





SUBDIVISION PLAT ESTABLISHING  
ELIZONDO SUBDIVISION UNIT 1

BEING A 42.88 ACRE TRACT OUT OF A 127.13 ACRE TRACT OF LAND OUT OF THE JAMES PEASELY SURVEY 318, ABSTRACT 584, COUNTY BLOCK 5084 AND OUT OF W. W. PALMER SURVEY 319, ABSTRACT 586, COUNTY BLOCK 5085 AND OUT OF E. GORTARI SURVEY 2, ABSTRACT 5, COUNTY BLOCK 5193 CONVEYED TO FORESTAR REAL ESTATE GROUP INC., DELAWARE CORPORATION, RECORDED IN DOCUMENT NUMBER 2020029873 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
10700 PECAN PARK BLVD,  
SUITE 150  
AUSTIN, TX 78750  
PHONE: (713) 457-1690



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.

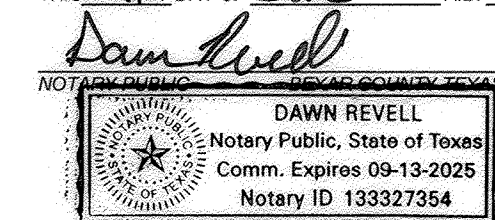
OWNER/DEVELOPER:  
EMILIANO GUERRERO  
FORESTAR GROUP INC.  
10700 PECAN PARK BLVD, SUITE 150  
AUSTIN, TX 78750

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, EMILIANO GUERRERO, 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 24th DAY OF June A.D. 2022



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ELIZONDO 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.

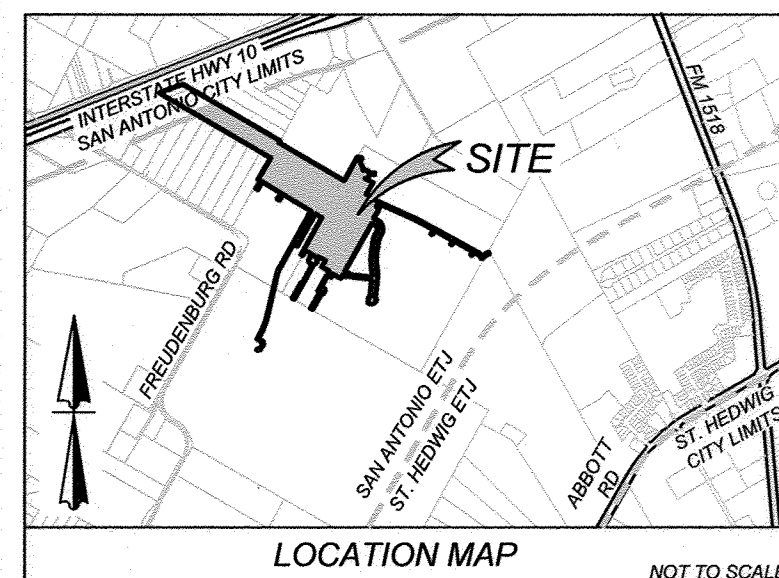
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

CHAIRMAN

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

SECRETARY



KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 3 32' PRIVATE DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)
- 4 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.04 AC.) (PERMEABLE)
- 5 40' SHARED CROSS ACCESS & DRAINAGE EASEMENT (PERMEABLE)
- 6 30' SANITARY SEWER EASEMENT (0.02 AC.) (PERMEABLE)
- 7 OFF-LOT 20' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.17 AC.) (PERMEABLE)
- 8 OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.38 AC.) (PERMEABLE)
- 9 OFF-LOT 30' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.21 AC.) (PERMEABLE)
- 10 OFF-LOT 32' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)
- 11 OFF-LOT 25' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.017 AC.) (NON-PERMEABLE)
- 12 OFF-LOT 24' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.018 AC.) (NON-PERMEABLE)
- 13 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 14 OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (1.40 AC.) (PERMEABLE)
- 15 20' BUILDING SETBACK LINE
- 16 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.47 AC.) (PERMEABLE)
- 17 OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.21 AC.) (PERMEABLE)
- 18 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 19 20' WATER EASEMENT
- 20 OFF-LOT VARIABLE WIDTH WATER EASEMENT (0.07 AC.) (PERMEABLE)
- 21 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.50 AC.) (PERMEABLE)
- 22 OFF-LOT 20' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)
- 23 10' BUILDING SETBACK LINE
- 24 14' BUILDING SETBACK LINE
- 25 VARIABLE WIDTH CLEAR VISION EASEMENT
- 1 50' PIPELINE EASEMENT (DOC 20190126749 O.P.R.)
- 2 30' WATER EASEMENT (VOL. 7197, PG. 869, P.R.)
- 3 VARIABLE WIDTH PERMANENT GAS AND ELECTRIC EASEMENT (DOC. 20210207194, O.P.R.)
- 4 REMAINDER OF 1.878 AC. TEMPORARY ELECTRIC LINE RIGHT-OF-WAY AGREEMENT EASEMENT (DOC. 20210207190, O.P.R.)
- 5 0.4479 OF AN ACRE TEMPORARY CONSTRUCTION EASEMENT TO BE DEDICATED
- 6 VARIABLE WIDTH GAS EASEMENT 0.5955 OF AN ACRE

SURVEYOR NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORPS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

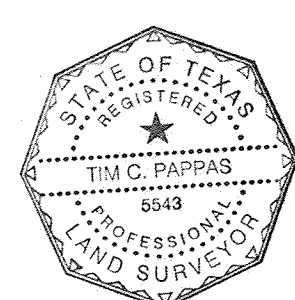
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS + SURVEYING, INC.

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:

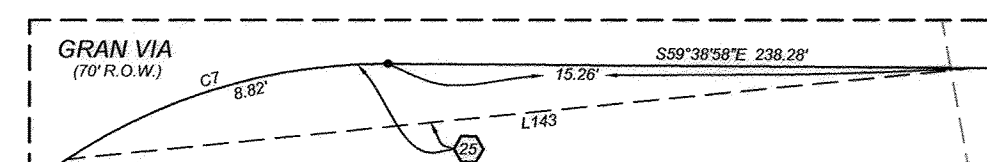
TIM C. PAPPAS  
21 JUNE 2022  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PASSEANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



RESIDENTIAL LOTS = 118

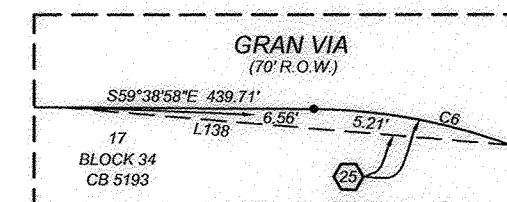
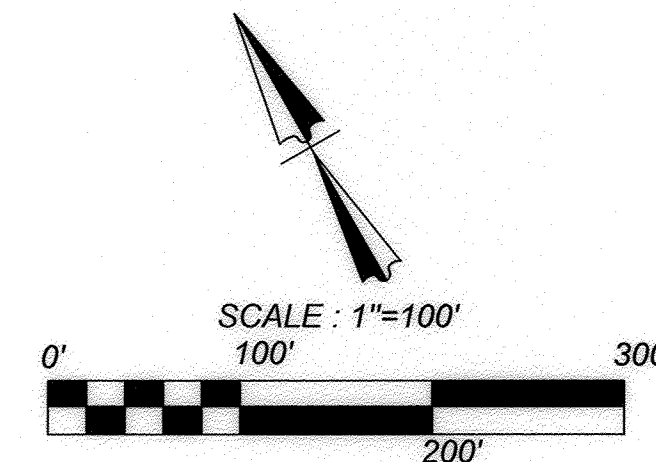
LEGEND

- F.I.P. = FOUND 1/2" IRON ROD OR AS NOTED
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"
- ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- LF = LINEAR FOOT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- A.C. = ACRES
- C.B. = COUNTY BLOCK
- N.C.B. = NEW CITY BLOCK
- E.T.J. = EXTRA TERRITORIAL JURISDICTION
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- STREET CENTERLINE
- CITY LIMIT LINE

