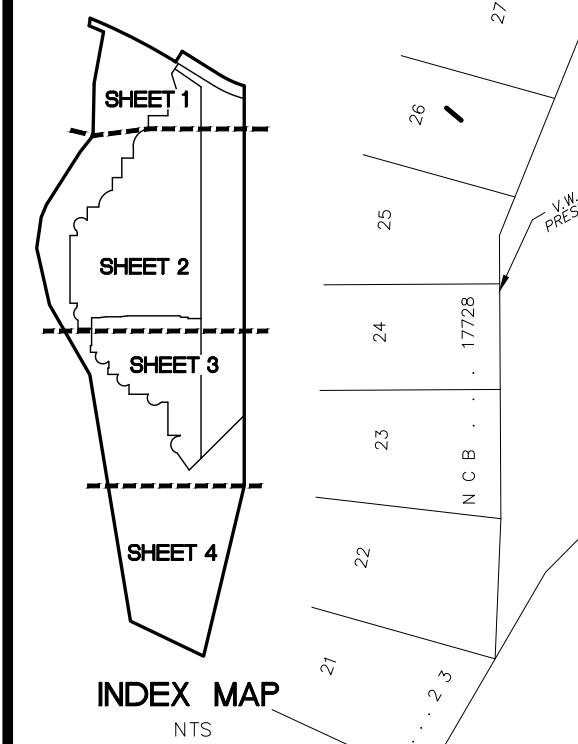


LEGEND:	
---900---	EXISTING CONTOUR
<u>900</u>	PROPOSED CONTOUR
NTS	NOT TO SCALE
EGTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
⊕	CENTERLINE
ESM'T	EASEMENT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
RPR	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
P.G.	PAGE
P.O.W.	RIGHT OF WAY
○	SET MONUMENTS HEREIN ARE 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD"



**INGRESS/EGRESS NOTE:**

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

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:

JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

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

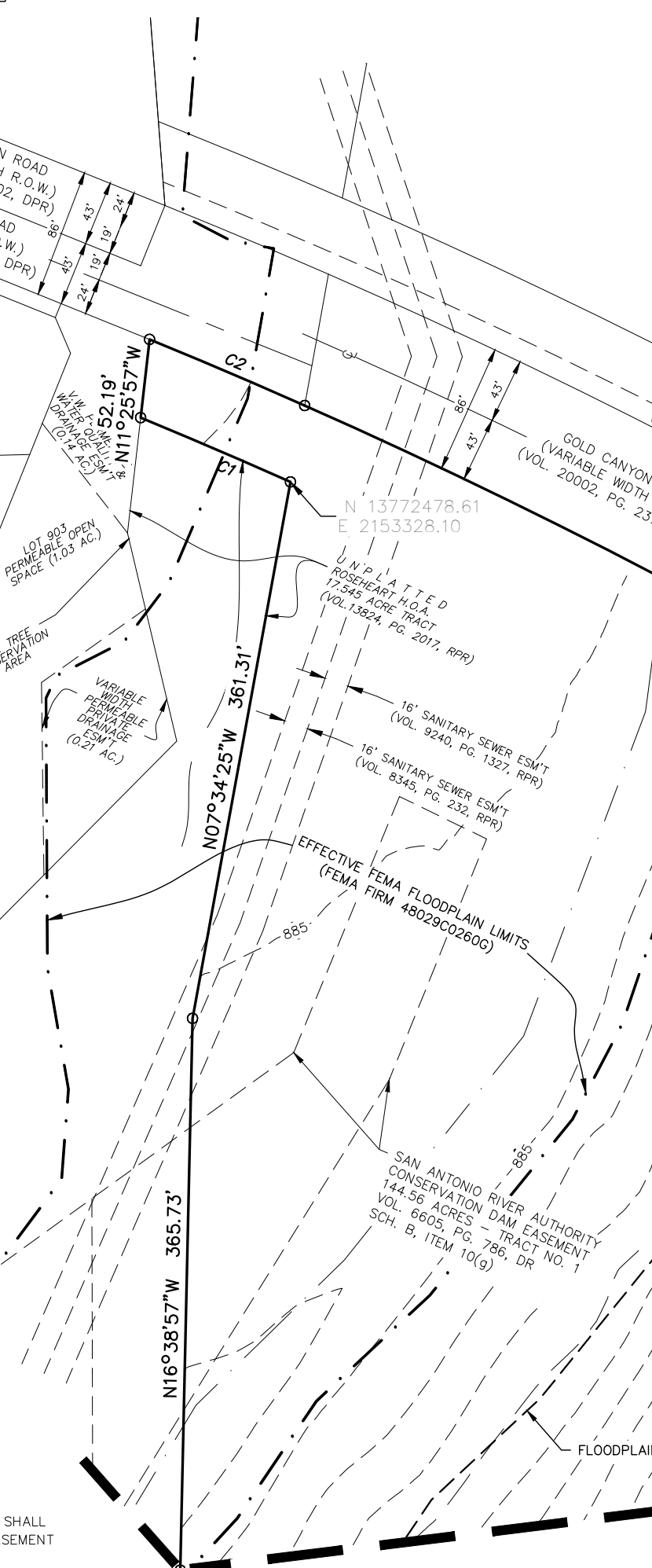
DREW A. DEFENDORF  
142247  
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

**CPS/ SAWS/ COSA/ UTILITY NOTES:**

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 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 EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.



