

**SUBDIVISION PLAT ESTABLISHING
MORGAN MEADOWS, UNIT 2A**

BEING 16.11 ACRES OF LAND OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404 OUT OF A 222.70 ACRE TRACT OF LAND CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC IN DOCUMENT# 20190002433, ALL IN BEXAR COUNTY, TEXAS.



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 TEXAS
COUNTY OF BEXAR

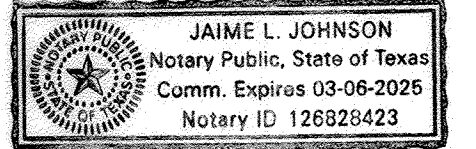
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: **GORDON V. HARTMAN**
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
(210) 493-2811
1202 W. BITTERS, BLDG. 1, STE. 1200
SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **GORDON V. HARTMAN**, 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 23rd DAY OF August, A.D. 2021
Jaime L. Johnson
NOTARY PUBLIC, BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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

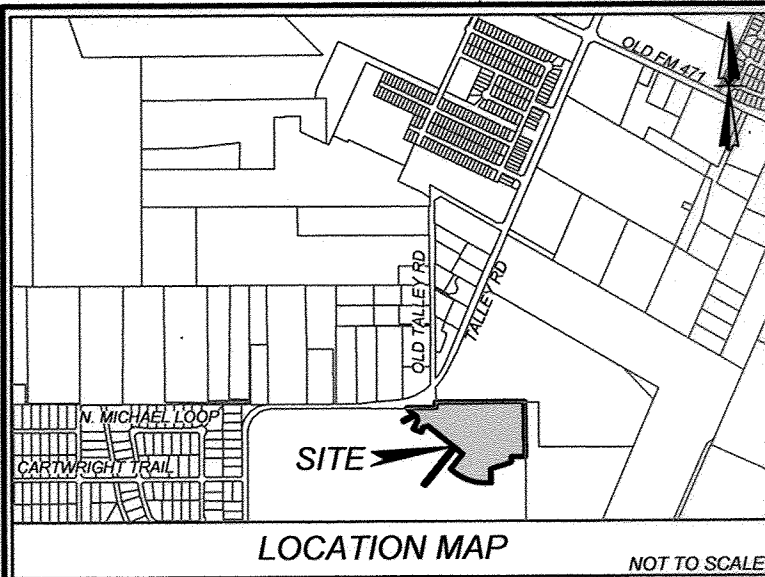
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF **MORGAN MEADOWS UNIT 2A** 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



SURVEYOR NOTES:

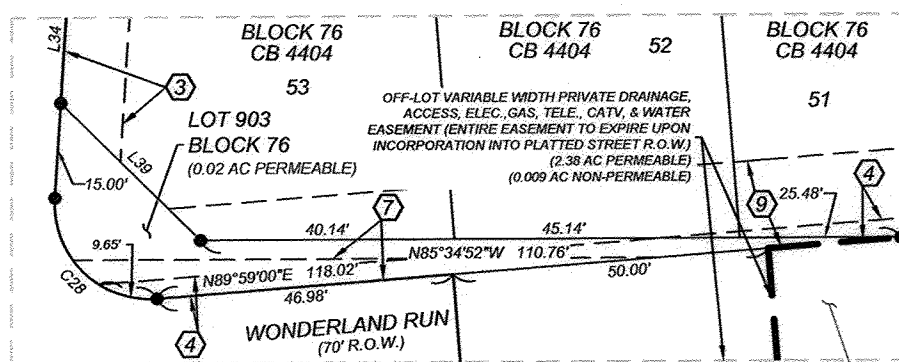
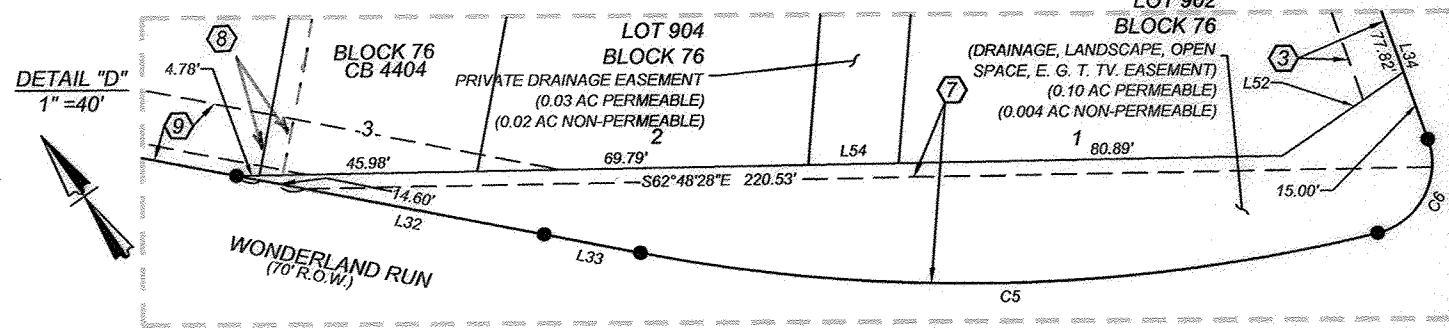
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

