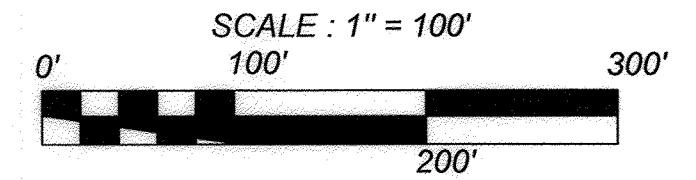


PLAT NO. 22-11800232

SUBDIVISION PLAT ESTABLISHING

LTS ALAMO RANCH II

BEING A TOTAL OF 23.38 ACRES OF LAND SITUATED IN THE LUIS GONZALEZ SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 23.217 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20190156374 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
ESTABLISHING LOTS 5 AND 6, AND A 0.0890 OF AN ACRE RIGHT-OF-WAY DEDICATION.



KFW
ENGINEERS + SURVEYING
3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
PHONE: (210) 979-8444 • FAX: (210) 979-8441
TSPS Form # 9513 • TSPS Form # 10122000

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.

Dr. Michael Rozas
OWNER / DEVELOPER:
SCHOOL OF EXCELLENCE IN EDUCATION, A TEXAS NON-PROFIT CORPORATION
DBA/LEGACY TRADITIONAL SCHOOLS - TEXAS
DR. MICHEL ROZAS, SUPERINTENDENT
1838 BASSE ROAD
SAN ANTONIO, TEXAS 78213

ERIN MOYE
Notary Public, State of Texas
Comm. Expires 08-19-2026
Notary ID 133917617

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHEL ROZAS, 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 February, A.D. 2023

Erin Moye
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

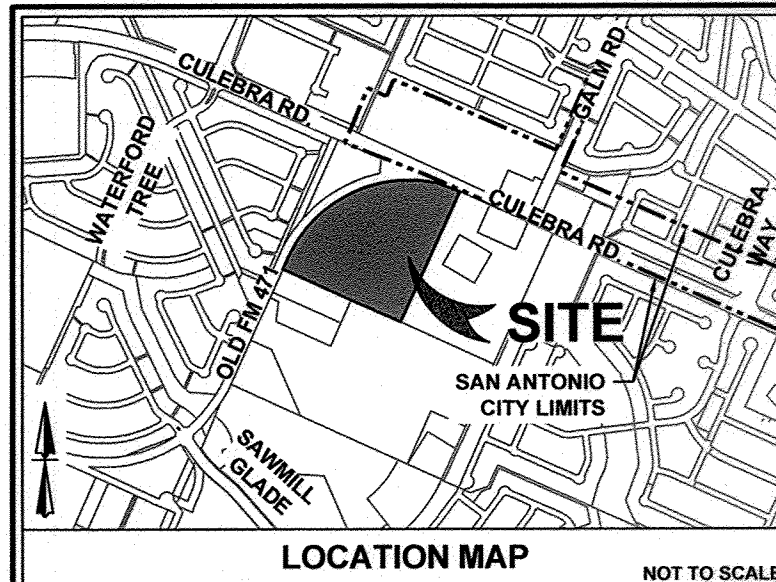
CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX



- LEGEND**
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - FIR = FOUND 1/2" IRON ROD
 - ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
 - VOL. = VOLUME
 - PG. = PAGE
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - = CENTER LINE
 - C.B. = COUNTY BLOCK
 - E.T.J. = EXTRA-TERRITORIAL JURISDICTION
 - - - 900' = EXISTING CONTOURS
 - - - 900' = PROPOSED CONTOURS
 - ◊ = EXISTING EASEMENT
 - ◊ = PROPOSED EASEMENT
 - - - = CITY LIMIT LINE
 - - - = ATLAS 14 FLOODPLAIN

