

PLAT NO. 22-11800352

**SUBDIVISION PLAT
ESTABLISHING
VERDIN SUBDIVISION
UNIT 2**

BEING A TOTAL OF 13.578 ACRES, INCLUSIVE OF A 0.675 OF AN ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION, SITUATED IN THE RUFENO RODRIGUEZ SURVEY NO. 49, ABSTRACT NO. 613, COUNTY BLOCK NO. 4202, BEING A PORTION OF A 131.81 ACRE TRACT AS CONVEYED TO KING FISH DEVELOPMENT, LLC BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220169411, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



BPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 27, 2023

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 INDICATED 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: SHAD SCHMID
KINGFISH DEVELOPMENT, LLC
2722 W. BITTERS RD, SUITE 106
SAN ANTONIO, TX 78248
(210) 882-6800

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
SHAD SCHMID 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 1st DAY OF MAY, A.D. 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VERDIN SUBDIVISION UNIT 2 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____

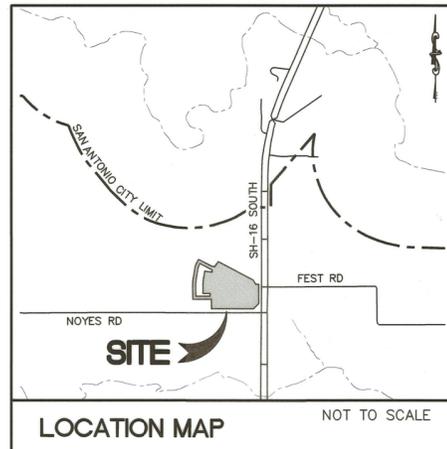
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



- LEGEND**
- 554 --- EXISTING CONTOUR
 - 702 --- PROPOSED CONTOUR
 - E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
 - * REPEATED BEARING & DISTANCE
 - R.O.W. RIGHT OF WAY
 - C.B. COUNTY BLOCK
 - ESM'T. EASEMENT
 - NO. NUMBER
 - ℄ CENTERLINE
 - Ac. ACRES
 - R RADIUS
 - AC ANNUAL CHANCE
 - EXISTING 1% AC EFFECTIVE DFIRM FLOODPLAIN ZONE AE AS PER PANEL 48029C0565F (DATED 09/29/2010)
 - 1% AC UTMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY MOY TARIN RAMIREZ (MTR) ENGINEERS, LLC

- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK 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 COMBINED TOTAL OF ZERO ACCESS POINTS ALONG STATE HWY 16 SOUTH, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 404.01'.
 - 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.

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:

MOY TARIN RAMIREZ ENGINEERS, LLC
Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

CPS/SAWS/COSA/UTILITY NOTE:

- 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.
- 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, OR 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.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED;
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

NOTES:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THE PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0565F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- 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 TO 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.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN INCLUDING LOTS 2-23 BLOCK 30 & LOT 44 BLOCK 30 SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- LOTS 901-904 BLOCK 30, LOT 1 BLOCK 31 & LOT 901 BLOCK 32, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- SEWER OF 59 RESIDENTIAL LOTS AND 1 PARK LOT ESTABLISHED.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVES AREAS, INCLUDING LOTS 901-904 BLOCK 30, LOT 1 BLOCK 31 & LOT 901 BLOCK 32, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 84.93' | S30°45'55"E |
| L2 | 40.98' | S00°06'43"W |
| L3 | 161.00' | N00°06'00"W |
| L4 | 312.00' | S89°54'00"W |
| L5 | 220.70' | N00°06'00"W |
| L6 | 235.00' | S89°54'00"W |
| L7 | 7.07' | S44°54'00"W |
| L8 | 40.00' | S00°06'00"E |
| L9 | 120.00' | N89°54'00"E |
| L10 | 120.00' | S00°06'00"E |
| L11 | 46.41' | S01°30'43"W |
| L12 | 47.48' | S05°43'02"W |
| L13 | 42.60' | S09°03'40"W |
| L14 | 120.00' | S09°21'01"W |
| L15 | 120.00' | N80°38'59"W |
| L16 | 21.11' | S09°21'01"W |
| L17 | 216.17' | S62°10'41"E |
| L18 | 78.00' | N27°49'19"E |
| L19 | 247.87' | S62°10'41"E |
| L20 | 106.56' | N36°22'45"E |
| L21 | 50.00' | N27°49'19"E |
| L22 | 148.89' | S09°21'01"W |
| L23 | 165.70' | S00°06'00"E |
| L24 | 7.07' | S45°06'00"E |
| L25 | 220.29' | N89°54'00"E |
| L26 | 13.79' | N46°19'33"E |
| L27 | 94.89' | N02°45'06"E |
| L28 | 66.42' | N00°06'00"W |
| L29 | 44.64' | N09°21'01"E |
| L30 | 191.54' | S62°10'41"E |

