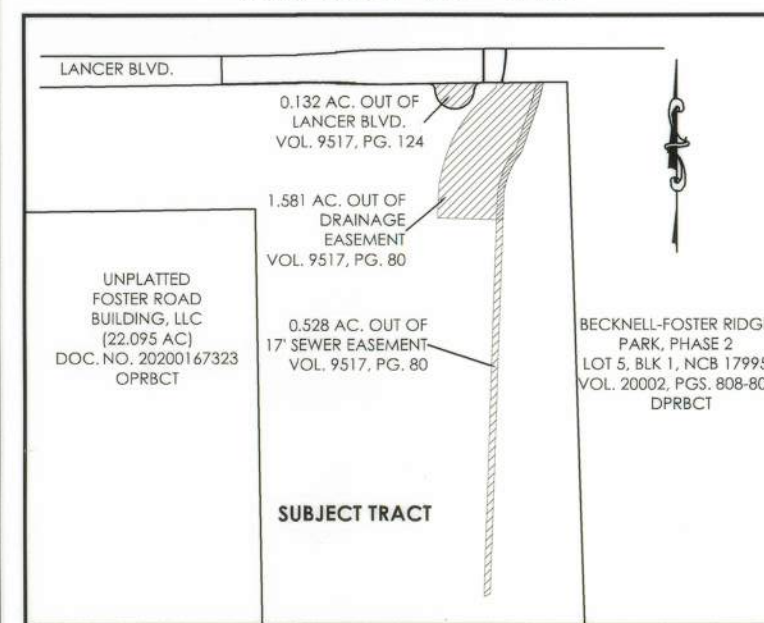


LOCATION MAP-NTS



NTS

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE 2.241 ACRES BEING REPLATTED WERE PREVIOUSLY PLATTED AS A 17' SANITARY SEWER EASEMENT, AND A VARIABLE WIDTH DRAINAGE EASEMENT IN FOSTER RIDGE, UNIT 1 SUBDIVISION, RECORDED IN VOL. 9517, PGS. 80-83, DPRBCT, AND A PORTION OF LANCER BLVD., 0.132 ACRES AS SHOWN, RECORDED AS FOSTER RIDGE, UNIT 2, VOL. 9517, PG. 124, DPRBCT.

STATE OF INDIANA
COUNTY OF HAMILTON

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON FOSTER RIDGE, UNIT 1, RECORDED IN VOLUME 9517, PAGES 80-83, BEXAR COUNTY PLAT AND DEED RECORDS AND FOSTER RIDGE, UNIT 2, RECORDED IN VOLUME 9517, PAGE 124, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE), FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER: Chris Wages

SWORN & SUBSCRIBED BEFORE ME THIS 23 DAY OF FEB, 2023

Leslie K McNutt

NOTARY PUBLIC IN & FOR THE STATE OF INDIANA

CROSS ACCESS:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 8-9, BLOCK 1, NCB 17995, IN ACCORDANCE WITH UDC 35-506(R)(3).

INGRESS/EGRESS:
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:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

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.

Benjamin Ruby 2-20-23
LICENSED PROFESSIONAL ENGINEER

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:

Richard A. Goodwin
REGISTERED PROFESSIONAL LAND SURVEYOR #4069

JOB#21KHA 20

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI-PAGE PLAT.

LINE/CURVE TABLES LOCATED ON SHEET 3 OF THIS PLAT.