KEY NOTES

- 1 14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- 2 VARIABLE WIDTH R.O.W. DEDICATION (0.0336 OF AN ACRE)
- 3 VARIABLE WIDTH IRREVOCABLE SHARED ACCESS AND UTILITY EASEMENT (0.5854 OF AN ACRE)
- 4 VARIABLE WIDTH IRREVOCABLE SHARED ACCESS (0.2040 OF AN ACRE)
- 5 10' PRIVATE SEWER EASEMENT
- 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 7 VARIABLE WIDTH CLEAR VISION EASEMENT
- 8 5' PUBLIC WATER EASEMENT
- 9 20' BUILDING SETBACK LINE
- 10 20' PRIVATE DRAINAGE EASEMENT
- 11 3' R.O.W. DEDICATION (0.0554 OF AN ACRE) (SEE DETAIL B ON SHEET 2)
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9608, PG. 20 D.P.R.)
- 2 15' BUILDING SETBACK (VOL. 9608, PG. 20 D.P.R.)
- 3 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9608, PG. 20 D.P.R.)

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.

MATTHEW HILBIG
LICENSED PROFESSIONAL ENGINEER NO. 131150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

16 JAN 2023

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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 DEDICATING 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.

SAWS WASTEWATER EDU NOTE:

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

SAWS IMPACT FEE NOTE:

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

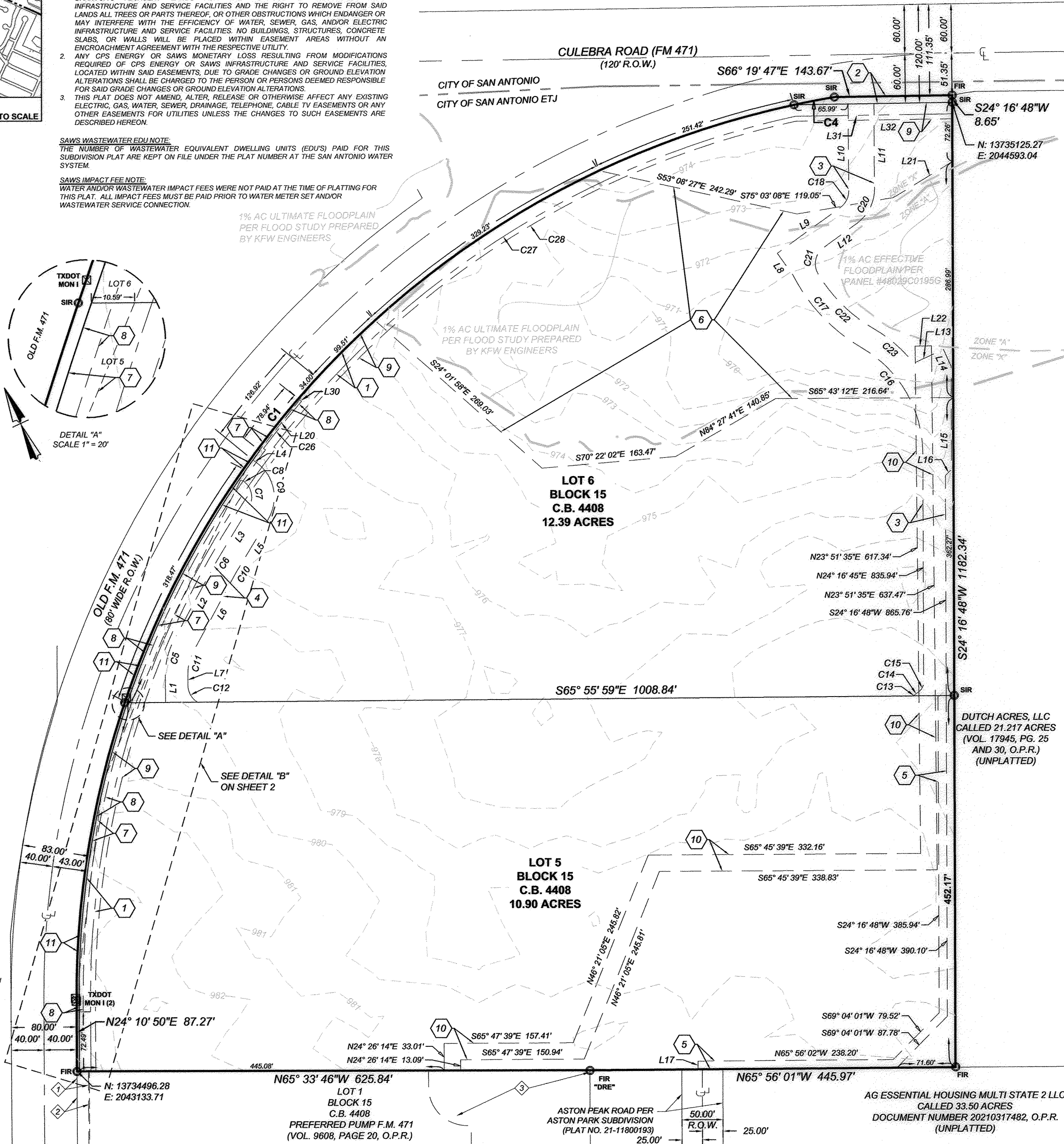
1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS

SURVEYOR NOTES:

1. 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18A).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL: THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ACCESS POINT(S) ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 192.88'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

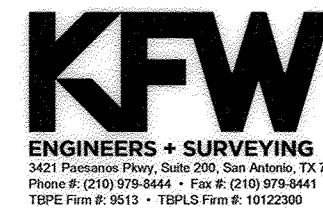
PAGE 1 OF 2

PLAT NO. 22-11800232

SUBDIVISION PLAT ESTABLISHING

LTS ALAMO RANCH II

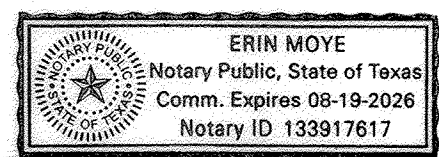
BEING A TOTAL OF 23.38 ACRES OF LAND SITUATED IN THE LUIS GONZAGA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 23.217 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20180156374 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 5 AND 6, AND A 0.0590 OF AN ACRE RIGHT-OF-WAY DEDICATION.



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.

Dr. Michael Rozas
OWNER / DEVELOPER
SCHOOL OF EXCELLENCE IN EDUCATION, A TEXAS NON-PROFIT CORPORATION
D/B/A/LEGACY TRADITIONAL SCHOOLS - TEXAS
DR. MICHAEL ROZAS, SUPERINTENDENT
1806 BASSE ROAD
SAN ANTONIO, TEXAS 78213



STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL ROZAS, 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 February, A.D. 2023

Erin Moye
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

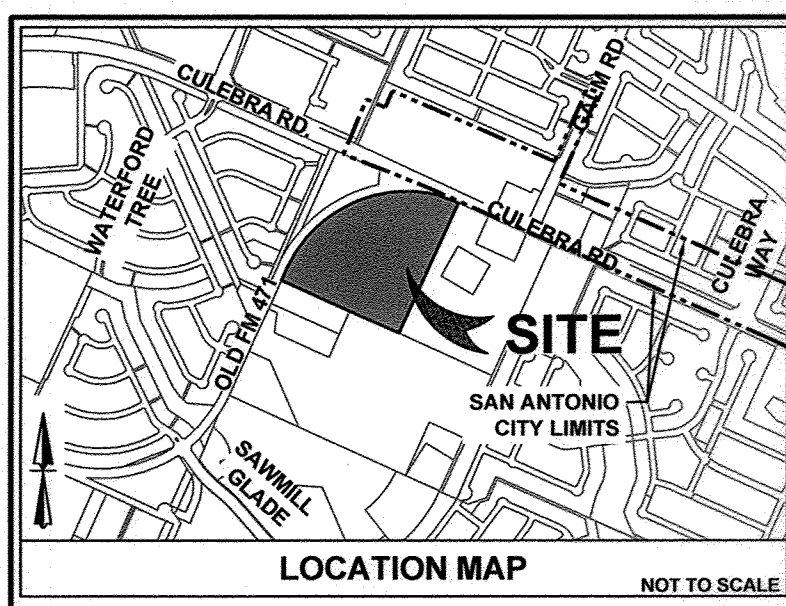
CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX _____

