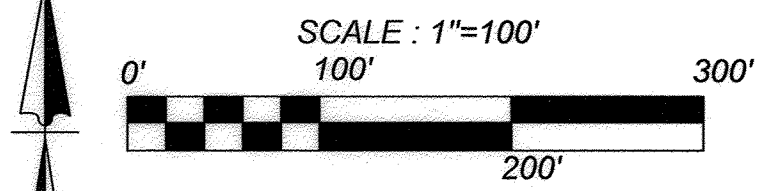


SUBDIVISION PLAT ESTABLISHING
HARLANDALE SUBDIVISION, UNIT 1

BEING A 38.97 ACRE TRACT OF LAND SITUATE IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT NO. 44, NEW CITY BLOCK 11156, SAN ANTONIO, BEXAR COUNTY TEXAS, CONVEYED UNTO KB HOME LONE STAR INC., RECORDED IN DOC# 20210224330, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW

ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

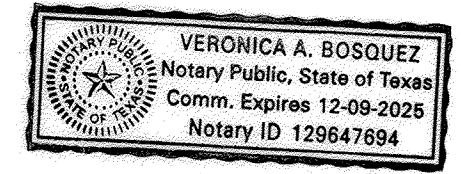
Jason Townsley
OWNER: JASON TOWNSLEY
KB HOME LONESTAR INC.
2800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
(210) 301-5485

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Jason Townsley* and acknowledged to me that he executed 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 19 DAY OF April, A.D. 2022.
Veronica A. Bosquez
NOTARY PUBLIC BEXAR COUNTY TEXAS

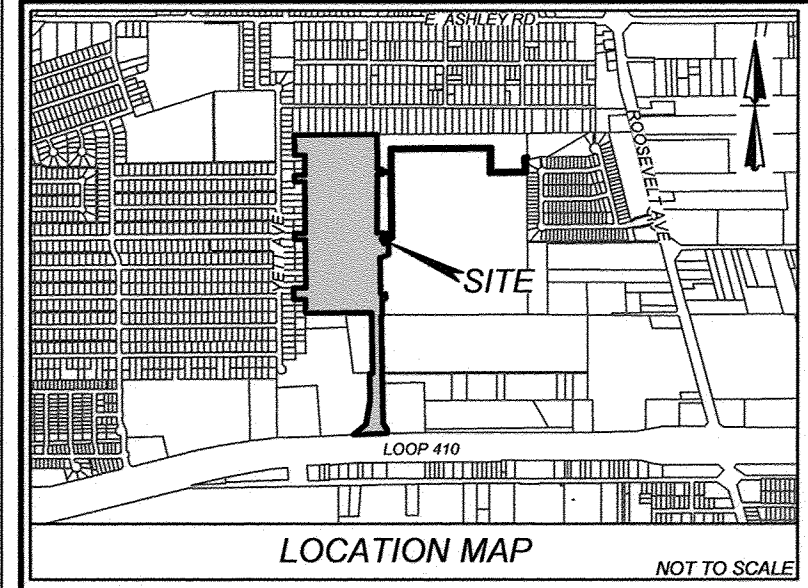


THIS PLAT OF HARLANDALE SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



NOT TO SCALE

NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING BLOCK 1 LOT 901, BLOCK 4 LOT 902, BLOCK 5 LOT 901, BLOCK 6 LOT 901, BLOCK 8 LOT 902, BLOCK 9 LOT 900, 901, 902, BLOCK 10 LOT 901, N.C.B. 11156, 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C EFFECTIVE (DATE). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (THIS NOTE IS REQUIRED ON ALL RESIDENTIAL AND OCL PLATS)
- 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 TCI OR 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.
- 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.
- 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.
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP#21-3801273) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
- BLOCK 1 LOT 901, BLOCK 4 LOT 902, BLOCK 5 LOT 901, BLOCK 6 LOT 901, BLOCK 8 LOT 902, BLOCK 9 LOT 900, 901, 902, BLOCK 10 LOT 901, N.C.B. 11156, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREAS AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ✗ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT - OF - WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"

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.

