Civil Job No.12082-02; Survey Job No. 12082-02

Civil Job No.12082-02; Surv

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ob No.12082-02; Survey Job No. 12082-02

LOCATION MAP

		NO		
LINE TABLE				
LINE #	BEARING	LENGTH		
L1	N40*13'10"W	25.00'		
L2	N49*46'50"E	25.00'		
L3	S40°13'10"E	25.00'		
L4	N49°46'50"E	52.88'		
L5	N4*46'50"E	38.89'		
L6	N40°13'10"W	147.00'		
L7	N49*55'41"E	7.50'		
L8	N54*15'03"W	25.00'		
L9	S23'33'55"E	82.62'		
L10	S4°06'36"W	64.33'		
L11	S4*06'00"W	92.11'		
L12	S019'31"E	92.72'		
L13	S3'46'22"E	98.30'		
L14	S6*14'42"E	92.91'		
L15	S7'52'44"E	88.56'		
L16	S1211'05"E	41.10'		
L17	S11'41'31"E	38.49'		
L18	S79*58'44"W	128.84'		
L19	S30°50'54"E	142.66'		
L20	N49°07'57"E	37.48'		
L21	S30°03'51"E	60.10'		
L22	N54*05'47"W	106.85'		
L23	N35*45'27"E	119.12'		
L24	N2*23'42"W	174.40'		
L25	N35°44'57"E	13.00'		
L26	N54°15'03"W	13.00'		
L27	N54*15'52"W	9.00'		
L28	N35°44'57"E	50.00'		
L30	S72*59'43"W	119.95'		
L31	N17*00'17"W	37.63'		
L32	S72*59'43"W	120.34		
L33	N17*00'17"W	11.40'		
L34	S80°49'43"W	126.36'		
L35	S83°45'11"W	25.00'		
L36	S83°45'11"W	154.98'		
L37	N88*43'59"W	120.00'		
L38	N0*06'59"W	120.05'		
L39	N27'32'19"W	207.58		
L40	N61*26'41"E	16.00'		
L41	N4°46'50"E	10.61		
L42	S4°06'36"W	23.68'		
L43	S49'46'50"W	3.50'		
L44	N85°13'10"W	38.89'		
L45	S40"13'10"E	117.50'		
L46	N49*46'50"E	115.86		
L47	S49'46'50"W	94.11		
L48	S40°13'10"E	8.79'		
L49	S0°25'17"E	50.74		
L50	S78*56'14"W	50.00'		
1.54	NO:05'17"W	50.74		

L51 N0°25'17"W 50.74'

SAN ANTONIO PLANNING COMMISSION.

PAPE-DAWSON ENGINEERS, INC.

FINAL SURVEY DOCUMENT

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

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND

LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

 CO-SCALE LINE TABLE			
		_	
LINE #	BEARING	LENGTH	
L52	N401310"W	8.79'	
L53	S49*46'50"W	37.27'	
L54	S75°51'17"W	50.00'	
L55	N49*46'50"E	32.27'	
L56	N40*13'10"W	117.50'	
L57	S49*46'50"W	20.00'	
L58	N83°45'11"E	60.00'	
L59	N81*37'30"W	125.50'	
L60	N88'43'59"W	50.00'	
L61	N81°37'30"W	83.48'	
L62	S81*37'30"E	81.56'	
L63	N8*22'30"E	56.82	
L64	S40°13'10"E	102.91	
L65	N401310"W	97.50'	
L66	S8*22'30"W	56.82'	
L67	S81°37'30"E	125.64'	
L68	N49'46'50"E	20.00'	
L69	N2*31'22"E	38.02'	
L70	N51 02'01"E	59.43'	
L71	N38*05'58"E	41.36'	
L72	N26*12'31"E	41.26'	
L73	N15*37'56"E	41.51'	
L74	N3°57'42"E	41.12'	
L75	N12*07'20"W	32.18'	
L76	N116'01"E	27.30'	
L77	S49*46'50"W	5.00'	
L78	N49*46'50"E	5.00'	
L79	N85°21'25"E	41.00'	
L80	N4°45'36"W	16.00'	
L81	S85°21'25"W	25.00'	

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 BUILDING,
STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT
AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED
OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID
EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE
CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR
GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING
ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER
EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED
HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

SAWS WASTEWATER EDU:

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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SLICH 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.

