

AREA BEING REPLATTED THROUGH
PUBLIC HEARING

THE 5.59 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 5, C.B. 4708 BARNEY CARROLL SUBDIVISION AS RECORDED IN VOLUME 9722, PAGE 134, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON BARNEY CARROLL SUBDIVISION PLAT (PLAT NO. 170218) WHICH IS RECORDED IN VOLUME 9722, PAGE 134, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

Charlie Malmberg
OWNER/DEVELOPER: CHARLIE MALMBERG
VEP LEMON CREEK, LP
1723 NORTH LOOP 1604 EAST, SUITE 204
SAN ANTONIO, TX 78232
PH. (210) 824-4242

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF October
A.D. 20 22

Cynthia Ratten
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-17-23

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
- SET IRON RODS ARE 1/2" DIAMETER REBAR WITH A PURPLE CAP STAMPED "RICKMAN".
- VERTICAL RELIEF WAS MADE IN PART FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- COORDINATES SHOWN HEREON WERE DERIVED FROM THE TRIMBLE VRS NETWORK, NAD 83, GRID.

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.

Marion Ruth Bolton
AARON K. PARENICA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99323

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 RICKMAN LAND SURVEYING, LLC.

Marion Ruth Bolton
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
419 BIG BEND, CANYON LAKE, TX 78133
TBPLS FIRM NO. 101919-00

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

CPS/SAWS/COSA/UTILITY NOTE:
1. 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.

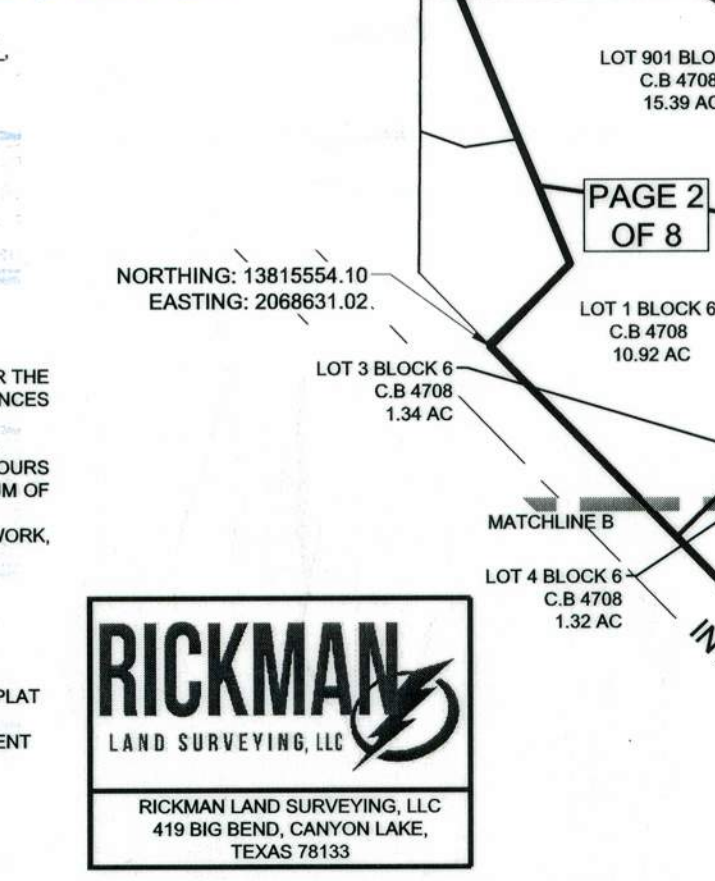
ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES 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.

TxDOT NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF FOUR (4) ACCESS POINTS ALONG INTERSTATE HIGHWAY 10 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1518.7 LF AND ONE (1) SHARED ACCESS ON THE ADJACENT PROPERTY OUTSIDE OF THE PLATTED AREA ALONG INTERSTATE HIGHWAY 10.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

CYNTHIA LATLEUR
Notary Public, State of Texas
Comm. Expires 04-17-2023
Notary ID 130194902



NORTHING: 13816475.97
EASTING: 2068548.44

NORTHING: 13815554.10
EASTING: 2068631.02

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FINISHED FLOOR ELEVATION
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN
NOTE
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 6, 8, 9, 10, 11, 13, 901, 902, 903 AND 904, CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

SAWS DEDICATION NOTE
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.

SAWS HIGH PRESSURE NOTE
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

CLEAR VISION NOTE
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

CROSS ACCESS NOTE
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 901, 902, 903 AND 904 OF BLOCK 6, CB 4708 AND LOT 3 BLOCK 5, CB 4708 IN ACCORDANCE WITH UDC 35-506(R)(3).

SAWS IMPACT FEE NOTE
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

COMMON AREA MAINTENANCE
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, 903 AND 904 BLOCK 6, CB 4708, OFFSITE ACCESS EASEMENTS, 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.

FLOODPLAIN EASEMENT NOTE
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0085F DATED 9/29/2010. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. LOMR PENDING FEMA APPROVAL. LOMR CASE NUMBER

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DRAINAGE EASEMENTS ENCROACHMENTS
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF 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.

FIRE NOTE
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MASTER TREE PLAN NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APP-21-3680102) 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).

OPEN SPACE
LOT 901, 902, 903 AND 904, BLOCK 6, CB 4708, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

TREE SAVE AREA
LOT 901, BLOCK 6, CB 4708, (15.37 AC.) IS DESIGNATED AS TREE SAVE AREA.

SETBACK NOTE
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.

SAWS AQUIFER
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

LOMRs WITH FEMA APPROVAL
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY KIMLEY-HORN AND APPROVED BY FEMA ON (CASE NO.). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

INGRESS/EGRESS
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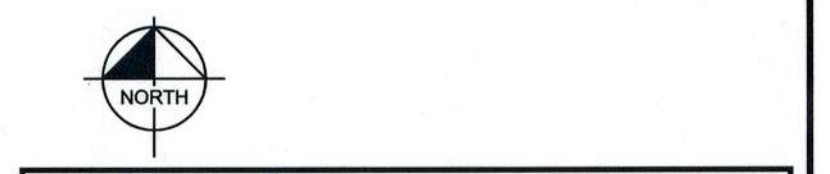
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PLAT NUMBER 20-11800359

REPLAT AND SUBDIVISION PLAT OF
LEMON CREEK RANCH

BEING A TOTAL OF 104.10 ACRES OF LAND ESTABLISHING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 901, 902, 903 & 904 OF BLOCK 6 AND 0.15 ACRES OF ROW DEDICATION, BEING OUT OF THE REMAINDER OF AN 82.266 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 20190015746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE REMAINDER OF A 29.98 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 2019015790, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 2, BLOCK 5, C.B. 4708 (± 5.59 ACRES) OF THE BARNEY CARROLL SUBDIVISION OF RECORD IN VOLUME 9722, PAGE 134, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/20/2022	068716101

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.