**INGRESS/EGRESS NOTE:**

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

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:

JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

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

DREW A. DEFENDORF  
142247  
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

**CPS/ SAWS/ COSA/ UTILITY NOTES:**

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE EASEMENTS.

6. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

**SURVEYOR'S NOTES:**

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. DIMENSIONS AND COORDINATE VALUES SHOWN HEREON ARE SURFACE UTILIZING A COMBINED SCALE FACTOR OF 1.0001645546 (GRID TO SURFACE) APPLIED AT N 13,769,042.19, E 2,153,936.18.

2. SET MONUMENTS HEREIN ARE 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD 6530".

**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

**SETBACK NOTE:**

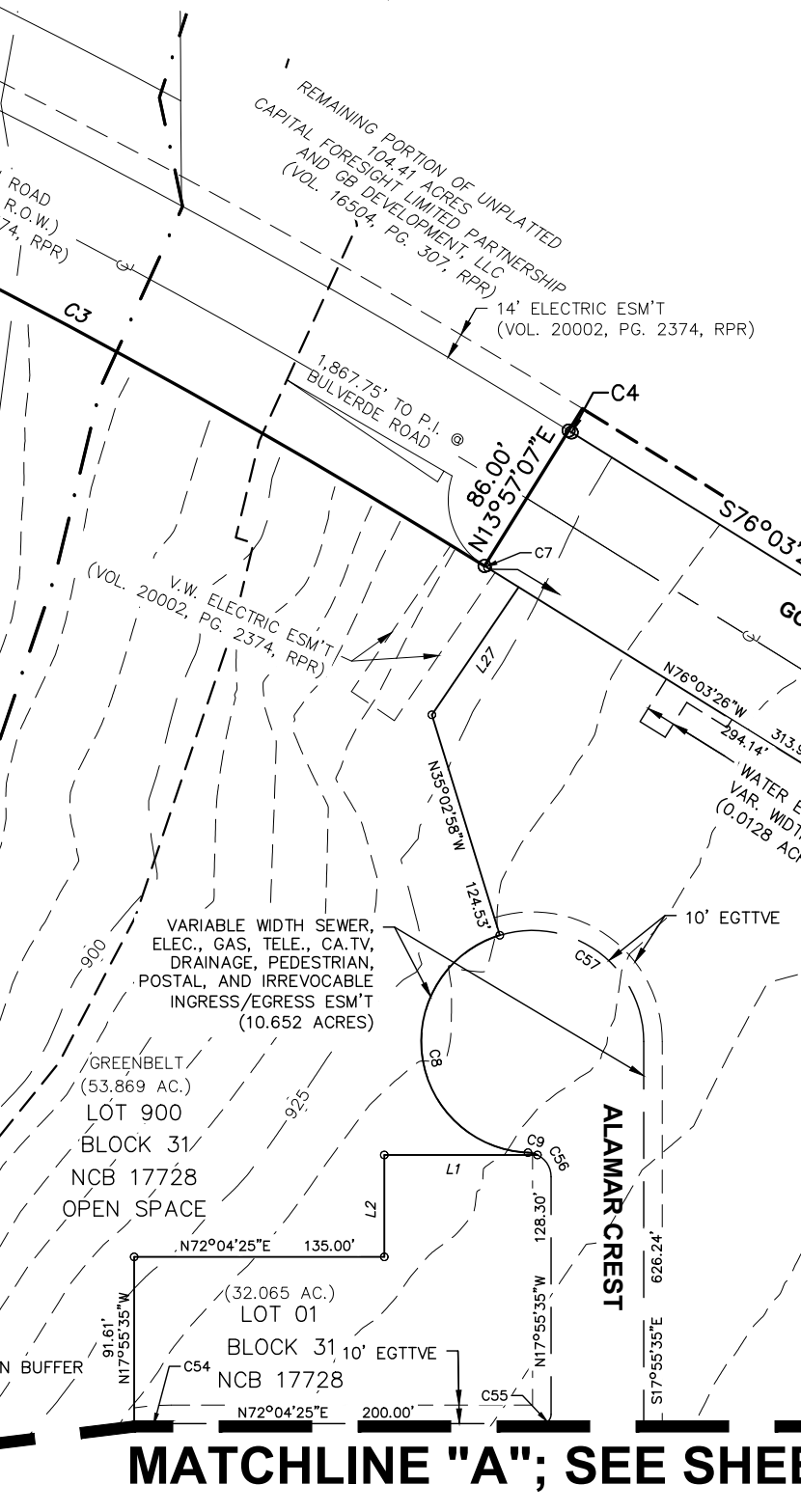
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**IMPACT FEE PAYMENT NOTE:**