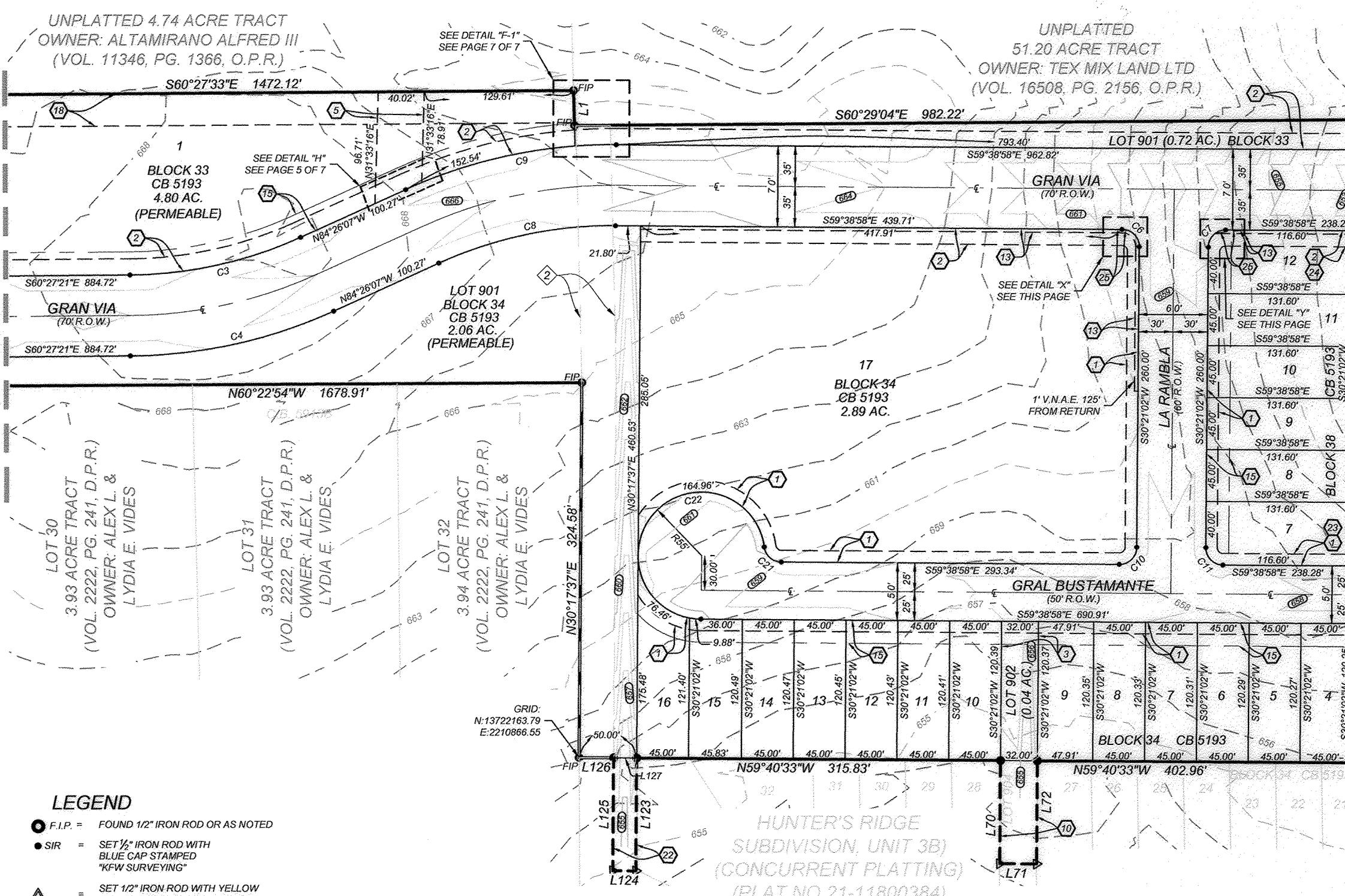


REFER TO PAGE 1 OF 7 FOR  
ALL ENGINEERING AND  
SURVEYING PLAT NOTES

SEE PAGES 4 & 5 OF 7 FOR  
LINE AND CURVE TABLES



DETAIL "X"  
SCALE: 1"=5'  
SEE THIS PAGE





SUBDIVISION PLAT ESTABLISHING  
ELIZONDO SUBDIVISION UNIT 1

BEING A 42.88 ACRE TRACT OUT OF A 127.13 ACRE TRACT OF LAND OUT OF THE JAMES PEASELY SURVEY 318, ABSTRACT 584, COUNTY BLOCK 5084 AND OUT OF W. W. PALMER SURVEY 319, ABSTRACT 586, COUNTY BLOCK 5085 AND OUT OF E. GORTARI SURVEY 2, ABSTRACT 5, COUNTY BLOCK 5193 CONVEYED TO FORESTAR REAL ESTATE GROUP INC., DELAWARE CORPORATION, RECORDED IN DOCUMENT NUMBER 2020029873 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
10700 PECAN PARK BLVD,  
SUITE 150  
AUSTIN, TX 78750  
PHONE: (713) 457-1690

**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP Firm #: 9513 • TPLS 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
EMILIANO GUERRERO  
FORESTAR GROUP INC.  
10700 PECAN PARK BLVD, SUITE 150  
AUSTIN, TX 78750

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, 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 24th DAY OF June, A.D. 2022

Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY TEXAS  
DAWN REVELL  
Notary Public, State of Texas  
Comm. Expires 09-13-2025  
Notary ID 133327354

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. 20\_\_\_\_

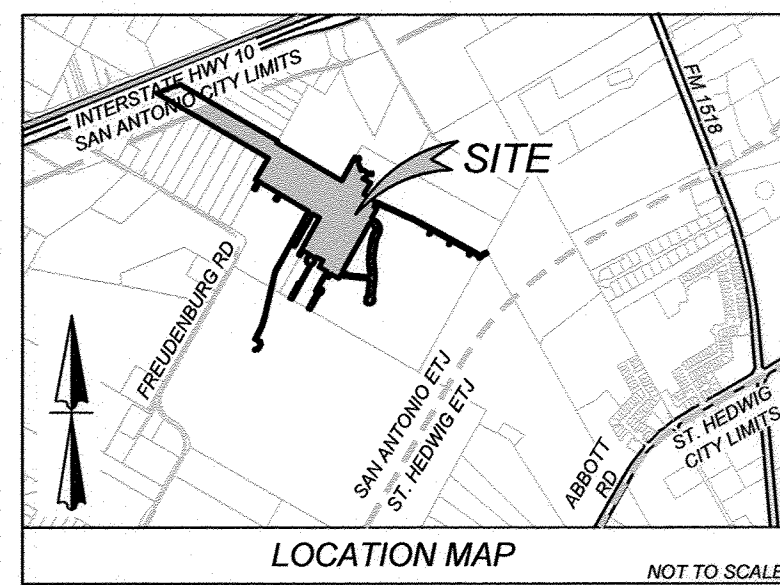
COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ELIZONDO 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



- LEGEND**
- F.I.P. = FOUND 1/2" IRON ROD OR AS NOTED
  - SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - ✕ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
  - R.O.W. = RIGHT-OF-WAY
  - ESMT = EASEMENT
  - LF = LINEAR FOOT
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
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  - VOL. = VOLUME
  - PG. = PAGE
  - A.C. = ACRES
  - C.B. = COUNTY BLOCK
  - N.C.B. = NEW CITY BLOCK
  - E.T.J. = EXTRA TERRITORIAL JURISDICTION
  - 0.00' — = PROPOSED CONTOURS
  - 97.0' — = EXISTING MAJOR CONTOURS
  - — = EXISTING MINOR CONTOURS
  - — = STREET CENTERLINE
  - — = CITY LIMIT LINE

- KEY NOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 32' PRIVATE DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)
  - OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.04 AC.) (PERMEABLE)
  - 40' SHARED CROSS ACCESS & DRAINAGE EASEMENT (PERMEABLE)
  - 30' SANITARY SEWER EASEMENT (0.02 AC.) (PERMEABLE)
  - OFF-LOT 20' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.17 AC.) (PERMEABLE)
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  - OFF-LOT 25' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.017 AC.) (NON-PERMEABLE)
  - OFF-LOT 24' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.018 AC.) (NON-PERMEABLE)
  - 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
  - OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (1.40 AC.) (PERMEABLE)
  - 20' BUILDING SETBACK LINE
  - OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.47 AC.) (PERMEABLE)
  - OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.21 AC.) (PERMEABLE)
  - 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 20' WATER EASEMENT
  - OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.50 AC.) (PERMEABLE)
  - OFF-LOT 20' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)
  - 10' BUILDING SETBACK LINE
  - 14' BUILDING SETBACK LINE
  - VARIABLE WIDTH CLEAR VISION EASEMENT
  - 30' WATER EASEMENT (VOL. 7197, PG. 869, P.R.)
  - VARIABLE WIDTH PERMANENT GAS AND ELECTRIC EASEMENT (DOC. 20210207194, O.P.R.)
  - REMAINDER OF 1.878 AC. TEMPORARY ELECTRIC LINE RIGHT-OF-WAY AGREEMENT EASEMENT (DOC. 20210207190, O.P.R.)
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  - VARIABLE WIDTH GAS EASEMENT 0.5955 OF AN ACRE

STATE OF TEXAS  
COUNTY OF BEXAR

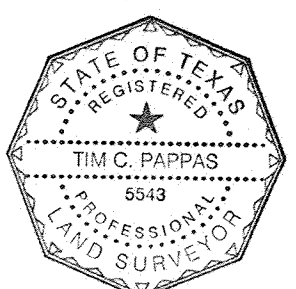
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

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:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

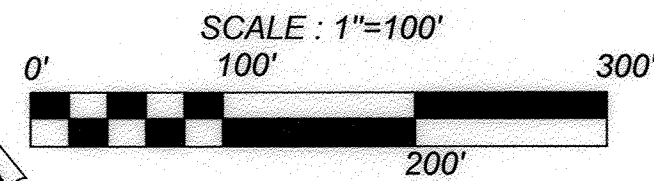


RESIDENTIAL LOTS = 118

MATCHLINE "G" SEE PAGE 6 OF 7

REFER TO PAGE 1 OF 7 FOR  
ALL ENGINEERING AND  
SURVEYING PLAT NOTES

SEE PAGES 4 & 5 OF 7 FOR  
LINE AND CURVE TABLES



UNPLATTED  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
REMAINING PORTION OF  
CALLED 127.13 ACRES  
VOL. 14409, PAGE 1050, O.P.R.  
(DOC. 2020029873)

OFF-LOT 70'X50' E.G.T.T.V., WATER,  
SANITARY SEWER AND DRAINAGE  
EASEMENT (ENTIRE EASEMENT TO EXPIRE  
UPON INCORPORATION INTO PLATTED  
PUBLIC STREET RIGHT-OF-WAY)  
(0.06 AC. PERMEABLE)

MATCHLINE "E" SEE PAGE 5 OF 7

MATCHLINE "D" SEE PAGE 4 OF 7

DETAIL "B-1" SCALE: 1"=5' SEE THIS PAGE

UNPLATTED  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
REMAINING PORTION OF  
CALLED 127.13 ACRES  
VOL. 14409, PAGE 1050, O.P.R.  
(DOC. 2020029873)

OFF-LOT 50'X50' E.G.T.T.V., WATER,  
SANITARY SEWER AND DRAINAGE  
EASEMENT (ENTIRE EASEMENT TO EXPIRE  
UPON INCORPORATION INTO PLATTED  
PUBLIC STREET RIGHT-OF-WAY)  
(0.06 AC. PERMEABLE)

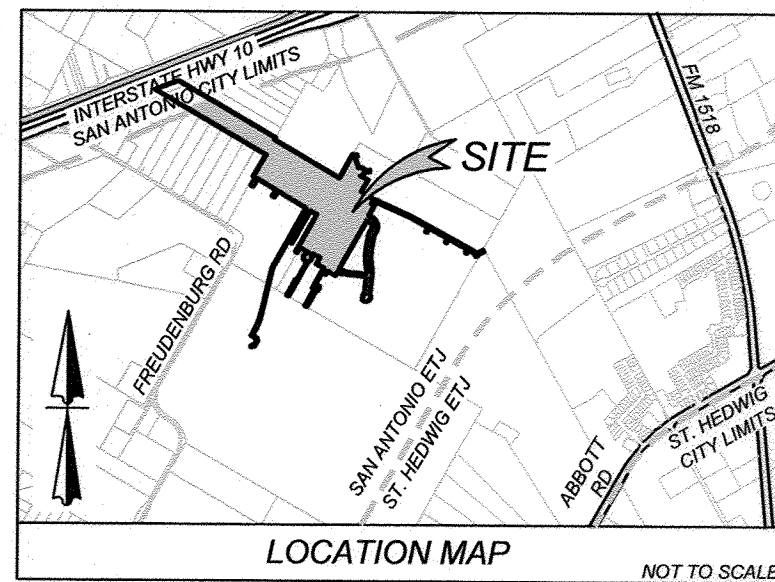
OFF-LOT 50'X50' E.G.T.T.V., WATER,  
SANITARY SEWER AND DRAINAGE  
EASEMENT (ENTIRE EASEMENT TO EXPIRE  
UPON INCORPORATION INTO PLATTED  
PUBLIC STREET RIGHT-OF-WAY)  
(0.06 AC. PERMEABLE)