Charlie Malmberg
OWNER/DEVELOPER: CHARLIE MALMBERG
VEP LEMON CREEK, LP
1723 NORTH LOOP 1604 EAST SUITE 204
SAN ANTONIO, TX 78232
PH. (210) 824-4242

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLIE MALMBERG, 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

DATED THIS 21 DAY OF October A.D. 20 22

Cynthia Ratten
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEMON CREEK RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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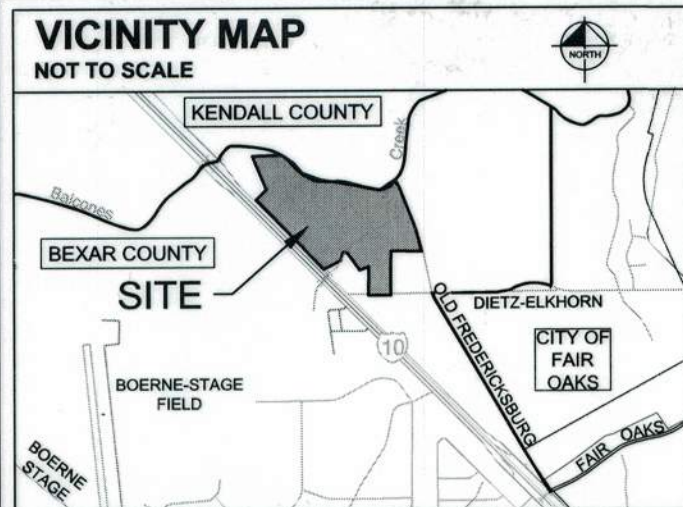
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LEGEND

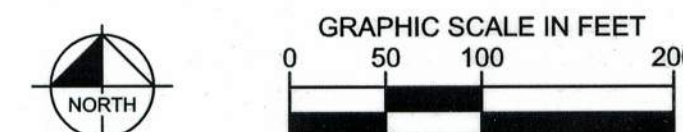
●	1/2" Iron Rod Set w/cap stamped "Rickman"
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CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS
765	EXISTING CONTOUR
N.T.S.	NOT TO SCALE
—	CENTERLINE

PLAT NUMBER 20-11800359

REPLAT AND SUBDIVISION PLAT OF
LEMON CREEK RANCH

BEING A TOTAL OF 104.10 ACRES OF LAND ESTABLISHING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 901, 902, 903 & 904 OF BLOCK 6 AND 0.15 ACRES OF ROW DEDICATION, BEING OUT OF THE REMAINDER OF AN 82.266 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 20190015746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE REMAINDER OF A 29.98 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 2019015790, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 2, BLOCK 5, C.B. 4708 (± 5.59 ACRES) OF THE BARNEY CARROLL SUBDIVISION OF RECORD IN VOLUME 9722, PAGE 134, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



Kimley»Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/20/2022	068716101

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.

Charlie Malmberg
OWNER/DEVELOPER: CHARLIE MALMBERG
VEP LEMON CREEK, LP
1723 NORTH LOOP 1604 EAST SUITE 204
SAN ANTONIO, TX 78232
PH. (210) 824-4242

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLIE MALMBERG 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

DATED THIS 21 DAY OF October A.D. 20 22

Cynthia LaFleur
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEMON CREEK RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

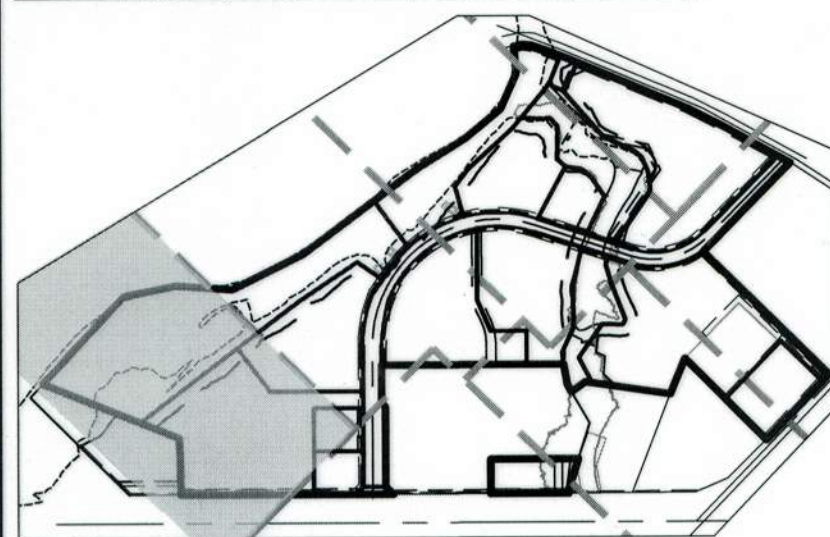
CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



INDEX MAP
NOT TO SCALE

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

CPS/SAWS/COSA/UTILITY NOTE:

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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.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. SET IRON RODS ARE 1/2" DIAMETER REBAR WITH A PURPLE CAP STAMPED "RICKMAN".
3. VERTICAL RELIEF WAS MADE IN PART FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. COORDINATES SHOWN HEREON ARE WERE DERIVED FROM THE TRIMBLE VRS NETWORK, NAD 83, GRID.

