

LEGEND

- R.O.W. = RIGHT-OF-WAY
BLK = BLOCK
N.C.B. = NEW CITY BLOCK
C.B. = CITY BLOCK
VOL. = VOLUME
PG. = PAGE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
SMAG = SET MAG NAIL WITH WASHER STAMPED "KFW SURVEY"
FIR = FOUND 1/2" IRON ROD OR AS NOTED
SIR = SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEY"
TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
MON = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
CL = CENTERLINE
EXISTING EASEMENT
PROPOSED EASEMENT
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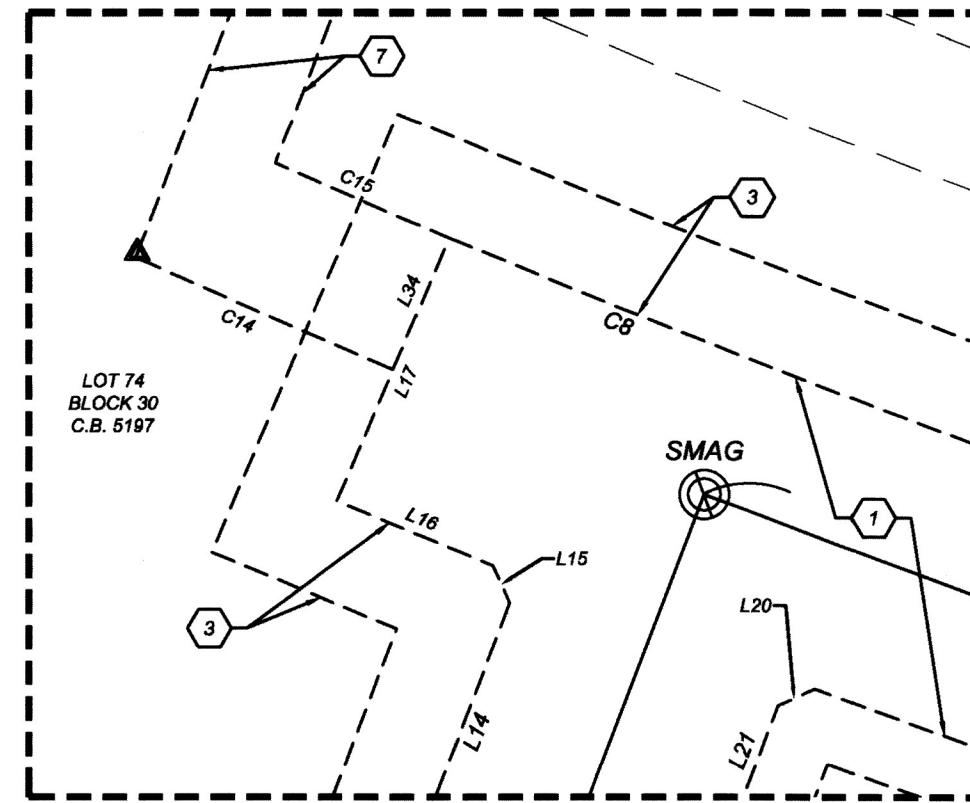
KEY NOTES

- 28" ELECTRIC EASEMENT (VOL. 4659, PG. 1787 O.P.R.)
 - TXDOT DRAINAGE EASEMENT (VOL. 4463, PGS. 437-438 O.P.R.)
 - 19" INTERCEPTOR DRAIN EASEMENT (VOL. 9505, PG. 146 D.P.R.)
 - 28" INTERCEPTOR DRAIN EASEMENT (VOL. 9505, PG. 146 D.P.R.)
 - 17" INTERCEPTOR DRAIN EASEMENT (VOL. 9505, PG. 146 D.P.R.)
 - 42" INTERCEPTOR DRAIN EASEMENT (VOL. 9505, PG. 146 D.P.R.)
 - 28" GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 20001, PGS. 1266-1267 D.P.R.)
 - VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, UTILITY & PRIVATE DRAINAGE EASEMENT (VOL. 20001, PGS. 1266-1267 D.P.R.)
 - 14" GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 20001, PGS. 1266-1267 D.P.R.)
 - 20" BUILDING SETBACK LINE (VOL. 20001, PGS. 1266-1267 D.P.R.)
 - 75' BUILDING SETBACK LINE (VOL. 20001, PGS. 1266-1267 D.P.R.)
 - SEWER AND DRAINAGE EASEMENT (VOL. 9505, PG. 146 D.P.R.)
 - 28" GAS AND ELECTRIC EASEMENT (VOL. 9505, PG. 146 D.P.R.)
 - 33" DRAIN R.O.W. (VOL. 9505, PG. 146 D.P.R.)
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 - 1" VEHICULAR NON-ACCESS EASEMENT
 - VARIABLE WIDTH PRIVATE INTERCEPTOR DRAINAGE EASEMENT
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - 16" SANITARY SEWER EASEMENT

