

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET
  - 1190 EXISTING CONTOURS
  - 1190 PROPOSED CONTOURS
  - AC ACRES
  - C CENTERLINE
  - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - R.O.W. RIGHT-OF-WAY
  - VOL. VOLUME
  - PG. PAGE
  - V.N.A.E. VEHICULAR NON-ACCESS ESMT.
  - ESMT EASEMENT
  - NCB NEW CITY BLOCK
  - BLK BLOCK
  - G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

- A 10' G.E.T.CA. ESMT
- B OFF-LOT 16' WATER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.88 AC)
- C OFF-LOT 50'x50' OFF LOT PERMEABLE WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.10 AC)
- D VARIABLE WIDTH OFF LOT PERMEABLE WATER, SEWER, GETCA, TURNAROUND AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.52 AC)
- E 7' IRREVOCABLE PEDESTRIAN & UTILITY ESMT
- F OFF-LOT 50' PRIVATE DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.55 AC)
- G OFF-LOT 25' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.09 AC)
- H OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (1.76 AC)
- A PERMANENT SANITARY SEWER ESMT (VOL. 14286, PG. 1046, OPRBCT) (VOL. 14420, PG. 1052, OPRBCT)
- B C.P.S.B.S.A. ESMT (VOL. 5489, PG. 568, OPRBCT)
- C 28' G.E.T.CA. ESMT (CONCURRENT PLAT NO. 20-11800537)
- D OFF-LOT VARIABLE WIDTH DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (CONCURRENT PLAT NO. 20-11800537)
- E OFF-LOT VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (1.76 AC PERMEABLE) (CONCURRENT PLAT NO. 19-11800550)
- F OFF-LOT 16' SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.63 AC PERMEABLE) (CONCURRENT PLAT NO. 20-11800537)

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

JERRY D. WILKIE, JR., R.P.L.S. # 4724

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.

TORRY LAYNE HURT, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 91844

- CPS/SAWS/COSA UTILITY:
- 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.
  - 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.
- BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

- DRAINAGE NOTES
- 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / 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 EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE REGULATORY FLOODPLAIN, NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
  - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
  - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TIMMS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LAND OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO:
- OPEN SPACE NOTE:
- LOT 901, BLOCK 16, NCB 14495 IS DESIGNATED AS PERMEABLE OPEN SPACE(0.29 ACRES)  
LOT 901, BLOCK 19, NCB 14495 IS DESIGNATED AS PERMEABLE OPEN SPACE(0.37 ACRES)  
LOT 901, BLOCK 20, NCB 14495 IS DESIGNATED AS PERMEABLE OPEN SPACE AND PUBLIC DRAINAGE EASEMENT (0.13 ACRES)  
LOT 902, BLOCK 20, NCB 14495 IS DESIGNATED AS PERMEABLE OPEN SPACE AND PUBLIC DRAINAGE EASEMENT (0.036 ACRES)

- TXDOT NOTES:
- 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.
  - 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.
  - 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 1 ACCESS POINT ALONG SOMERSET RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 99.98'.

IMPACT FEES PAYMENT DUE:  
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 NOTE:  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