STATE OF TEXAS
COUNTY OF BEXAR

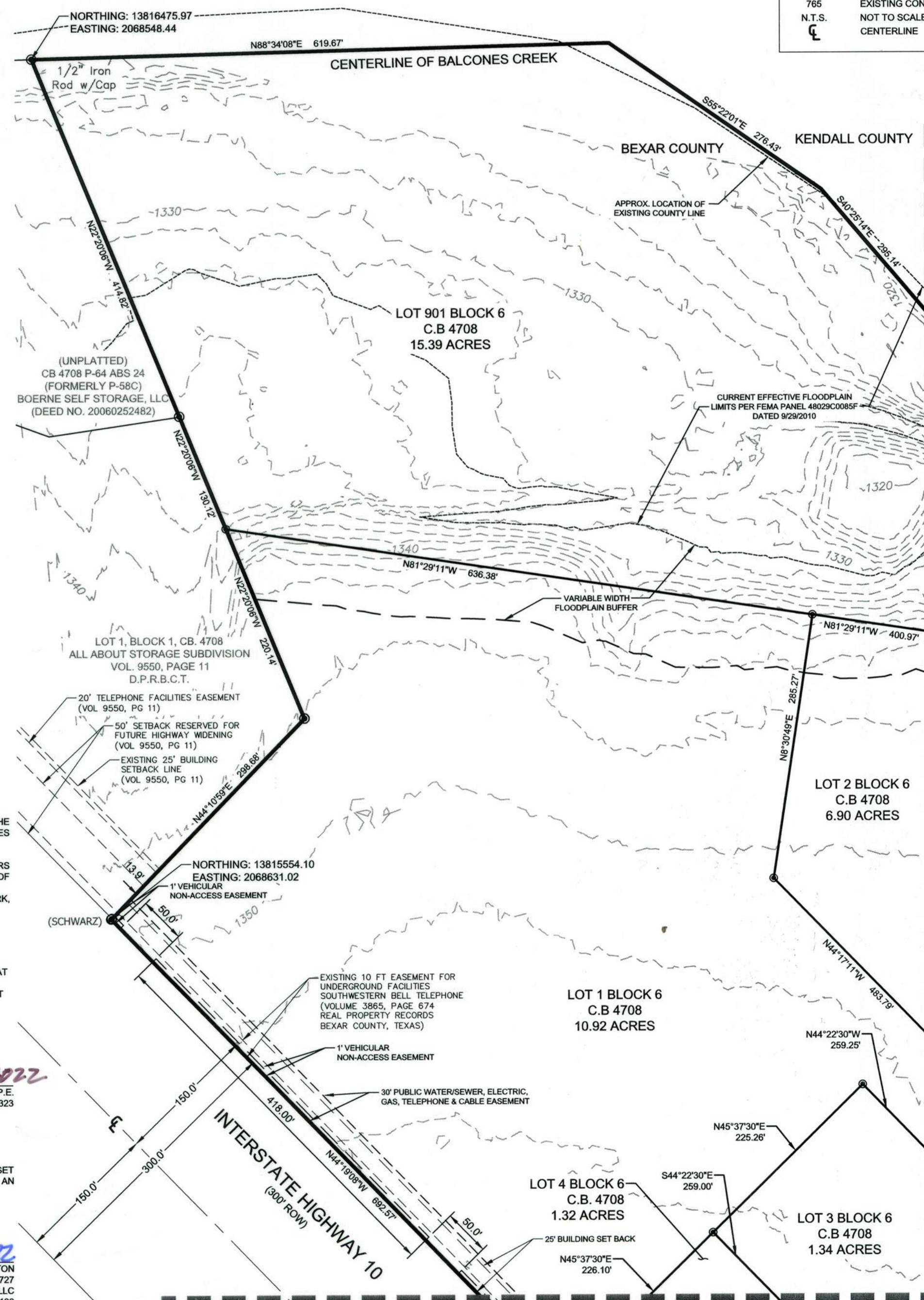
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Aaron K. Parenica
AARON K. PARENICA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99323

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 RICKMAN LAND SURVEYING, LLC.

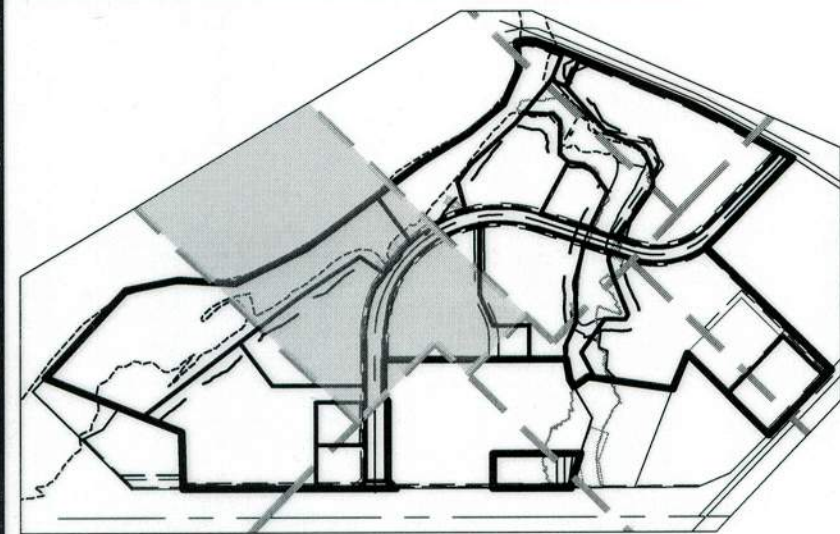
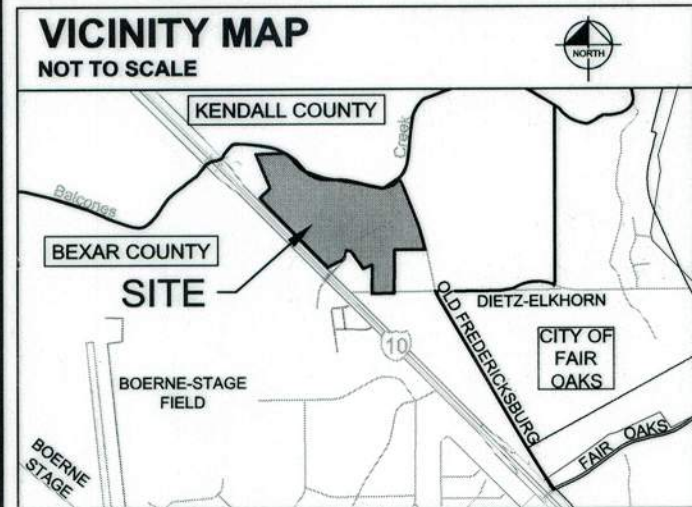
Marion Ruth Bolton
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
419 BIG BEND, CANYON LAKE, TX 78133
TBPLS FIRM NO. 101919-00



MATCHLINE A - SEE PAGE 3 OF 8

MATCHLINE B - SEE PAGE 6 OF 8





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STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

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Marion Ruth Bolton 10-21-2022
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
419 BIG BEND, CANYON LAKE, TX 78133
TBPLS FIRM NO. 101919-00