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

**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.



**INGRESS/EGRESS NOTE:**

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

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:

JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

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

DREW A. DEFENDORF  
142247  
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

**RESIDENTIAL FINISHED FLOOR**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

**DRAINAGE EASEMENT ENCROACHMENTS**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**SAWS HIGH PRESSURE NOTE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**FLOODPLAIN NOTES:**

**EASEMENTS FOR FLOODPLAINS**

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0260G, DATED 09/29/2010; OR THE 1% ANNUAL (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. 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.

**CLOMR PENDING FEMA APPROVAL**

NO LOTS LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0260G AND 48029CXXXX, DATED 09/29/2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY WESTWOOD PROFESSIONAL SERVICES AND WAS APPROVED 08/18/2021 BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-1803R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

**TREE NOTE**

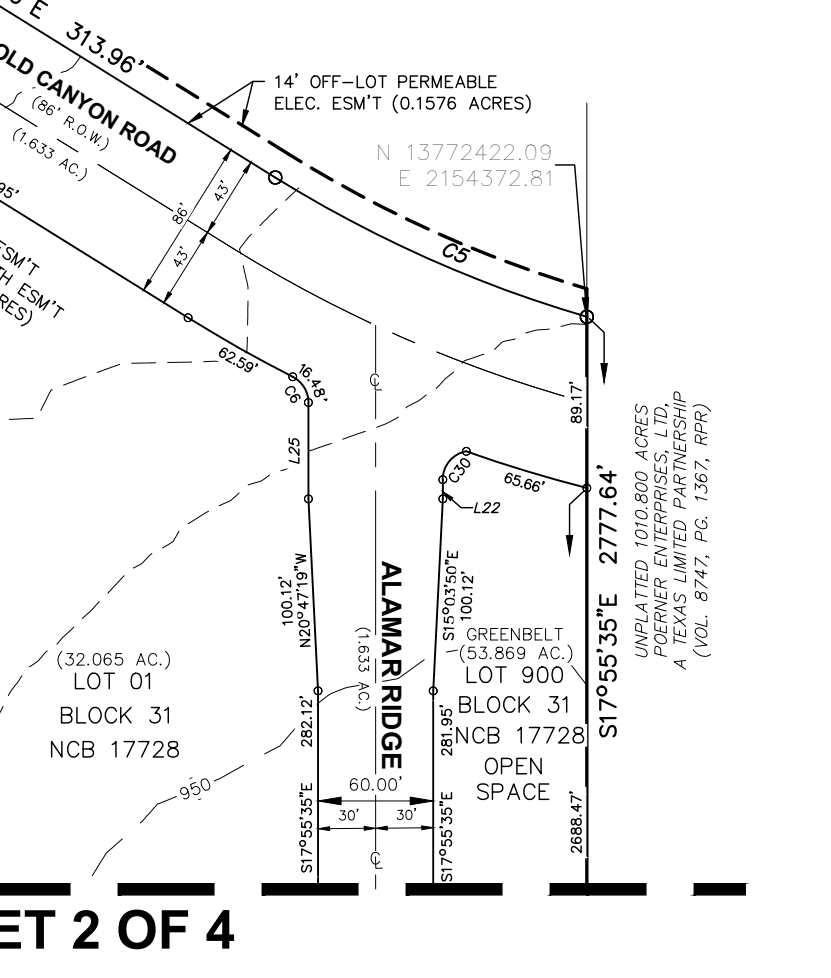
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800253) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED 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)

**TREE SAVE AREA NOTE**

PORTIONS OF LOT 900, BLOCK 31, NCB 17728 (53.869 AC) ARE DESIGNATED AS TREE SAVE AREAS.

**CLEAR VISION**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION 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.