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L31 | 79.82' | S00°06'00"E |
| L32 | 192.23' | S89°54'00"W |
| L33 | 14.14' | S44°54'00"W |
| L34 | 95.00' | S00°06'00"E |
| L35 | 21.21' | S45°06'00"E |
| L36 | 206.68' | N43°28'08"E |
| L37 | 95.73' | N00°06'00"W |
| L38 | 14.14' | N45°06'00"W |
| L39 | 280.00' | N89°54'00"E |
| L40 | 50.00' | N00°06'00"W |
| L41 | 165.70' | N00°06'00"W |
| L42 | 167.19' | N09°21'01"E |
| L43 | 206.16' | N62°10'41"W |
| L44 | 110.20' | N00°06'00"W |
| L45 | 200.55' | N89°54'00"E |
| L46 | 13.79' | S46°31'33"E |
| L47 | 94.89' | S02°57'06"E |
| L48 | 66.42' | S00°06'00"E |
| L49 | 36.91' | S09°21'01"W |
| L50 | 54.01' | S03°29'34"W |
| L51 | 119.40' | N00°06'00"W |
| L52 | 118.00' | N00°06'00"W |
| L53 | 110.64' | N43°25'50"E |
| L54 | 116.14' | N43°25'50"E |
| L55 | 106.26' | S45°00'21"W |
| L56 | 50.00' | S89°53'17"E |
| L57 | 42.47' | N09°12'27"E |
| L58 | 43.00' | S89°54'00"W |
| L59 | 28.00' | N27°49'19"E |

| CURVE TABLE | | | | | | |
|-------------|---------|------------|---------|---------|---------|---------------|
| CURVE | RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD BEARING |
| C1 | 25.00' | 71°31'42" | 18.01' | 31.21' | 29.22' | N26°24'50"W |
| C2 | 29.00' | 35°12'52" | 9.20' | 17.82' | 17.54' | S79°47'07"E |
| C3 | 51.00' | 34°03'52" | 15.62' | 30.32' | 29.88' | S80°21'37"E |
| C4 | 51.00' | 107°53'33" | 70.06' | 96.04' | 82.46' | N09°22'54"W |
| C5 | 29.00' | 35°12'52" | 9.20' | 17.82' | 17.54' | S26°57'27"W |
| C6 | 465.00' | 9°27'01" | 38.44' | 76.70' | 76.61' | S04°37'30"W |
| C7 | 225.00' | 9°27'01" | 18.60' | 37.11' | 37.07' | N04°37'30"E |
| C8 | 29.00' | 38°59'16" | 10.27' | 19.73' | 19.36' | N10°08'37"W |
| C9 | 51.00' | 186°26'51" | 905.46' | 165.96' | 101.84' | N63°35'10"E |
| C10 | 29.00' | 38°59'16" | 10.27' | 19.73' | 19.36' | S42°41'03"E |
| C11 | 29.00' | 34°25'02" | 8.98' | 17.42' | 17.16' | S79°23'12"E |
| C12 | 51.00' | 130°54'45" | 111.68' | 116.53' | 92.78' | S31°08'20"E |
| C13 | 29.00' | 34°25'02" | 8.98' | 17.42' | 17.16' | S17°06'31"W |
| C14 | 29.00' | 36°59'23" | 9.70' | 18.72' | 18.40' | S18°35'41"E |
| C15 | 51.00' | 163°58'46" | 362.41' | 145.96' | 101.00' | S44°54'00"W |
| C16 | 29.00' | 36°59'23" | 9.70' | 18.72' | 18.40' | N71°36'19"W |
| C17 | 515.00' | 9°27'01" | 42.57' | 84.94' | 84.85' | N04°37'30"E |
| C18 | 25.00' | 108°28'18" | 34.71' | 47.33' | 40.57' | S63°35'10"W |
| C19 | 25.00' | 62°04'41" | 15.04' | 27.09' | 25.78' | N31°08'20"W |
| C20 | 25.00' | 90°00'00" | 25.00' | 39.27' | 35.36' | N44°54'00"E |
| C21 | 175.00' | 9°27'01" | 14.46' | 28.86' | 28.83' | S04°37'30"W |
| C22 | 805.00' | 9°27'01" | 66.54' | 132.77' | 132.62' | S04°37'30"W |
| C23 | 225.00' | 18°28'18" | 36.59' | 72.54' | 72.22' | S18°35'10"W |
| C24 | 755.00' | 9°27'01" | 62.41' | 124.53' | 124.39' | S04°37'30"W |
| C25 | 175.00' | 18°28'18" | 28.46' | 56.42' | 56.17' | S18°35'10"W |