LEGEND

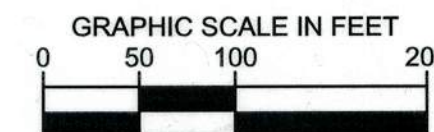
●	1/2" Iron Rod Set w/cap stamped "Rickman"
● (Schwartz)	1/2" Iron Rod Found Cap Marking found for Iron Rod
●	PK NAIL FOUND
●	FENCE POST FOUND
ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK
VOL	VOLUME
PG.	PAGE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS
765	EXISTING CONTOUR
N.T.S.	NOT TO SCALE
CL	CENTERLINE

PLAT NUMBER 20-11800359

REPLAT AND SUBDIVISION PLAT OF
LEMON CREEK RANCH

BEING A TOTAL OF 104.10 ACRES OF LAND ESTABLISHING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 901, 902, 903 & 904 OF BLOCK 6 AND 0.15 ACRES OF ROW DEDICATION, BEING OUT OF THE REMAINDER OF AN 82.266 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 20190015746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE REMAINDER OF A 29.98 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 2019015790, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 2, BLOCK 5, C.B. 4708 (± 5.59 ACRES) OF THE BARNEY CARROLL SUBDIVISION OF RECORD IN VOLUME 9722, PAGE 134, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



Kimley»Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/20/2022	068716101

STATE OF TEXAS
COUNTY OF BEXAR

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Charlie Malmberg
OWNER/DEVELOPER: CHARLIE MALMBERG
VEP LEMON CREEK, LP
1723 NORTH LOOP 1604 EAST SUITE 204
SAN ANTONIO, TX 78232
PH. (210) 824-4242

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLIE MALMBERG 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

DATED THIS 21 DAY OF October A.D. 20 22

Cynthia LaFleur
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

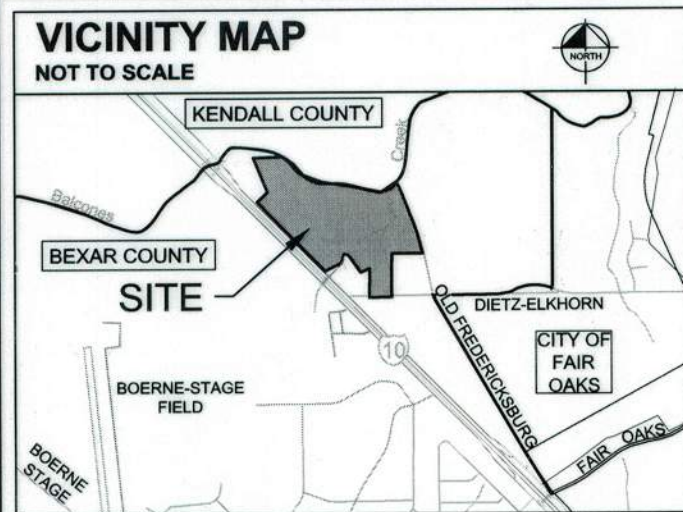
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH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

ON THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

MATCHLINE H - SEE PAGE 7 OF 8

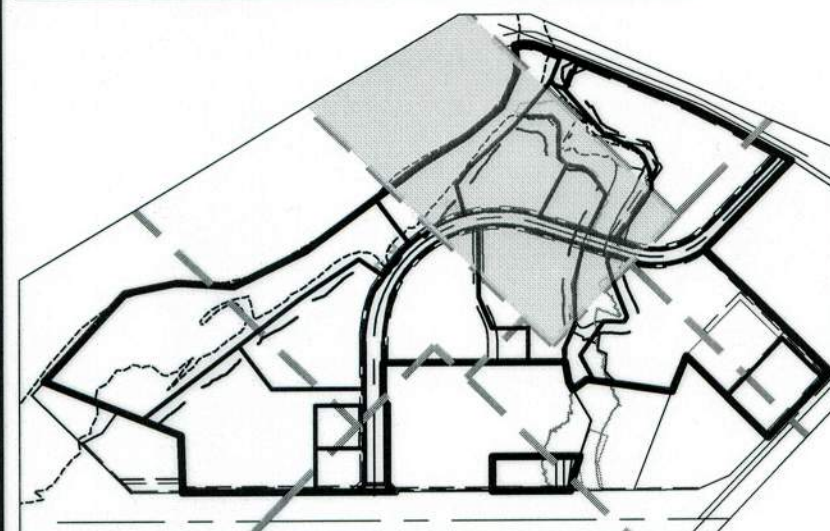


LEGEND	
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●	VOLUME
●	PAGE
●	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
●	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
●	EXISTING CONTOUR
●	NOT TO SCALE
●	CENTERLINE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N42°52'51"W	156.14'
L2	N05°21'05"E	55.65'
L3	N47°07'09"E	168.67'
L4	N02°59'42"W	58.14'
L5	N35°48'41"W	83.75'
L6	N03°52'23"W	71.61'
L7	N11°42'39"E	117.43'
L8	N71°39'42"E	219.72'

LINE TABLE		
NO.	BEARING	LENGTH
L15	S80°17'26"W	214.85'
L16	S61°50'34"W	93.83'
L17	S14°08'17"E	55.78'
L18	N61°53'30"E	212.48'
L19	N43°37'31"E	103.05'
L20	S81°22'56"E	25.58'
L21	N37°27'48"E	117.44'
L36	N88°55'08"W	102.07'

LINE TABLE		
NO.	BEARING	LENGTH
L37	S26°17'11"E	31.75'
L39	N06°58'45"E	22.75'
L40	N26°17'11"W	126.14'
L41	S63°42'49"W	15.00'
L43	S26°17'11"E	124.47'
L44	S63°42'49"W	15.00'



INDEX MAP
NOT TO SCALE

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**STATE OF TEXAS
COUNTY OF BEXAR**