CPS/SAWS/COSA/UTILITY NOTE:

1. 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 RELOCATED 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

CPS/SAWS/COSA/UTILITY NOTES CONTINUED:

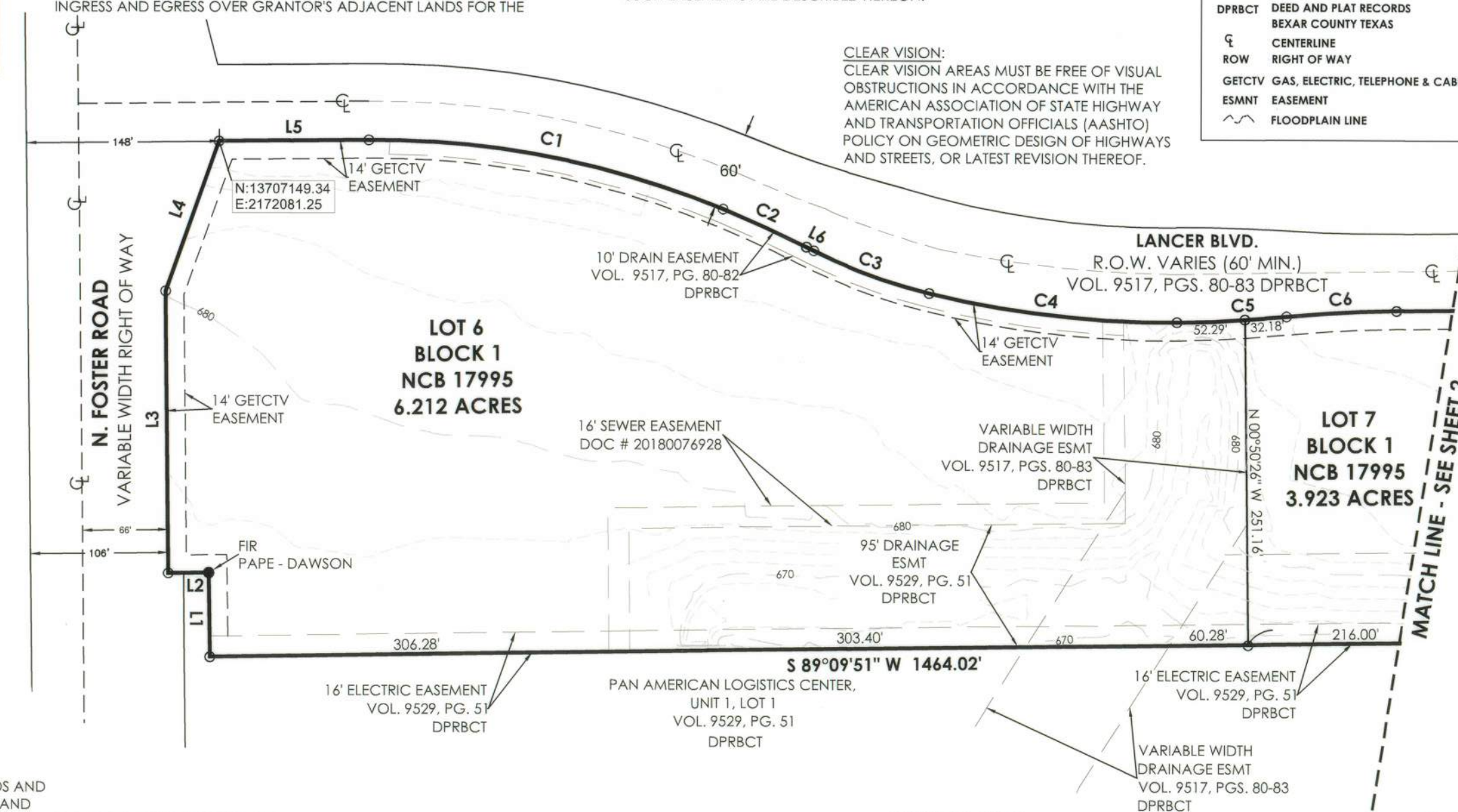
PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITIES. 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.

CLEAR VISION:
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.