Michael B. Richards
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

- C.P.S./S.A.W.S.C./S.A. UTILITY NOTE:
- 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.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

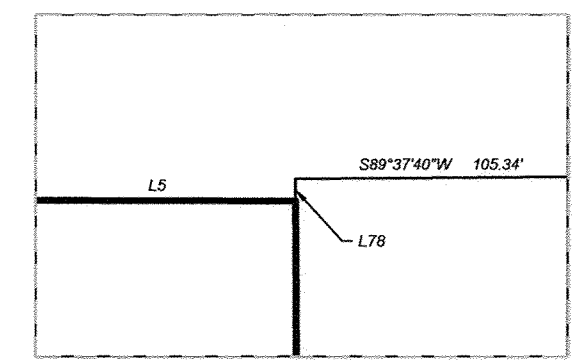
Parcel Line Table		
Line #	Length	Direction
L1	31.86'	N89° 56' 59"E
L2	110.13'	N89° 54' 21"W
L3	122.22'	N00° 17' 28"W
L4	109.92'	S89° 51' 31"E
L5	109.88'	N89° 49' 22"W
L6	60.10'	N00° 24' 05"W
L7	110.58'	N89° 37' 40"E
L8	109.83'	S89° 25' 15"W
L9	65.52'	N00° 26' 20"W
L10	109.84'	N89° 26' 12"E
L11	102.27'	S89° 20' 32"W
L12	50.00'	N89° 31' 20"E
L13	17.00'	S00° 28' 40"E
L14	86.91'	N89° 31' 20"E
L15	32.86'	N75° 44' 22"E
L16	20.54'	S00° 09' 08"E
L17	12.32'	S76° 44' 22"W
L18	100.12'	S03° 00' 52"E
L19	103.55'	S63° 33' 12"W
L20	14.82'	S28° 34' 11"E
L21	94.44'	S71° 38' 27"W
L22	50.00'	S00° 20' 33"E
L23	111.29'	S89° 39' 27"W
L24	47.15'	N88° 55' 29"E
L25	20.00'	S01° 04' 31"E
L26	47.41'	S88° 55' 29"W
L27	10.39'	S00° 20' 33"E
L28	10.52'	S89° 39' 27"W
L29	82.44'	S30° 56' 09"E
L30	35.65'	S01° 20' 28"W
L31	50.28'	N89° 31' 20"E
L32	17.00'	N00° 55' 38"W
L33	86.95'	N89° 31' 20"E
L34	100.12'	S03° 00' 52"E
L35	21.43'	N00° 09' 08"W

Parcel Line Table		
Line #	Length	Direction
L36	120.00'	S89° 50' 52"W
L37	94.20'	S63° 33' 12"W
L38	29.17'	N28° 34' 11"W
L42	73.93'	S89° 39' 27"W
L43	14.81'	S42° 33' 28"W
L46	19.93'	S43° 18' 08"E
L52	5.19'	N89° 39' 27"E
L53	17.70'	N89° 39' 27"E
L57	72.90'	S89° 39' 27"W
L58	65.81'	S83° 39' 51"W
L59	14.36'	S89° 39' 27"W
L60	37.20'	N89° 37' 40"E
L61	70.49'	N72° 36' 38"E
L62	36.22'	S00° 25' 34"E
L63	10.00'	S31° 49' 48"W
L64	10.00'	S32° 34' 55"E
L65	15.00'	N51° 24' 39"E
L66	62.39'	S89° 37' 40"W
L70	15.00'	N41° 00' 04"W
L71	60.21'	N03° 41' 18"E
L72	60.21'	S05° 50' 20"E
L73	65.81'	S83° 39' 51"W
L74	45.27'	N42° 54' 21"E
L75	40.16'	S47° 05' 39"E
L76	82.75'	S00° 22' 25"E
L77	105.09'	S89° 31' 20"W
L78	1.16'	S00° 25' 48"E
L79	38.55'	S89° 54' 21"E