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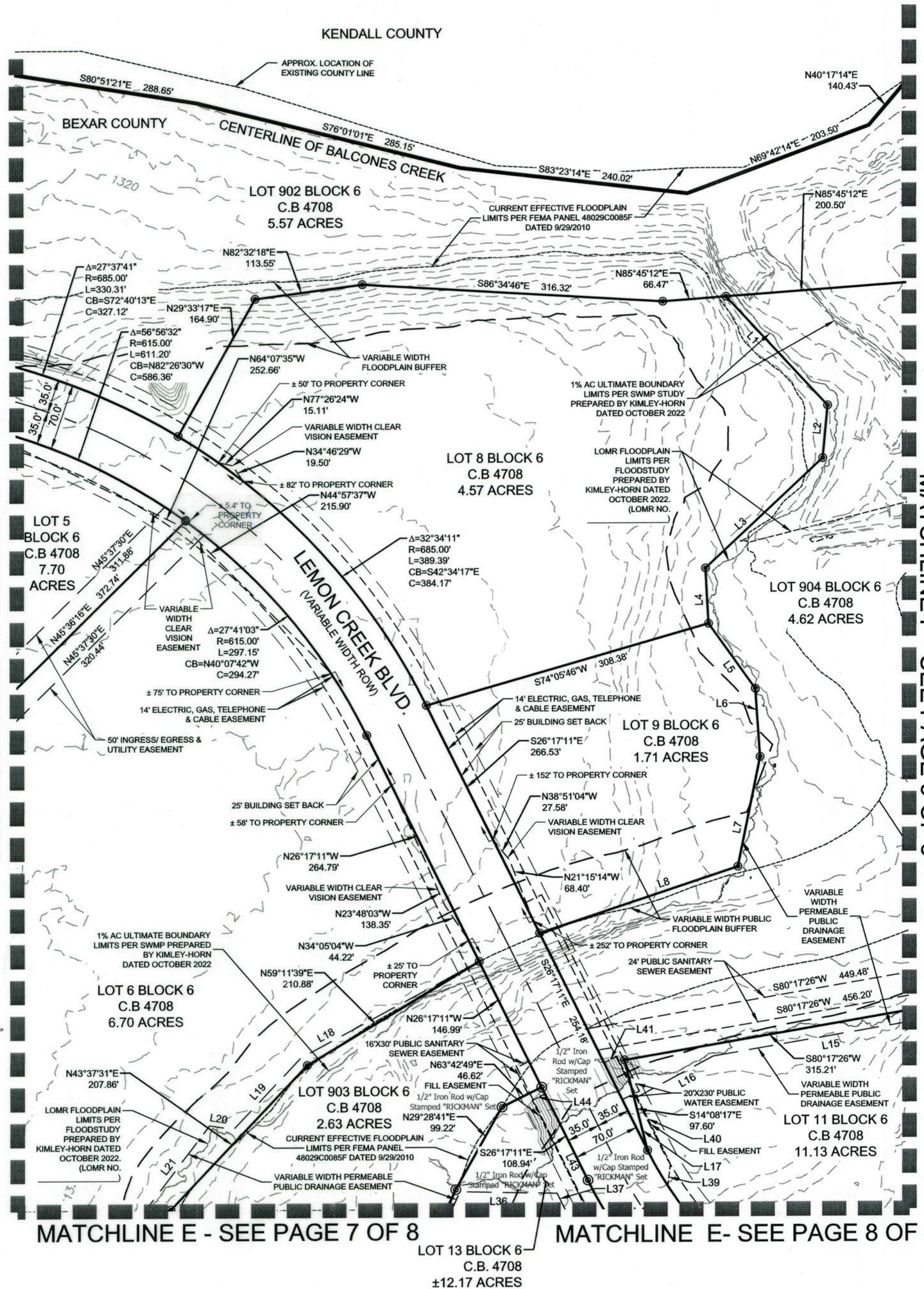
Janet K. Parnica 10-20-2022
AARON K. PARNICA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99323

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COUNTY OF BEXAR**

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MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
419 BIG BEND, CANYON LAKE, TX 78133
TBPLS FIRM NO. 101919-00

MATCHLINE C - SEE PAGE 3 OF 8



MATCHLINE E - SEE PAGE 7 OF 8

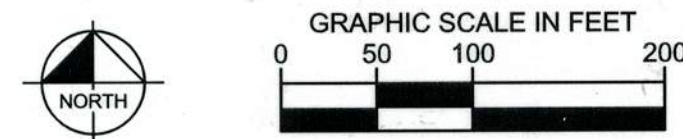
MATCHLINE E - SEE PAGE 8 OF 8

PLAT NUMBER 20-11800359

**REPLAT AND SUBDIVISION PLAT OF
LEMON CREEK RANCH**

BEING A TOTAL OF 104.10 ACRES OF LAND ESTABLISHING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 901, 902, 903 & 904 OF BLOCK 6 AND 0.15 ACRES OF ROW DEDICATION, BEING OUT OF THE REMAINDER OF AN 82.266 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 20190015746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE REMAINDER OF A 29.98 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 2019015790, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 2, BLOCK 5, C.B. 4708 (± 5.59 ACRES) OF THE BARNEY CARROLL SUBDIVISION OF RECORD IN VOLUME 9722, PAGE 134, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



Kimley»Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/20/2022	068716101

**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.

Charles Malmberg
OWNER/DEVELOPER: CHARLIE MALMBERG
VEP LEMON CREEK, LP
1723 NORTH LOOP 1604 EAST SUITE 204
SAN ANTONIO, TX 78232
PH. (210) 824-4242

**STATE OF TEXAS
COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLIE MALMBERG, 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

DATED THIS 21 DAY OF October A.D. 20 22

Cynthia Lathum
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEMON CREEK RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

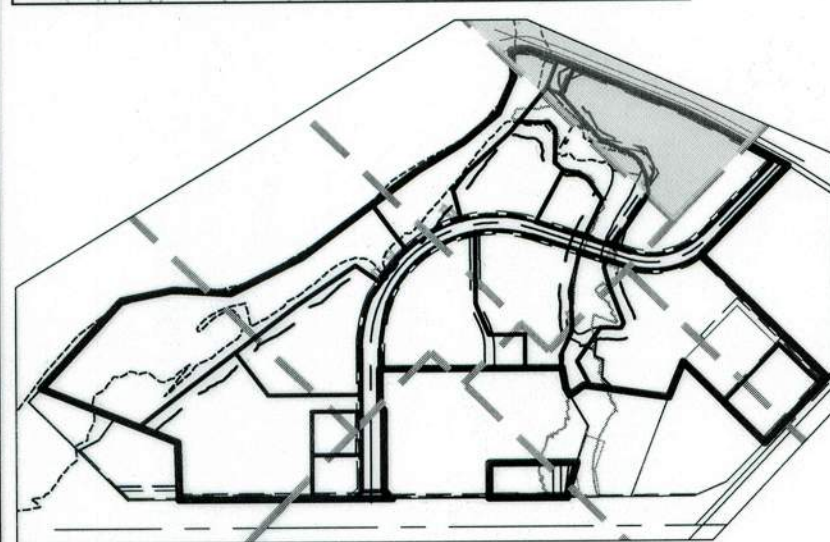
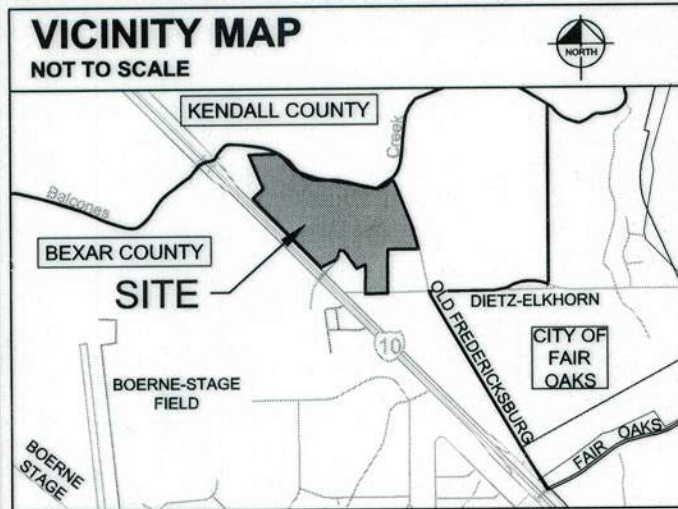
CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