FIRE FLOW NOTE:  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

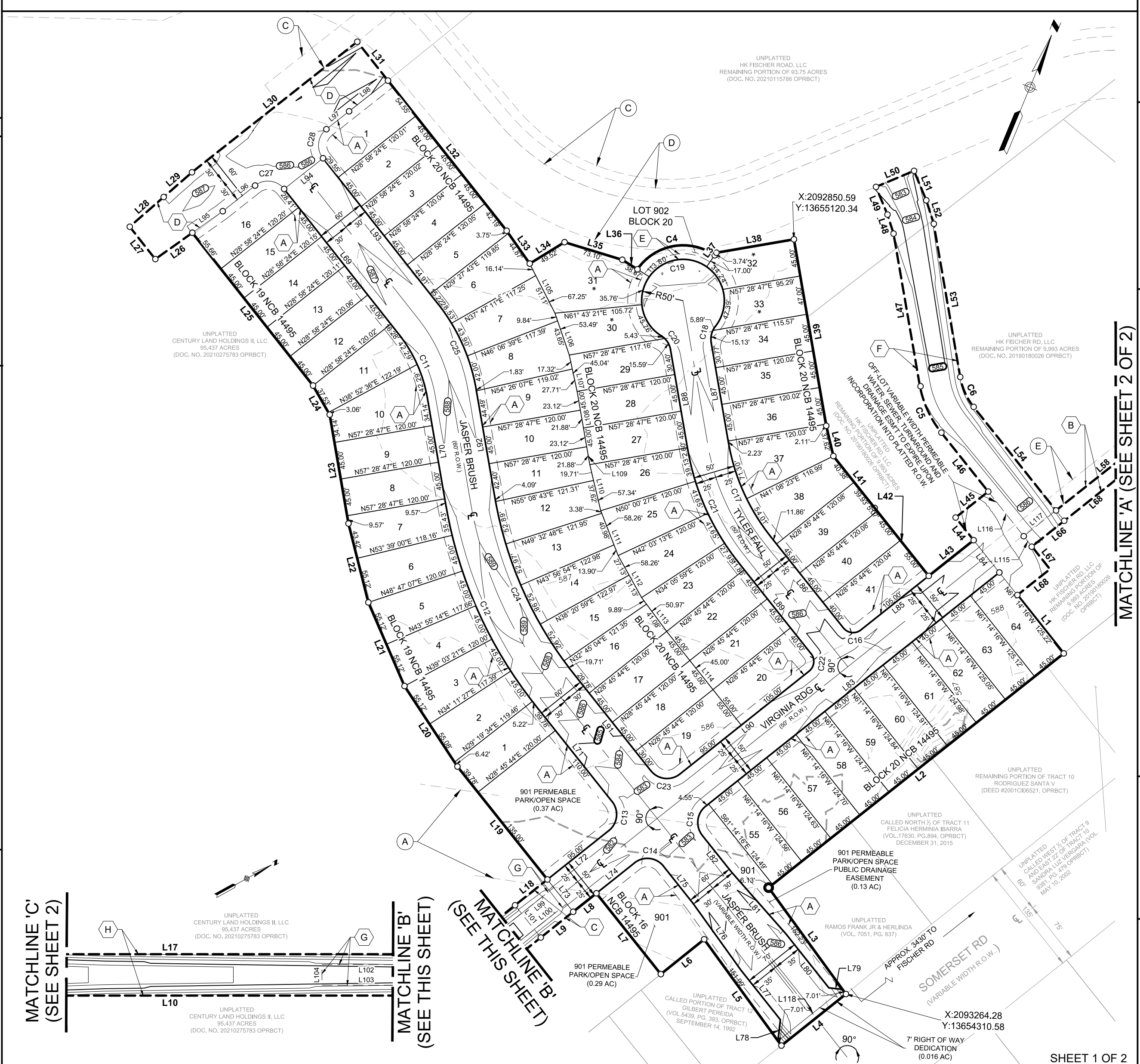
INGRESS & EGRESS (WATER / SANITARY SEWER):  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

NOTES:

- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0565F, EFFECTIVE SEPTEMBER 29, 2010. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

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



PLAT NO. 20-11800604

SUBDIVISION PLAT ESTABLISHING  
TIMMS SUBDIVISION UNIT 9

BEING A TOTAL OF 16.39 ACRES COMPROMISED OF:

5.24 ACRES OUT OF 15.119 ACRES OF LAND SITUATED IN THE FRANCISCO, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A REMAINING PORTION OF A CALLED 30.00 ACRE TRACT OF LAND AS CONVEYED TO STELLA YVONNE HERRERA PATTON, AND RECORDED IN VOLUME 18465, PAGE 1150, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

5.14 ACRES OUT OF 9.993 ACRES OF LAND SITUATED IN THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT SAME CERTAIN CALLED 10.00 ACRE TRACT OF LAND AS CONVEYED TO STELLA YVONNE HERRERA PATTON, AND RECORDED IN VOLUME 18404, PAGE 110, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

5.62 ACRES OUT OF 93.75 ACRES OF LAND SITUATED IN THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 94.71 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CHARLES A. TIMMS, RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A CALLED 94.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 9627, PAGE 1055, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

0.03 ACRES OUT OF 100 ACRES OF LAND SITUATED IN THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CONSISTING OF ALL OF A CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A CALLED 94.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 9627, PAGE 1055, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

0.36 OF AN ACRE TRACT OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN CONVEYANCE TO BEATRICE PEREIDA PER SPECIAL WARRANTY DEED RECORDED IN VOLUME 2636, PAGES 778-780, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING THE NORTHEAST 10 FEET OF LOT 12 OUT OF THE MAURICE A. SHAW SUBDIVISION RECORDED IN VOLUME 2213, PAGE 481, DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, BEXAR COUNTY, TEXAS.