**INGRESS/EGRESS NOTE:**

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

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:

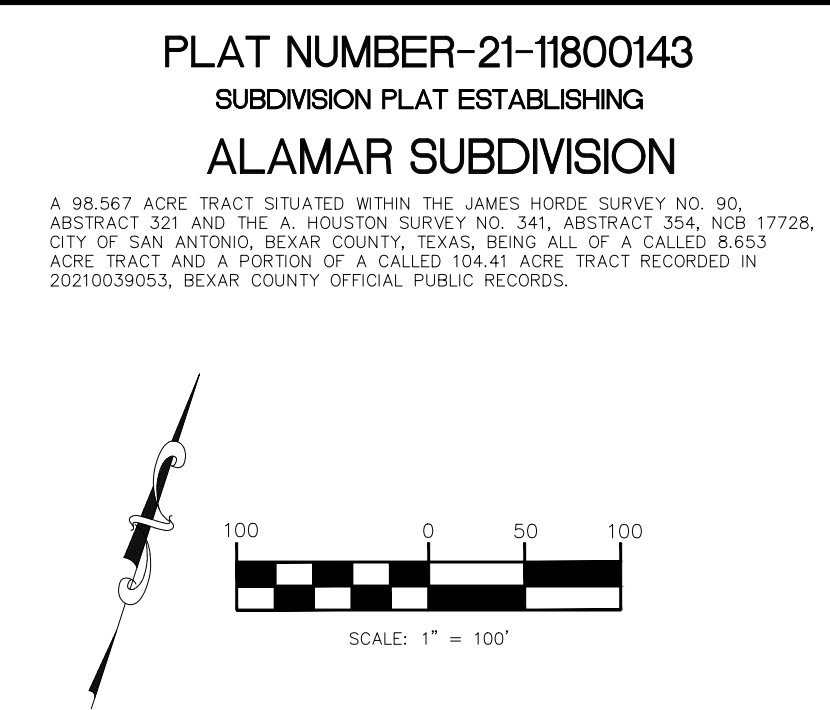
JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

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

DREW A. DEFENDORF  
142247  
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER



**Westwood**

**Phone (210) 265-8300 1718 Dry Creek Way, Suite 110**  
**Toll Free (888) 937-5150 San Antonio, TX 78259**  
**westwoodsps.com**

**Westwood Professional Services, Inc.**  
**TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756**  
JOB NUMBER: R0011247.20

STATE OF TEXAS §  
COUNTY OF BEXAR §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
ALAMAR SA, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: ITS MANAGING PARTNER  
5814 BRITTANY FORREST LANE  
SAN DIEGO, CA 92130

GIL BERKOVICH, MANAGER

STATE OF TEXAS §  
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

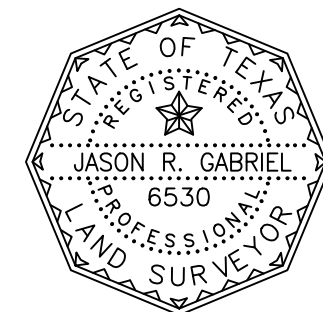
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ ALAMAR SUBDIVISION \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. I 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



Date: Nov 16, 2022, 3:31pm User ID: DRGicconl  
File: N:\0011247.20\1 Project Data\DWG\Civil\Bulverde Oaks Tract 19 - PLAT.dwg

CPS/SAWS/ COSA/ UTILITY NOTES:

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, 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 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 EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