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

SEE PAGE 2 OF 2 FOR PLAT NOTES

SEE PAGE 2 OF 2 FOR LINE AND CURVE TABLES

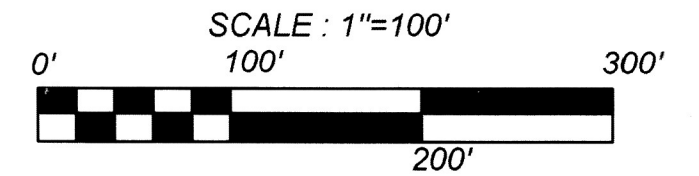


DETAIL "A"
SCALE: 1" = 40'

PLAT NUMBER: 21-11800547

SUBDIVISION PLAT ESTABLISHING BIG COUNTRY UNIT 18 PHASE II

BEING A TOTAL 33.043 ACRE TRACT OF LAND OUT OF A CALLED 662.792 ACRE TRACT OF LAND (PARCEL 7) RECORDED IN VOLUME 6051, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62 ABSTRACT 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 74, 75, 76, 77, 78, 79, 80, 81, AND 82, BLOCK 30, CB 5197.



KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF KANSAS
COUNTY OF SEDGWICK

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.

Johnny Stevens
OWNER / DEVELOPER
SAN ANTONIO LAND FUND I
ATTN: JOHNNY STEVENS
1223 N ROCK ROAD, SUITE H-200
WICHITA, KANSAS 67209

DULY AUTHORIZED AGENT

STATE OF KANSAS
COUNTY OF SEDGWICK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHNNY STEVENS, 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 25th DAY OF April, A.D. 2023

Sandra M. Stevens
NOTARY PUBLIC, SEDGWICK COUNTY, KANSAS

SANDRA M. STEVENS
Notary Public - State of Kansas
My Appt. Expires September 20, 2025

THIS PLAT OF BIG COUNTRY UNIT 18 PHASE II 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

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 ON _____ 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

STATE OF TEXAS
COUNTY OF BEXAR

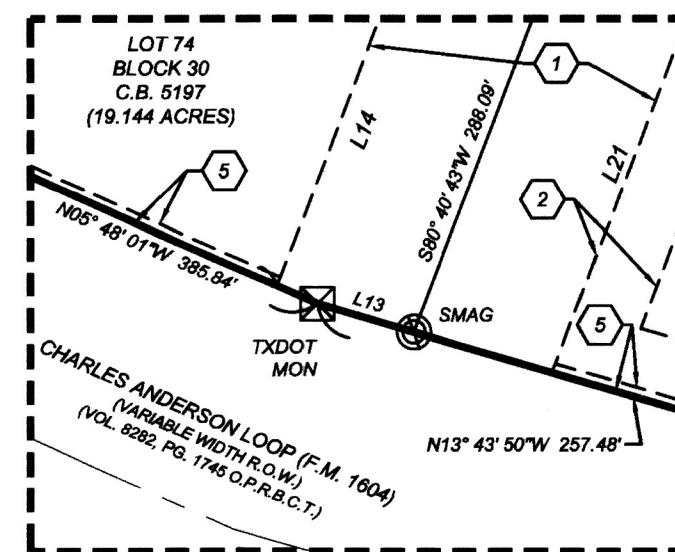
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Frank D. Corey
LICENSED PROFESSIONAL ENGINEER
FRANK D. COREY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

