

SUBDIVISION
PLAT ESTABLISHING
PALO ALTO UNIT 5

BEING A TOTAL OF 31.343 ACRES OF LAND OUT OF AN 89.07 ACRE TRACT OF LAND BY DEED RECORDED IN VOLUME 19031, PAGE(S) 2340-2344 OF THE OFFICIAL PUBLIC RECORDS REAL PROPERTY OF BEXAR COUNTY, TEXAS, NEW CITY BLOCK 14552, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 22-39, 28-40, 901-902 AND BLOCKS 26 & 28.



70 NE Loop 410 Suite 1100
San Antonio, Texas 78216
TBPELS #F-1048 TBPELS#10194228

www.stantec.com



DATE OF PREPARATION: 08/09/2021
0 200' 400'

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/DEVELOPER: KB HOME LONE STAR INC.
JASON TOWNSELY, DIRECTOR OF LAND DEVELOPMENT
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 21st DAY OF September A.D. 2021.

Veronica A. Bobquez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF PALO ALTO UNIT 5 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., 2021.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

SHEET 1 OF 5

KEY NOTES

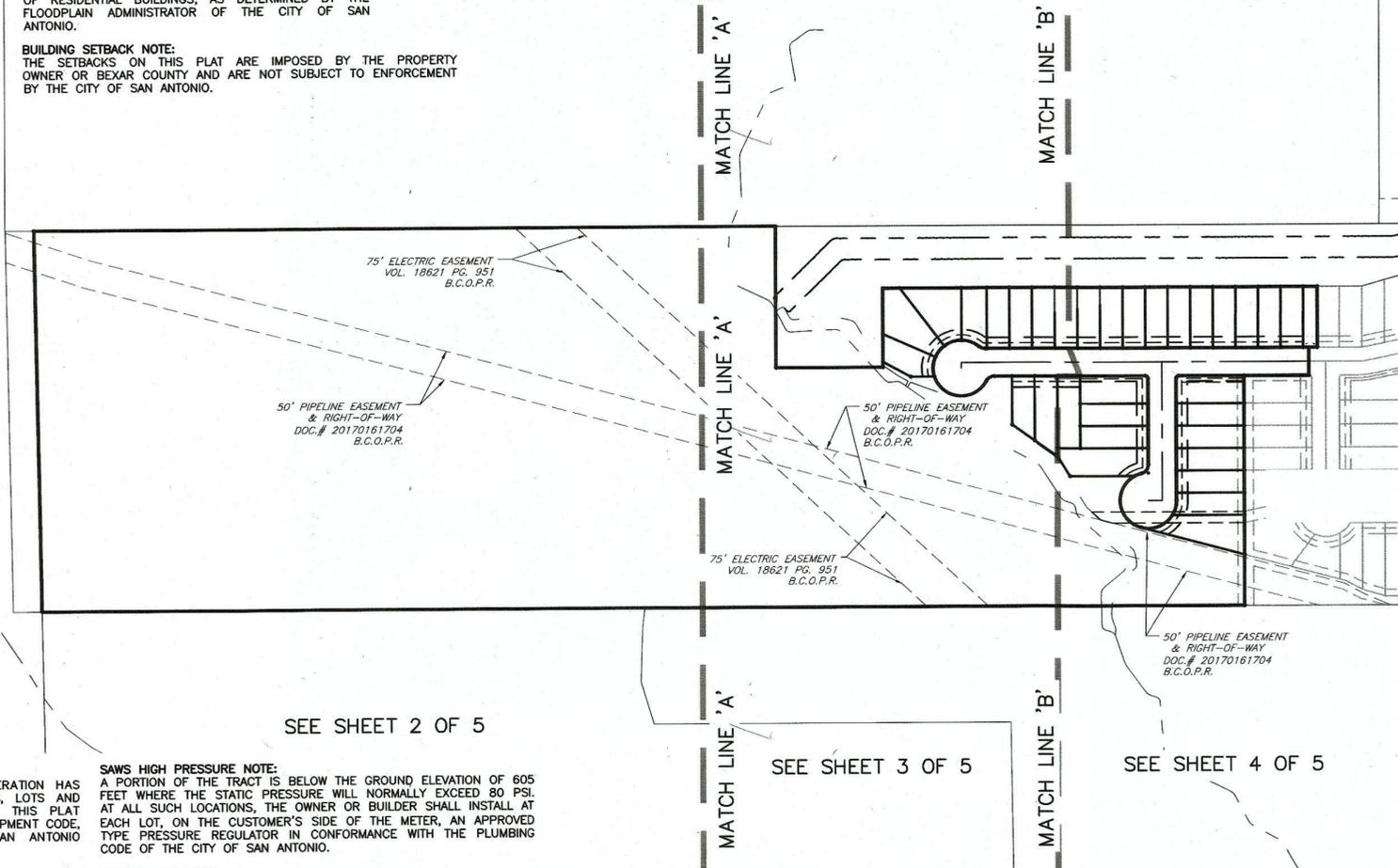
- 1 20' BUILDING SETBACK LINE
- 2 10' BUILDING SETBACK LINE
- 3 5' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT.
- 4 10' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT. PLAT ID # 19-11800371
- 5 20' PRIVATE DRAINAGE ESMT. PLAT ID # 19-11800371
- 6 12' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT. PLAT ID # 19-11800371
- 7 12' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT.
- 8 16' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT. PLAT ID # 19-11800371
- 9 10' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT. PLAT ID # 19-11800371
- 10 25' BUILDING SETBACK LINE PLAT ID # 19-11800371