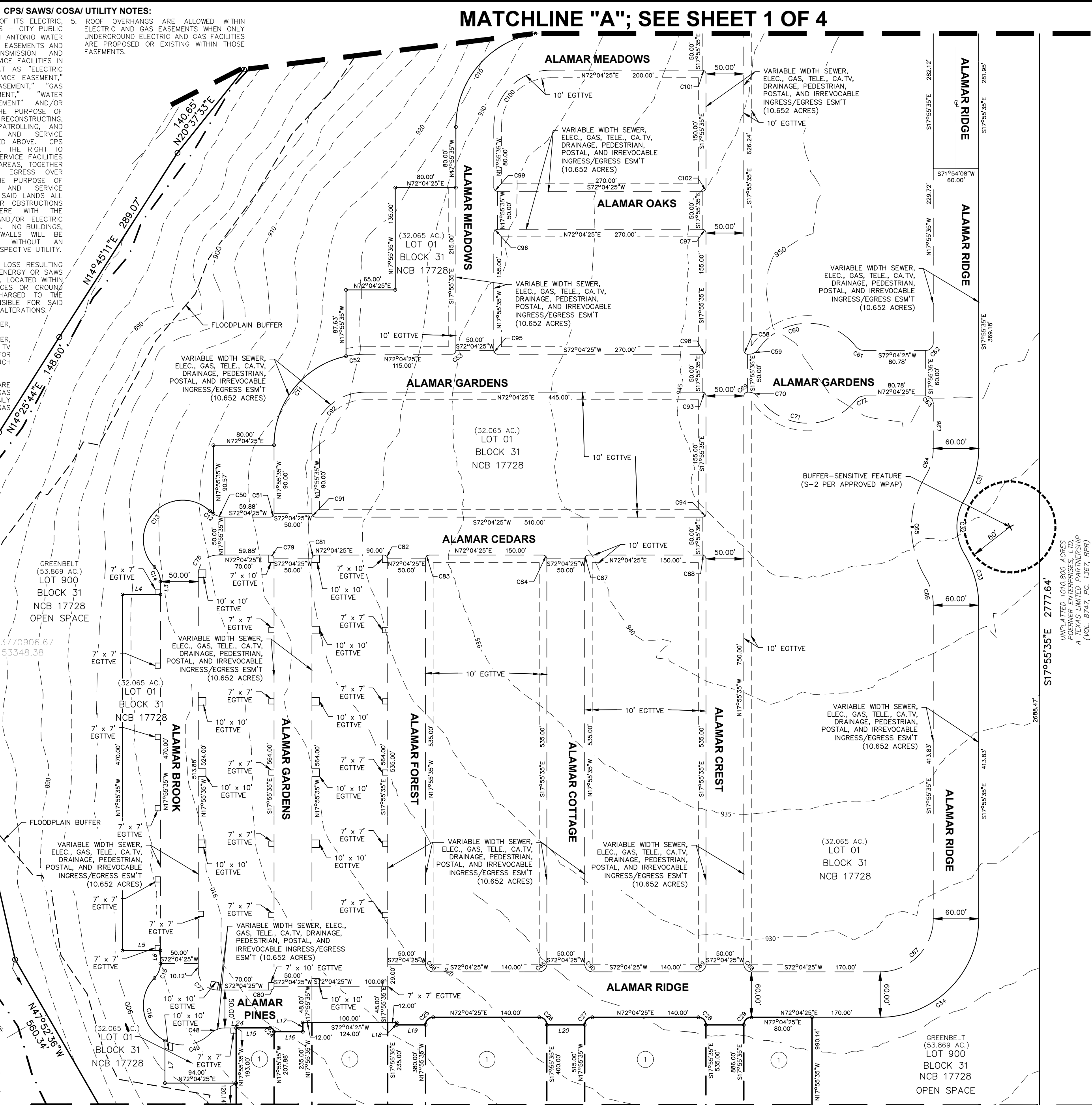
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE EASEMENTS.

LEGEND:

- 900--- EXISTING CONTOUR
- 900--- PROPOSED CONTOUR
- NTS NOT TO SCALE
- EGTVE ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- CENTERLINE
- ESM/T EASEMENT
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT OF WAY
- SET MONUMENTS HEREIN ARE 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD"
- REMAINING PORTION OF 104.41 ACRES CAPITAL FORESIGHT LIMITED PARTNERSHIP AND GB DEVELOPMENT, LLC (VOL.16504, PG. 307, RPR)



PLAT NUMBER-21-11800143

SUBDIVISION PLAT ESTABLISHING

**ALAMAR SUBDIVISION**

A 98.567 ACRE TRACT SITUATED WITHIN THE JAMES HORDE SURVEY NO. 90, ABSTRACT 321 AND THE A. HOUSTON SURVEY NO. 341, ABSTRACT 354, NCB 17728, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 8.653 ACRE TRACT AND A PORTION OF A CALLED 104.41 ACRE TRACT RECORDED IN DOC. NO. 20210039053, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110  
Toll Free (888) 937-5150 San Antonio, TX 78259  
westwoodsps.com

**Westwood Professional Services, Inc.**  
TBPLS FIRM NO. 10194064 - TPBE FIRM NO. F-11756  
JOB NUMBER: R0011247.20

STATE OF TEXAS §  
COUNTY OF BEXAR §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
ALAMAR SA, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: ITS MANAGING PARTNER  
5814 BRITANNY FORREST LANE  
SAN DIEGO, CA 92130

GIL BERKOVICH, MANAGER

STATE OF TEXAS §  
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS §  
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT 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:

JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

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

DREW A. DEFENDORF  
142247  
LICENSED PROFESSIONAL ENGINEER

SHEET 2 OF 4  
PREPARATION DATE: 11/30/21

LEGEND:

---900--- EXISTING CONTOUR  
---900--- PROPOSED CONTOUR  
NTS NOT TO SCALE  
EGTTVE ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT  
C CENTERLINE  
ESM'T EASEMENT  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS  
VOL VOLUME  
PG PAGE  
R.O.W. RIGHT OF WAY  
SET MONUMENTS HEREIN ARE 1/4" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD"

1 REMAINING PORTION OF 104.41 ACRES CAPITAL FORESIGHT LIMITED PARTNERSHIP AND GB DEVELOPMENT, LLC (VOL.16504, PG. 307, RPR)

CPS/ SAWS/ COSA/ UTILITY NOTES:

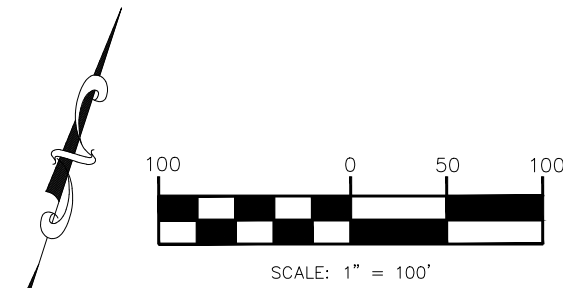
1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 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 EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE EASEMENTS.