LEGEND

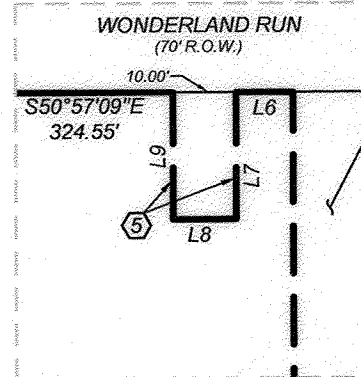
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DOC. = DOCUMENT
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- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- L.F. = LINEAR FEET
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- AC. = ACRES
- ELEC. = ELECTRIC
- TELE. = TELEVISION
- CATV = CABLE TELEVISION

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	216.94'	561.00'	22°09'23"	215.59'	S83°18'15"E
C2	194.97'	561.00'	19°54'46"	193.99'	S56°38'57"E
C3	65.34'	435.00'	8°36'21"	65.28'	S46°38'58"E
C4	24.78'	365.00'	3°53'24"	24.78'	S49°08'48"E
C5	156.70'	365.00'	24°35'54"	155.50'	S63°15'06"E
C6	25.18'	15.00'	96°10'19"	22.32'	N56°21'48"E
C7	20.93'	15.00'	79°57'44"	19.28'	N31°42'13"W
C8	86.84'	240.00'	20°43'56"	86.37'	N61°19'07"W
C9	26.84'	240.00'	6°24'31"	26.83'	S56°03'04"E
C10	14.44'	15.00'	55°09'00"	13.89'	N78°31'39"W
C11	278.67'	55.00'	290°18'01"	62.86'	N39°02'51"E
C12	14.44'	15.00'	55°09'00"	13.89'	S23°22'39"E
C13	23.56'	15.00'	90°00'00"	21.21'	N84°02'51"E
C14	16.12'	17.00'	54°18'53"	15.52'	N11°53'25"E
C15	277.06'	55.00'	288°37'46"	64.17'	S50°57'09"E
C16	16.12'	17.00'	54°18'53"	15.52'	S66°12'18"W
C17	23.56'	15.00'	90°00'00"	21.21'	S05°57'09"E
C18	129.54'	190.00'	39°03'52"	127.05'	S70°29'05"E
C19	39.41'	25.00'	90°19'24"	35.45'	N44°49'18"E
C20	16.12'	17.00'	54°18'53"	15.52'	N27°29'51"W
C21	277.06'	55.00'	288°37'46"	64.17'	N89°39'36"E
C22	16.12'	17.00'	54°18'53"	15.52'	S26°49'02"W
C23	10.44'	15.00'	39°53'31"	10.23'	S20°17'10"E
C24	148.45'	50.00'	170°06'26"	99.63'	S44°49'18"W
C25	20.14'	50.00'	23°04'34"	20.00'	N89°10'57"E
C26	10.44'	15.00'	39°53'31"	10.23'	N70°04'15"W
C27	21.39'	15.00'	81°42'21"	19.62'	S49°07'49"W
C28	25.73'	15.00'	98°17'39"	22.69'	S40°52'11"E
C29	3.20'	2.50'	73°16'48"	2.98'	S36°37'24"W
C30	74.54'	435.00'	9°49'03"	74.45'	N85°06'29"W
C31	10.18'	435.00'	1°20'28"	10.18'	S79°31'43"E
C32	211.87'	435.00'	27°54'21"	209.78'	N64°54'19"W
C33	44.12'	34.50'	73°16'48"	41.18'	N36°37'24"E