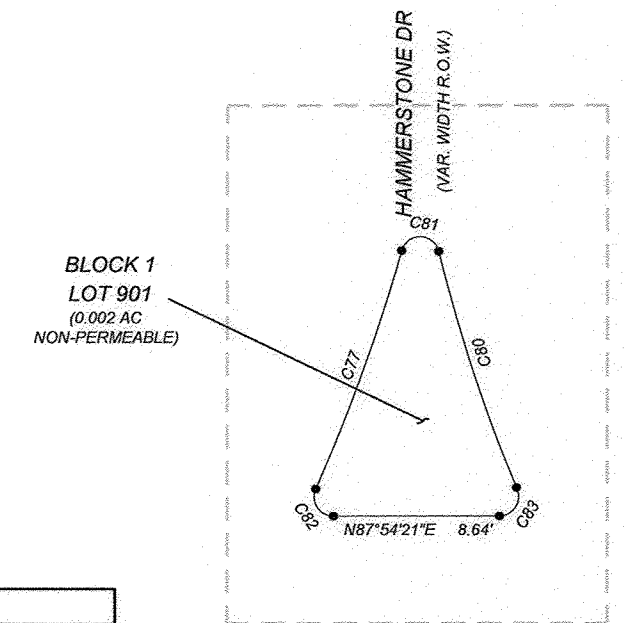
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	49.37'	120.00'	23°34'14"	49.02'	N73°12'56"E
C2	66.76'	180.00'	21°15'03"	66.38'	N72°03'21"E
C3	61.49'	15.00'	82°50'00"	19.85'	N41°15'52"E
C4	13.52'	47.00'	16°28'55"	13.47'	N07°08'57"E
C5	83.31'	435.00'	10°58'23"	83.18'	N04°24'41"E
C7	23.37'	15.00'	89°16'02"	21.08'	N45°42'32"W
C8	28.17'	275.00'	5°59'36"	28.75'	S86°39'39"W
C9	34.00'	325.00'	5°59'36"	33.98'	S86°39'39"W
C11	10.70'	15.00'	40°52'45"	10.48'	S69°13'05"W
C12	10.70'	15.00'	40°52'45"	10.48'	N20°04'02"E
C14	23.56'	15.00'	90°00'00"	21.21'	N44°37'40"E
C16	14.44'	15.00'	55°10'29"	13.89'	N27°57'36"W
C17	14.43'	15.00'	55°07'35"	13.88'	S27°11'22"W
C18	23.59'	15.00'	90°06'19"	21.23'	S45°25'30"E
C19	39.13'	25.00'	89°40'28"	35.25'	N44°41'06"E
C20	23.65'	15.00'	90°19'32"	21.27'	N45°18'54"W
C22	14.98'	15.00'	57°14'15"	14.37'	S62°59'28"W
C24	23.48'	15.00'	89°40'28"	21.15'	S44°41'06"W
C26	10.69'	15.00'	40°50'43"	10.47'	S20°34'29"E
C27	10.69'	15.00'	40°50'43"	10.47'	N70°03'18"W
C28	23.53'	15.00'	89°53'41"	21.19'	S44°34'30"W
C29	23.56'	15.00'	90°00'00"	21.21'	S45°22'20"E
C30	82.24'	180.00'	29°21'42"	91.24'	S75°41'29"E
C31	20.07'	15.00'	76°39'27"	18.61'	N80°39'38"E
C32	90.91'	120.00'	43°24'25"	88.75'	S20°37'42"W
C35	83.31'	435.00'	10°58'23"	83.18'	S04°24'41"W
C36	69.90'	365.00'	10°58'23"	69.80'	S04°24'41"W
C37	23.75'	15.00'	90°43'58"	21.35'	S44°17'28"W
C38	34.00'	325.00'	5°59'36"	33.98'	S86°39'39"W
C39	28.77'	275.00'	5°59'36"	28.75'	S86°39'39"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C40	23.54'	15.00'	89°54'44"	21.20'	N45°23'11"W
C41	23.58'	15.00'	90°03'28"	21.22'	N44°35'56"E
C42	61.49'	120.00'	29°21'42"	60.82'	S75°41'29"E
C43	20.07'	15.00'	76°39'27"	18.61'	S22°40'55"E
C44	52.53'	180.00'	16°43'20"	52.35'	S07°17'09"W
C45	39.26'	25.00'	89°58'13"	35.35'	N45°21'26"W
C46	23.56'	15.00'	90°00'00"	21.21'	N44°37'40"E
C47	23.55'	15.00'	89°56'32"	21.20'	S45°24'04"E
C48	23.58'	15.00'	90°05'16"	21.23'	S44°36'49"W
C51	51.25'	100.00'	29°21'42"	50.69'	N75°41'29"W
C52	126.76'	180.00'	40°20'58"	124.16'	S62°30'23"W
C53	60.00'	180.00'	19°05'55"	59.72'	N51°52'52"E
C54	40.00'	120.00'	19°05'55"	39.82'	S51°52'52"W
C60	69.90'	365.00'	10°58'23"	69.80'	N04°24'41"E
C61	23.75'	15.00'	90°43'58"	21.35'	S44°17'28"W
C62	23.37'	15.00'	89°16'02"	21.08'	S45°42'32"E
C63	152.86'	51.00'	171°43'42"	101.73'	N45°21'26"W
C65	13.52'	47.00'	16°28'55"	13.47'	S09°18'58"E
C68	23.56'	15.00'	90°00'00"	21.21'	N45°22'20"W
C70	278.67'	55.00'	290°18'00"	62.86'	N89°36'09"E
C71	152.54'	51.00'	171°21'54"	101.71'	S44°41'06"W
C72	14.44'	15.00'	55°09'00"	13.89'	S62°54'09"E
C73	278.67'	55.00'	290°18'01"	62.86'	N00°28'40"W
C77	13.16'	94.00'	8°01'07"	13.14'	S17°41'20"W
C80	13.03'	84.00'	8°53'11"	13.02'	N20°26'34"W
C81	2.62'	1.00'	150°19'15"	1.93'	S88°50'24"W
C82	1.99'	1.00'	113°47'33"	1.68'	S35°11'53"E
C83	1.97'	1.00'	112°47'31"	1.67'	N31°30'36"E
C86	34.00'	325.00'	5°59'36"	33.98'	N86°39'39"E

