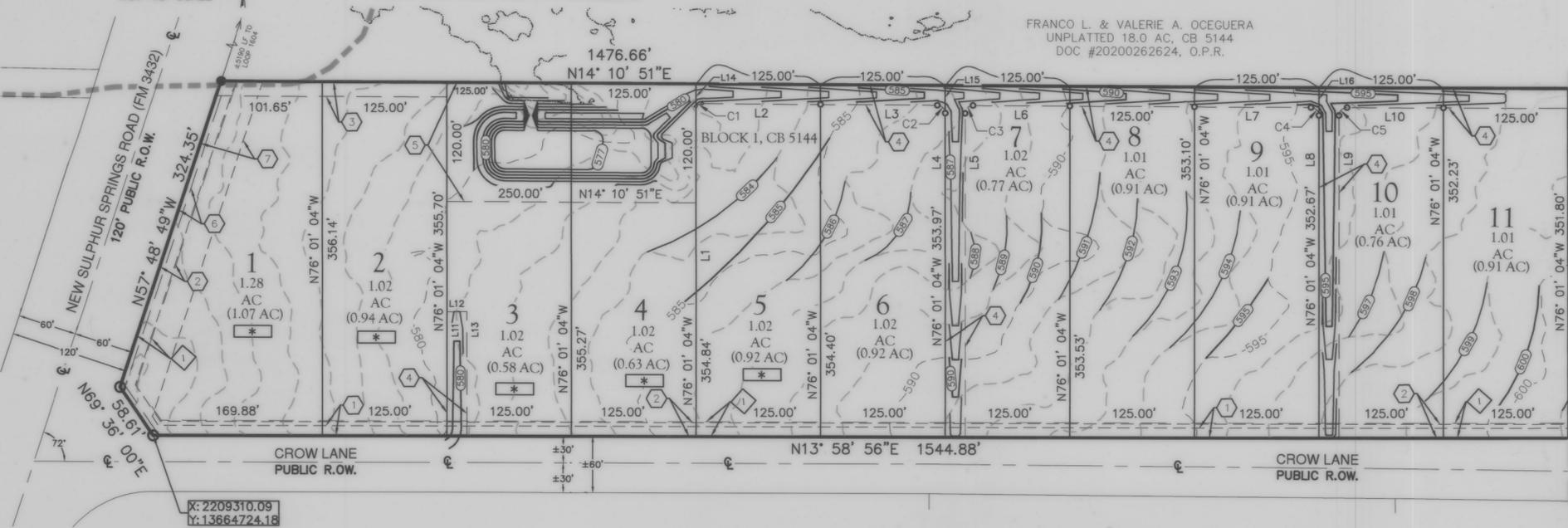
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

FRANCO L. & VALERIE A. OCEGUERA
UNPLATTED 18.0 AC, CB 5144
DOC #20200262624, O.P.R.



STATE OF TEXAS
COUNTY OF ATASCOSA

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.

Walt F. Rakowitz
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF ATASCOSA

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 RAKOWITZ ENGINEERING AND SURVEYING.

Walt F. Rakowitz
REGISTERED PROFESSIONAL LAND SURVEYOR



ADRIAN PIENIAZEK
UNPLATTED 71.257 AC, CB 5144
DOC #20180214439, O.P.R.

X: 2209990.55
Y: 13667455.39