INDEX MAP
NOT TO SCALE

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

CPS/SAWS/COSA/UTILITY NOTE:

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SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. SET IRON RODS ARE 1/2" DIAMETER REBAR WITH A PURPLE CAP STAMPED "RICKMAN".
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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.

Aaron K. Parenica 10-20-2022
AARON K. PARENICA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99323

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 RICKMAN LAND SURVEYING, LLC.

Marion Ruth Bolton 10-21-2022
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
419 BIG BEND, CANYON LAKE, TX 78133
TBPLS FIRM NO. 101919-00

LINE TABLE		
NO.	BEARING	LENGTH
L9	S04°31'09"W	307.35'
L10	S07°19'01"E	19.57'
L11	S19°09'11"E	170.14'
L12	S05°27'40"E	52.04'
L13	S22°45'16"W	95.18'
L14	S38°21'09"W	97.68'

LEGEND	
●	1/2" Iron Rod Set w/cap stamped "Rickman"
● (Schwartz)	1/2" Iron Rod Found Cap Marking found for Iron Rod
●	PK NAIL FOUND
●	FENCE POST FOUND
ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS
765	EXISTING CONTOUR
N.T.S.	NOT TO SCALE
⊥	CENTERLINE

PLAT NUMBER 20-11800359

REPLAT AND SUBDIVISION PLAT OF
LEMON CREEK RANCH

BEING A TOTAL OF 104.10 ACRES OF LAND ESTABLISHING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 901, 902, 903 & 904 OF BLOCK 6 AND 0.15 ACRES OF ROW DEDICATION, BEING OUT OF THE REMAINDER OF AN 82.266 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 20190015746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE REMAINDER OF A 29.98 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 2019015790, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 2, BLOCK 5, C.B. 4708 (± 5.59 ACRES) OF THE BARNEY CARROLL SUBDIVISION OF RECORD IN VOLUME 9722, PAGE 134, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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Kimley»Horn

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DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
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STATE OF TEXAS
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OWNER/DEVELOPER: CHARLIE MALMBERG
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1723 NORTH LOOP 1604 EAST SUITE 204
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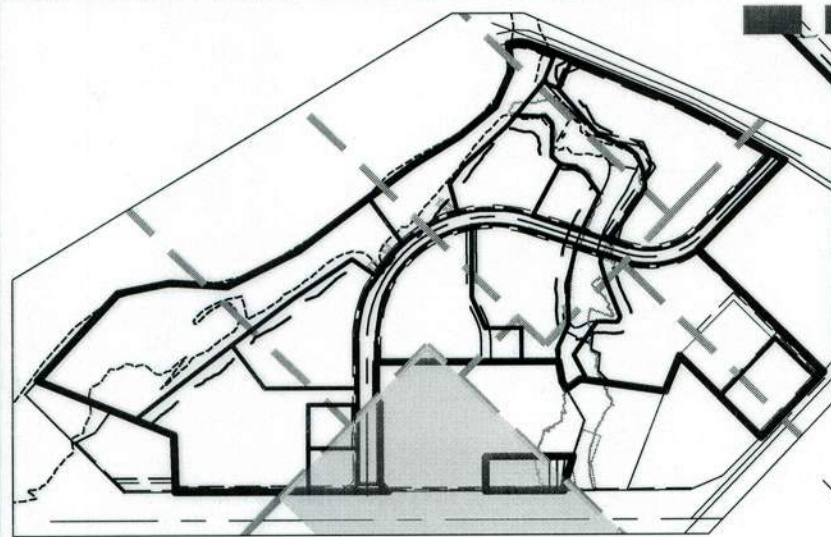
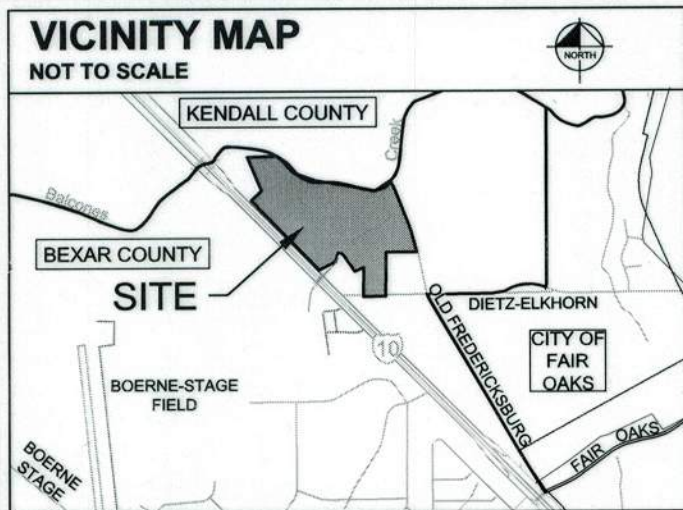
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

MATCHLINE E - SEE PAGE 8 OF 8

MATCHLINE F - SEE PAGE 4 OF 8





INDEX MAP

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STATE OF TEXAS COUNTY OF BEXAR

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MATCHLINE B - SEE PAGE 2 OF 8