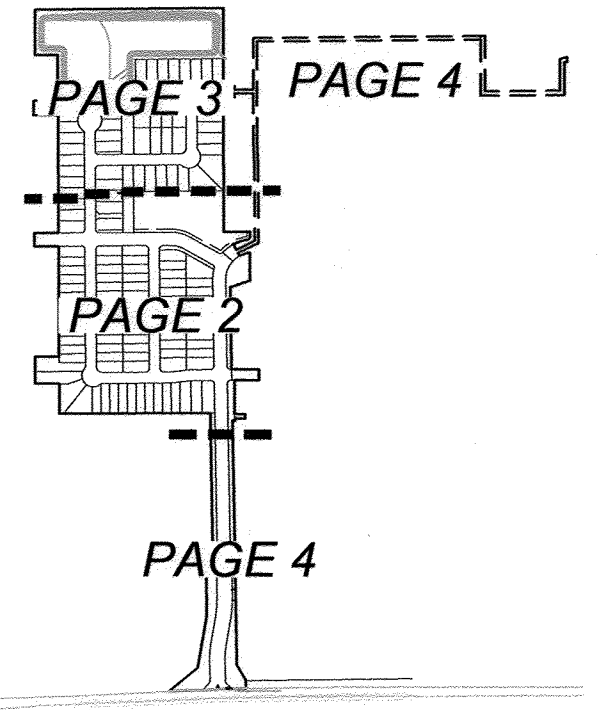
RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 20 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO 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.



DETAIL "B"
SCALE: 1" = 10'
SEE PAGE 2

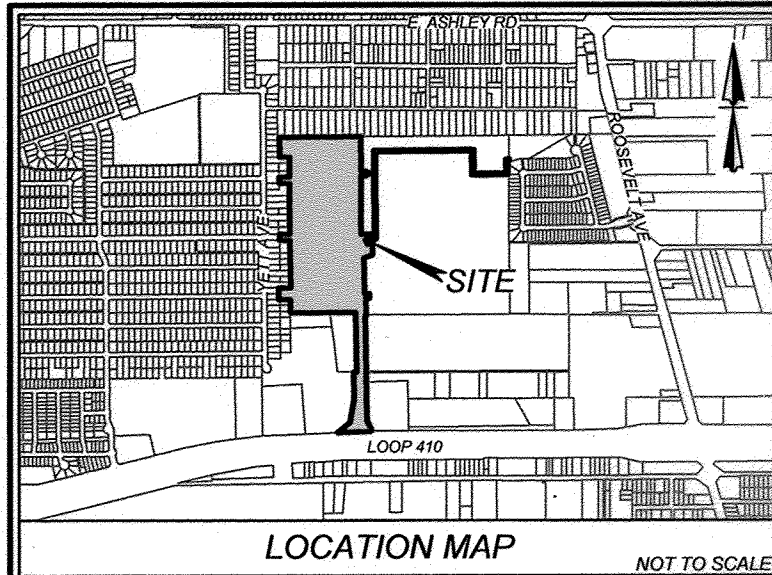


DETAIL "A"
SCALE: 1" = 10'



INDEX MAP
NOT TO SCALE





C.P.S.A.W.S.C.O.S.A. UTILITY NOTE:

- 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 DEDICATING 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," "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 PLANTS 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.

SAWS NOTES:

- 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.
- 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.
- THE OWNER 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 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.

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 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.

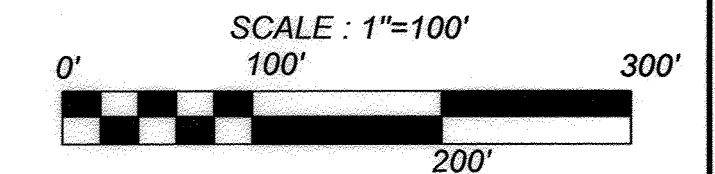
LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"

PLAT NUMBER 21-11800306

SUBDIVISION PLAT ESTABLISHING HARLANDALE SUBDIVISION, UNIT 1

BEING A 38.97 ACRE TRACT OF LAND SITUATE IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT NO. 44, NEW CITY BLOCK 11156, SAN ANTONIO, BEXAR COUNTY TEXAS, CONVEYED UNTO KB HOME LONE STAR INC., RECORDED IN DOC# 20210224330, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW

ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JASON TOWNSEY
KB HOME LONE STAR INC.
2800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
(210) 501-5485

DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason Townsey 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 15 DAY OF April, A.D. 2022

John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025

THIS PLAT OF HARLANDALE SUBDIVISION UNIT 1 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

STATE OF TEXAS
COUNTY OF BEXAR

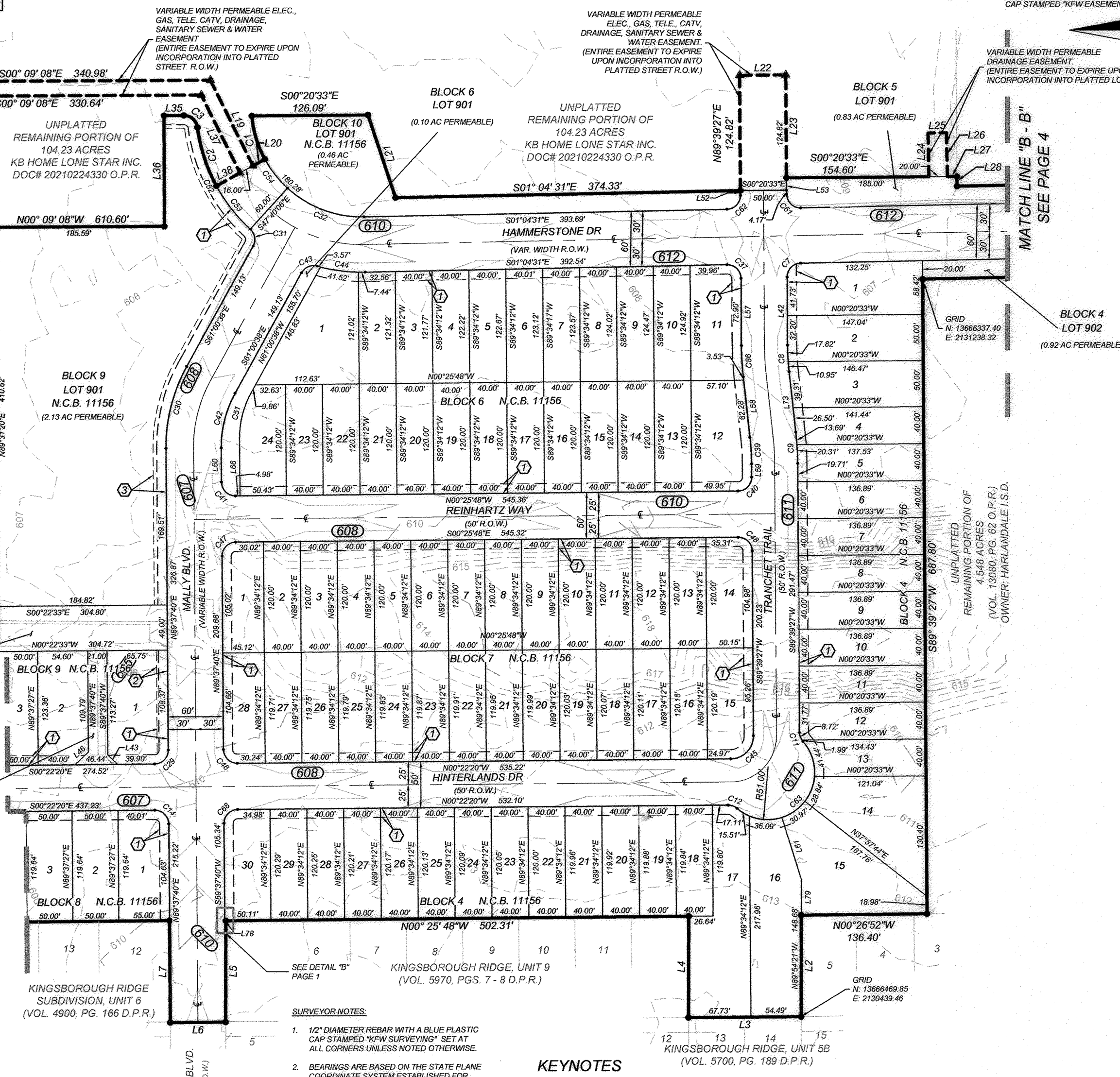
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Michael B. Richards
121665
LICENSED PROFESSIONAL ENGINEER
4/25/22
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



KEYNOTES

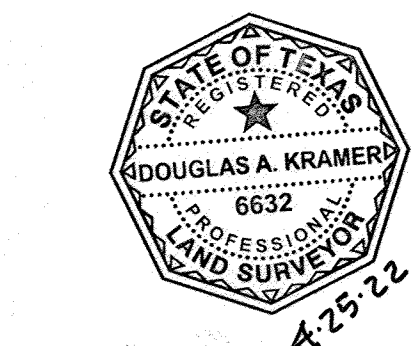
- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