COUNTY CLERK, BEXAR COUNTY, TX _____



- SURVEYOR NOTES**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
 5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

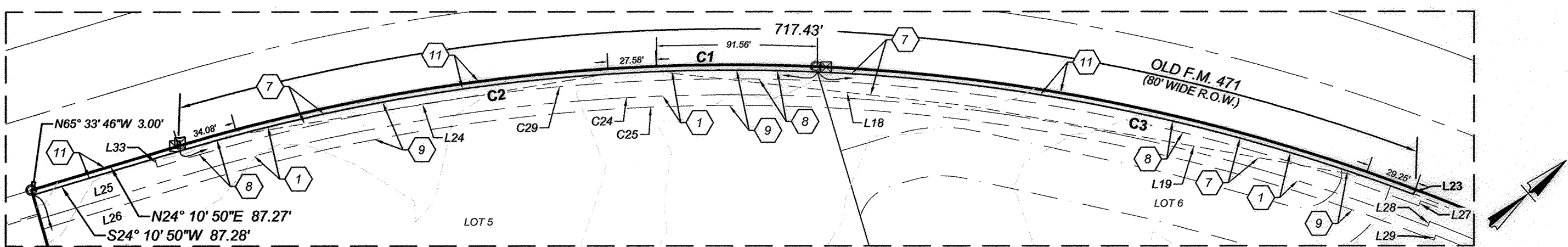
- CPS/SAWS/COSA/UTILITY NOTES:**
1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE 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.

SETBACK NOTE:
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- FLOODPLAIN NOTES:**
1. 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 #8029C01950, DATED SEPTEMBER 28TH, 2010, OR THE 1% ANNUAL CHANCE (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.
 2. 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.
 3. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOT 6 BLOCK 15 C.B. 4408 CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

- SAWS HIGH PRESSURE NOTE:**
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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, AND APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- SAWS WASTEWATER EDU NOTE:**
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- SAWS IMPACT FEE NOTE:**
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- TXDOT NOTES:**
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ACCESS POINT(S) ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 192.98'.
 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- CLEAR VISION NOTE:**
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

- FIRE DEPARTMENT ACCESS EASEMENT NOTE:**
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- CROSS ACCESS NOTE:**
LOT OWNERS(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 5 & 6, BLOCK 15, C.B. 4408, IN ACCORDANCE WITH UDC 35-506(R)(3).
- COMMON AREA MAINTENANCE NOTE:**
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.
- RESIDENTIAL FINISHED FLOOR:**
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.



KEY NOTES

- 1 14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- 2 VARIABLE WIDTH R.O.W. DEDICATION (0.0336 OF AN ACRE)
- 3 VARIABLE WIDTH IRREVOCABLE SHARED ACCESS AND UTILITY EASEMENT (0.5854 OF AN ACRE)
- 4 VARIABLE WIDTH IRREVOCABLE SHARED ACCESS (0.2040 OF AN ACRE)
- 5 10' PRIVATE SEWER EASEMENT
- 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 7 VARIABLE WIDTH CLEAR VISION EASEMENT
- 8 5' PUBLIC WATER EASEMENT
- 9 20' BUILDING SETBACK LINE
- 10 20' PRIVATE DRAINAGE EASEMENT
- 11 3' R.O.W. DEDICATION (0.0554 OF AN ACRE) (SEE DETAIL B ON SHEET 2)