PLAT NUMBER-21-11800143

SUBDIVISION PLAT ESTABLISHING

ALAMAR SUBDIVISION

A 98.567 ACRE TRACT SITUATED WITHIN THE JAMES HORDE SURVEY NO. 90, ABSTRACT 321 AND THE A. HOUSTON SURVEY NO. 341, ABSTRACT 354, NCB 17728, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 8.653 ACRE TRACT AND A PORTION OF A CALLED 104.41 ACRE TRACT RECORDED IN DOC. NO. 20210039053, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.



Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110  
Toll Free (888) 937-5150 San Antonio, TX 78259  
westwoodsps.com

Westwood Professional Services, Inc.  
TBPLS FIRM NO. 10194064 - TPBE FIRM NO. F-11756  
JOB NUMBER: R0011247.20

STATE OF TEXAS §  
COUNTY OF BEXAR §

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
ALAMAR SA, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: ITS MANAGING PARTNER  
5814 BRITTANY FORREST LANE  
SAN DIEGO, CA 92130

GIL BERKOVICH, MANAGER

STATE OF TEXAS §  
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL BERKOVICH, 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 & SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, 2022

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMAR SUBDIVISION 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

MATCHLINE "B"; SEE SHEET 2 OF 4

MATCHLINE "C"; SEE SHEET 4 OF 4

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:

JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

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

LICENSED PROFESSIONAL ENGINEER

SHEET 3 OF 4  
PREPARATION DATE: 11/30/21



Date: Nov 16, 2022, 3:31pm User ID: DRGiccon1  
File: N:\0011247.20\1\Project Data\Draw\Civil\Bulverde Oaks Tract 19 - PLAT.dwg



UNPLATTED CITY OF SAN ANTONIO  
(VOL.133002, PAGE 1169, RPR)

N27°18'20"W 1733.59'

UNPLATTED WOODVIEW AT BULVERDE  
CREEK HOMEOWNERS ASSOCIATION, INC.  
(VOL.9712, PG. 1330, RPR)

N 13768643.15  
E 2154765.59

FEMA FLOODPLAIN LIMITS

GREENBELT  
(53.869 AC.)  
LOT 900  
BLOCK 31  
NCB 17728  
OPEN SPACE

N82°17'19"W 562.61'

UNPLATTED WOODVIEW AT BULVERDE  
CREEK HOMEOWNERS ASSOCIATION, INC.  
(VOL.9712, PG. 1330, RPR)

22.4 ACRES  
(VOL.9712, PG. 1330, RPR)


SOLSBERRY/1604, LTD.  
REMAINDER OF 67.64 ACRES  
(VOL.3086, PG. 275, RPR)

CITY OF SAN ANTONIO  
3.842 ACRE TRACT  
(VOL.14155, PG. 1169, RPR)

Called UNPLATTED 1010.000 ACRES  
FORENER ENTERPRISES, LTD.  
A TEXAS LIMITED PARTNERSHIP  
(VOL. 8747, PG. 1367, RPR)

CURVE	LENGTH
C1	108.09
C2	111.81
C3	556.16
C4	1.90
C5	178.23
C6	16.48
C7	1.91
C8	168.10
C9	5.32
C10	176.26
C11	163.31
C12	5.51
C13	161.46
C14	21.48
C15	21.48
C16	97.08
C17	151.62
C18	5.51
C19	144.20
C20	148.11
C21	21.48
C22	12.57
C23	171.98
C24	7.85
C25	15.71
C26	15.71
C27	15.71
C28	15.71
C29	15.71
C30	20.74
C31	70.67
C32	76.10
C33	70.67
C34	204.20
C35	108.36
C36	7.85
C37	13.35
C38	21.48
C39	7.85
C40	21.48

[illegible]