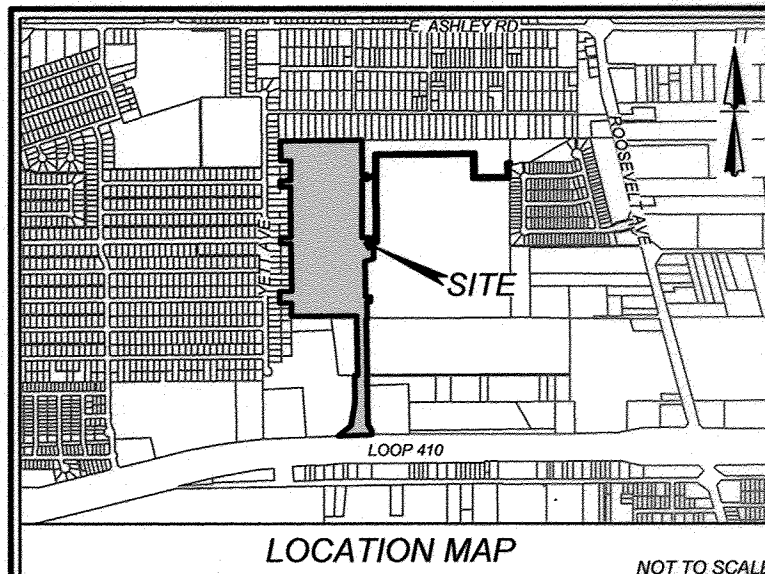
SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

TOTAL RESIDENTIAL LOTS = 130
SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT





C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:
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.
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.

RESIDENTIAL FIRE FLOW NOTE:
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SURVEYOR NOTES:
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4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

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1. 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.
2. 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.
3. THE OWNER 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.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 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.

LEGEND

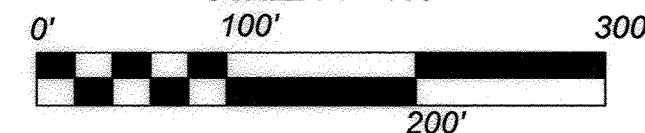
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ✕ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"

PLAT NUMBER 21-11800306

SUBDIVISION PLAT ESTABLISHING HARLANDALE SUBDIVISION, UNIT 1

BEING A 38.97 ACRE TRACT OF LAND SITUATE IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT NO. 44, NEW CITY BLOCK 11156, SAN ANTONIO, BEXAR COUNTY TEXAS, CONVEYED UNTO KB HOME LONE STAR INC., RECORDED IN DOC# 20210224330, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING

STATE OF TEXAS
COUNTY OF BEXAR
3421 Passano Parkway, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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: JASON TOWNSEY
KB HOME LONE STAR INC.
2800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
(210) 501-5465