LEGEND

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET
AC	ACRES
DPRBCT	DEED AND PLAT RECORDS BEXAR COUNTY TEXAS
CL	CENTERLINE
ROW	RIGHT OF WAY
GETCTV	GAS, ELECTRIC, TELEPHONE & CABLE TV
ESMNT	EASEMENT
FL	FLOODPLAIN LINE



LINETYPE LEGEND

---	EXISTING MAJOR CONTOUR LINE
---	EXISTING MINOR CONTOUR LINE
---	PROPOSED MAJOR CONTOUR LINE
---	PROPOSED MINOR CONTOUR LINE

SAWS WASTEWATER EDU NOTE:

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

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE:

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 FOR THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

STATE OF MISSOURI
COUNTY OF St. Louis

THE OWNER OF THE PROPOSED VARIABLE WIDTH OFF-LOT PUBLIC DRAINAGE EASEMENT (1.012 ACRES) 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: ET SAN ANTONIO, LLC
120 SOUTH CENTRAL AVENUE, SUITE 300
ST. LOUIS, MO 63105

STATE OF MISSOURI
COUNTY OF St. Louis

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason Ridgway KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF February, A.D. 2023

Ther Eckenroth
NOTARY PUBLIC, STATE OF MISSOURI

PLAT NUMBER 22-11800205

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

FOSTER RIDGE, PHASE 3

BEING A TOTAL OF 40,318 ACRES, COMPRISED OF ALL OF THAT 0.186 ACRE TRACT CONVEYED TO FOSTER RIDGE S2 OWNER LLC, DESCRIBED IN DOCUMENT NUMBER 20220184445 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND A 0.132 ACRE PORTION OF THE FOSTER RIDGE, UNIT 2 SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOL. 9517, PG. 124, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; ESTABLISHING LOTS 6-9, BLOCK 1, IN NEW CITY BLOCK 17995, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')

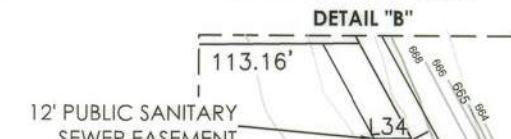


DATE OF PREPARATION: JANUARY 20, 2023

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216

TEL. NO. 210-541-9166
WWW.KIMLEY-HORN.COM



LINE	BEARING	DISTANCE
L34	N 89°11'33" E	19.24'
L35	N 28°45'06" W	13.58'
L36	S 89°11'33" W	19.24'
L37	S 28°45'06" E	13.58'

STATE OF INDIANA
COUNTY OF HAMILTON

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: Chris Wages

FOSTER RIDGE S2 OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2750 EAST 146TH STREET, SUITE 200
CARMEL, IN 46033

STATE OF INDIANA
COUNTY OF HAMILTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Chris Wages KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF Feb, A.D. 2023

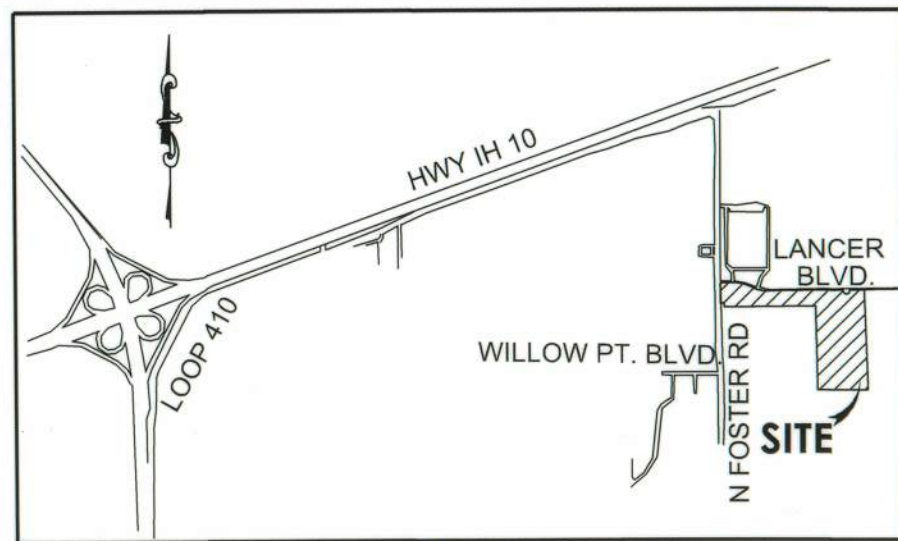
Leslie K McNutt
Notary Public, State of Indiana
Hamilton County
Commission # 671134
My Commission Expires
August 27, 2023