SAWS DEDICATION:

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

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 DEIBM PANEL 48029C0565E DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SUBFACE 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.

OPEN SPACE:

LOT 901, BLOCK 3, LOT 901, BLOCK 4, LOT 901, BLOCK 6, AND LOT 901, BLOCK 7, CB 4007, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

LEGEND

AC	ACRE(S)
BLK	BLOCK
BSL	BUILDING SETBACK LINE
DPR	DEED AND PLAT RECORDS
	OF BEXAR COUNTY, TEXAS
INT	INTERSECTION
NCB	NEW CITY BLOCK
	OFFICIAL BUIDLIO BEOODBO

OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

VOL VOLUME PG PAGE(S) ROW RIGHT-OF-WAY DEED RECORDS OF BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD (UNLESS (SURVEYOR) NOTED OTHERWISE) SET 1/2" IRON ROD (PD) \circ SET 1/2" IRON ROD (PD)-ROW MONUMENTATION

(TYPE I,⊠ II OR III) EASEMENT POINT OF INTERSECTION

— 1140 — EXISTING CONTOURS PROPOSED CONTOURS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' SETBACK FASEMENT

VARIABLE WIDTH TURNAROUND, DRAINAGE SEWER AND WATER EASEMENT TO EXPIRE LIPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (0.763 ACRES OFF-LOT)

16' WATER EASEMENT (0.274 ACRES OFF-LOT)

SURVEYOR'S NOTES:

STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

. DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

VARIABLE WIDTH ACCESS SANITARY SEWER, FORCE MAIN, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET BOW (OFF-LOT) (PERMEABLE) (2.2849 ACRES)

SEWER, FORCE MAIN, WATER. DRAINAGE, GAS, ELECTRIC LIFT STATION EASEMENT (OFF-LOT) (NON-PERMEABLE, 0.579 ACRES) (PERMEABLE, 0.386 ACRES)

25'x25' ACCESS, SANITARY SEWER, 0.014 ACRES) 5'x50' WATER EASEMENT

CABLE TV EASEMENT 16' WATER EASEMENT

VEHICULAR NON ACCESS EASEMENT FIRE FLOW DEMAND NOTE: (VOL 5305, PG 708, DR) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (EVOQUE AT SOUTHWINDS PLAT NO. 22-11800574)

BLUE WING TRAILS UNIT 2 (PLAT NO. 21-11800092) LOT 901, BLOCK 4 OPEN SPACE 5.804 OF AN ACRE (PERMEABLE)

OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH

" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK

VARIABLE WIDTH ACCESS, SANITARY DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE TELEPHONE, CABLE TELEVISION AND 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 CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S

THE TREE PRESERVATION PLAN IS ON FILE AT THE CITY OF SAN ANTONIO THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H). IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CURVE TABLE

CHORD BEARING

S10'06'18"E

S32'32'07"E

S2°40'24"W

S16*27'35"E

S5810'23"E

S11°30'15"E

N9*15'14"W

N51°29'54"W

N18°35'13"W

N18'02'05"W

N74°17'46"W

N2014'33"W

N9**ʻ**15'03"W

S55'47'05"W

N5'32'38"W

N18*****17**'**17**"**E

N13°26'02"W

S13*11'10"E

S35*36'37"E

S82*47'16"W

N1512'36"E

N15'34'30"W

S7*42'33"E

S5'36'48"E

S26'48'49"E

S87*28'44"W

N19*04'10"F

N5*51'24"W

S2*26'03"E

S24'39'32"E

N88'41'44"W

N27*22'34"E

N0°54'40"E

S4°46'50"W

S85*13'10"E

N31°23'54"E

S21°43'53"E

S86'39'04"W

S4°46'50"W

S20'19'14"E

S8'42'47"E

S14°02'01"E

N14*02'01"W

N8'42'47"W

N2019'14"W

N85°13'10"W

S16'23'17"W

S15*34'30"E

N16°23'17"E

N4*46'50"E

CHORD LENGT

9.19

12.25

102.27

139.22

41.87

123.32

151.48

90.17

32.72

185.28

10.50

1.31.91

23.56

10.50

92.83

15.37

18.62

9.21'