OFF-LOT 50'X50' E.G.T.T.V., WATER,  
SANITARY SEWER AND DRAINAGE  
EASEMENT (ENTIRE EASEMENT TO EXPIRE  
UPON INCORPORATION INTO PLATTED  
PUBLIC STREET RIGHT-OF-WAY)  
(0.06 AC. PERMEABLE)

DRAWN BY: MW

Date: Jun 21, 2022, 7:01am User ID: rsaldana  
File: L:\87301\03\Design\Civil\PLAT\B730103.dwg





- LEGEND**
- F.I.P. = FOUND 1/2" IRON ROD OR AS NOTED
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
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  - ESMT = EASEMENT
  - LF = LINEAR FOOT
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  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
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  - OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (1.40 AC.) (PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

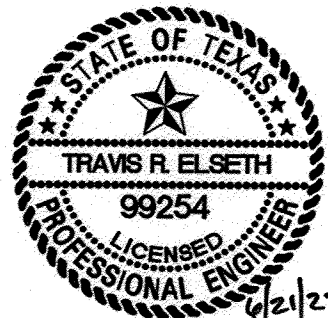
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

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:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



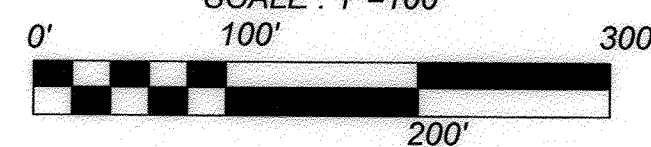
RESIDENTIAL LOTS = 118

REFER TO PAGE 1 OF 7 FOR  
ALL ENGINEERING AND  
SURVEYING PLAT NOTES

SEE PAGES 4 & 5 OF 7 FOR  
LINE AND CURVE TABLES

DETAIL "D-1"  
SCALE: 1"=20'  
SEE PAGE 3

SCALE: 1"=100'



SEE DETAIL "D"  
SEE PAGE 6 OF 7

UNPLATTED  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
REMAINING PORTION OF  
CALLED 127.13 ACRES  
VOL. 14409, PAGE 1050, O.P.R.  
(DOC. 2020029873)

DETAIL "E-1"  
SCALE: 1"=30'  
SEE PAGE 3

	CURVE TABLE						CURVE TABLE							CURVE TABLE							
	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
ENT	C1	243.61'	365.00'	126.53'	38°14'24"	239.11'	S41°20'09"E	C45	101.84'	4965.00'	50.92'	1°10'31"	101.84'	S65°32'44"E	C89	4.48'	55.00'	2.24'	4°40'17"	4.48'	N23°54'13"W
	C2	290.32'	435.00'	150.80'	38°14'24"	284.97'	S41°20'09"E	C46	73.64'	55.00'	43.53'	76°42'58"	68.26'	S44°03'02"W	C90	2.20'	70.00'	1.10'	1°48'08"	2.20'	N28°00'23"E
	C3	152.76'	365.00'	77.52'	23°58'47"	151.65'	S72°26'44"E	C47	23.56'	15.00'	15.00'	90°00'00"	21.21'	S73°54'39"W	C91	7.30'	130.00'	3.65'	3°12'58"	7.30'	S28°42'48"W
	C4	182.06'	435.00'	92.38'	23°58'47"	180.73'	S72°26'44"E	C48	260.65'	4965.00'	130.35'	3°00'28"	260.62'	S63°27'14"E	C92	165.29'	55.00'	806.30'	172°11'09"	109.74'	N2°01'55"W
	C5	212.06'	135.00'	135.00'	90°00'00"	190.92'	S16°05'21"E	C49	23.56'	15.00'	15.00'	90°00'00"	21.21'	N16°05'21"W	C93	96.91'	55.00'	66.67'	100°57'27"	84.85'	S28°54'39"W
	C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N14°38'59"W	C50	1.03'	5035.00'	0.51'	0°00'42"	1.03'	S64°57'07"E	C94	18.24'	50.00'	9.22'	20°54'10"	18.14'	S68°12'58"E
	C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	S75°21'02"W	C51	56.22'	165.00'	28.38'	19°31'19"	55.95'	S19°08'59"W	C95	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°05'21"E
	C8	157.90'	365.00'	80.20'	24°47'09"	156.67'	N72°02'33"W	C52	19.22'	15.00'	11.18'	73°23'54"	17.93'	S65°30'55"W	C96	117.81'	75.00'	75.00'	90°00'00"	106.07'	N16°05'21"W
	C9	188.18'	435.00'	95.58'	24°47'09"	186.71'	N72°02'33"W	C53	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°05'21"E	C97	76.66'	225.00'	38.71'	19°31'19"	76.29'	S19°08'59"W
	C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°21'02"E	C54	23.56'	15.00'	15.00'	90°00'00"	21.21'	S73°54'39"W	C98	18.46'	15.00'	10.61'	70°31'44"	17.32'	N44°39'12"E
	C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°38'59"W	C55	49.44'	275.00'	24.79'	10°18'05"	49.38'	N66°20'48"W	C99	18.27'	15.00'	10.46'	69°46'36"	17.16'	N35°26'08"W
	C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	N14°38'59"W	C56	58.53'	325.00'	29.34'	10°19'04"	58.45'	N66°20'19"W	C100	54.46'	525.00'	27.26'	5°56'37"	54.44'	S3°31'08"E
	C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	S75°21'02"W	C57	14.44'	15.00'	7.83'	55°09'00"	13.89'	N56°29'09"E	C101	39.78'	475.00'	19.90'	4°47'55"	39.77'	N4°05'29"W
	C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°21'02"E	C58	14.44'	15.00'	7.83'	55°09'00"	13.89'	S1°20'09"W	C102	24.87'	15.00'	16.37'	94°59'19"	22.12'	N45°48'07"E
	C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°38'59"W	C59	278.67'	55.00'	38.30'	290°18'01"	62.86'	S61°05'21"E	C103	24.14'	15.00'	15.59'	92°12'38"	21.62'	N40°35'55"W
	C16	23.57'	15.00'	15.01'	90°01'35"	21.22'	S75°20'14"W	C60	11.08'	135.00'	5.55'	4°42'17"	11.08'	S25°38'51"E	C104	39.27'	25.00'	25.00'	90°00'00"	35.36'	N50°30'24"E
	C17	23.56'	15.00'	14.99'	89°58'25"	21.21'	N14°39'46"W	C61	52.25'	4965.00'	26.13'	0°36'02"	52.25'	N65°49'58"W	C105	10.43'	15.00'	5.44'	39°51'13"	10.22'	N64°33'59"W
	C18	375.72'	5035.00'	187.95'	4°16'32"	375.63'	S61°47'14"E	C62	41.72'	5035.00'	20.86'	0°28'29"	41.72'	S65°45'51"E	C106	148.10'	50.00'	555.16'	169°42'26"	99.60'	N0°30'24"E
	C19	78.10'	1035.00'	39.07'	4°19'25"	78.08'	S63°58'17"E	C63	50.00'	5035.00'	25.00'	0°34'08"	50.00'	S65°14'33"E	C107	10.43'	15.00'	5.44'	39°51'13"	10.22'	S14°25'12"E
	C20	76.59'	1015.00'	38.32'	4°19'25"	76.58'	N63°58'17"W	C64	128.88'	465.00'	64.85'	15°52'47"	128.46'	S1°26'56"W	C108	109.93'	525.00'	55.17'	11°59'51"	109.73'	N0°29'31"W
	C21	21.41'	15.00'	12.99'	81°47'12"	19.64'	S18°45'22"E	C65	112.03'	535.00'	56.22'	11°59'51"	111.82'	S0°29'31"W	C109	131.65'	475.00'	66.25'	15°52'47"	131.23'	S1°26'56"W
	C22	251.30'	55.00'	63.51'	261°47'12"	83.15'	S71°14'38"W	C66	177.72'	60.00'	666.19'	169°42'26"	119.52'	S50°30'24"W	C110	59.63'	175.00'	30.11'	19°31'19"	59.34'	S19°08'59"W
	C23	23.94'	15.00'	15.38'	91°26'23"	21.48'	N74°37'50"E	C67	3.48'	5.00'	1.81'	39°51'13"	3.41'	N64°33'59"W	C111	196.35'	125.00'	125.00'	90°00'00"	176.78'	N16°05'21"W
	C24	23.19'	15.00'	14.63'	88°33'37"	20.95'	N15°22'10"W	C68	23.56'	15.00'	15.00'	90°00'00"	21.21'	N50°30'24"E	C112	18.46'	15.00'	10.61'	70°31'44"	17.32'	N64°10'31"E
	C25	39.27'	25.00'	25.00'	90°00'00"	35.36'	S73°54'39"W	C69	8.05'	5.00'	5.20'	92°12'38"	7.21'	N40°35'55"W	C113	10.96'	50.00'	5.50'	12°33'17"	10.93'	S84°56'42"E
	C26	10.43'	15.00'	5.44'	39°51'13"	10.22'	N8°59'02"E	C70	8.29'	5.00'	5.45'	94°51'54"	7.37'	N45°48'07"E	C114	23.18'	25.00'	12.50'	53°07'48"	22.36'	S2°20'45"W
	C27	148.10'	50.00'	555.16'	169°42'26"	99.60'	S73°54'39"W	C71	38.94'	465.00'	19.48'	4°47'55"	38.93'	S4°05'29"E	C115	18.73'	15.00'	10.80'	71°31'31"	17.53'	N62°52'04"E
	C28	10.43'	15.00'	5.44'	39°51'13"	10.22'	S41°09'45"E	C72	148.28'	535.00'	74.62'	15°52'47"	147.80'	S1°26'56"W	C116	18.46'	15.00'	10.61'	70°31'44"	17.32'	N6°21'25"W
	C29	23.56'	15.00'	15.00'	90°00'00"	21.21'	N73°54'39"E	C73	80.07'	235.00'	40.43'	19°31'19"	79.68'	S19°08'59"W	C117	18.46'	15.00'	10.61'	70°31'44"	17.32'	N64°10'19"E
	C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	N16°05'21"W	C74	102.10'	65.00'	65.00'	90°00'00"	91.92'	S16°05'21"E	C118	18.46'	15.00'	10.61'	70°31'44"	17.32'	N6°21'25"W
	C31	23.56'	15.00'	15.00'	90°00'00"	21.21'	S73°54'39"W	C75	3.48'	5.00'	1.81'	39°51'13"	3.41'	S14°25'12"E	C119	18.25'	15.00'	10.45'	69°42'30"	17.14'	N53°57'57"E
	C32	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°05'21"E	C76	87.04'	55.00'	55.65'	90°40'41"	78.24'	S64°57'47"E	C120	18.46'	15.00'	10.61'	70°31'44"	17.32'	N22°35'13"W
	C33	53.37'	1030.00'	26.69'	2°58'08"	53.36'	N27°25'35"E	C77	77.30'	115.00'	40.18'	38°30'51"	75.86'	N42°33'09"W	C121	18.46'	15.00'	10.61'	70°31'44"	17.32'	N47°56'31"E
	C34	50.26'	970.00'	25.14'	2°58'08"	50.25'	N27°25'35"E	C78	7.87'	140.00'	3.93'	3°13'08"	7.86'	N28°42'53"E	C122	18.57'	15.00'	10.69'	70°56'22"	17.41'	N20°40'21"W
	C35	23.53'	15.00'	14.97'	89°52'01"	21.19'	N18°59'29"W	C79	1.89'	60.00'	0.94'	1°48'08"	1.89'	N28°00'23"E	C123	11.21'	15.00'	5.88'	42°50'00"	10.95'	N6°46'26"E
	C36	23.33'	15.00'	14.77'	89°06'42"	21.05'	N27°25'35"E	C80	135.97'	480.00'	68.44'	16°13'49"	135.52'	S20°47'33"W	C124	12.62'	15.00'	6.71'	48°11'23"	12.25'	S85°54'16"E
	C37	23.56'	15.00'	15.00'	90°00'00"	21.21'	N73°54'39"E	C81	138.80'	490.00'	69.87'	16°13'49"	138.34'	N20°47'33"E	C125	12.62'	15.00'	6.71'	48°11'23"	12.25'	S37°42'53"E
	C38	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°05'21"E	C82	287.82'	990.00'	144.93'	16°39'27"	286.81'	N21°00'22"E	C126	76.87'	130.00'	39.60'	33°52'48"	76.76'	N44°52'10"W
	C39	23.76'	15.00'	15.20'	90°45'58"	21.35'	S16°34'01"E	C83	11.21'	15.00'	5.88'	42°50'00"	10.95'	N6°46'26"E	C127	3.93'	70.00'	1.96'	3°12'50"	3.93'	S28°42'44"W
	C40	23.63'	15.00'	15.07'	90°16'32"	21.26'	N73°57'14"E	C84	39.08'	25.00'	24.81'	89°33'52"	35.22'	N74°33'20"E	C128	4.09'	130.00'	2.04'	1°48'08"	4.09'	S28°00'23"W
	C41	243.25'	55.00'	73.79'	253°23'54"	88.20'	N24°29'05"W	C85	23.37'	15.00'	14.81'	89°16'26"	21.08'	S74°42'03"W	C129	0.51'	275.00'	0.26'	0°08'24"	0.51'	S61°08'33"E
	C42	137.06'	4951.00'	68.54'	1°35'10"	137.06'	S64°09'53"E	C86	13.18'	15.00'	7.05'	50°19'46"	12.76'	N3°01'33"E	C130	0.51'	325.00'	0.26'	0°05'25"	0.51'	S61°08'04"E
	C43	109.07'	4965.00'	54.54'	1°15'31"	109.07'	S60°16'44"E	C87	290.73'	1000.00'	146.40'	16°39'27"	289.70'	S21°00'22"W	C131	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°39'54"E
	C44	59.63'	135.00'	30.31'	25°18'21"	59.14'	S49°09'24"E	C88	11.99'	55.00'	6.02'	12°29'08"	11.96'	N85°37'56"E	C132	39.27'	25.00'	25.00'	90°00'00"	35.36'	N15°39'54"W