MATCHLINE B - SEE PAGE 3 OF 8

MATCHLINE D - SEE PAGE 7 OF 8

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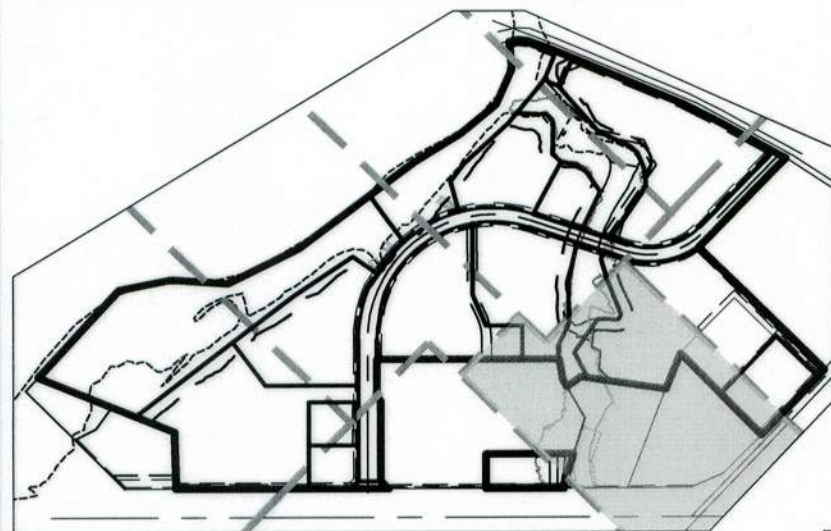
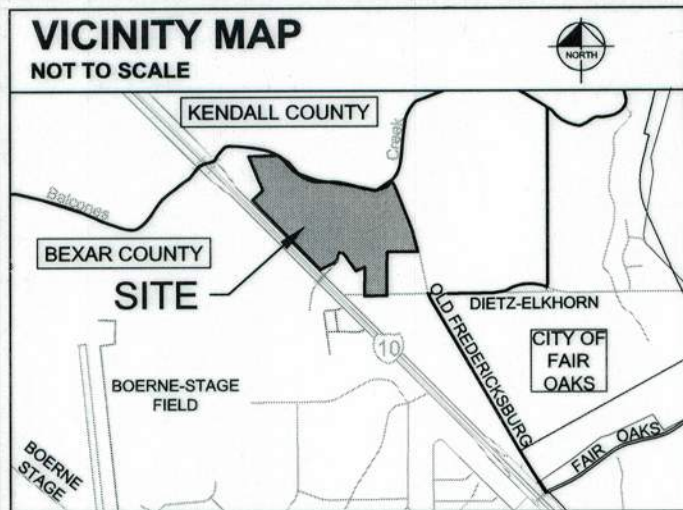
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AARON K. PARENICA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99323

Marion Ruth Bolton 10-21-2022
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
419 BIG BEND, CANYON LAKE, TX 78133
TBPLS FIRM NO. 101919-00

MATCHLINE H - SEE PAGE 3 OF 8

MATCHLINE E - SEE PAGE 4 OF 8

MATCHLINE G - SEE PAGE 8 OF 8

LEGEND

●	1/2" Iron Rod Set w/cap stamped "Rickman"
● (Schwartz)	1/2" Iron Rod Found Cap Marking found for Iron Rod
●	PK NAIL FOUND
●	FENCE POST FOUND
ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS
765	EXISTING CONTOUR
N.T.S.	NOT TO SCALE
CL	CENTERLINE

LINE TABLE

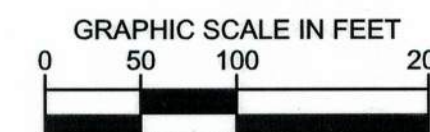
NO.	BEARING	LENGTH
L22	N70°24'24"E	117.77'
L23	N40°06'32"E	63.72'
L24	N54°06'23"E	13.71'
L25	N01°44'20"W	68.87'
L26	N49°31'39"E	94.45'
L27	N21°53'51"W	48.49'
L28	N52°24'16"E	88.23'
L29	N24°36'02"E	18.05'
L30	S81°11'41"W	49.25'
L31	N43°38'15"W	47.84'
L32	N39°05'35"W	39.30'
L33	N50°51'56"W	20.42'
L34	S78°19'49"W	33.40'
L35	S24°18'55"W	208.67'

PLAT NUMBER 20-11800359

**REPLAT AND SUBDIVISION PLAT OF
LEMON CREEK RANCH**

BEING A TOTAL OF 104.10 ACRES OF LAND ESTABLISHING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 901, 902, 903 & 904 OF BLOCK 6 AND 0.15 ACRES OF ROW DEDICATION, BEING OUT OF THE REMAINDER OF AN 82.266 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 20190015746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE REMAINDER OF A 29.98 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 2019015790, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 2, BLOCK 5, C.B. 4708 (± 5.59 ACRES) OF THE BARNEY CARROLL SUBDIVISION OF RECORD IN VOLUME 9722, PAGE 134, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



Kimley»Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/20/2022	088716101

**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.

Charlie Malmberg
OWNER/DEVELOPER: CHARLIE MALMBERG
VEP LEMON CREEK, LP
1723 NORTH LOOP 1604 EAST SUITE 204
SAN ANTONIO, TX 78232
PH. (210) 824-4242

**STATE OF TEXAS
COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLIE MALMBERG 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

DATED THIS 21 DAY OF October A.D. 20 22

Cynthia Lafleur
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEMON CREEK RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

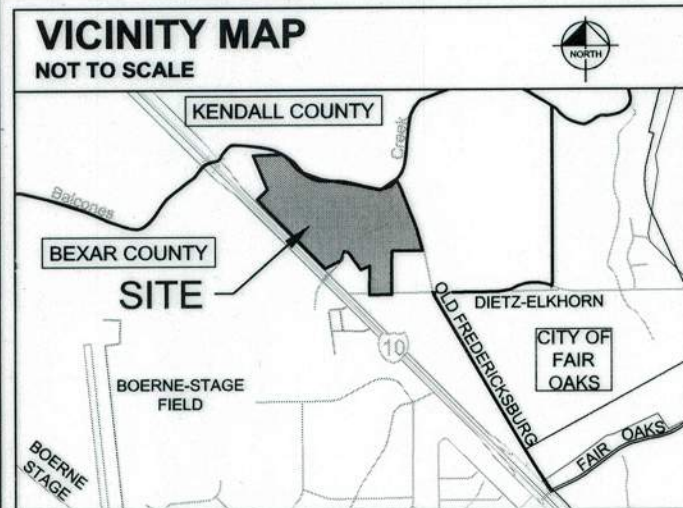
CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



