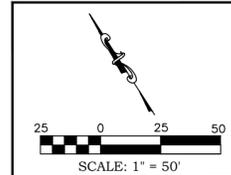


**SUBDIVISION PLAT ESTABLISHING
PALISADES SUBDIVISION**

BEING A 0.380 ACRE TRACT LYING IN THE SAN ANTONIO TOWN TRACT, ABSTRACT NUMBER 20 IN BEXAR COUNTY, TEXAS, CALLED ALL OF LOTS 1F, 2F, 3F, 4F, 6F, 7F, 8F, THE WEST 20 FEET OF LOT 5F, AND THE WEST 6 FEET OF LOT E, NEW CITY BLOCK 2739, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS IN A SUBSTITUTE TRUSTEE'S DEED TO BENJAMIN K. WILLIAMS OF RECORD IN DOCUMENT NUMBER 20230048273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 13-18, BLOCK 7, NCB 2739.



419 MARSHALL ST
SAN ANTONIO, TEXAS 78212
PHONE: 210-392-0036
TBPELS FIRM REGISTRATION NO. F-10402



DATE OF PREPARATION:
OCT 23, 2023

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER: PALISADES MORTGAGE LOAN TRUST 2021-RTL1406
MR. HASEEB RAHMAN
6001 BOLD RULER WAY, SUITE 110
AUSTIN, TEXAS 78746
(512) 361-2017

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HASEEB RAHMAN 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., 2023

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF PALISADES SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS THE _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

ADJOINERS INFORMATION

- 1 DARRYL OHLENBUSCH
LOT 28, BLK 1, NCB 2957
(VOL. 8009, PG. 1492 OPR)
ODINA PARK SUBDIVISION
(VOL. 9543, PG. 57 DPR)
- 2 (UNPLATTED)
SCOTT MASTERSON KLEBERG, JR.
LOT 2 & W. 10FT OF LOT 3, BLOCK 1, NCB 2957
(DOC# 20230064688 OPR)
- 3 (UNPLATTED)
TIMOTHY J. SAENZ AND FRANCES W. SAENZ
THE E. 40FT OF LOTS 3 AND W. 5FT OF LOT 4, BLOCK 1, NCB 2957
(VOL. 8696, PG. 1137 OPR)
- 4 (UNPLATTED)
ROBERT L. FANCHER AND THOMAS L. MOORE, JR.
THE E. 45FT OF LOT 4, BLOCK 1, NCB 2957
(VOL. 7449, PG. 0491 OPR)
- 5 (UNPLATTED)
0.110 AC
RICHARD W. HUSSEY & JENNIFER HUSSEY
LOT 3A AND THE E. 19FT OF LOT 5F
(DOC# 20200015100 OPR)
- 6 (UNPLATTED)
STEPHANIE FLORES AND JOE M. FLORES
THE W. 44FT OF LOT E, NCB 2739
(DOC# 20220030311 OPR)
- 7 (UNPLATTED)
HILL COUNTRY INVESTORS, LLC
LOTS A1, B, C, AND D, NCB 2739
(VOL. 16054, PG. 2044 OPR)

LINE DATA

LINE	BEARING	DISTANCE
L1	S58°36'11"E	27.72'
L2	S62°44'59"E	41.49'
L3	S58°36'11"E	130.13'
L4	S04°30'10"W	25.15'
L5	S04°30'10"W	13.42'
L6	S04°30'10"W	32.63'
L7	N58°36'11"W	135.35'
L8	N62°44'59"W	41.49'
L9	N58°40'14"W	21.99'
L10	N02°39'15"E	30.86'
L11	N02°39'15"E	13.88'
L12	N02°39'15"E	30.54'
L13	S58°19'47"E	4.95'
L14	S57°24'41"E	5.99'

EASEMENT DATA

- 14' EGTC A ESM'T.
(VOL. 9543 PG. 57 DPR)
- 12' IRREVOCABLE INGRESS/EGRESS
ESM'T. PRIVATE WATER AND SEWER ESM'T.
AND EGTC A ESM'T.

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 RIGHT OF INGRESS AND EGRESS OVER GRANITOR'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, 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.
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 WITH THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER OF THE GRANITOR'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 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.

MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREEN BELT, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITH 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:

1. NO PORTION OF THE FEMA 1% CHANCE (100-YEAR) FLOODPLAIN EXIT WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C 04155G EFFECTIVE SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND OR AMENDMENTS.

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDENTIAL PRESSURE TO MEET CITY OF SAN ANTONIO 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.

WASTEWATER EDU NOTE:

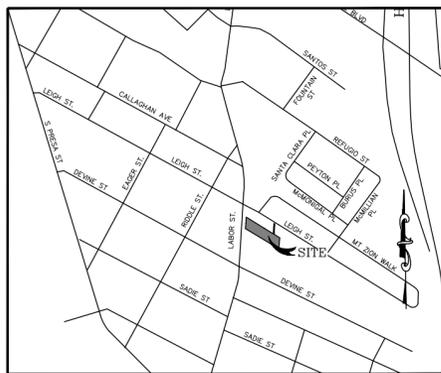
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:

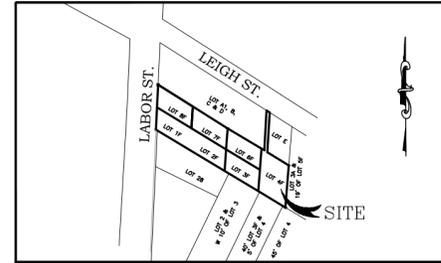
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF CITY OF SAN ANTONIO.

RESIDENTIAL FINISH FLOOR:

RESIDENTIAL FINISH FLOOR ELEVATIONS MUST BE (8) INCHES ABOVE FINAL ADJACENT GRADE.



LOCATION MAP
NTS



SUBJECT AREA
NTS

BEING A 0.380 ACRE TRACT LYING IN THE SAN ANTONIO TOWN TRACT, ABSTRACT NUMBER 20 IN BEXAR COUNTY, TEXAS, CALLED ALL OF LOTS 1F, 2F, 3F, 4F, 6F, 7F, 8F, THE WEST 20 FEET OF LOT 5F, AND THE WEST 6 FEET OF LOT E, NEW CITY BLOCK 2739, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS IN A SUBSTITUTE TRUSTEE'S DEED TO BENJAMIN K. WILLIAMS OF RECORD IN DOCUMENT NUMBER 20230048273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND:

- PROPERTY BOUNDARY
- 625 — EXISTING CONTOUR ELEV.
- - - EASEMENT
- ⊠ CALCULATED POINT
- ⊠ 3" METAL FENCE POST FOUND
- FOUND MAG NAIL
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500"
- EGTCA ELECTRIC, GAS, TELEPHONE, CABLE TV
- ESMT. EASEMENT
- ROW RIGHT-OF-WAY
- ⊕ CENTERLINE
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- BLK. BLOCK
- NTS NOT TO SCALE

SURVEY NOTES:

1. BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE.
2. SET 1/2" IRON RODS WITH CAPS STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500" AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

I, CORY BLAKE SILVA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6500, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, ON DATE AS SHOWN, OF THE PROPERTY HEREON DESCRIBED, AND I DO DECLARE THERE ARE NO CONFLICTS KNOWN TO ME EXCEPT AS SHOWN.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

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.

SALVADOR FLORES, P.E. NO. 82638
LICENSED PROFESSIONAL ENGINEER