SUBDIVISION PLAT ESTABLISHING  
ELIZONDO SUBDIVISION UNIT 1

BEING A 42.51 ACRE TRACT OUT OF A 127.13 ACRE TRACT OF LAND OUT OF THE JAMES PEASELY SURVEY 318, ABSTRACT 584, COUNTY BLOCK 5084 AND OUT OF W. W. PALMER SURVEY 319, ABSTRACT 586, COUNTY BLOCK 5085 AND OUT OF E. GORTARI SURVEY 2, ABSTRACT 5, COUNTY BLOCK 5193 CONVEYED TO FORESTAR REAL ESTATE GROUP INC., DELAWARE CORPORATION, RECORDED IN DOCUMENT NUMBER 2020029873 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
10700 PECAN PARK BLVD,  
SUITE 150  
AUSTIN, TX 78750  
PHONE: (713) 457-1690

**KFW**  
ENGINEERS + SURVEYING  
3421 Passano 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
EMILIANO GUERRERO  
FORESTAR GROUP INC.  
10700 PECAN PARK BLVD, SUITE 150  
AUSTIN, TX 78750

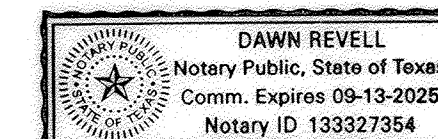
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, 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 24th DAY OF June A.D. 2022

*Dawn Revell*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

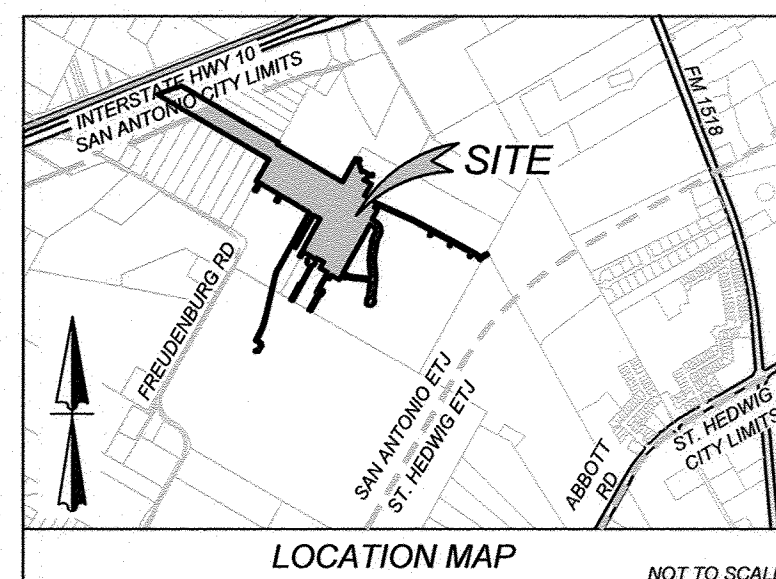
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ELIZONDO 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



LEGEND

- F.I.P. = FOUND 1/2" IRON ROD OR AS NOTED
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ✕ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- LF = LINEAR FOOT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- A.C. = ACRES
- C.B. = COUNTY BLOCK
- N.C.B. = NEW CITY BLOCK
- E.T.J. = EXTRA TERRITORIAL JURISDICTION
- 0.72 --- = PROPOSED CONTOURS
- 0.70 --- = EXISTING MAJOR CONTOURS
- 0.71 --- = EXISTING MINOR CONTOURS
- 0.72 --- = STREET CENTERLINE
- 0.73 --- = CITY LIMIT LINE

KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
3. 32' PRIVATE DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)
4. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.04 AC.) (PERMEABLE)
5. 40' SHARED CROSS ACCESS & DRAINAGE EASEMENT (PERMEABLE)
6. 30' SANITARY SEWER EASEMENT (0.02 AC.) (PERMEABLE)
7. OFF-LOT 20' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.17 AC.) (PERMEABLE)
8. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.38 AC.) (PERMEABLE)
9. OFF-LOT 30' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.21 AC.) (PERMEABLE)
10. OFF-LOT 32' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)
11. OFF-LOT 25' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.017 AC.) (NON-PERMEABLE)
12. OFF-LOT 24' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.018 AC.) (NON-PERMEABLE)
13. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
14. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (1.40 AC.) (PERMEABLE)
15. 20' BUILDING SETBACK LINE
16. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.47 AC.) (PERMEABLE)
17. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.21 AC.) (PERMEABLE)
18. 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
19. 20' WATER EASEMENT
20. OFF-LOT VARIABLE WIDTH WATER EASEMENT (0.07 AC.) (PERMEABLE)
21. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.50 AC.) (PERMEABLE)
22. OFF-LOT 20' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)
23. 10' BUILDING SETBACK LINE
24. 14' BUILDING SETBACK LINE
25. VARIABLE WIDTH CLEAR VISION EASEMENT
26. 50' PIPELINE EASEMENT (DOC 20190126749 O.P.R.) (DOC 20190126750 O.P.R.)
27. 30' WATER EASEMENT (VOL. 7197, PG. 869, P.R.)
28. VARIABLE WIDTH PERMANENT GAS AND ELECTRIC EASEMENT (DOC. 20210207194, O.P.R.)
29. REMAINDER OF 1.878 AC. TEMPORARY CONSTRUCTION EASEMENT TO BE DEDICATED
30. 0.4479 OF AN ACRE TEMPORARY CONSTRUCTION EASEMENT TO BE DEDICATED
31. VARIABLE WIDTH GAS EASEMENT 0.5955 OF AN ACRE