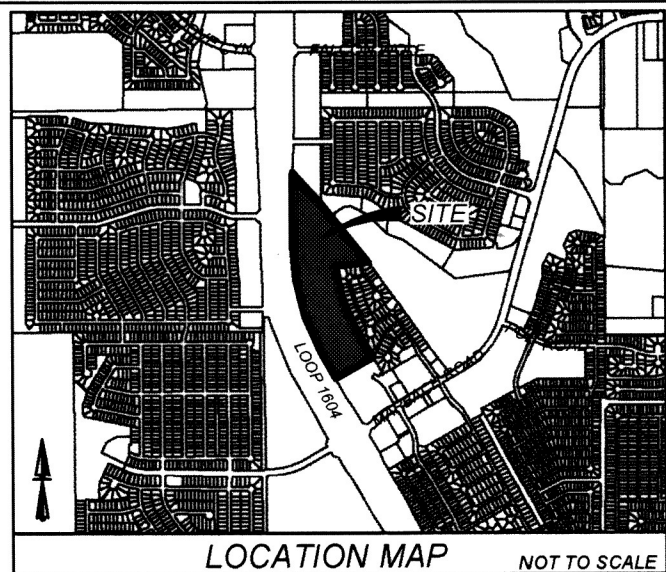
STATE OF TEXAS
COUNTY OF BEXAR

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:

Douglas A. Kramer
DOUGLAS A. KRAMER, INKRAMER@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



DETAIL "B"
SCALE: 1" = 40'



LEGEND

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MON = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"

◇ = CENTERLINE
◇ = EXISTING EASEMENT
◇ = PROPOSED EASEMENT
-840- = EXISTING CONTOUR
-840 = PROPOSED CONTOUR

SURVEYOR NOTES:

- ALL LOT AND EASEMENT CORNERS SHALL BE SET AS NOTED ON PLAT AFTER COMPLETION OF FINAL GRADING OR PAVING.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE STATE OF TEXAS SOUTH CENTRAL ZONE 4204 NORTH AMERICAN DATUM (N A D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

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
FRANK D. COREY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PASEANOS 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:

DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PASEANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
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KEY NOTES

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- TXDOT DRAINAGE EASEMENT (VOL. 4465, PGS. 437-438 O.P.R.)
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- VARIABLE WIDTH PRIVATE INTERCEPTOR DRAINAGE EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 16' SANITARY SEWER EASEMENT

SAWS HIGH PRESSURE NOTE:

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 226 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.

C.P.S./S.A.W.S./C.O.S.A. 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 DESIGNATING THE 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 TO 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 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STORM WATER NOTES:

- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (F.I.O.) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY FOR COMMERCIAL PROPERTIES WITHIN THE ETJ.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 TOTAL OF 2 ACCESS POINT(S) ALONG CHARLES ANDERSON LOOP (F.M. 1604). BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,861.16.
- 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.

FIRE PROTECTION NOTE:

FIRE PROTECTION ON COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48020C0395, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON ACCEPTANCE BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

RESIDENTIAL FINISHED FLOOR NOTE:

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

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 74-82, BLOCK 30, CB 5197, IN ACCORDANCE WITH UDC 35-506(R)(3).

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.

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.

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.

EDU IMPACT FEE PAYMENT 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.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 74, 75, 76, 77, 78, 79, 80, 81, AND 82, BLOCK 30, CB 5197, 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.

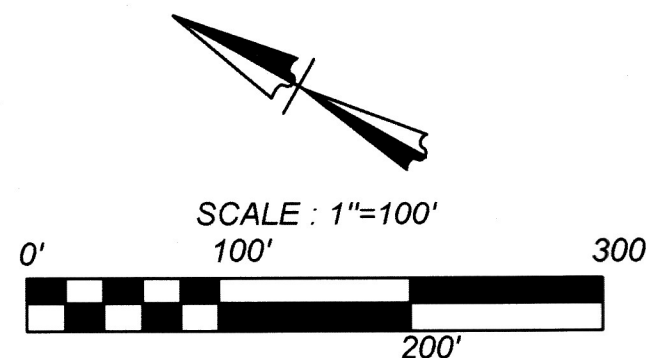
DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT 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.