FIRE NOTES:

1. 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.
2. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM PER LOT AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INDEX MAP

1"=200'



SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
- MONUMENT FOUND
- MONUMENT SET
- ⊙ BENCHMARK
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- TELE. TELEPHONE
- ESMT. EASEMENT
- ⊕ STREET CENTER LINE
- - - - - ZONE AE FEMA FLOODPLAIN W/ELEVATIONS
- - - - - ZONE X (FUTURE BASE FLOOD) FEMA FLOODPLAIN

EDU NOTE:

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

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

BUILDING 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 HIGH PRESSURE NOTE:

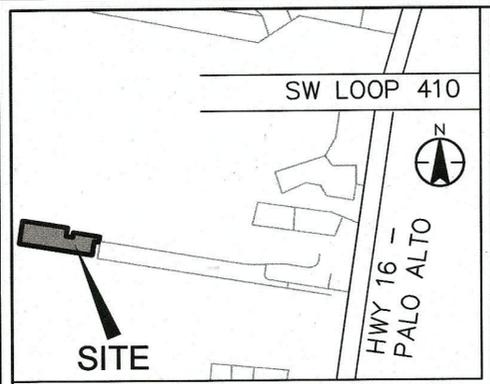
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 26, NCB 14552 AND LOT 901, BLOCK 28, NCB 14552, 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 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.



LOCATION MAP

NOT TO SCALE

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE;
2. BEARINGS & COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS ARE) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE ALTERRA STATEWIDE VRS NETWORK;
3. DIMENSIONS SHOWN ARE SURFACE;

EASEMENTS FOR FLOODPLAINS NOTE:

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 48029C055F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE 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.

FINISHED FLOOR NOTE:

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

IMPACT FEE PAYMENT DUE:

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

CPS 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 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 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, 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 UTILITIES, 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 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.

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.

Tomas Y. Cunanan 9/22/2021
TOMAS Y. CUNANAN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 99439

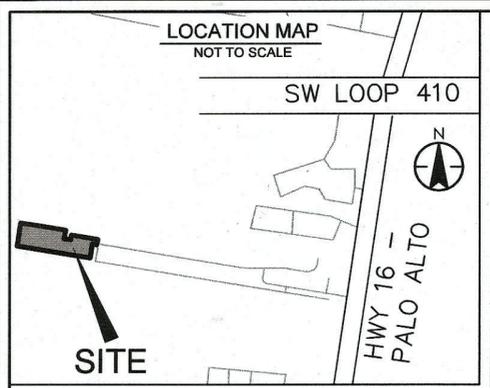
STATE OF TEXAS
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I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

Hal B. Lane III 9/22/21
HAL B. LANE, III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