Leslie K McNutt
NOTARY PUBLIC, STATE OF INDIANA

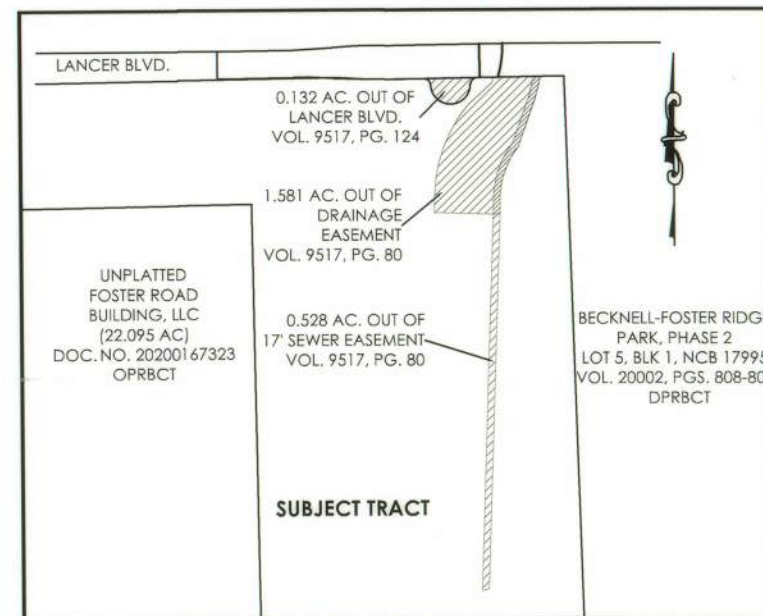
THIS PLAT OF FOSTER RIDGE PHASE 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP- NTS



NTS

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE 2.241 ACRES BEING REPLATTED WERE PREVIOUSLY PLATTED AS A 17' SANITARY SEWER EASEMENT, AND A VARIABLE WIDTH DRAINAGE EASEMENT IN FOSTER RIDGE, UNIT 1 SUBDIVISION, RECORDED IN VOL. 9517, PGS. 80-83, DPRBCT, AND A PORTION OF LANCER BLVD., 0.132 ACRES AS SHOWN, RECORDED AS FOSTER RIDGE, UNIT 2, VOL. 9517, PG. 124, DPRBCT.

CPS/SAWS/COSA/UTILITY NOTE:

- 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 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 ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITIES.
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LEGEND

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET
AC	ACRES
DPRBCT	DEED AND PLAT RECORDS
	BEXAR COUNTY TEXAS
—	CENTERLINE
—	RIGHT OF WAY
—	GETCTV GAS, ELECTRIC, TELEPHONE & CABLE TV
—	ESMNT EASEMENT
—	FLOODPLAIN LINE

SAWS WASTEWATER EDU NOTE:
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LINETYPE LEGEND

—	EXISTING MAJOR CONTOUR LINE
—	EXISTING MINOR CONTOUR LINE
—	PROPOSED MAJOR CONTOUR LINE
—	PROPOSED MINOR CONTOUR LINE

0 50 100 200
SCALE (1"=100')

PLAT NUMBER 22-11800205

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

FOSTER RIDGE, PHASE 3

BEING A TOTAL OF 40.318 ACRES, COMPRISED OF ALL OF THAT 40.186 ACRE TRACT CONVEYED TO FOSTER RIDGE S2 OWNER LLC, DESCRIBED IN DOCUMENT NUMBER 20220184445 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND A 0.132 ACRE PORTION OF THE FOSTER RIDGE, UNIT 2 SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOL. 9517, PG. 124, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; ESTABLISHING LOTS 6-9, BLOCK 1, IN NEW CITY BLOCK 17995, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: JANUARY 20, 2023

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216

TEL. NO. 210-541-9166
WWW.KIMLEY-HORN.COM

STATE OF INDIANA
COUNTY OF HAMILTON

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.