STATE OF TEXAS  
COUNTY OF BEXAR

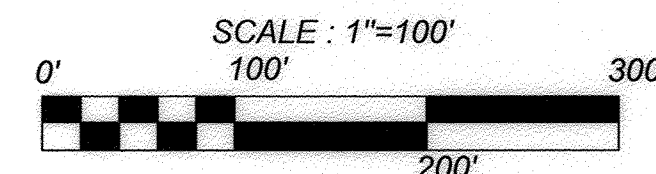
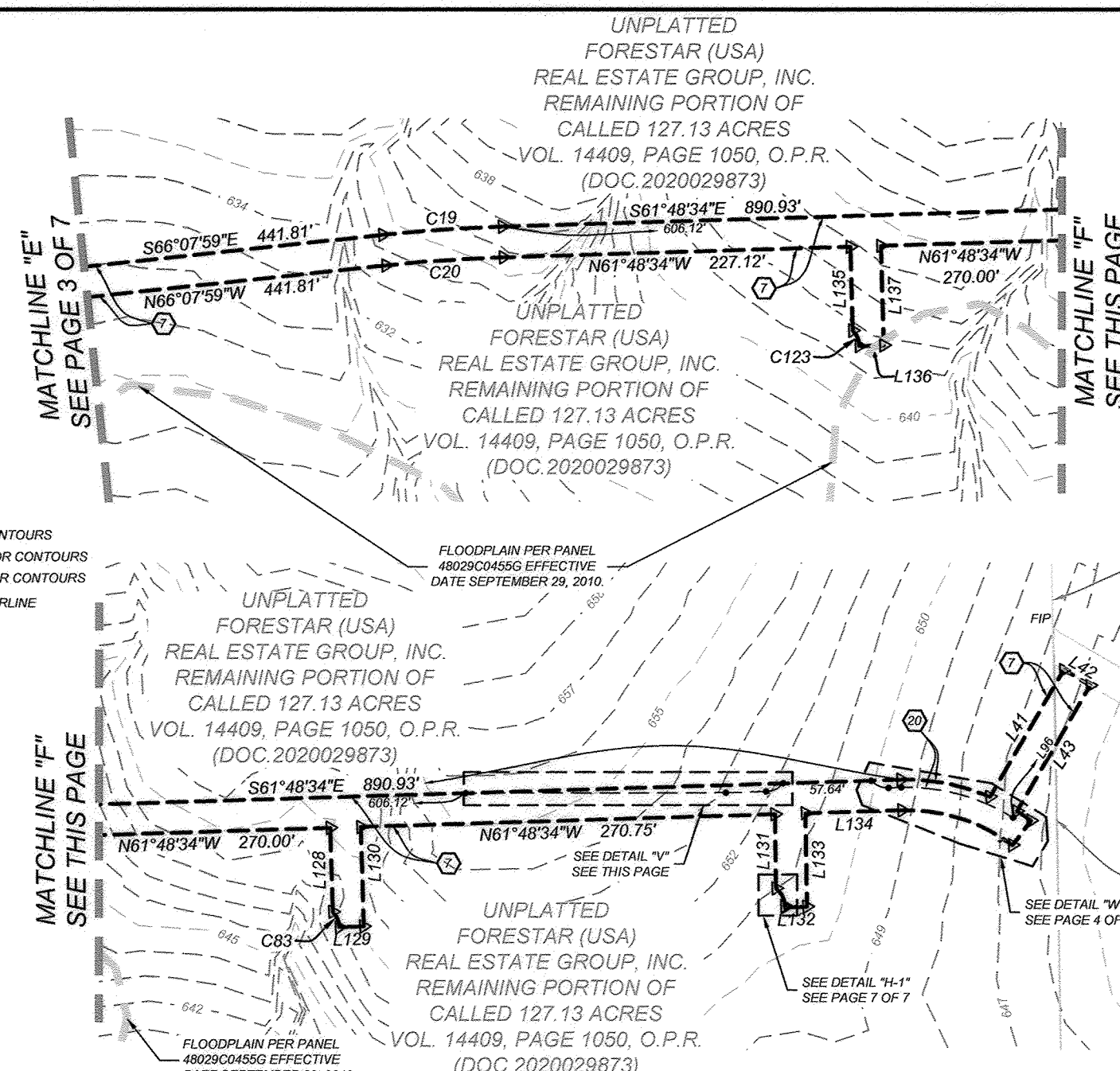
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

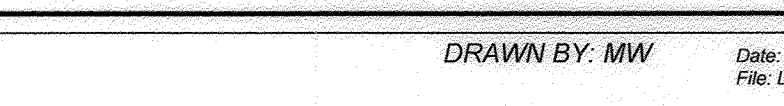
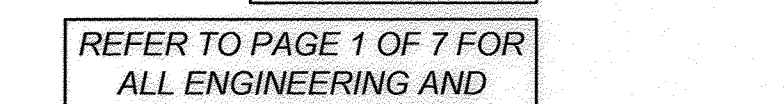
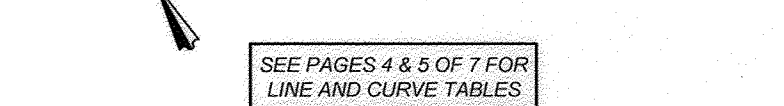
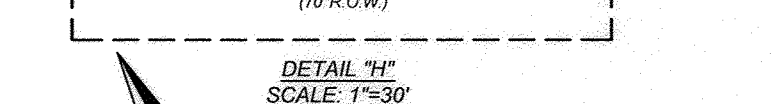
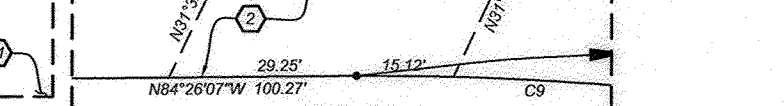
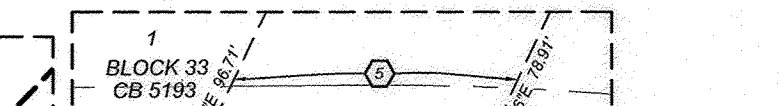
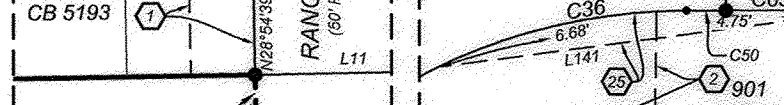
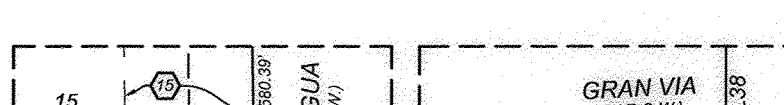
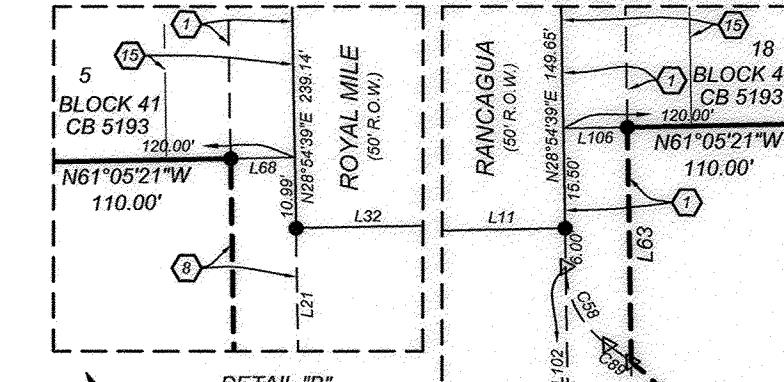
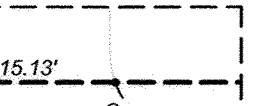
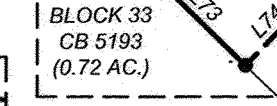
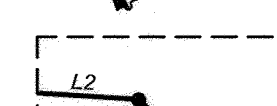
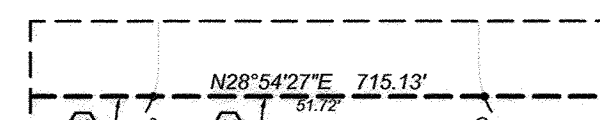
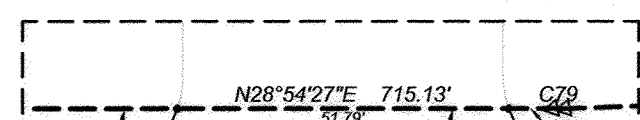
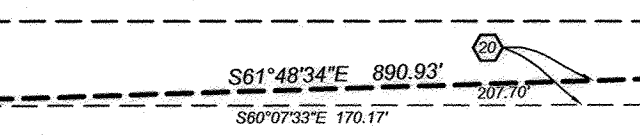
STATE OF TEXAS  
COUNTY OF BEXAR