12.24

247.46

11.23

28.33

11.72

11.43

237.59

12.85

6.40'

42.14

13.64

247.87

13.59

4.78

23.56

23.56

299.15

19.31

23.56

239.64

28.52

23.33

79.59

204.91

23.56

378.83

13.72

4.37.11

23.56

TREE NOTE:

9.19'

11.91

85.35

137.01

40.65

94.35

101.63

78.44

32.14

181.80

10.28

98.10

21.21'

10.28

80.06

14.71'

18.62

9.21

11.91'

61.87

11.23'

28.32'

11.72'

11.16

69.31

12.46

6.40'

42.11'

13.18'

61.54

13.13'

4.78

21.21'

21.21'

9.46'

67.25

18.00'

21.21'

234.85

64.89

28.51

23.32

79.32'

200.81

21.21

357.74

13.72

412.78

21.21'

DELTA

1*54'56"

46°46'34"

117**'**11'37"

35'27'12'

47*58'26"

141°18'43

1701031

1031919"

37*29'57"

38'36'13

40°05'26'

148*11'52"

90'00'00'

40'05'54'

106°22'18'

58*42'27'

4*44'33'

1.55'07"

46'46'02'

283'33'49

58'43'10

2'51'34"

2*55'28"

116'02"

43°40'03'

27215'09'

49'04'18

0.46'50'

7'39'52'

52'06'49'

284*02'24"

51'53'47'

102'02"

90'00'00

90,00,00

36*45'53'

290'30'20

73*44'27"

90'00'00'

39*47'53

16'34'59

5*56'31

5*56'31"

16'34'59'

39*47'53"

90,00,00

66°47'07

2.51,34"

90°00'00"

375.00' | 66'47'07'

CURVE # RADIUS

C2

C3

C4

C5

C7

C8

C9

C10

C12

C13

C14

C15

C16

C18

C19

C20

C22

C23

C24

C25

C27

C28

C29

C30

C32

C33

C35

C36

C37

C39

C40

C42

C43

C44

C45

C47

C48

C49

C50

275.00'

15.00'

50.00'

225.00'

50.00'

50.00'

51.00'

50.00'

50.00'

275.00'

15.00'

51.00'

15.00'

15.00'

50.00'

15.00'

225.00'

275.00'

15.00'

50.00

15.00'

225.00'

555.00'

530.00

15.00'

50.00'

15.00'

470.00'

315.00

15.00'

50.00'

15.00'

265.00

15.00'

15.00'

15.00'

59.00'

15.00'

15.00'

345.00'

225.00'

275.00

225.00'

275.00

295.00'

15.00'

325.00'

275.00'

15.00'

15' GAS, ELECTRIC, TELEPHONE AND (TCI) RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

SETBACK:

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. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY

RESIDENTIAL FINISHED FLOOR ELEVATION

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO Marked "Pape-dawson" after the Completion of utility Installation and ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	15.00'	90*00'00"	N85*13'10"W	21.21'	23.56
C52	100.00'	10°03'53"	S49°38'04"W	17.54	17.57'
C53	470.00'	61*36'24"	S13°47'55"W	481.37'	505.36
C54	530.00'	10°45'27"	S11*37'33"E	99.36	99.51
C55	470.00'	10°45'27"	N11*37'33"W	88.12'	88.25
C56	530.00'	19 ° 43'36"	N7°08'29"W	181.58'	182.48
C57	15.00'	84*20'50"	N39°27'05"W	20.14	22.08'
C58	15.00'	94°35'45"	S51°04'38"W	22.05'	24.77
C59	685.00'	20°47'02"	S6*36'46"E	247.12'	248.48'
C60	315.00'	17*32'14"	S8'14'09"E	96.04'	96.42
C61	265.00'	17*23'56"	N8*18'19"W	80.16'	80.47
C62	735.00'	2116'30"	N6°22'02"W	271.35'	272.92'
C63	15.00'	85 ° 53'43"	N38*40'38"W	20.44'	22.49
C64	475.00'	7*47'01"	N85*29'36"W	64.48'	64.53
C65	525.00'	10°39'42"	S86*57'21"E	97.55'	97.69'
C66	15.00'	90.00,00,	N53°22'30"E	21.21'	23.56
C67	475.00'	41*24'20"	N29*04'40"E	335.84	343.27
C68	15.00'	41°56'15"	N28*48'42"E	10.74	10.98'
C69	51.00'	164 ° 28'18"	S89*55'17"E	101.06	146.40'
C70	15.00'	32*32'02"	S23°57'09"E	8.40'	8.52'
C71	15.00'	90°00'00"	S85°13'10"E	21.21'	23.56'
C72	15.00'	90.00,00,	N4°46'50"E	21.21'	23.56'
C73	25.00'	90'00'00"	N8513'10"W	35.36'	39.27
C74	425.00'	41°24'20"	S29°04'40"W	300.49	307.13
C75	15.00'	90.00,00,	S36°37'30"E	21.21'	23.56
C76	15.00'	87*13'56"	N54*45'32"E	20.69	22.84
C77	530.00'	32 ° 28'32"	N27*22'50"E	296.40'	300.41
C78	555.00'	37°49'27"	N30*52'07"E	359.77	366.39
C79	445.00'	66°47'07"	S16*23'17"W	489.83'	518.70'
C80	555.00'	19*07'24"	N7°26'35"W	184.38'	185.24
C81	15.00'	23°15'45"	S65°52'56"E	6.05'	6.09'
C82	445.00'	10°45'27"	N11*37'33"W	83.43'	83.55
C83	555.00'	7 ° 50'00"	S13*05'17"E	75.82'	75.88
C84	50.00'	60.00,00,00	S88°43'47"E	50.00'	52.36
C85	50.00'	17 °4 1'20"	N67*59'46"E	15.38'	15.44'
C86	15.00'	16*49'41"	S85*55'39"E	4.39'	4.41'
C87	51.00'	21*58'40"	S64°50'42"W	19.44	19.56'

PLAT NO. 21-11800273

SUBDIVISION PLAT OF

ROY WHITE - UNIT 1 BEING A TOTAL OF 34.321 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-21, BLOCK 1, LOTS 1-11 & 901, BLOCK 3, LOTS 1-21 & 901, BLOCK 4, LOTS 1-12 & 31-39 & 901, BLOCK 5, LOTS 1-15 & 901, BLOCK 6, LOTS 1-11 & 901, BLOCK 7, AND LOTS 1-12, BLOCK 8, NCB 16622, OUT OF A 202.801 ACRE TRACT RECORDED IN DOCUMENT # 20200206673 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT

OF THE JUAN MONTES SURVEY NO. 6. ABSTRACT 11, COUNTY BLOCK 4007, IN THE

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: November 14, 2022

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: LLOYD A. DENTON, JR 2020 FI NABORS, LLC 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE EOREGOING 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

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 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.

TED THIS	DAY OF	A.D. 20
	<u> </u>	<u> </u>

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROY WHITE - UNIT $\underline{1}$ 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:		
ы		SECRETARY

COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,

PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 3, LOT 901, BLOCK 4, LOT 901, BLOCK 6, AND LOT 901, BLOCK 7, CB 4007, 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.

THIS SUBDIVISION IS SUBJECT TO A TREE PRESERVATION PLAN

(TRE-APP-APP21-38801255) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF

ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND

ARRORISTS OFFICE NO TREES OR LINDERSTORY SHALL BE REMOVED. WI

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE THIS SHEET FOR LEGEND, PLAT NOTES, LINE & CURVE TABLE

SHEET 3 OF 3