Chris Wagoner
OWNER/DEVELOPER:

FOSTER RIDGE S2 OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2750 E. 146TH ST., SUITE 200
CARMEL, IN 46033

STATE OF INDIANA
COUNTY OF HAMILTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Chris Wagoner, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF Feb, A.D. 20 23.



Jessie K McNeill
NOTARY PUBLIC, STATE OF INDIANA

STATE OF MISSOURI
COUNTY OF St. Louis

THE OWNER OF THE PROPOSED VARIABLE WIDTH OFF-LOT PUBLIC DRAINAGE EASEMENT (1.012 ACRES) 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: ET SAN ANTONIO, LLC
120 S. CENTRAL AVE, SUITE 300
ST. LOUIS, MO 63105

STATE OF MISSOURI
COUNTY OF St. Louis

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason Ridgway, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF February, A.D. 20 23.



Teri Eckman
NOTARY PUBLIC, STATE OF MISSOURI

THIS PLAT OF FOSTER RIDGE, PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED. DATED THIS 16 DAY OF Feb, A.D. 20 23.

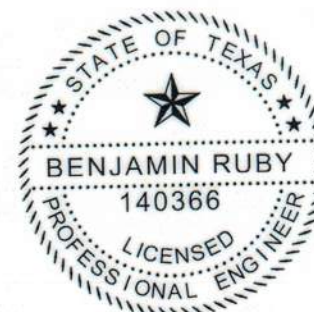
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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.

Benjamin Ruby 2-20-23
LICENSED PROFESSIONAL ENGINEER

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:

Richard A. Goodwin
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR #4069



LANCER BLVD.
VOL. 9517, PG. 124

N 89°02'38" E 100.31'

N 89°01'55" E 133.75'