DULY AUTHORIZED AGENT

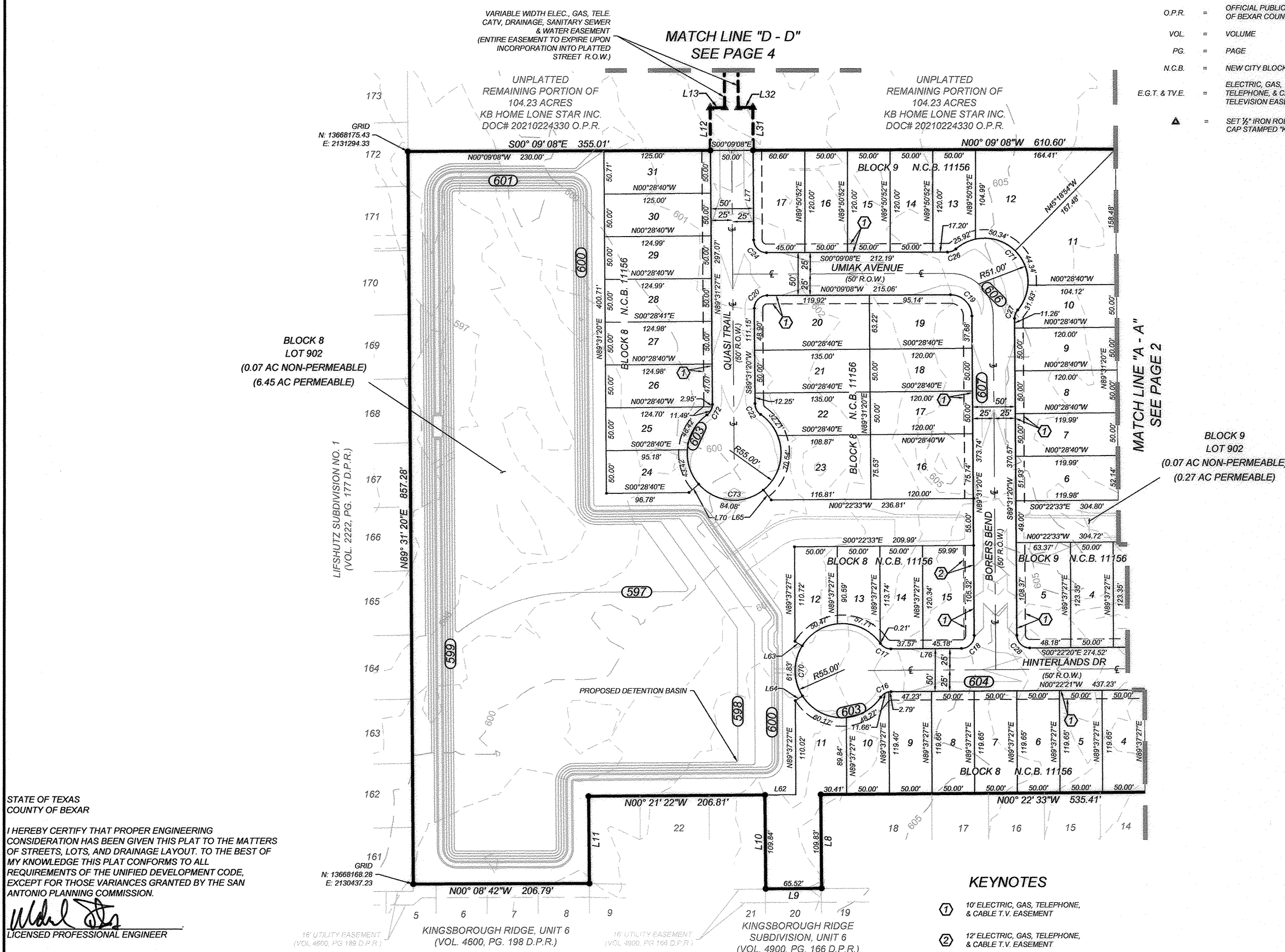
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason Townsley 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 25 DAY OF April A.D. 2022

NOTARY PUBLIC
BEXAR COUNTY TEXAS

JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025



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.

Michael B. Richards
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PASANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

KEYNOTES

- ① 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 12" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ③ 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

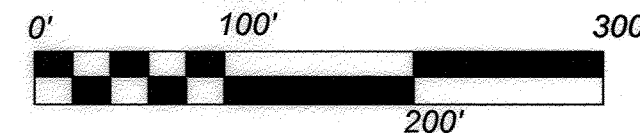
TOTAL RESIDENTIAL LOTS = 130
SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

SUBDIVISION PLAT ESTABLISHING
HARLANDALE SUBDIVISION, UNIT 1

BEING A 38.97 ACRE TRACT OF LAND SITUATE IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT NO. 44, NEW CITY BLOCK 11156, SAN ANTONIO, BEXAR COUNTY TEXAS, CONVEYED UNTO KB HOME LONE STAR INC., RECORDED IN DOC# 20210224330, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF BEXAR
OWNER: JASON TOWNSLEY
KB HOME LONE STAR INC.
2800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
(210) 361-5485

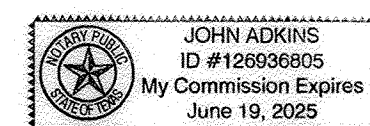
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DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason Townsley 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 22 DAY OF April A.D. 2022

NOTARY PUBLIC
BEXAR COUNTY TEXAS

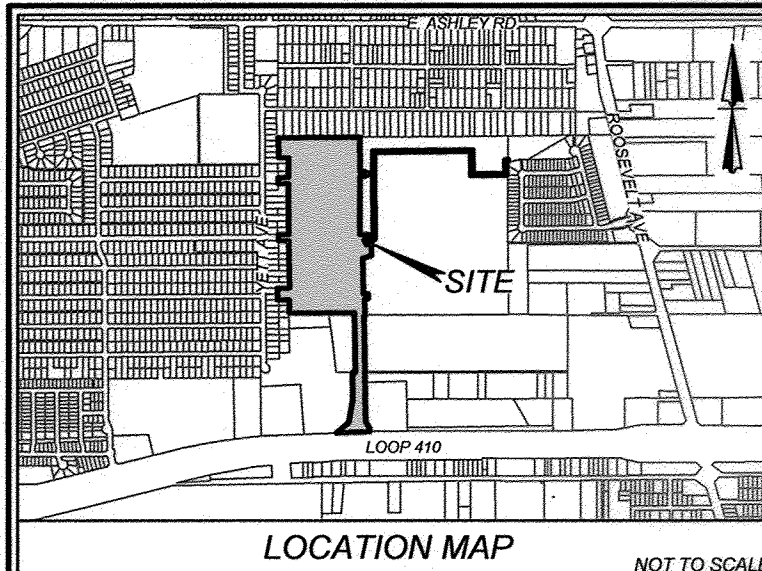


THIS PLAT OF HARLANDALE SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:
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.