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	1560.69'	1105.92'	080°51'24"	N64°36'32"E	1,434.37'
C2	367.76'	1102.92'	019°06'17"	S33°43'59"W	366.06'
C3	347.72'	1102.92'	018°03'50"	S52°19'02"W	346.28'
C4	50.16'	1105.92'	002°35'54"	N76°15'43"W	50.15'
C5	44.96'	88.75'	029°01'21"	N38°34'41"E	44.48'
C6	2.37'	50.75'	002°40'27"	N54°25'36"E	2.37'
C7	32.00'	24.25'	075°36'27"	N17°57'36"E	29.73'
C8	10.06'	14.25'	040°26'47"	N40°04'01"W	9.85'
C9	76.68'	51.75'	084°53'33"	S13°19'03"W	69.85'
C10	1.13'	24.25'	002°40'27"	S54°25'36"W	1.13'
C11	31.03'	61.25'	029°01'21"	S38°34'41"W	30.69'
C12	24.43'	24.25'	057°42'38"	S04°47'18"E	23.41'
C13	0.69'	14.25'	002°45'46"	N70°08'55"E	0.69'
C14	6.22'	25.75'	013°50'12"	N75°41'08"E	6.20'
C15	14.51'	14.25'	058°19'38"	N53°26'25"E	13.89'
C16	155.23'	149.25'	059°35'34"	N05°31'02"W	148.33'
C17	125.13'	219.25'	032°41'59"	N18°57'50"W	123.44'
C18	23.10'	24.25'	054°34'57"	N51°21'29"E	22.24'
C20	49.30'	51.75'	054°34'57"	S51°21'29"W	47.46'
C21	36.17'	24.25'	085°27'52"	S35°55'02"W	32.91'
C22	95.38'	191.75'	028°29'55"	S21°03'52"E	94.39'
C23	65.16'	176.75'	021°07'25"	S24°45'07"E	64.79'
C24	720.40'	1088.92'	037°54'20"	N43°08'00"E	707.34'
C25	722.51'	1082.92'	038°13'37"	N43°17'39"E	709.18'
C26	73.58'	1102.35'	003°49'28"	S63°31'27"W	73.57'
C27	767.69'	1091.92'	040°16'58"	S82°13'31"W	751.98'
C28	756.81'	1085.92'	039°55'51"	S82°22'12"W	741.58'
C29	717.24'	1097.92'	037°25'47"	S42°53'43"W	704.55'

Line Table		
LINE #	LENGTH	DIRECTION
L1	33.58'	N24°04'01"E
L2	109.43'	N53°05'22"E
L3	72.36'	N55°45'49"E
L4	6.29'	S29°07'44"E
L5	72.34'	S55°45'49"W
L6	109.41'	S53°05'22"W
L7	13.08'	S24°04'01"W
L8	31.69'	N11°21'15"W
L9	95.10'	N78°38'58"E
L10	106.01'	N24°04'01"E
L11	103.38'	S24°04'01"W
L12	50.28'	S78°38'58"W
L13	40.01'	N90°00'00"E
L14	22.75'	S00°00'00"E
L15	125.23'	S24°16'45"W
L16	10.58'	S69°04'01"W
L17	10.00'	S24°03'59"W

Line Table		
LINE #	LENGTH	DIRECTION
L18	180.41'	S47°01'25"W
L19	227.50'	S50°53'19"W
L20	112.79'	N62°57'11"E
L21	84.30'	N83°20'35"E
L22	20.00'	N66°08'25"W
L23	3.00'	N28°39'02"W
L24	214.20'	S31°31'25"W
L25	87.35'	N24°10'50"E
L26	87.37'	N24°10'50"E
L27	3.00'	N28°39'02"W
L28	3.00'	S28°39'02"E
L29	3.00'	S28°39'02"E
L30	5.00'	N24°33'39"W
L31	191.45'	S66°19'47"E
L32	190.79'	S66°19'47"E
L33	5.00'	N65°49'10"W

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