SUBDIVISION PLAT ESTABLISHING VERDIN SUBDIVISION UNIT 2

BEING A TOTAL OF 13.578 ACRES, INCLUSIVE OF A 0.675 OF AN ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION, SITUATED IN THE RUFENO RODRIGUEZ SURVEY NO. 49, ABSTRACT NO. 613, COUNTY BLOCK NO. 4202, BEING A PORTION OF A 131.81 ACRE TRACT AS CONVEYED TO KING FISH DEVELOPMENT, LLC BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220169411, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'

MTR Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 27, 2023

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 INDICATED 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: SHAD SCHMID KINGFISH DEVELOPMENT, LLC 2722 W. BITTERS RD. SUITE 106 SAN ANTONIO, TX 78248 (210) 882-8800

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHAD SCHMID 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 1st DAY OF MAY, A.D. 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

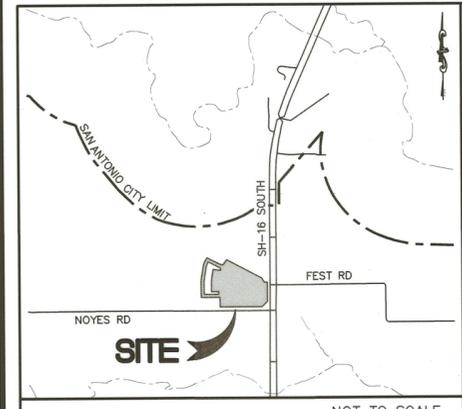
THIS PLAT OF VERDIN SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