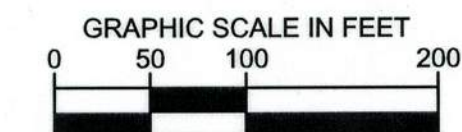
LINE TABLE		
NO.	BEARING	LENGTH
L38	S59°33'07"E	45.86'
L42	S59°33'07"E	32.82'

PLAT NUMBER 20-11800359

REPLAT AND SUBDIVISION PLAT OF
LEMON CREEK RANCH

BEING A TOTAL OF 104.10 ACRES OF LAND ESTABLISHING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 901, 902, 903 & 904 OF BLOCK 6 AND 0.15 ACRES OF ROW DEDICATION, BEING OUT OF THE REMAINDER OF AN 82.266 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 20190015746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE REMAINDER OF A 29.98 ACRE TRACT AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 2019015790, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 2, BLOCK 5, C.B. 4708 (± 5.59 ACRES) OF THE BARNEY CARROLL SUBDIVISION OF RECORD IN VOLUME 9722, PAGE 134, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/20/2022	068716101

STATE OF TEXAS
COUNTY OF BEXAR

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Charlie Malmberg
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STATE OF TEXAS
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GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS 21 DAY OF October A.D. 2022

Cynthia LaFleur
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEMON CREEK RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

MATCHLINE E - SEE PAGE 4 OF 8

MATCHLINE E - SEE PAGE 5 OF 8

MATCHLINE G - SEE PAGE 7 OF 8

INDEX MAP
NOT TO SCALE

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

CPS/SAWS/COSA/UTILITY NOTE:

1. 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.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. SET IRON RODS ARE 1/2" DIAMETER REBAR WITH A PURPLE CAP STAMPED "RICKMAN".
3. VERTICAL RELIEF WAS MADE IN PART FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. COORDINATES SHOWN HEREON ARE WERE DERIVED FROM THE TRIMBLE VRS NETWORK, NAD 83, GRID.

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.

STATE OF TEXAS
COUNTY OF BEXAR

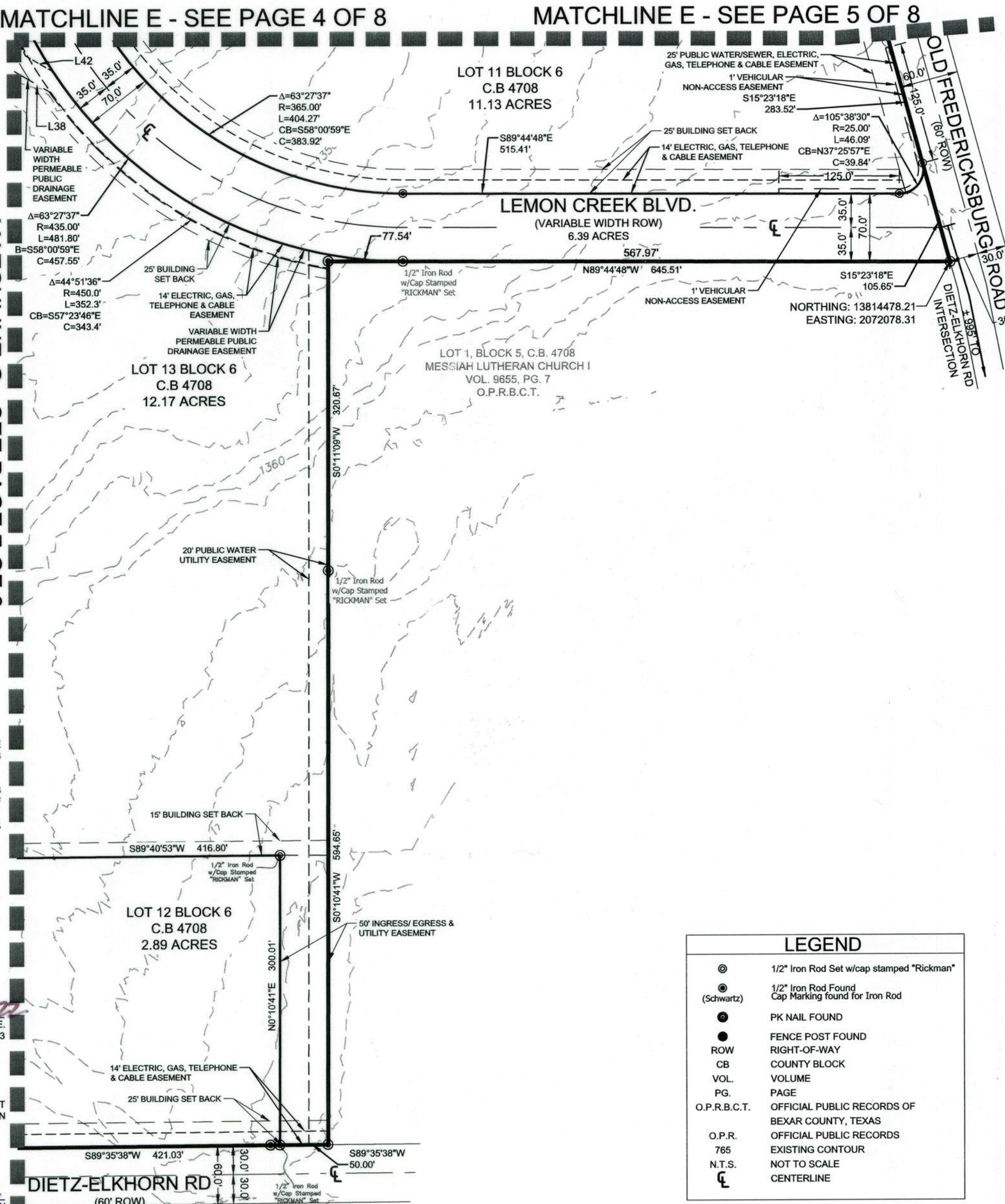
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY RICKMAN LAND SURVEYING, LLC.



Aaron K. Parenica
AARON K. PARENICA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99323



Marion Ruth Bolton
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
419 BIG BEND, CANYON LAKE, TX 78133
TBPLS FIRM NO. 101919-00



LEGEND	
⊙	1/2" Iron Rod Set w/cap stamped "Rickman"
⊙ (Schwartz)	1/2" Iron Rod Found Cap Marking found for Iron Rod
●	PK NAIL FOUND
●	FENCE POST FOUND
ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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765	EXISTING CONTOUR
N.T.S.	NOT TO SCALE
⌒	CENTERLINE