PLAT NUMBER: 21-11800547

SUBDIVISION PLAT ESTABLISHING BIG COUNTRY UNIT 18 PHASE II

BEING A TOTAL 33.043 ACRE TRACT OF LAND OUT OF A CALLED 662.792 ACRE TRACT OF LAND (PARCEL 7) RECORDED IN VOLUME 6051, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62 ABSTRACT 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 74, 75, 76, 77, 78, 79, 80, 81, AND 82, BLOCK 30, CB 5197.



KFW
ENGINEERS & SURVEYING

3421 PASEANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone # (210) 979-8444 • Fax # (210) 979-8441
TBPE Firm # 9513 • TBPLS Firm # 10122300

STATE OF KANSAS
COUNTY OF SEDGWICK

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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Johnny Stevens
OWNER/DEVELOPER
SAN ANTONIO LAND FUND I
ATTN: JOHNNY STEVENS
1223 N ROCK ROAD, SUITE H-200
WICHITA, KANSAS 67206

DULY AUTHORIZED AGENT

STATE OF KANSAS
COUNTY OF SEDGWICK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHNNY STEVENS, 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 25th DAY OF April, A.D. 2023

Johnny Stevens
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS

Johnny Stevens
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS

THIS PLAT OF "BIG COUNTRY UNIT 18 PHASE II 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

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 ON _____, 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

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	883.58'	2092.49'	024°11'38"	S17°55'31"E	877.03'
C2	87.39'	2362.65'	002°07'09"	N28°58'08"W	87.38'
C3	189.49'	2362.65'	004°35'43"	N25°36'42"W	189.44'
C4	180.81'	2362.65'	004°23'05"	N21°07'18"W	180.77'
C5	180.76'	2362.65'	004°23'01"	N16°44'15"W	180.72'
C6	236.41'	2362.65'	005°44'00"	N11°40'45"W	236.32'
C7	443.96'	2092.49'	012°09'23"	S11°54'24"E	443.13'
C8	894.02'	2332.64'	021°57'35"	N19°02'55"W	888.56'
C9	849.81'	2392.66'	020°21'00"	N19°51'13"W	845.35'
C10	439.62'	2092.49'	012°02'15"	S24°00'13"E	438.82'
C11	380.15'	2362.65'	009°13'08"	S13°25'19"E	379.74'
C12	494.71'	2362.65'	011°59'49"	S24°01'48"E	493.81'
C13	16.00'	1769.26'	000°31'05"	N18°32'59"W	16.00'
C14	58.69'	2362.64'	001°25'24"	S06°24'10"E	58.69'
C15	39.59'	2332.64'	000°58'21"	S06°37'41"E	39.59'

Line #	LENGTH	DIRECTION
L1	152.49'	N30°02'03"W
L2	152.49'	N30°02'03"W
L3	84.76'	N30°02'03"W
L4	152.52'	N30°01'43"W
L5	152.48'	N30°01'43"W
L6	84.16'	N30°01'43"W
L7	115.56'	N24°31'09"W
L8	189.41'	N24°31'09"W
L9	193.04'	N24°31'09"W

Line #	LENGTH	DIRECTION
L10	11.42'	N24°31'09"W
L11	211.79'	N13°43'50"W
L12	257.48'	N13°43'50"W
L13	20.97'	N13°43'50"W
L14	253.51'	N80°40'43"E
L15	8.62'	S35°40'43"W
L16	35.08'	N07°19'57"W
L17	60.00'	N82°53'08"E
L18	389.74'	S30°02'03"E

Line #	LENGTH	DIRECTION
L19	389.74'	N30°02'03"W
L20	8.38'	S54°36'25"E
L21	249.77'	S80°40'43"W
L22	405.37'	N80°59'23"E
L23	20.85'	N51°09'48"E
L24	127.98'	N80°36'36"E
L26	217.69'	S81°12'05"W
L27	166.12'	N09°23'24"W
L28	185.31'	N06°49'15"E

Line #	LENGTH	DIRECTION
L29	292.42'	N41°06'16"E
L30	333.23'	N87°24'51"E
L31	380.70'	N81°09'54"E
L32	305.62'	N21°46'27"E
L33	19.00'	S80°38'14"W
L34	30.00'	S82°53'08"W
L35	16.00'	N18°22'59"W