LANCER BLVD.
DOC. NO. 20210159861

LOT 7
BLOCK 1
NCB 17995
3.923 ACRES

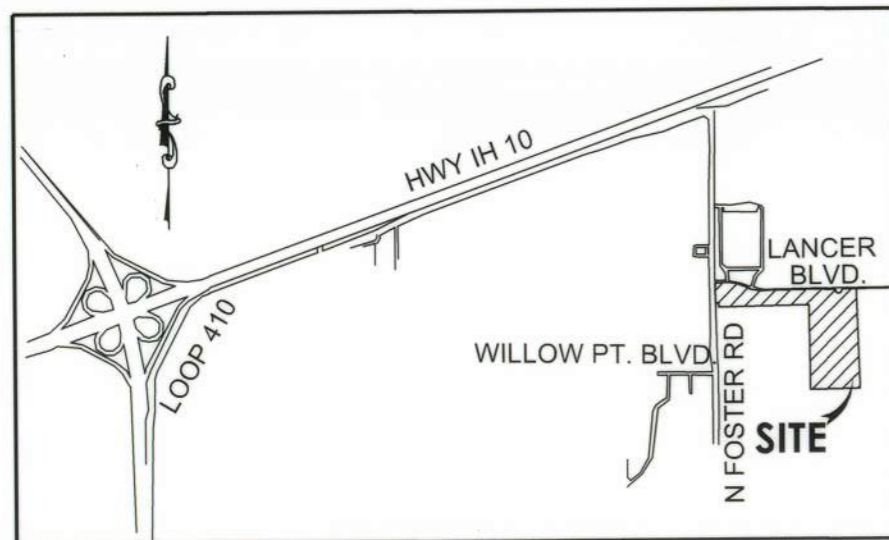
LOT 8
BLOCK 1
NCB 17995
5.432 ACRES

LOT 9
BLOCK 1
NCB 17995
24.751 ACRES

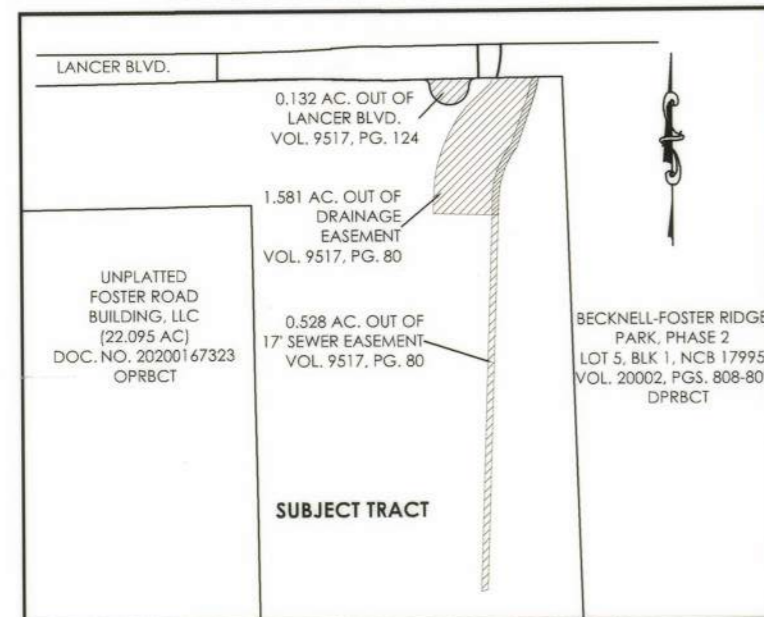
MATCH LINE - SEE SHEET 3

12' PUBLIC SANITARY
SEWER EASEMENT

LINE	BEARING	DISTANCE
L34	N 89°11'33" E	19.24'
L35	N 28°45'06" W	13.58'
L36	S 89°11'33" W	19.24'
L37	S 28°45'06" E	13.58'



LOCATION MAP - NTS



NTS

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

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LINE	BEARING	DISTANCE
L1	N 00°48'43" W	65.00'
L2	S 89°26'52" W	31.03'
L3	N 00°30'54" W	217.89'
L4	N 19°29'49" E	122.90'
L5	N 89°29'11" E	114.79'
L6	S 63°23'15" E	6.34'
L7	N 89°06'28" E	219.40'
L8	S 12°13'04" W	26.49'
L9	S 89°06'28" W	105.64'
L10	S 00°48'27" E	199.41'
L11	S 28°45'06" E	303.95'
L12	S 00°48'27" E	788.83'
L13	S 70°47'33" W	194.33'
L14	S 01°42'42" W	294.03'
L15	N 70°43'22" E	199.27'
L16	N 00°48'27" W	777.19'
L17	N 28°45'06" W	303.95'
L18	N 00°48'27" W	214.46'
L19	N 89°29'00" E	103.95'
L20	N 11°21'38" E	10.75'

L22	S 00°48'27" E	251.97'
L23	N 28°44'27" W	90.01'
L24	N 00°48'27" W	172.35'
L25	N 22°13'38" W	54.48'
L26	N 89°06'28" E	17.47'
L27	S 71°39'59" W	88.05'
L28	N 53°21'11" W	55.70'
L29	N 88°22'20" W	14.67'
L30	S 20°36'51" W	93.96'
L31	N 89°40'52" W	87.16'
L32	N 78°02'14" W	304.12'

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

SAWS IMPACT FEE NOTE:
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BY: Benjamin Ruby 2-20-23
LICENSED PROFESSIONAL ENGINEER

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:

BY: Richard A. Goodwin
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR #4069

CPS/SAWS/COSA/UTILITY NOTE:

1. 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 RELOCATED SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LANDS FOR THE