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:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PASSANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	30.45'	S28°22'13"W	L35	3.48'	S22°12'57"E	L69	70.00'	N5°30'24"E	L103	23.22'	N29°32'39"E	L137	65.00'	S28°11'26"W
L2	20.07'	S61°11'02"E	L36	50.00'	S25°02'32"W	L70	89.42'	N30°21'02"E	L104	30.00'	N60°27'21"W	L138	11.71'	N55°15'18"W
L3	9.73'	N28°54'39"E	L37	10.00'	N28°54'39"E	L71	32.00'	N69°38'58"W	L105	23.22'	N29°32'39"E	L139	55.47'	S59°03'28"E
L4	14.00'	S25°02'32"W	L38	70.00'	N25°02'32"E	L72	89.44'	S30°21'02"W	L106	10.00'	N61°05'21"W	L140	32.36'	N66°26'50"W
L5	9.73'	N28°54'39"E	L39	49.99'	N30°19'27"E	L73	3.67'	S20°53'19"E	L107	45.00'	S61°05'21"E	L141	11.30'	S72°23'16"E
L6	39.39'	S24°26'01"W	L40	52.81'	N27°06'19"E	L74	30.23'	N69°06'41"E	L108	50.00'	S28°54'39"W	L142	13.89'	S67°07'06"E
L7	53.58'	S61°05'21"E	L41	95.81'	N60°10'25"E	L75	25.00'	S20°53'19"E	L109	97.34'	S9°23'20"W	L143	23.72'	S65°45'12"E
L8	100.00'	N61°05'21"W	L42	20.00'	S29°49'45"E	L76	30.23'	S69°06'41"E	L110	130.68'	S6°29'27"W	L144	11.71'	N55°15'18"W
L9	45.00'	S61°05'21"E	L43	94.97'	S60°10'25"W	L77	71.37'	N88°22'50"E	L111	130.68'	N6°29'27"W	L145	22.21'	N32°59'59"E
L10	130.68'	S6°29'27"E	L44	44.72'	N29°20'06"E	L78	24.00'	S1°37'10"E	L112	1.55'	N84°29'36"W	L146	8.84'	S21°42'31"W
L11	50.00'	S61°05'21"W	L45	70.00'	N60°39'54"W	L79	69.12'	S88°22'50"W	L113	50.00'	S61°05'21"E	L147	17.79'	S28°22'13"W
L12	32.61'	S25°56'31"W	L46	70.00'	N29°20'06"E	L80	1.55'	S84°29'36"E	L114	45.00'	S61°05'21"E	L148	48.24'	S28°22'13"W
L13	36.37'	N23°19'57"E	L47	26.42'	N61°48'34"W	L81	50.00'	S28°54'39"W	L115	26.00'	S61°05'21"E	L149	10.00'	S60°39'54"E
L14	38.42'	N66°40'03"W	L48	1.00'	N28°11'26"E	L82	1.54'	N86°42'13"W	L116	10.00'	S29°20'06"W	L150	52.81'	S27°06'19"W
L15	58.54'	N28°54'39"E	L49	20.00'	N25°02'32"E	L83	18.99'	N3°17'47"E	L117	10.00'	S29°20'06"W	L151	60.00'	N59°40'33"W
L16	34.93'	N28°54'39"E	L50	60.00'	S59°40'33"E	L84	20.99'	S3°17'47"W	L118	10.00'	N60°39'54"W	L152	28.41'	N30°21'02"E
L17	34.93'	N28°54'39"E	L51	40.00'	N28°54'39"E	L85	30.02'	S3°17'47"W	L119	10.00'	N60°39'54"W	L153	28.99'	N30°21'02"E
L18	33.20'	S25°56'31"W	L52	55.00'	S28°54'39"W	L86	130.68'	S6°29'27"E	L120	1.54'	N86°42'13"W			
L19	50.00'	S28°54'39"W	L53	50.00'	S28°54'39"W	L87	10.00'	N60°39'54"W	L121	1.00'	N86°42'13"W			
L20	50.00'	N61°05'21"W	L54	30.08'	N16°30'09"E	L88	3.44'	N33°03'48"E	L122	15.00'	N29°20'06"E			
L21	50.00'	N28°54'39"E	L55	12.67'	S18°30'08"W	L89	10.00'	N60°39'54"W	L123	97.80'	S30°17'37"W			
L22	84.85'	N28°54'39"E	L56	65.39'	N75°43'03"W	L90	90.00'	S29°20'06"W	L124	20.00'	N59°42'23"W			
L23	38.04'	S61°05'21"E	L57	69.91'	N75°43'03"W	L91	1.00'	N86°42'13"W	L125	97.81'	N30°17'37"E			
L24	6.00'	N28°54'39"E	L58	100.00'	N61°05'21"W	L92	25.00'	S29°20'06"W	L126	30.00'	N59°40'33"W			
L25	7.25'	N16°30'09"E	L59	50.00'	S28°54'39"W	L93	70.00'	S60°39'54"E	L127	20.00'	N59°40'33"W			
L26	50.00'	S30°19'27"W	L60	21.01'	N48°57'49"E	L94	34.72'	S29°20'06"W	L128	54.80'	N28°11'26"E			
L27	60.00'	N61°05'33"W	L61	19.32'	N69°06'41"E	L95	52.81'	S27°06'19"W	L129	16.00'	N61°48'34"W			
L28	50.00'	N30°19'27"E	L62	28.00'	N60°47'53"W	L96	99.97'	N60°10'25"E	L130	65.00'	S28°11'26"W			
L29	4.63'	N65°17'41"E	L63	36.52'	S28°54'39"W	L97	8.29'	S61°48'34"E	L131	48.48'	N28°58'01"E			
L30	20.00'	S66°42'17"W	L64	25.87'	S20°53'19"E	L98	2.98'	N22°44'30"E	L132	14.41'	N61°48'34"W			
L31	50.00'	S28°54'39"W	L65	104.49'	N61°05'21"W	L99	25.00'	N61°05'21"W	L133	61.01'	S28°58'01"W			
L32	50.00'	N61°05'21"W	L66	14.01'	S28°48'58"W	L100	28.00'	N60°47'53"W	L134	63.06'	N61°48'34"W			
L33	50.00'	N28°54'39"E	L67	104.49'	N61°05'21"W	L101	22.00'	N61°05'21"W	L135	54.80'	N28°11'26"E			
L34	2.82'	S22°12'57"E	L68	10.00'	N61°05'21"W	L102	106.44'	S28°54'39"W	L136	16.00'	N61°48'34"W			



REFER TO PAGE 1 OF 7 FOR ALL ENGINEERING AND SURVEYING PLAT NOTES

RESIDENTIAL LOTS = 118



SUBDIVISION PLAT ESTABLISHING  
ELIZONDO SUBDIVISION UNIT 1

BEING A 42.51 ACRE TRACT OUT OF A 127.13 ACRE TRACT OF LAND OUT OF THE JAMES PEASELY SURVEY 318, ABSTRACT 584, COUNTY BLOCK 5084 AND OUT OF W. W. PALMER SURVEY 319, ABSTRACT 586, COUNTY BLOCK 5085 AND OUT OF E. GORTARI SURVEY 2, ABSTRACT 5, COUNTY BLOCK 5193 CONVEYED TO FORESTAR REAL ESTATE GROUP INC., DELAWARE CORPORATION, RECORDED IN DOCUMENT NUMBER 2020029873 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
10700 PECAN PARK BLVD,  
SUITE 150  
AUSTIN, TX 78750  
PHONE: (713) 457-1690

**KFW**  
ENGINEERS + SURVEYING  
3421 Pressanos 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
EMILIANO GUERRERO  
FORESTAR GROUP INC.  
10700 PECAN PARK BLVD, SUITE 150  
AUSTIN, TX 78750

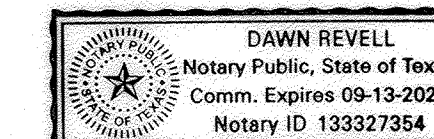
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO 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 24th DAY OF June A.D. 2022

Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

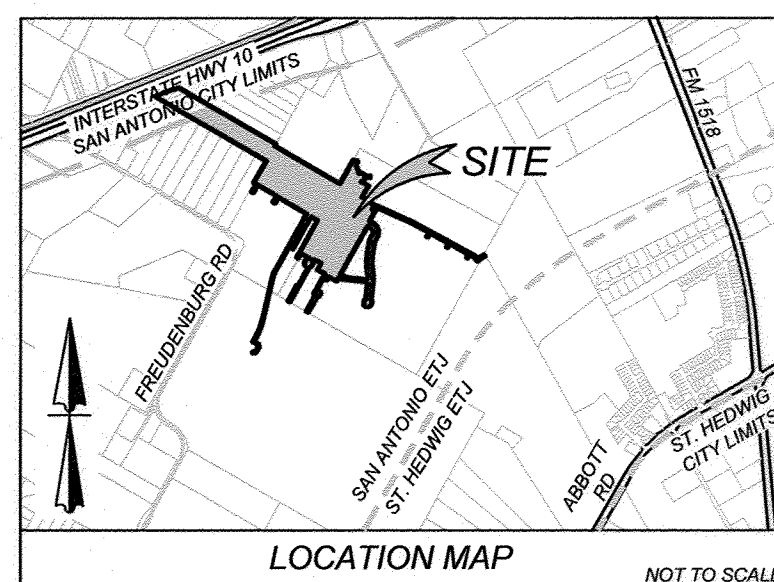
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ELIZONDO 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\_\_

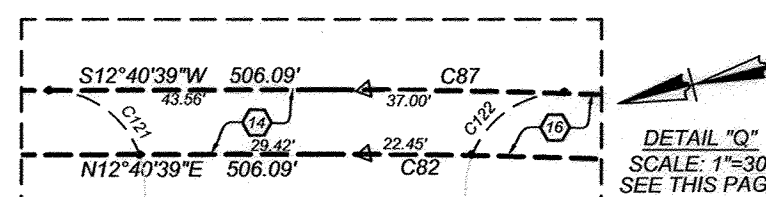
BY: \_\_\_\_\_  
CHAIRMAN

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

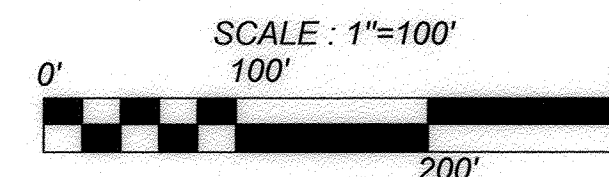


LEGEND

- F.I.P. = FOUND 1/2" IRON ROD OR AS NOTED
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- LF = LINEAR FOOT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- A.C. = ACRES
- C.B. = COUNTY BLOCK
- N.C.B. = NEW CITY BLOCK
- E.T.J. = EXTRA TERRITORIAL JURISDICTION
- (dashed line) --- = PROPOSED CONTOURS
- (dashed line) --- = EXISTING MAJOR CONTOURS
- (dashed line) --- = EXISTING MINOR CONTOURS
- (solid line) --- = STREET CENTERLINE
- (dashed line) --- = CITY LIMIT LINE



DETAIL "Q"  
SCALE: 1"=30'  
SEE THIS PAGE



KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 3 32' PRIVATE DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)
- 4 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.04 AC.) (PERMEABLE)
- 5 40' SHARED CROSS ACCESS & DRAINAGE EASEMENT (PERMEABLE)
- 6 30' SANITARY SEWER EASEMENT (0.02 AC.) (PERMEABLE)
- 7 OFF-LOT 20' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.17 AC.) (PERMEABLE)
- 8 OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.38 AC.) (PERMEABLE)
- 9 OFF-LOT 30' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.21 AC.) (PERMEABLE)
- 10 OFF-LOT 32' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)
- 11 OFF-LOT 25' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.017 AC.) (NON-PERMEABLE)
- 12 OFF-LOT 24' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.018 AC.) (NON-PERMEABLE)
- 13 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 14 OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (1.40 AC.) (PERMEABLE)
- 15 20' BUILDING SETBACK LINE
- 16 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.47 AC.) (PERMEABLE)
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- 22 OFF-LOT 20' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)
- 23 10' BUILDING SETBACK LINE
- 24 14' BUILDING SETBACK LINE
- 25 VARIABLE WIDTH CLEAR VISION EASEMENT
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- 30 0.4479 OF AN ACRE TEMPORARY CONSTRUCTION EASEMENT TO BE DEDICATED
- 31 VARIABLE WIDTH GAS EASEMENT 0.5955 OF AN ACRE

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.