100 50 0 100 200

SCALE: 1" = 100'

**LJA Engineering & Surveying, Inc.**

1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209

JERRY D. WILKIE, JR.  
REGISTRATION NO. 4724  
121 REPOSE LN. SAN ANTONIO, TX 78228  
PHONE (210) 861-0733

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:  
HK FISCHER RD, LLC  
CONTACT: PAUL KUO  
24807 FAIRWAY SPRINGS  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 363-4672

CENTURY LAND HOLDINGS II, LLC  
CONTACT: RUDY MUNOZ  
3619 PAESANOS PARKWAY, #304  
SHAVANO PARK, TEXAS 78231  
PHONE: (210) 405-0195

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTE 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 \_\_\_\_\_, 2021.

NOTARY PUBLIC.  
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

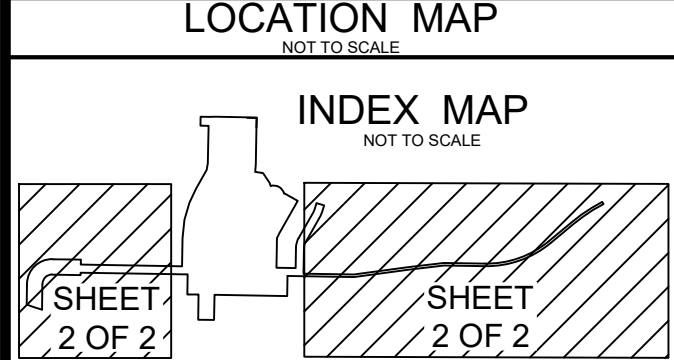
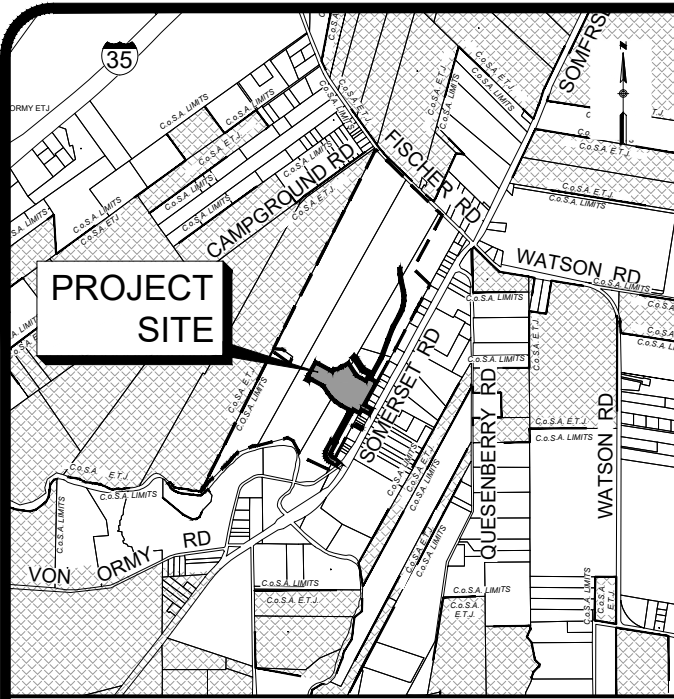
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY







LEGEND	
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○	1/2" IRON ROD SET
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
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OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
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ESMT	EASEMENT
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TORRY LAYNE HURT, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 91844