CPS/SAWS/COSA/UTILITY NOTES CONTINUED:

PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND 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 ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITIES. 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.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET
AC	ACRES
DPRBCT	DEED AND PLAT RECORDS BEXAR COUNTY TEXAS
C	CENTERLINE
ROW	RIGHT OF WAY
GETCTV	GAS, ELECTRIC, TELEPHONE & CABLE TV
ESMNT	EASEMENT
~	FLOODPLAIN LINE

PLAT NUMBER 22-11800205

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

FOSTER RIDGE, PHASE 3

BEING A TOTAL OF 40.318 ACRES, COMPRISED OF ALL OF THAT 40.186 ACRE TRACT CONVEYED TO FOSTER RIDGE S2 OWNER LLC, DESCRIBED IN DOCUMENT NUMBER 20220184445 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND A 0.132 ACRE PORTION OF THE FOSTER RIDGE, UNIT 2 SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOL. 9517, PG. 124, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; ESTABLISHING LOTS 6-9, BLOCK 1, IN NEW CITY BLOCK 17995, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: JANUARY 20, 2023

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216

TEL. NO. 210-541-9166
WWW.KIMLEY-HORN.COM

STATE OF INDIANA
COUNTY OF HAMILTON

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: Chris Weyant
FOSTER RIDGE S2 OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2750 E. 146TH ST., SUITE 200
CARMEL, IN 46033

STATE OF INDIANA
COUNTY OF HAMILTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Chris Weyant, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF Feb, A.D. 2023.

LESLIE K MCNUTT
Notary Public, State of Indiana
Hamilton County
Commission # 671134
My Commission Expires
August 27, 2023