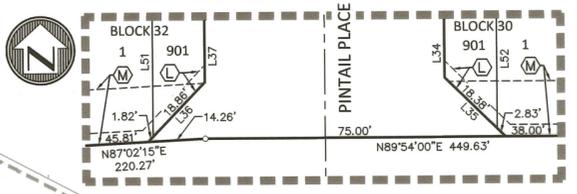


LOCATION MAP NOT TO SCALE

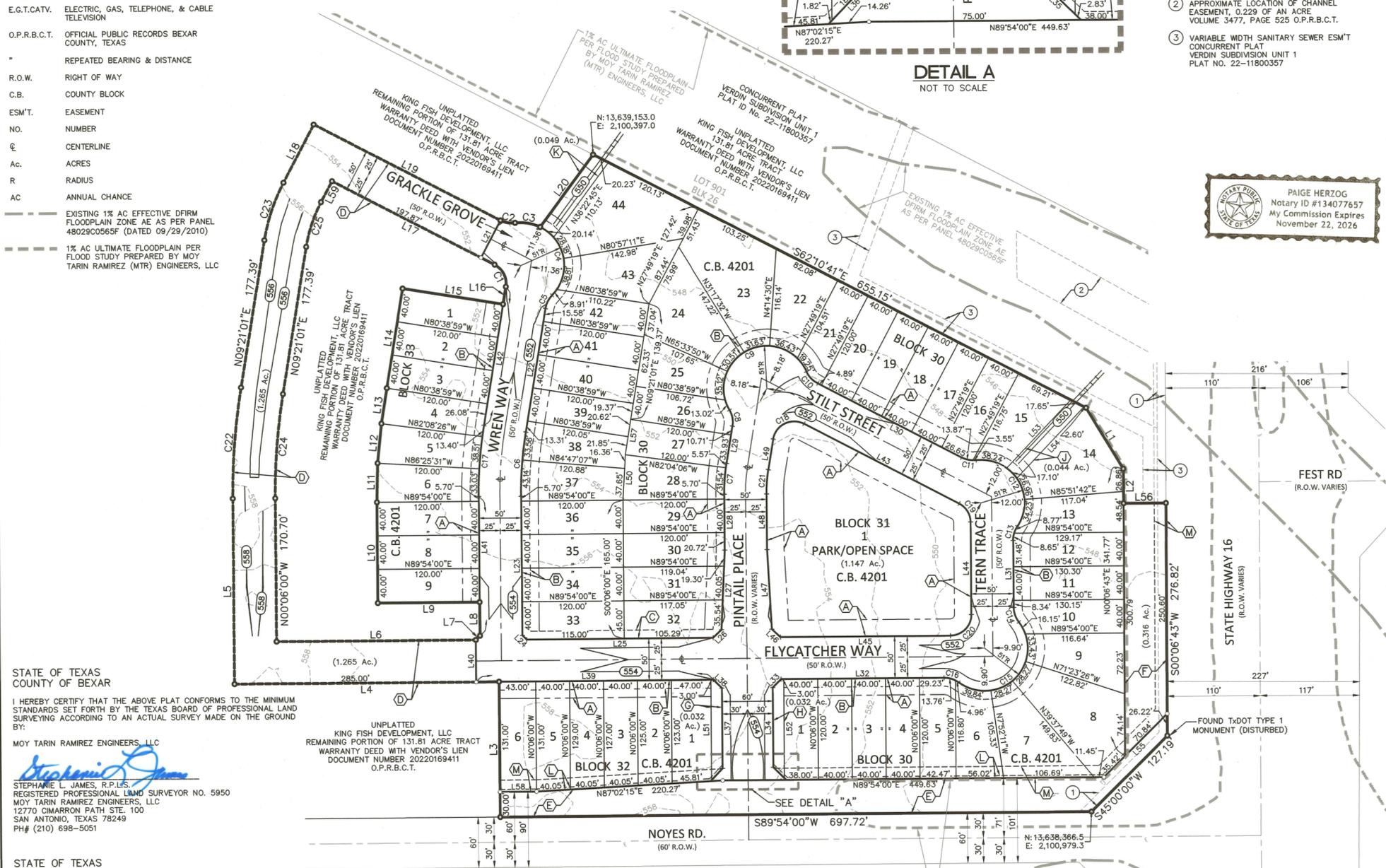
- LEGEND: 554 - EXISTING CONTOUR, 702 - PROPOSED CONTOUR, E.G.T.CATV. - ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, O.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, REPEATED BEARING & DISTANCE, R.O.W. - RIGHT OF WAY, C.B. - COUNTY BLOCK, ESM'T. - EASEMENT, NO. - NUMBER, C. - CENTERLINE, AC. - ACRES, R. - RADIUS, AN. - ANNUAL CHANCE, 1% AC EFFECTIVE DPFRM FLOODPLAIN ZONE AE AS PER PANEL 48029C0565F (DATED 09/29/2010), 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY MOY TARIN RAMIREZ (MTR) ENGINEERS, LLC

- CPS/SAWS/COSA/UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELEC'TIC, GAS, WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

- FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS): THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE... SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING... SAWS HIGH PRESSURE: ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET... SAWS DEDICATION NOTE: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS... WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER... SETBACK NOTE: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY...



DETAIL A NOT TO SCALE



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: MOY TARIN RAMIREZ ENGINEERS, LLC STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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. RAYMOND TARIN, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051

NOTE: SEE SHEET 1 OF 2 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

UNPLATTED ADRIAN HERNANDEZ AND EMERITA HERNANDEZ 22.095 ACRE TRACT GENERAL WARRANTY DEED DOCUMENT NUMBER 20210069366 O.P.R.B.C.T.



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