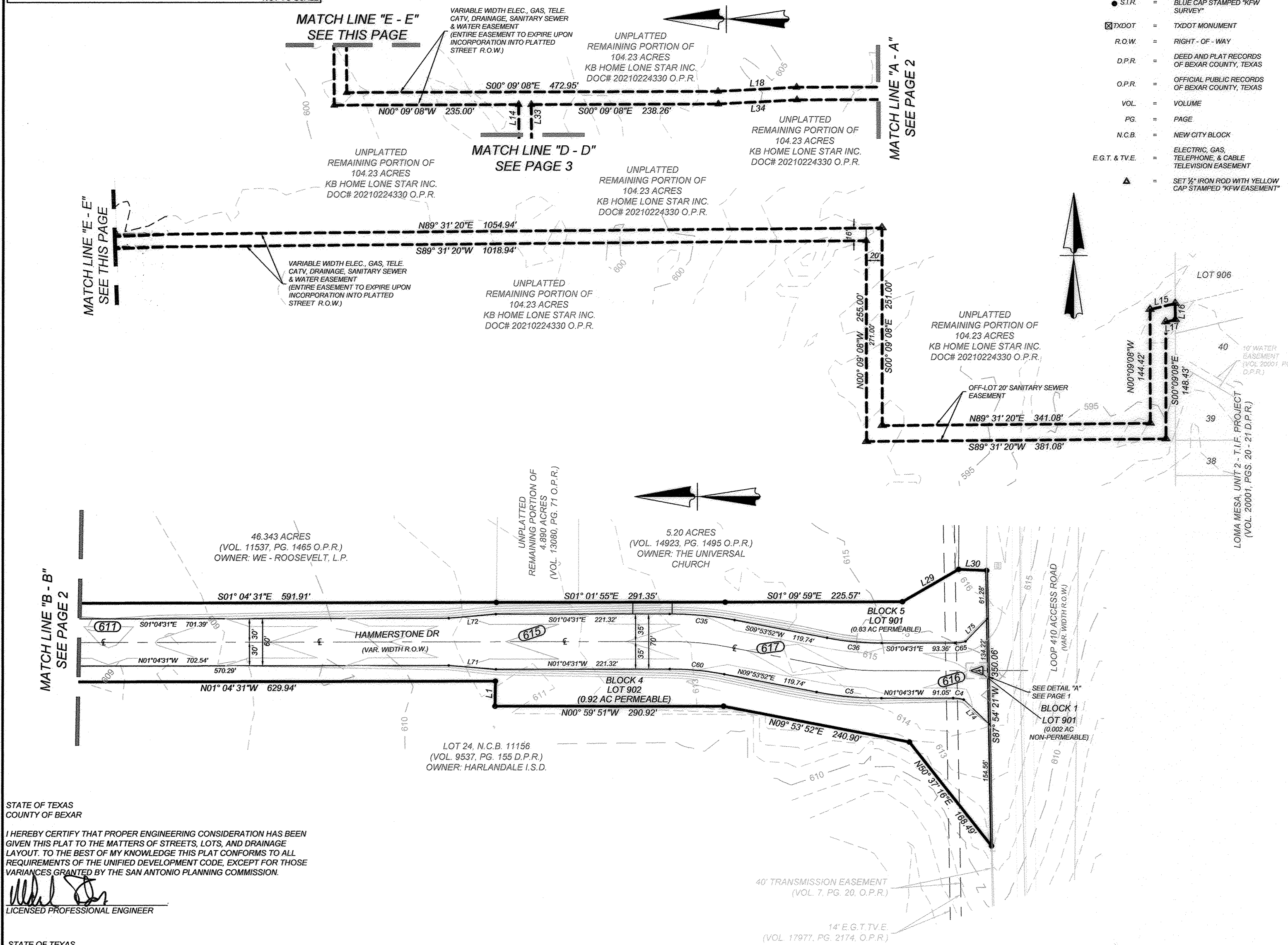
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SURVEYOR NOTES:
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S.A.W.S. NOTES:
1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
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4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 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.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⊗ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"



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.
Michael B. Richards
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

TOTAL RESIDENTIAL LOTS = 130
SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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