Leslie K McNutt
NOTARY PUBLIC, STATE OF INDIANA

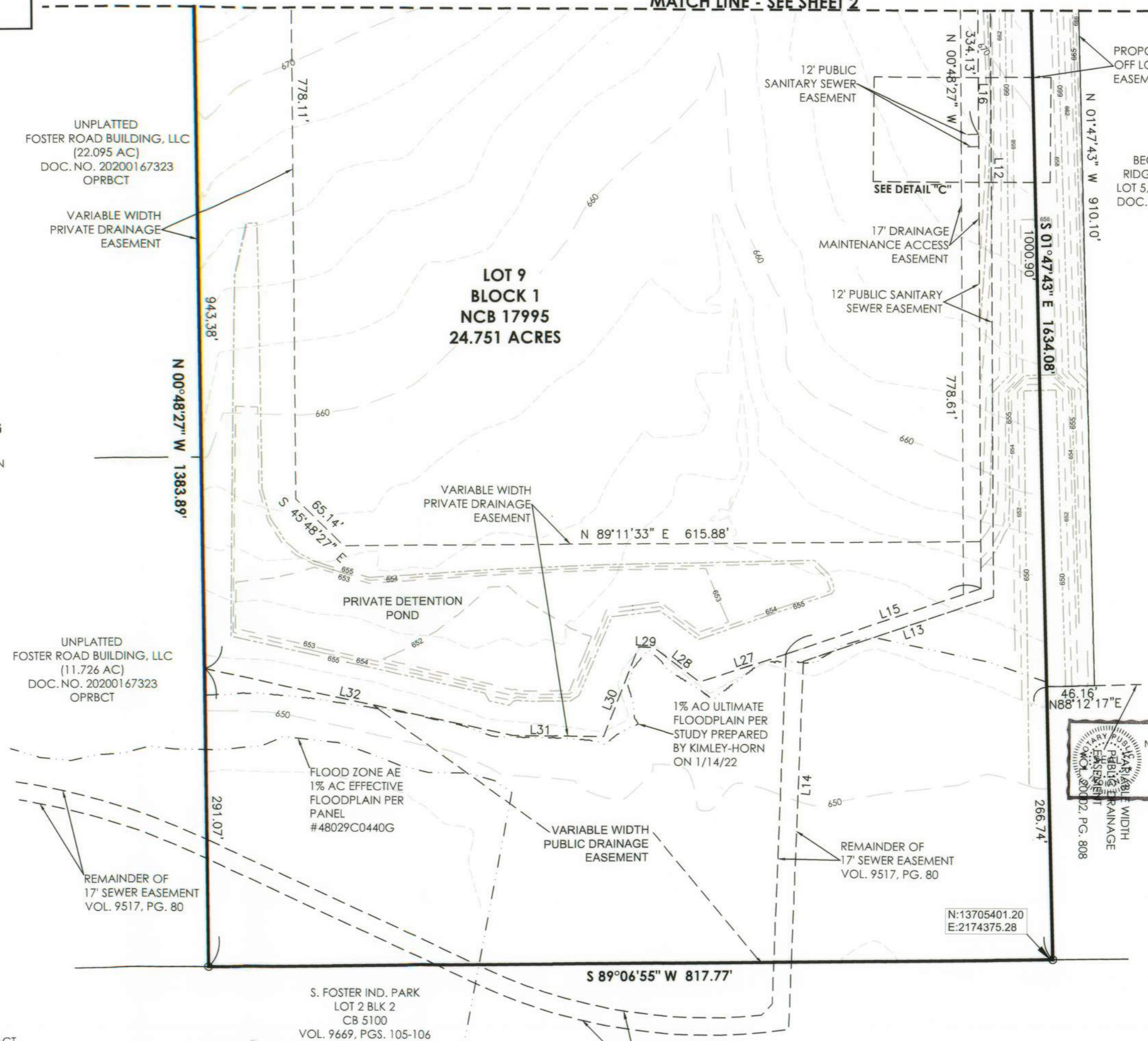
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	890.00'	278.37'	276.49'	N 78°57'22" W	23°06'54"
C2	999.35'	69.96'	69.95'	S 65°23'35" E	4°00'40"
C3	419.00'	94.28'	94.08'	N 69°50'01" W	12°53'32"
C4	757.00'	191.81'	191.30'	N 83°32'20" W	14°51'05"
C5	1018.75'	84.47'	84.45'	N 86°49'40" E	4°45'03"
C6	1018.75'	84.47'	84.45'	N 86°49'39" E	4°45'03"
C7	1018.75'	84.47'	84.45'	S 88°34'51" E	4°45'03"
C8	1018.75'	84.47'	84.45'	S 88°34'51" E	4°45'03"
C9	17.00'	26.70'	24.04'	S 45°57'43" E	89°59'17"
C10	50.00'	157.08'	100.00'	N 89°01'55" E	180°00'00"
C11	17.00'	26.68'	24.03'	N 43°59'50" E	89°55'45"

THIS PLAT OF FOSTER RIDGE PHASE 3 HAS BEEN SUBMITTED TO AND IS CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

MATCH LINE - SEE SHEET 2



LINETYPE LEGEND

---	EXISTING MAJOR CONTOUR LINE
---	EXISTING MINOR CONTOUR LINE
---	PROPOSED MAJOR CONTOUR LINE
---	PROPOSED MINOR CONTOUR LINE



LINE	BEARING	DISTANCE
L38	N 89°11'33" E	17.00'
L39	S 00°48'27" W	12.00'
L40	N 89°11'33" E	17.00'
L41	S 00°48'27" W	12.00'

STATE OF MISSOURI
COUNTY OF St. Louis

THE OWNER OF THE PROPOSED VARIABLE WIDTH OFF-LOT PUBLIC DRAINAGE EASEMENT (1.012 ACRES) 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: ET SAN ANTONIO, LLC
120 SOUTH CENTRAL AVENUE, SUITE 300
ST. LOUIS, MO 63105

STATE OF MISSOURI
COUNTY OF St. Louis

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason Ridgway, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF February, A.D. 2023.

Teri Eckenroth
NOTARY PUBLIC, STATE OF MISSOURI

