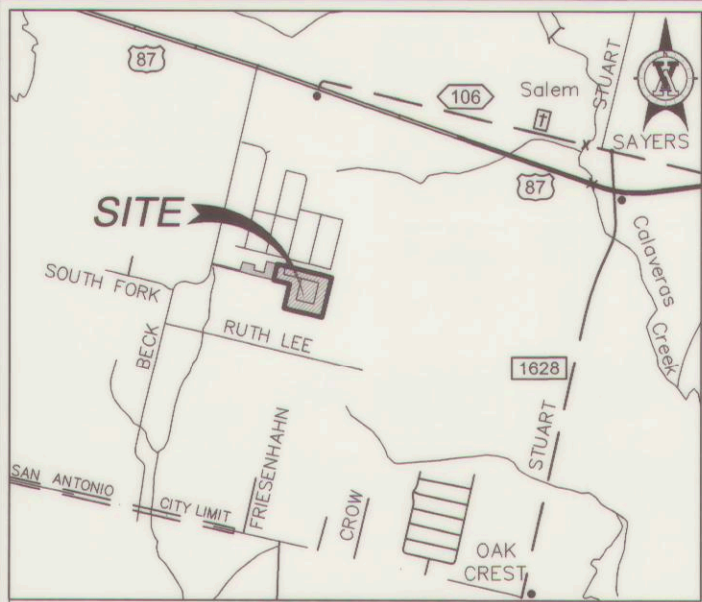


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SURVEY NOTE:
BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM.

THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, LLC. DOES NOT CERTIFY THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

1/2" IRON RODS WITH "VICKREY PROPERTY CORNERS" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

LEGEND

-- 000 -- -- EXISTING CONTOURS
DPR = DEEDS & PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
G.E.T.CA = GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
BLDG. = BUILDING
BS = BUILDING SETBACK
P = PROPERTY LINE
ROW = RIGHT OF WAY
ESMT = EASEMENT
TYP. = TYPICAL
CB = COUNTY BLOCK
VOL. = VOLUME
PG. = PAGE
AC. = ACREAGE

● ^{SR} SET 3/4" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
○ ^{FR} FOUND 3/4" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." (UNLESS NOTED OTHERWISE)

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 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.
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 ELECTRIC AND GAS FACILITIES.
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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL: 48029C0610F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 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.

SETBACK/EASEMENT 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. FOR SPECIFIC BUILDING SETBACKS, REFER TO THE SUBDIVISION DEED RESTRICTIONS.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREET, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF TWELVE (12) INCHES ABOVE FINAL ADJACENT GRADE.

WATER SERVICE NOTE:

WATER SERVICE IS PROVIDED BY EAST CENTRAL WATER SUPPLY CORPORATION, INCLUDING FIRE PROTECTION WITH 25 PSI AND 250 GPM FLOW. FIRE HYDRANTS WILL BE INSTALLED WITHIN 600 FEET OF EACH LOT.

WASTEWATER:

WASTEWATER SERVICE SHALL BE BY ON-SITE SEWAGE FACILITIES(OSSF).

PARK NOTE:

PARK REQUIREMENTS SHALL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU OF LAND DEDICATION.

PLAT No. 22-11800202 SUBDIVISION PLAT ESTABLISHING ESTATES AT ANNABELLE RANCH

BEING A TOTAL OF 19.66 ACRES (856,183 SQUARE FEET) OF LAND, OUT OF THE FRANCISCO LONGVILLE SURVEY NO. 4, ABSTRACT 423, COUNTY CLOCK 5137, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 49.670-ACRE TRACT OF LAND DESCRIBED IN A GIFT WARRANT DEED DATED AUGUST 15, 1997, CONVEYED FROM BETTY JEAN DEWAAL TO KATHRYN JEAN DEWAAL ZIZELMAN, RECORDED IN VOLUME 7174, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.) OF BEXAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
TBPELS Firm Registration No.: 10004100