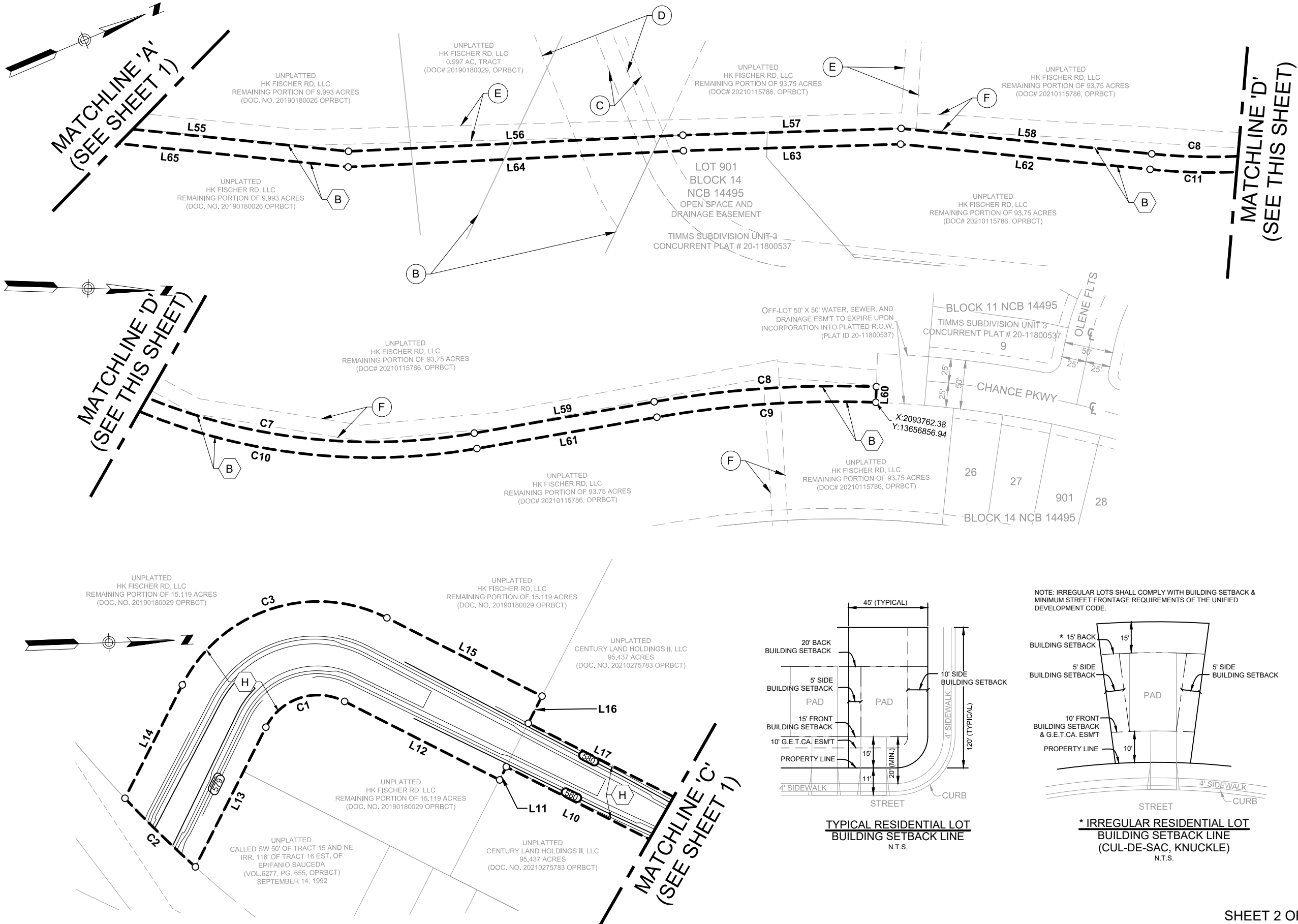
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	90.22'	S61° 13' 15"E
L2	456.13'	S28° 51' 03"W
L3	159.24'	S58° 42' 41"E
L4	99.98'	S28° 39' 15"W
L5	159.00'	N58° 42' 45"W
L6	67.36'	S28° 31' 56"W
L7	125.21'	N61° 14' 16"W
L8	36.06'	S28° 45' 44"W
L9	50.00'	S28° 45' 44"W
L10	582.71'	S28° 45' 44"W
L11	15.00'	S61° 14' 16"E
L12	178.11'	S28° 45' 44"W
L13	160.33'	S61° 16' 34"E
L14	130.20'	N61° 14' 16"W
L15	178.11'	N28° 43' 19"E
L16	31.13'	S61° 14' 16"E
L17	582.71'	N28° 45' 42"E
L18	50.00'	N28° 45' 44"E
L19	174.78'	N61° 14' 16"W
L20	116.62'	N56° 05' 28"W
L21	110.24'	N46° 04' 46"W
L22	98.54'	N36° 52' 03"W
L23	133.72'	N32° 31' 13"W
L24	40.59'	N52° 27' 41"W
L25	235.66'	N61° 01' 21"W
L26	55.07'	S31° 50' 09"W
L27	50.00'	N61° 01' 36"W
L28	54.64'	N26° 06' 40"E
L29	45.49'	N26° 06' 40"E
L30	255.00'	N28° 58' 24"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L31	60.00'	S61° 01' 36"E
L32	231.74'	S61° 02' 27"E
L33	48.62'	S57° 42' 36"E
L34	49.52'	N35° 35' 10"E
L35	73.10'	N84° 15' 43"E
L36	21.64'	S80° 43' 02"E
L37	3.74'	N12° 07' 51"E
L38	95.28'	N57° 28' 47"E
L39	229.11'	S32° 31' 40"E
L40	37.62'	S36° 04' 37"E
L41	80.30'	S61° 14' 16"E
L42	105.07'	S61° 11' 34"E
L43	69.55'	N28° 45' 44"E
L44	35.00'	N61° 14' 16"W
L45	50.45'	N28° 45' 44"E
L46	91.15'	N61° 14' 16"W
L47	184.81'	N32° 31' 13"W
L48	24.21'	N40° 20' 38"W
L49	36.28'	N45° 20' 41"W
L50	50.00'	N44° 24' 25"E
L51	38.68'	S45° 20' 41"E
L52	29.81'	S40° 20' 38"E
L53	188.23'	S32° 31' 13"E
L54	160.15'	N61° 14' 16"E
L55	314.05'	N28° 45' 44"E
L56	343.00'	N20° 09' 18"E
L57	223.88'	N21° 11' 41"E
L58	257.99'	N28° 42' 24"E
L59	187.18'	N11° 48' 55"W
L60	16.00'	S89° 48' 24"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L61	187.18'	S11° 48' 55"E
L62	256.94'	S28° 42' 24"W
L63	222.68'	S21° 11' 41"W
L64	344.06'	S20° 09' 18"W
L65	365.25'	S28° 45' 44"W
L66	365.25'	S28° 45' 44"W
L67	35.00'	S61° 14' 16"E
L68	50.43'	S28° 45' 44"W
L69	224.69'	S61° 01' 36"E
L70	133.72'	S32° 31' 13"E
L71	149.78'	S61° 14' 16"E
L72	95.00'	S28° 45' 44"W
L73	50.00'	S61° 14' 16"E
L74	58.94'	N28° 45' 44"E
L75	57.31'	S61° 14' 16"E
L76	99.82'	S58° 21' 59"E
L77	76.50'	S61° 14' 16"E
L78	25.84'	S16° 14' 16"E
L79	16.55'	S73° 45' 44"W
L80	82.88'	N61° 14' 16"W
L81	100.11'	N64° 06' 01"W
L82	57.01'	N61° 14' 16"W
L83	454.55'	N28° 45' 44"E
L84	50.00'	N61° 14' 16"W
L85	105.00'	S28° 45' 44"W
L86	141.86'	N61° 14' 16"W
L87	123.00'	N32° 31' 13"W
L88	123.00'	S32° 31' 13"E
L89	141.86'	S61° 14' 16"E
L90	200.00'	S28° 45' 44"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L91	149.78'	N61° 14' 16"W
L92	133.72'	N32° 31' 13"W
L93	224.69'	N61° 01' 36"W
L94	60.00'	S28° 58' 24"W
L95	45.06'	S31° 50' 09"W
L96	50.00'	S28° 58' 24"W
L97	95.00'	N28° 58' 24"E
L98	60.00'	N28° 58' 24"E
L99	50.00'	S28° 45' 44"W
L100	50.00'	N28° 45' 44"E
L101	50.00'	S61° 14' 16"E
L102	107.50'	S28° 45' 44"W
L103	107.50'	N28° 45' 44"E
L104	25.00'	S61° 14' 16"E
L105	67.25'	S49° 47' 19"E
L106	53.49'	S41° 34' 47"E
L107	45.04'	S34° 53' 59"E
L108	45.00'	S32° 31' 13"E
L109	45.00'	S32° 31' 13"E
L110	57.34'	S36° 05' 13"E
L111	58.26'	S43° 58' 10"E
L112	58.26'	S51° 55' 24"E
L113	50.97'	S59° 11' 24"E
L114	145.00'	S61° 14' 16"E
L115	16.00'	N61° 14' 16"W
L116	69.00'	N61° 14' 16"W
L117	50.00'	N28° 45' 44"E
L118	99.98'	N28° 39' 15"E