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	151.83'	N00°08'37"E	L21	130.20'	S63°31'14"W	L41	36.85'	S00°01'00"E
L2	55.00'	S70°27'32"E	L22	17.58'	N50°57'09"W	L42	124.10'	S73°15'47"W
L3	204.18'	S39°02'51"W	L23	15.39'	N42°20'47"W	L43	74.95'	N00°01'00"W
L4	73.06'	S50°57'09"E	L24	100.59'	S89°52'59"E	L44	38.78'	S89°59'00"W
L5	32.50'	S50°57'09"E	L25	14.00'	S00°04'30"W	L45	19.13'	S00°20'24"E
L6	9.00'	S50°57'09"E	L26	87.79'	N89°52'59"W	L46	10.00'	N90°00'00"W
L7	20.00'	N39°02'51"E	L27	55.53'	N76°32'51"E	L47	20.99'	N00°20'24"W
L8	10.00'	S50°57'09"E	L28	3.43'	N24°02'51"E	L48	20.67'	N50°57'09"W
L9	20.00'	S39°02'51"W	L29	61.20'	S00°06'09"E	L49	49.04'	N73°57'51"E
L10	55.53'	N76°32'51"E	L30	85.26'	S24°02'51"W	L50	4.93'	S25°18'04"W
L11	6.63'	N24°02'51"E	L31	39.67'	S13°27'09"E	L51	10.15'	S06°34'42"W
L12	50.00'	N24°02'51"E	L32	66.07'	S50°57'09"E	L52	31.00'	S83°47'14"W
L13	86.00'	S65°57'09"E	L33	20.67'	S50°57'09"E	L53	7.51'	N59°10'32"E
L14	50.00'	S24°02'51"W	L34	92.82'	N08°16'39"E	L54	19.09'	N62°48'28"W
L15	50.28'	S24°02'51"W	L35	72.00'	S39°02'51"W	L55	36.85'	N00°01'00"W
L16	39.67'	S13°27'09"E	L36	182.21'	N89°59'00"E	L56	18.98'	N42°20'47"W
L17	16.81'	S50°57'09"E	L37	20.00'	S89°59'10"W	L57	16.90'	S50°57'09"E
L18	139.48'	N63°31'14"E	L38	90.95'	S08°16'39"W	L58	5.86'	S50°57'09"E
L19	15.20'	S00°04'30"W	L39	30.99'	N40°52'00"W	L59	86.00'	N65°57'09"W
L20	5.37'	S89°55'30"E	L40	120.64'	N89°59'00"E			



OFF-LOT 32.5' PRIVATE DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.38 AC PERMEABLE)



DETAIL "A"
1" = 30'

DETAIL "D"
1" = 40'

DETAIL "B"
1" = 30'

UNPLATTED REMAINING PORTION OF 222.70 ACRE TRACT (DO# 20190002433) OWNER: TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC.