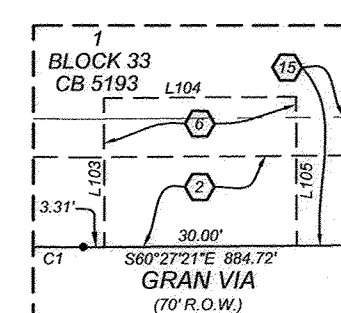
TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

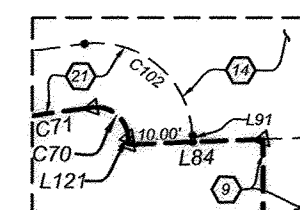
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

21 JUNE 2022  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PASEANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

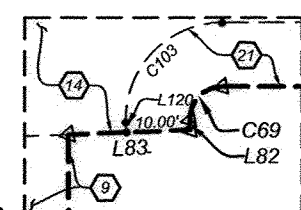
RESIDENTIAL LOTS = 118



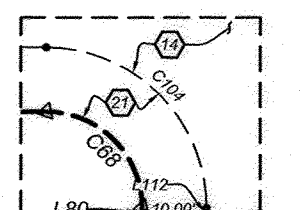
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SEE PAGE 1



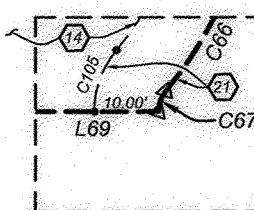
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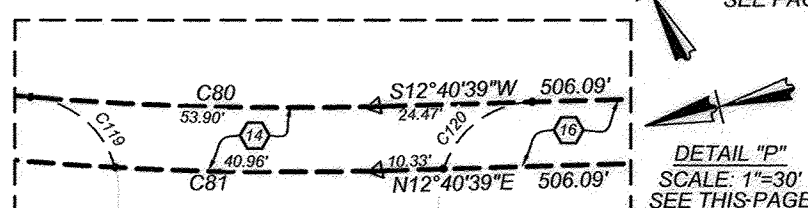
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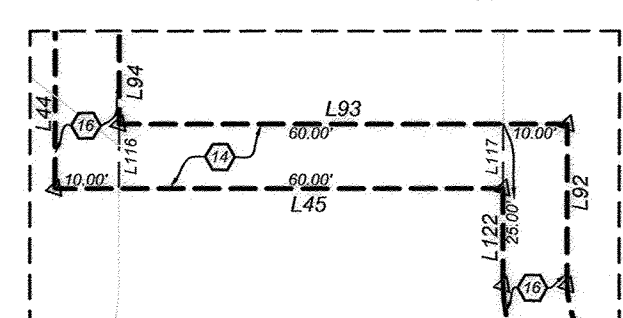
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SEE PAGE 4



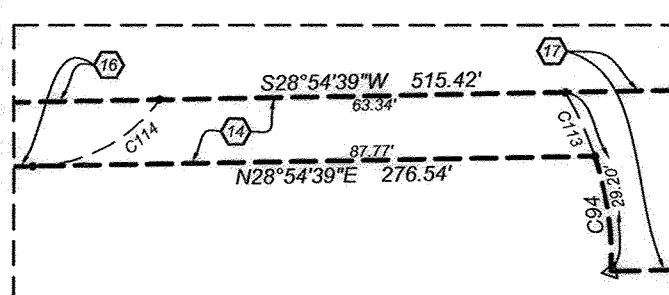
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DETAIL "P"  
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SEE THIS PAGE



DETAIL "R"  
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SEE THIS PAGE



DETAIL "S"  
SCALE: 1"=30'  
SEE THIS PAGE

REFER TO PAGE 1 OF 7 FOR  
ALL ENGINEERING AND  
SURVEYING PLAT NOTES

SEE PAGES 4 & 5 OF 7 FOR  
LINE AND CURVE TABLES

DRAWN BY: MW

Date: Jun 21, 2022, 7:01am User ID: rsaldana  
File: L18730103DesignCivnPLATPL8730103.dwg



SUBDIVISION PLAT ESTABLISHING  
ELIZONDO SUBDIVISION UNIT 1

BEING A 42.51 ACRE TRACT OUT OF A 127.13 ACRE TRACT OF LAND OUT OF THE JAMES PEASELY SURVEY 318, ABSTRACT 584, COUNTY BLOCK 5084 AND OUT OF W. W. PALMER SURVEY 319, ABSTRACT 586, COUNTY BLOCK 5085 AND OUT OF E. GORTARI SURVEY 2, ABSTRACT 5, COUNTY BLOCK 5193 CONVEYED TO FORESTAR REAL ESTATE GROUP INC., DELAWARE CORPORATION, RECORDED IN DOCUMENT NUMBER 2020029873 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
10700 PECAN PARK BLVD,  
SUITE 150  
AUSTIN, TX 78750  
PHONE: (713) 457-1690

**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

OWNER/DEVELOPER  
EMILIANO GUERRERO  
FORESTAR GROUP INC.  
10700 PECAN PARK BLVD, SUITE 150  
AUSTIN, TX 78750

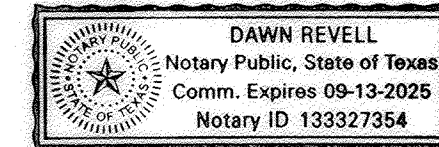
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO 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 24th DAY OF June, A.D. 2022

Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

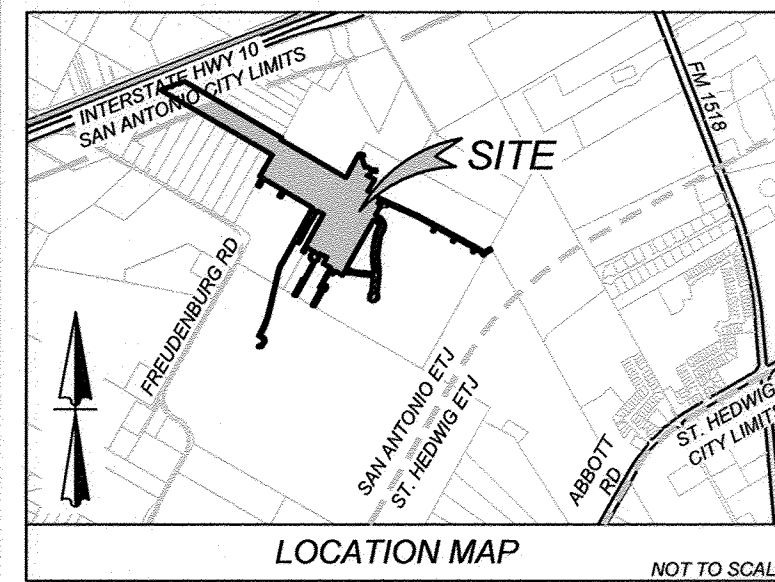
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ELIZONDO 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



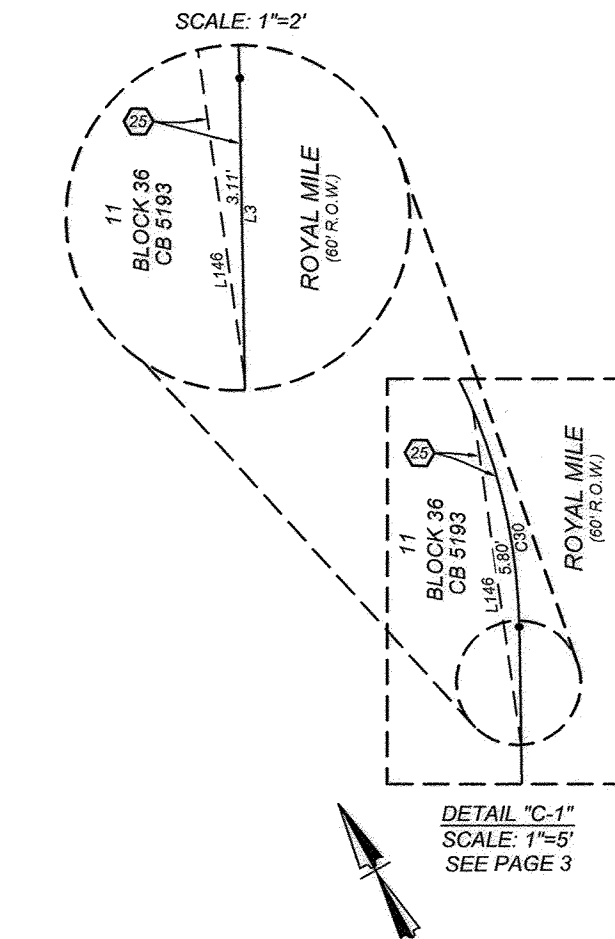
KEY NOTES

- |  |  |
|--|--|
| 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT   | 17. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.21 AC.) (PERMEABLE)  |
| 2. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT   | 18. 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT  |
| 3. 32' PRIVATE DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)  | 19. 20' WATER EASEMENT   |
| 4. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.04 AC.) (PERMEABLE)  | 20. OFF-LOT VARIABLE WIDTH WATER EASEMENT (0.07 AC.) (PERMEABLE)   |
| 5. 40' SHARED CROSS ACCESS & DRAINAGE EASEMENT (PERMEABLE)   | 21. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.50 AC.) (PERMEABLE) |
| 6. 30' SANITARY SEWER EASEMENT (0.02 AC.) (PERMEABLE)  | 22. OFF-LOT 20' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)   |
| 7. OFF-LOT 20' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.17 AC.) (PERMEABLE)  | 23. 10' BUILDING SETBACK LINE  |
| 8. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.38 AC.) (PERMEABLE)   | 24. 14' BUILDING SETBACK LINE  |
| 9. OFF-LOT 30' SANITARY SEWER EASEMENT EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.21 AC.) (PERMEABLE)                            | 25. VARIABLE WIDTH CLEAR VISION EASEMENT   |
| 10. OFF-LOT 32' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (NON-PERMEABLE)   | 1. 50' PIPELINE EASEMENT (DOC 20190126749 O.P.R.) (DOC 20190126750 O.P.R.)   |
| 11. OFF-LOT 25' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.017 AC.) (NON-PERMEABLE)   | 2. 30' WATER EASEMENT (VOL. 7197, PG. 869, P.R.)   |
| 12. OFF-LOT 24' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.018 AC.) (NON-PERMEABLE)   | 3. VARIABLE WIDTH PERMANENT GAS AND ELECTRIC EASEMENT (DOC. 20210207194, O.P.R.)   |
| 13. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)  | 4. REMAINDER OF 1.878 AC. TEMPORARY ELECTRIC LINE RIGHT-OF-WAY AGREEMENT EASEMENT (DOC. 20210207190, O.P.R.)   |
| 14. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (1.40 AC.) (PERMEABLE) | 5. 0.4479 OF AN ACRE TEMPORARY CONSTRUCTION EASEMENT TO BE DEDICATED   |
| 15. 20' BUILDING SETBACK LINE  | 6. VARIABLE WIDTH GAS EASEMENT 0.9955 OF AN ACRE   |
| 16. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.47 AC.) (PERMEABLE)   |  |