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	90°20'45"	59.82'	94.33'	60.18'	84.85'	S16° 14' 16"E
C2	4°38'27"	1243.78'	100.75'	50.40'	100.72'	S46° 09' 54"W
C3	89°55'09"	156.11'	245.00'	155.89'	220.62'	N16° 14' 16"W
C4	90°18'02"	67.00'	105.59'	67.35'	95.00'	N56° 58' 49"E
C9	12°00'31"	1075.00'	225.31'	113.07'	224.90'	S5° 48' 40"E
C10	40°31'19"	625.00'	442.03'	230.71'	432.87'	S8° 26' 44"W
C11	28°30'23"	170.00'	84.58'	43.18'	83.71'	S46° 46' 24"E
C12	28°43'03"	530.00'	265.64'	135.67'	262.87'	S46° 52' 44"E
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	S16° 14' 16"E
C14	90°00'00"	25.00'	39.27'	25.00'	35.36'	N73° 45' 44"E
C15	90°00'00"	25.00'	39.27'	25.00'	35.36'	N16° 14' 16"W
C16	90°00'00"	15.00'	23.56'	15.00'	21.21'	S73° 45' 44"W
C17	28°43'03"	250.00'	125.30'	64.00'	124.00'	N46° 52' 44"W
C18	48°11'23"	25.00'	21.03'	11.18'	20.41'	N8° 25' 32"W
C19	276°22'46"	50.00'	241.19'	44.72'	66.67'	S57° 28' 47"W
C20	48°11'23"	25.00'	21.03'	11.18'	20.41'	S56° 36' 54"E
C21	28°43'03"	300.00'	150.36'	76.80'	148.79'	S46° 52' 44"E
C22	90°00'00"	15.00'	23.56'	15.00'	21.21'	S16° 14' 16"E
C23	90°00'00"	25.00'	39.27'	25.00'	35.36'	S73° 45' 44"W
C24	28°43'03"	470.00'	235.57'	120.31'	233.11'	N46° 52' 44"W
C25	28°30'23"	230.00'	114.43'	58.43'	113.26'	N46° 46' 24"W