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

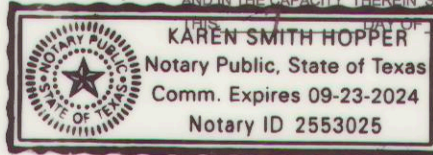
JMYJR BECK, LLC.
MIKE YANTIS JR., OWNER
8023 VANTAGE DR. SUITE 220
SAN ANTONIO, TEXAS 78230

OWNER - REMAINDER OF 49.670 AC TRACT

KATHRYN JEAN DEWAAL ZIZELMAN
MIKE YANTIS JR., AGENT
8023 VANTAGE DR. SUITE 220
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE YANTIS, JR., 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



KAREN SMITH HOPPER
Notary Public, State of Texas
Comm. Expires 09-23-2024
Notary ID 2553025

Karen Smith Hopper
NOTARY PUBLIC
STATE OF TEXAS

THIS PLAT OF ESTATES AT ANNABELLE 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION (S) AND/OR VARIANCE (S) HAVE BEEN GRANTED.

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

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.

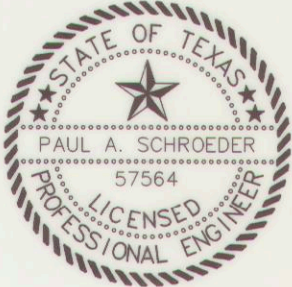
ON THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

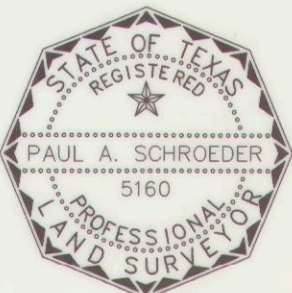
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



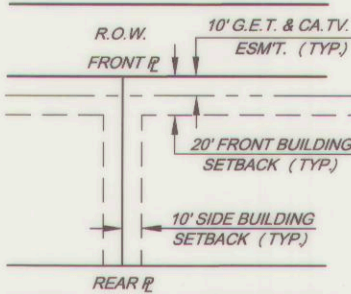
Paul A. Schroeder
02-22-2023
LICENSED PROFESSIONAL ENGINEER #57564
PAUL A. SCHROEDER
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
(210) 349-3271

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:

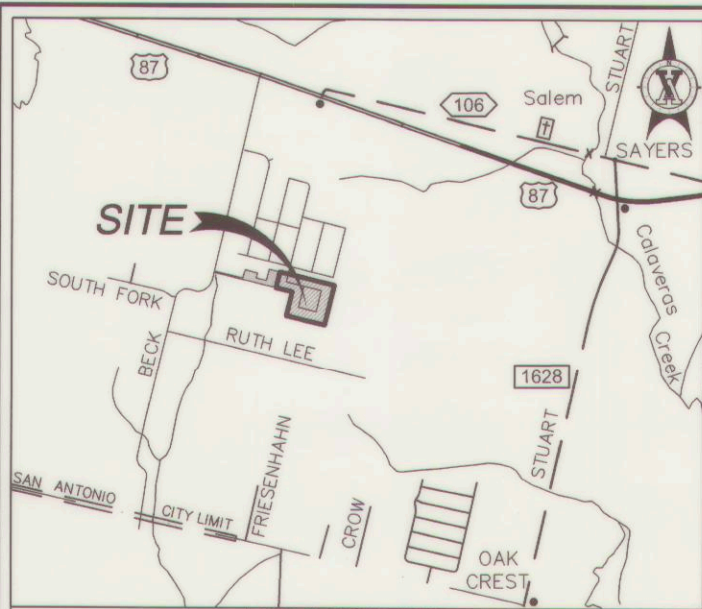


Paul A. Schroeder
02-22-2023
REGISTERED PROFESSIONAL LAND SURVEYOR #5160
PAUL A. SCHROEDER
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
210-349-3271



TYPICAL UTILITY EASEMENT DETAIL
NOTE:
ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 10' ALONG THE FRONT, AS SHOWN ABOVE, AND SPECIFIC BUILDING SETBACKS REFERED TO IN THE SUBDIVISION DEED RESTRICTIONS.

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SURVEY NOTE:

BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM.

THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, LLC DOES NOT CERTIFY THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

1/2" IRON RODS WITH "VICKREY PROPERTY CORNERS" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

LEGEND

- 600 EXISTING CONTOURS
- 600 PROPOSED CONTOURS
- DPR DEEDS & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- G.E.T.CA GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
- BLDG BUILDING
- BS BUILDING SETBACK
- E PROPERTY LINE
- ROW CENTER LINE
- ESMT RIGHT OF WAY EASEMENT
- TYP TYPICAL
- CB COUNTRY BLOCK
- VOL VOLUME
- PG PAGE
- AC ACREAGE
- DOC. NO. DOCUMENT NUMBER
- SR SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." (UNLESS NOTED OTHERWISE)
- LOT NUMBER
- LOT ACREAGE
- LOT NET ACREAGE

CPS/SAWS/COSA UTILITY NOTES:

- 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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY 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.
- 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 ELECTRIC AND GAS FACILITIES.
- 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREET, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL: 48029C010P, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI 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.

SETBACK/EASEMENT 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.

FOR SPECIFIC BUILDING SETBACKS, REFER TO THE SUBDIVISION DEED RESTRICTIONS.

WATER SERVICE NOTE:

WATER SERVICE IS PROVIDED BY EAST CENTRAL WATER SUPPLY CORPORATION, INCLUDING FIRE PROTECTION WITH 25 PSI AND 250 GPM FLOW. FIRE HYDRANTS WILL BE INSTALLED WITHIN 600 FEET OF EACH LOT.

WASTEWATER:

WASTEWATER SERVICE SHALL BE BY ON-SITE SEWAGE FACILITIES(OSSF).

PARK NOTE:

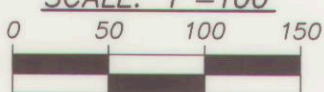
PARK REQUIREMENTS SHALL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU OF LAND DEDICATION.

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF TWELVE (12) INCHES ABOVE FINAL ADJACENT GRADE.



SCALE: 1"=100'



PLAT No. 22-11800202

SUBDIVISION PLAT ESTABLISHING ESTATES AT ANNABELLE RANCH

BEING A TOTAL OF 19.66 ACRES (856,183 SQUARE FEET) OF LAND, OUT OF THE FRANCISCO LONGVILLE SURVEY NO. 4, ABSTRACT 423, COUNTY CLOCK 5137, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 49.670-ACRE TRACT OF LAND DESCRIBED IN A GIFT WARRANT DEED DATED AUGUST 15, 1997, CONVEYED FROM BETTY JEAN DEWAAL TO KATHRYN JEAN DEWAAL ZIZELMAN, RECORDED IN VOLUME 7174, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.) OF BEXAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004

Telephone: (210) 349-3271

TBPELS Firm Registration No.: 10004100

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER - REMAINDER OF 49.670-ACRE TRACT

JMYJR BECK, LLC,
MIKE YANTIS JR., OWNER
8023 VANTAGE DR, SUITE 220
SAN ANTONIO, TEXAS 78230

KATHRYN JEAN DEWAAL ZIZELMAN
MIKE YANTIS JR., AGENT
8023 VANTAGE DR, SUITE 220
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
MIKE YANTIS, JR. 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.

Notary Public, State of Texas
KAREN SMITH HOPPER
Comm. Expires 09-23-2024
A.D. 2023
NOTARY PUBLIC
STATE OF TEXAS

THIS PLAT OF ESTATES AT ANNABELLE 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION (S)
AND/OR VARIANCE (S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

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. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 AND 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.

PAUL A. SCHROEDER #57564
LICENSED PROFESSIONAL ENGINEER
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
(210) 349-3271

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:

PAUL A. SCHROEDER #5160
REGISTERED PROFESSIONAL LAND SURVEYOR
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
(210) 349-3271

PLAT REVISED FEBRUARY 22, 2023

THIS PROJECT WILL CONSIST OF 30 RESIDENTIAL LOTS,
6 DRAINAGE EASEMENTS.

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

SHEET 2 OF 2