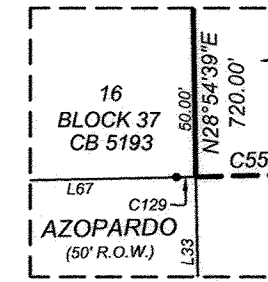
- LEGEND**
- F.I.P. = FOUND 1/2" IRON ROD OR AS NOTED
  - SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"
  - ⊠ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
  - R.O.W. = RIGHT-OF-WAY
  - ESMT = EASEMENT
  - LF = LINEAR FOOT
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
  - VOL. = VOLUME
  - PG. = PAGE
  - A.C. = ACRES
  - C.B. = COUNTY BLOCK
  - N.C.B. = NEW CITY BLOCK
  - E.T.J. = EXTRA TERRITORIAL JURISDICTION
  - 970 --- = PROPOSED CONTOURS
  - 970 --- = EXISTING MAJOR CONTOURS
  - 970 --- = EXISTING MINOR CONTOURS
  - 970 --- = STREET CENTERLINE
  - 970 --- = CITY LIMIT LINE

REFER TO PAGE 1 OF 7 FOR  
ALL ENGINEERING AND  
SURVEYING PLAT NOTES

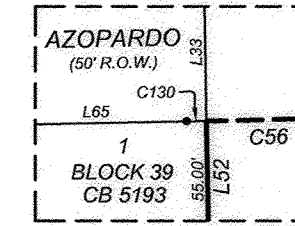
SEE PAGES 4 & 5 OF 7 FOR  
LINE AND CURVE TABLES



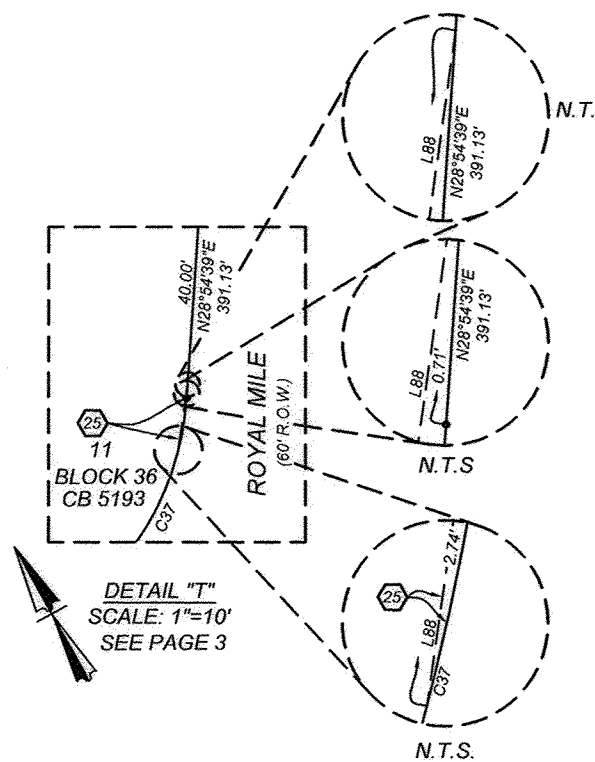
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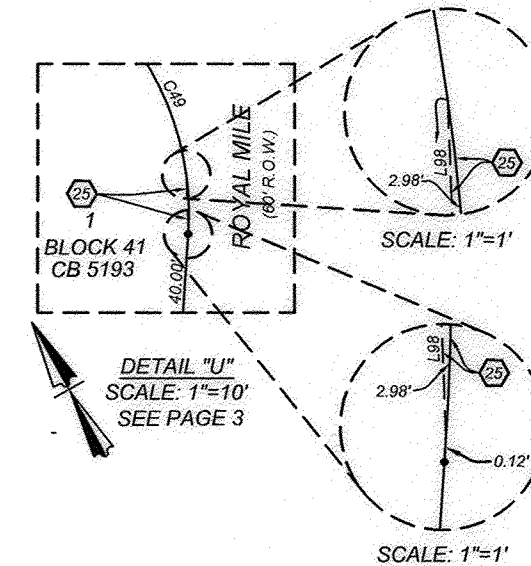
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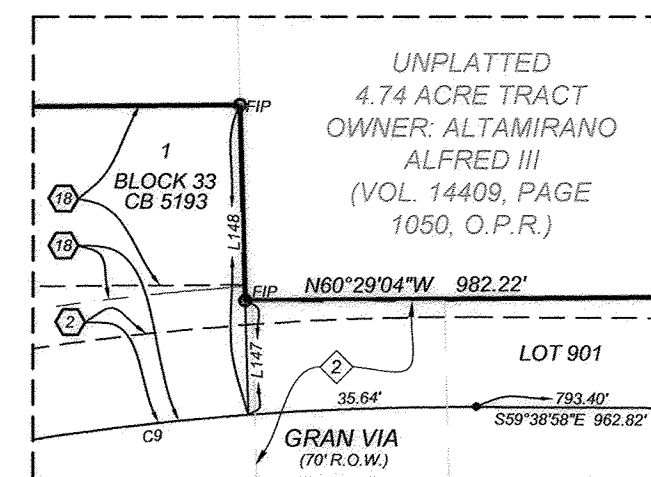
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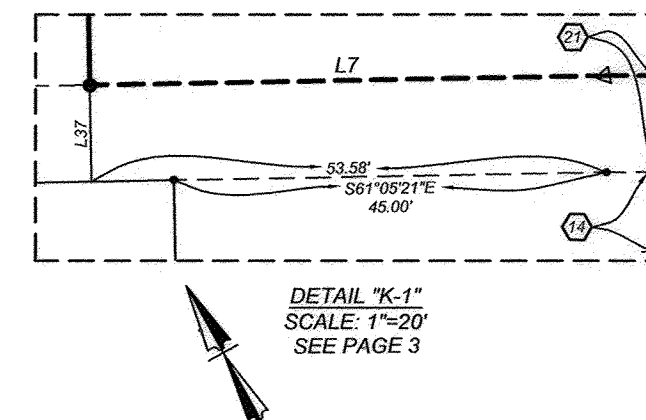
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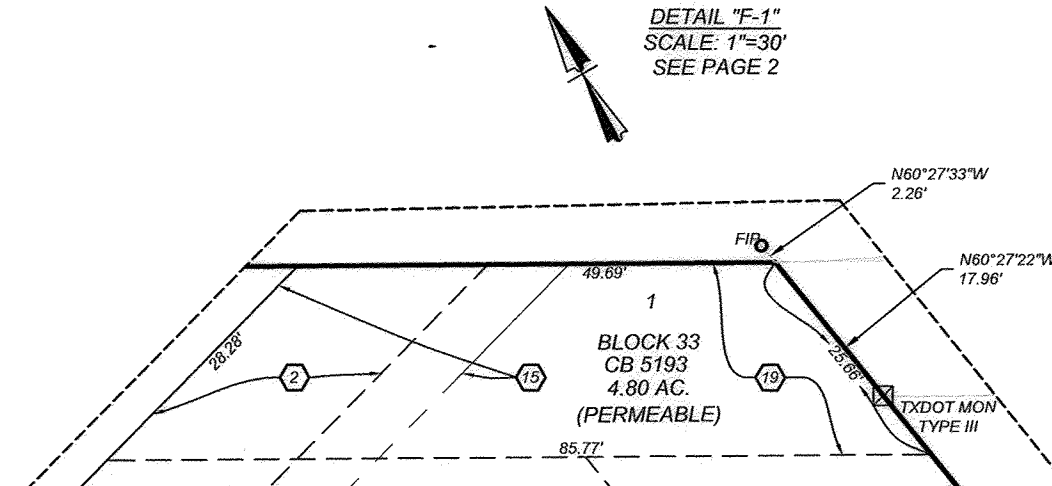
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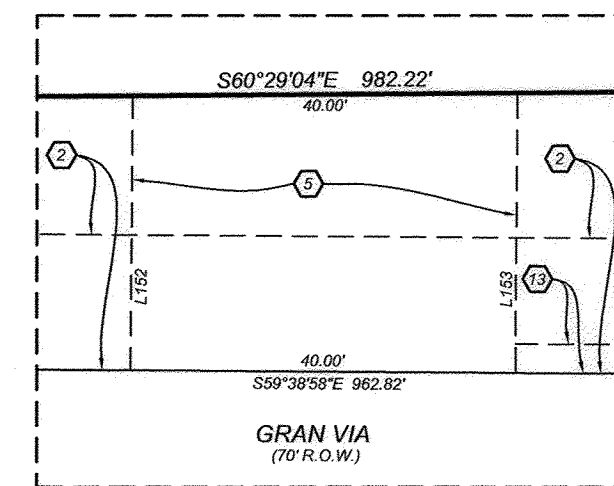
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SEE PAGE 2



DETAIL "K-1"  
SCALE: 1"=20'  
SEE PAGE 3



DETAIL "M-1"  
SCALE: 1"=20'  
SEE PAGE 1



DETAIL "L-1"  
SCALE: 1"=20'  
SEE PAGE 3

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.

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

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:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

RESIDENTIAL LOTS = 118