PLAT NO. 20-11800604

## SUBDIVISION PLAT ESTABLISHING TIMMS SUBDIVISION UNIT 9

BEING A TOTAL OF 16.39 ACRES COMPROMISED OF:

5.24 ACRES OUT OF 15.119 ACRES OF LAND SITUATED IN THE FRANCISCO. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A REMAINING PORTION OF A CALLED 30.00 ACRE TRACT OF LAND AS CONVEYED TO STELLA WYONNE HERRERA PATTON, AND RECORDED IN VOLUME 18465, PAGE 1150, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

5.14 ACRES OUT OF 9.993 ACRES OF LAND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT SAME CERTAIN CALLED 10.00 ACRE TRACT OF LAND AS CONVEYED TO DENISE MARIA KNIGHT, AND RECORDED IN VOLUME 18404, PAGE 110, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

5.62 ACRES OUT OF 93.75 ACRES OF LAND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CONSISTING OF ALL OF A CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A CALLED 94.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, RECORDED IN VOLUME 9627, PAGE 1055 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A CALLED 30.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CHARLES A. TIMMS, RECORDED IN VOLUME 10475, PAGE 2332 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

0.03 ACRES OUT OF 100 ACRES OF LAND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CONSISTING OF ALL OF A CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A CALLED 94.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 9627, PAGE 1055, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

0.36 OF AN ACRE TRACT OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN CONVEYANCE TO BEATRICE PEREIRA PER SPECIAL WARRANTY DEED RECORDED IN VOLUME 2636, PAGES 778-780, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING THE NORTHEAST 10 FEET OF LOT 12 OUT OF THE MAURICE A. SHAW SUBDIVISION RECORDED IN VOLUME 2213, PAGE 481, DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, BEXAR COUNTY, TEXAS.



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REGISTRATION NO. 4724  
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PHONE (210) 861-0733

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:  
HK FISCHER RD, LLC  
CONTACT: PAUL KUO  
24607 FAIRWAY SPRINGS  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 363-4672

CENTURY LAND HOLDINGS II, LLC  
CONTACT: RUDY MUNOZ  
3619 PAESANOS PARKWAY, #304  
SHAVANO PARK, TEXAS 78231  
PHONE: (210) 405-0195

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_, 2021.

NOTARY PUBLIC.  
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. , 2021.

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