TOTAL RESIDENTIAL LOTS = 53

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

STATE OF TEXAS
COUNTY OF BEXAR

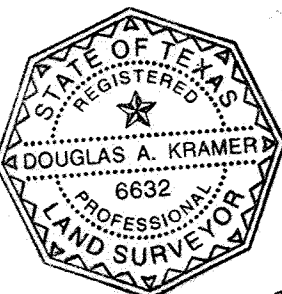
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Clayton J. Linney
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

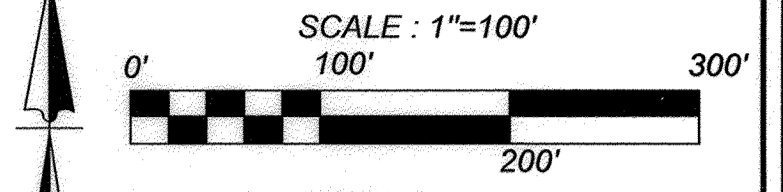
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

BY: *Douglas A. Kramer*
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



SUBDIVISION PLAT ESTABLISHING
MORGAN MEADOWS, UNIT 2A

BEING 16.11 ACRES OF LAND OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404 OUT OF A 222.70 ACRE TRACT OF LAND CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC IN DOCUMENT# 20190002433, ALL IN BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP# Fm #: 9513 • TBPLS Fm #: 1012300

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.

OWNER: GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
1202 W. BITTERS, BLDG. 1, STE. 1200
SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 23 DAY OF August, A.D. 2021
Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY TEXAS

JAIME L. JOHNSON
Notary Public, State of Texas
Comm. Expires 03-06-2025
Notary ID 126828423

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

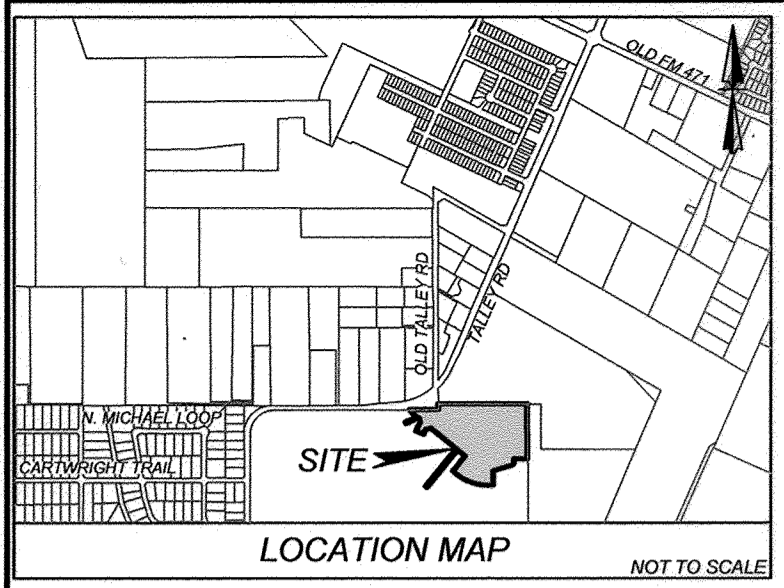
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DATED THIS _____ DAY OF _____ A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