—900—	EXISTING CONTOUR
NTS	PROPOSED CONTOUR
ECTIVE	NOT TO SCALE
£	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
ESM'T	CENTERLINE EASEMENT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
RPR	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT OF WAY
	SET MONUMENTS HEREIN ARE ½" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	82.66'	S72°04'25"W
L2	55.00'	N17°55'35"W
L3	16.88'	S17°55'35"E
L4	50.00'	N72°04'25"E
L5	50.00'	N72°04'25"E
L6	16.88'	S17°55'35"E
L7	56.12'	S17°55'35"E
L8	7.84'	S72°04'25"W
L9	47.00'	N17°55'35"W
L10	43.88'	S72°04'25"W
L11	45.57'	S17°55'35"E
L12	5.83'	N72°04'25"E
L13	45.00'	N17°55'35"W
L14	34.88'	N72°04'25"E
L15	45.00'	S72°04'25"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L16	38.00'	S72°04'25"W
L17	12.00'	S17°55'35"E
L18	3.00'	N17°55'35"W
L19	38.00'	S72°04'25"W
L20	50.00'	N72°04'25"E
L22	10.00'	S17°55'35"E
L23	44.88'	S17°55'35"E
L24	14.88'	S72°04'25"W
L25	50.20'	S17°55'35"E
L26	59.28'	S17°55'35"E
L27	83.32'	N16°08'05"E

SUBDIVISION PLAT ESTABLISHING

A 98.567 ACRE TRCT SITUATED WITHIN THE JAMES HORDE SURVEY NO. 90,  
ABSTRACT 321 AND THE A. HOUSTON SURVEY NO. 341, ABSTRACT 354, NCB 17728,  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 8.653  
ACRE TRACT AND A PORTION OF A CALLED 104.41 ACRE TRACT RECORDED IN DOC.  
NO. 20210039053, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110  
Toll Free (888) 937-5150 San Antonio, TX 78259  
**westwoodps.com**

**Westwood Professional Services, Inc.**  
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756  
JOB NUMBER: R0011247.20

STATE OF TEXAS                   §  
COUNTY OF BEXAR               §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
ALAMAR SA, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: ITS MANAGING PARTNER  
5814 BRITTANY FORREST LANE  
SAN DIEGO, CA 92130

GIL BERKOVICH, MANAGER

STATE OF TEXAS                   §  
COUNTY OF BEXAR               §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
GIL BERKOVICH 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 & SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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

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

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

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



STATE OF TEXAS           §  
COUNTY OF BEXAR       §

I HEREBY CERTIFY THAT 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:

JASON R. GABRIEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

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

LICENSED PROFESSIONAL ENGINEER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	108.09'	3949.94'	1°34'05"	N84°42'55"W	108.09'
C2	111.81'	4000.01'	1°36'06"	N84°50'45"W	111.81'
C3	556.10'	4000.00'	7°57'56"	N80°04'03"W	555.65'
C4	1.90'	4086.00'	0°01'36"	N76°03'51"W	1.90'
C5	178.29'	657.00'	15°32'54"	S83°42'53"E	177.74'
C6	16.48'	15.00'	62°52'27"	N49°24'18"W	15.67'
C7	1.91'	4000.00'	0°01'39"	N76°04'15"W	1.91'
C8	168.10'	60.00'	16°03'17"	S25°18'37"E	118.22'
C9	5.32'	13.00'	23°27'34"	S86°09'32"W	5.29'
C10	176.26'	125.00'	80°47'35"	S22°28'13"W	162.02'
C11	163.31'	120.00'	77°58'31"	S21°03'41"W	151.00'
C12	5.51'	28.00'	11°16'14"	S69°36'44"E	5.50'
C13	161.46'	52.00'	177°53'56"	S27°04'25"W	103.98'
C14	21.48'	28.00'	43°56'58"	N39°54'04"W	20.96'
C15	21.48'	28.00'	43°56'58"	N4°02'54"E	20.96'
C16	97.08'	52.00'	106°57'48"	S27°27'31"E	83.58'
C17	151.62'	52.00'	167°03'29"	S68°20'48"E	103.34'
C18	5.51'	28.00'	11°16'14"	S33°45'34"W	5.50'
C19	144.20'	52.00'	158°53'22"	S64°9'15"E	102.24'
C20	148.11'	52.00'	163°11'38"	S70°16'44"E	102.86'
C21	21.48'	28.00'	43°56'58"	S50°05'56"W	20.96'
C22	12.57'	13.00'	55°23'16"	N42°01'28"E	12.08'
C23	171.98'	60.00'	164°13'36"	S12°23'42"E	118.86'
C24	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C25	15.71'	10.00'	90°00'00"	S27°04'25"W	14.14'
C26	15.71'	10.00'	90°00'00"	N62°55'35"W	14.14'
C27	15.71'	10.00'	90°00'00"	S27°04'25"W	14.14'
C28	15.71'	10.00'	90°00'00"	N62°55'35"W	14.14'
C29	15.71'	10.00'	90°00'00"	S27°04'25"W	14.14'
C30	20.74'	15.00'	79°41'16"	S21°41'33"W	19.13'
C31	70.67'	130.00'	31°08'45"	N2°21'12"W	69.80'
C32	76.10'	70.00'	62°17'29"	S17°55'35"E	72.41'
C33	70.67'	130.00'	31°08'45"	N33°29'57"W	69.80'
C34	204.20'	130.00'	90°00'00"	N27°04'25"E	183.85'
C35	108.30'	60.00'	103°25'05"	N33°46'58"E	94.18'
C36	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C37	13.35'	52.00'	14°42'18"	S18°40'14"W	13.31'
C38	21.48'	28.00'	43°56'58"	N4°02'54"E	20.96'
C39	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C40	21.48'	28.00'	43°56'58"	S50°05'56"W	20.96'
C41	7.41'	52.00'	8°10'06"	N32°12'31"E	7.41'
C42	9.84'	52.00'	10°50'27"	S20°36'10"W	9.82'
C43	21.48'	28.00'	43°56'58"	N4°02'54"E	20.96'
C44	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C45	15.97'	28.00'	32°40'44"	S55°44'03"W	15.75'
C46	9.84'	52.00'	10°50'27"	S20°36'10"W	9.82'
C47	21.48'	28.00'	43°56'58"	N4°02'54"E	20.96'
C48	21.48'	28.00'	43°56'58"	S50°05'56"W	20.96'
C49	64.38'	52.00'	70°56'08"	N63°35'31"E	60.35'
C50	15.97'	28.00'	32°40'44"	N88°24'47"E	15.75'
C51	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C52	25.18'	120.00'	12°01'29"	S66°03'41"W	25.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C53	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C54	20.09'	125.00'	9°12'25"	S67°02'31"W	20.06'
C55	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C56	19.89'	13.00'	87°38'41"	N61°04'55"W	18.00'
C57	112.18'	60.00'	107°07'24"	N71°02'17"W	96.54'
C58	7.85'	5.00'	90°00'00"	S62°55'35"E	7.07'
C59	14.49'	15.00'	55°21'35"	N44°23'38"E	13.94'
C60	149.36'	80.00'	106°58'00"	S70°01'17"W	128.59'
C61	13.51'	15.00'	51°36'25"	S82°07'22"E	13.06'
C62	15.71'	10.00'	90°00'00"	N27°04'25"E	14.14'
C63	15.71'	10.00'	90°00'00"	N62°55'35"W	14.14'
C64	38.05'	70.00'	31°08'45"	N22°01'12"W	37.58'
C65	141.33'	130.00'	62°01'29"	S17°55'35"E	134.48'
C66	38.05'	70.00'	31°08'45"	N33°29'25"E	37.58'
C67	109.96'	70.00'	90°00'00"	S27°04'25"E	98.99'
C68	15.71'	10.00'	90°00'00"	S62°55'35"E	14.14'
C69	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C70	14.49'	15.00'	55°21'35"	S80°14'47"E	13.94'
C71	149.35'	80.00'	106°58'00"	N73°57'00"E	128.59'
C72	13.51'	15.00'	51°36'25"	S46°16'13"W	13.06'
C73	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C74	39.27'	25.00'	90°00'00"	S62°55'35"E	35.36'
C75	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C76	39.27'	25.00'	90°00'00"	S62°55'35"E	35.36'
C77	39.27'	25.00'	90°00'00"	S62°55'35"E	35.36'
C78	39.27'	25.00'	90°00'00"	S27°04'25"W	35.36'
C79	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C80	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C81	7.85'	5.00'	90°00'00"	S27°04'25"W	7.07'
C82	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C83	7.85'	5.00'	90°00'00"	S27°04'25"W	7.07'
C84	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C85	15.71'	10.00'	90°00'00"	N27°04'25"E	14.14'
C86	15.71'	10.00'	90°00'00"	S62°55'35"E	14.14'
C87	7.85'	5.00'	90°00'00"	S27°04'25"W	7.07'
C88	7.85'	5.00'	90°00'00"	S62°55'35"W	7.07'
C89	15.71'	10.00'	90°00'00"	N27°04'25"E	14.14'
C90	15.71'	10.00'	90°00'00"	S62°55'35"E	14.14'
C91	7.85'	5.00'	90°00'00"	S62°55'35"E	7.07'
C92	109.96'	70.00'	90°00'00"	S27°04'25"W	98.99'
C93	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C94	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C95	7.85'	5.00'	90°00'00"	S62°55'35"E	7.07'
C96	7.85'	5.00'	90°00'00"	S27°04'25"W	7.07'
C97	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C98	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C99	7.85'	5.00'	90°00'00"	S62°55'35"E	7.07'
C100	117.81'	75.00'	90°00'00"	S27°04'25"W	106.07'
C101	7.85'	5.00'	90°00'00"	N62°55'35"W	7.07'
C102	7.85'	5.00'	90°00'00"	N27°04'25"E	7.07'
C107	30.79'	52.00'	33°55'50"	S46°01'39"E	30.35'

SHEET 4 OF 4  
PREPARATION DATE: 11/30/21