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KEYNOTES

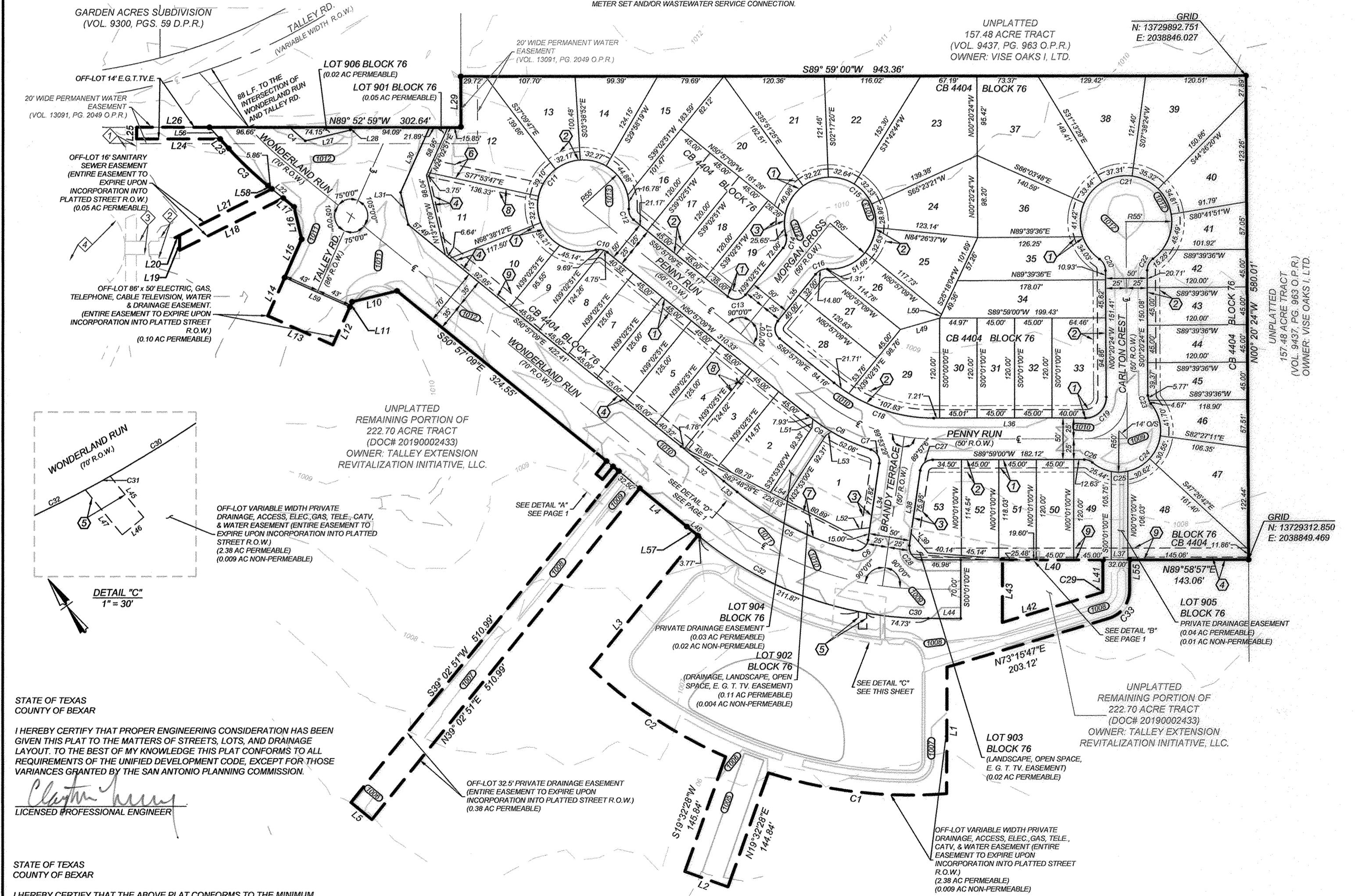
- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 15' BUILDING SETBACK LINE
- ③ 10' BUILDING SETBACK LINE
- ④ 1' VEHICULAR NON-ACCESS EASEMENT
- ⑤ 10' x 20' OFF-LOT WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.)
- ⑥ 16' SANITARY SEWER EASEMENT
- ⑦ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑧ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑨ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

- ① OFF-LOT 13' PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PLAT #19-11800441)
- ② OFF-LOT 25'x25' SANITARY SEWER M.H. TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PLAT #19-11800441)
- ③ OFF-LOT 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PLAT #19-11800441)
- ④ OFF-LOT 55' TEMPORARY TURNAROUND & E.G.T.V. WATER, SANITARY SEWER, & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PLAT #19-11800441)

- C.P.S./S.A.W.S./C.O.S.A. 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 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 GRANITOR'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.

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.

S.A.W.S. IMPACT FEE:
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.



STATE OF TEXAS
COUNTY OF BEXAR

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Clayton J. Linney
LICENSED PROFESSIONAL ENGINEER

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BY: *Douglas A. Kramer*
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632

KFW SURVEYING, LLC
3421 PASSANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

TOTAL RESIDENTIAL LOTS = 53
SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