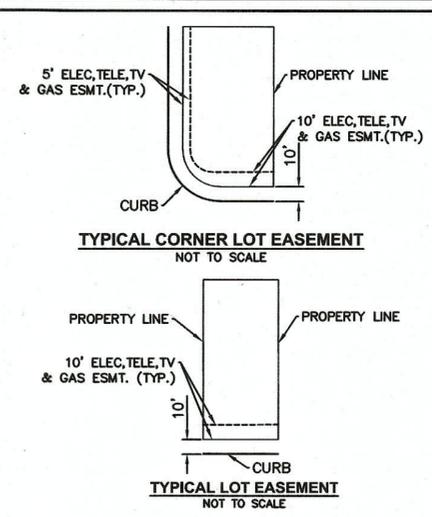


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- KEY NOTES**
- ① 20' BUILDING SETBACK LINE
 - ② 10' BUILDING SETBACK LINE
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PLAT NO. 21-11800140
 SUBDIVISION
 PLAT ESTABLISHING
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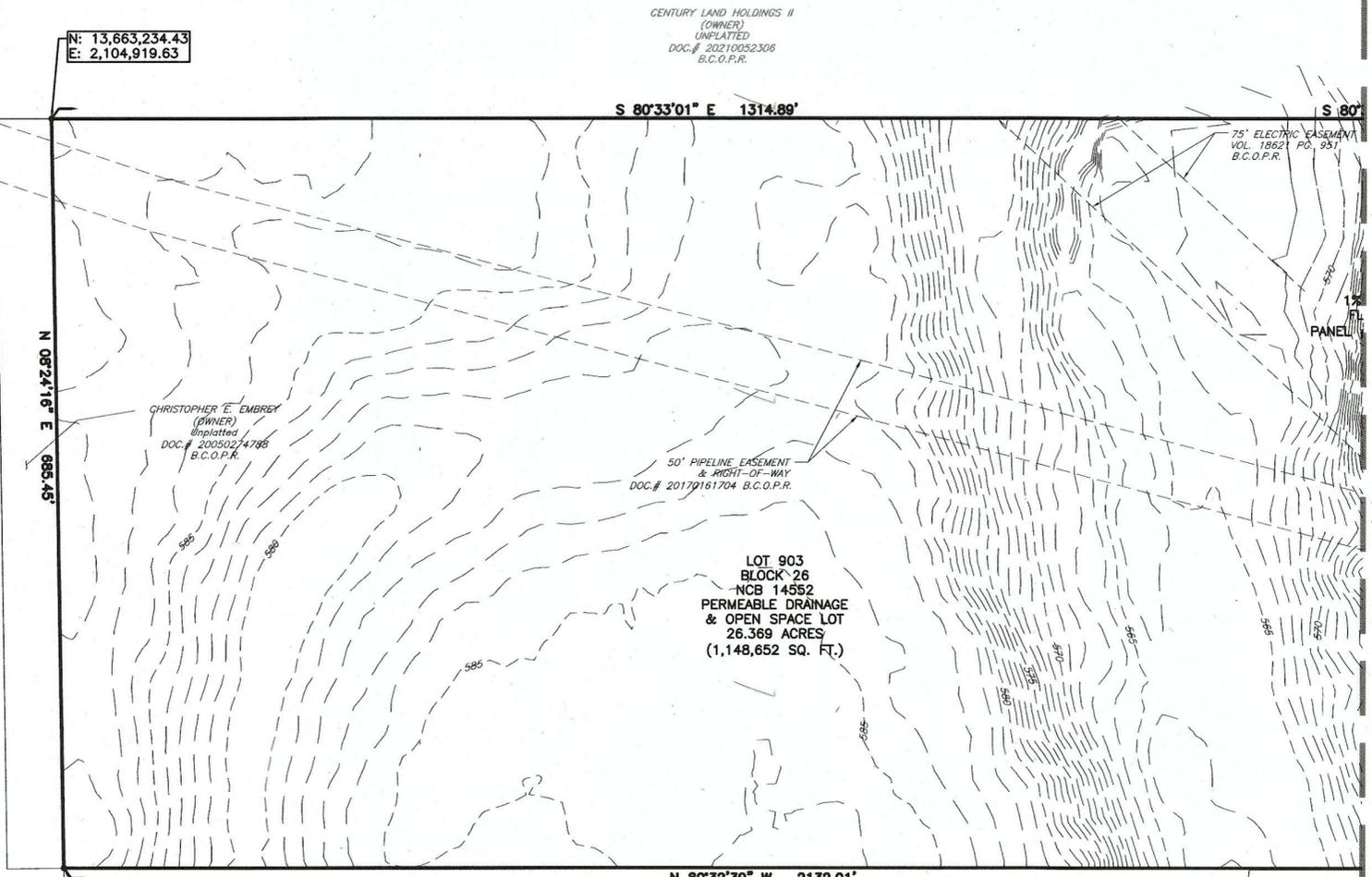
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 DATE: 9/22/21

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
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 OWNER/DEVELOPER: KB HOME LONE STAR INC.
 JASON TOWNSELY, DIRECTOR OF LAND DEVELOPMENT
 4800 FREDERICKSBURG RD
 SAN ANTONIO, TEXAS 78229

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 21st DAY OF September A.D. 2021.
 Veronica A. Bosquez
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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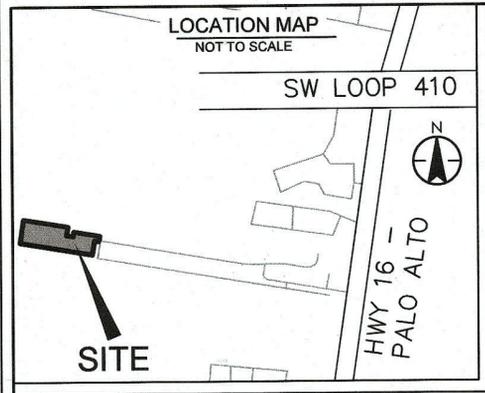
DATED THIS _____ DAY OF _____ A.D., 2021.
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY



Date: Sep 16, 2021, 3:06pm User ID: sbazrette File: V:\2220\active\222012179\civil\phase_01\drawing\plattng\12179c05_101_plt.dwg

PALO ALTO UNIT 5

MATCH LINE 'A' SEE SHEET 3 OF 5



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- 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.

STATE OF TEXAS
COUNTY OF BEXAR

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Tomás Y. Cunanan 9/22/2021
TOMAS Y. CUNANAN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 99439

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 ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

Hal B. Lane III 9/22/21
HAL B. LANE, III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

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- DIMENSIONS SHOWN ARE SURFACE;

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER.

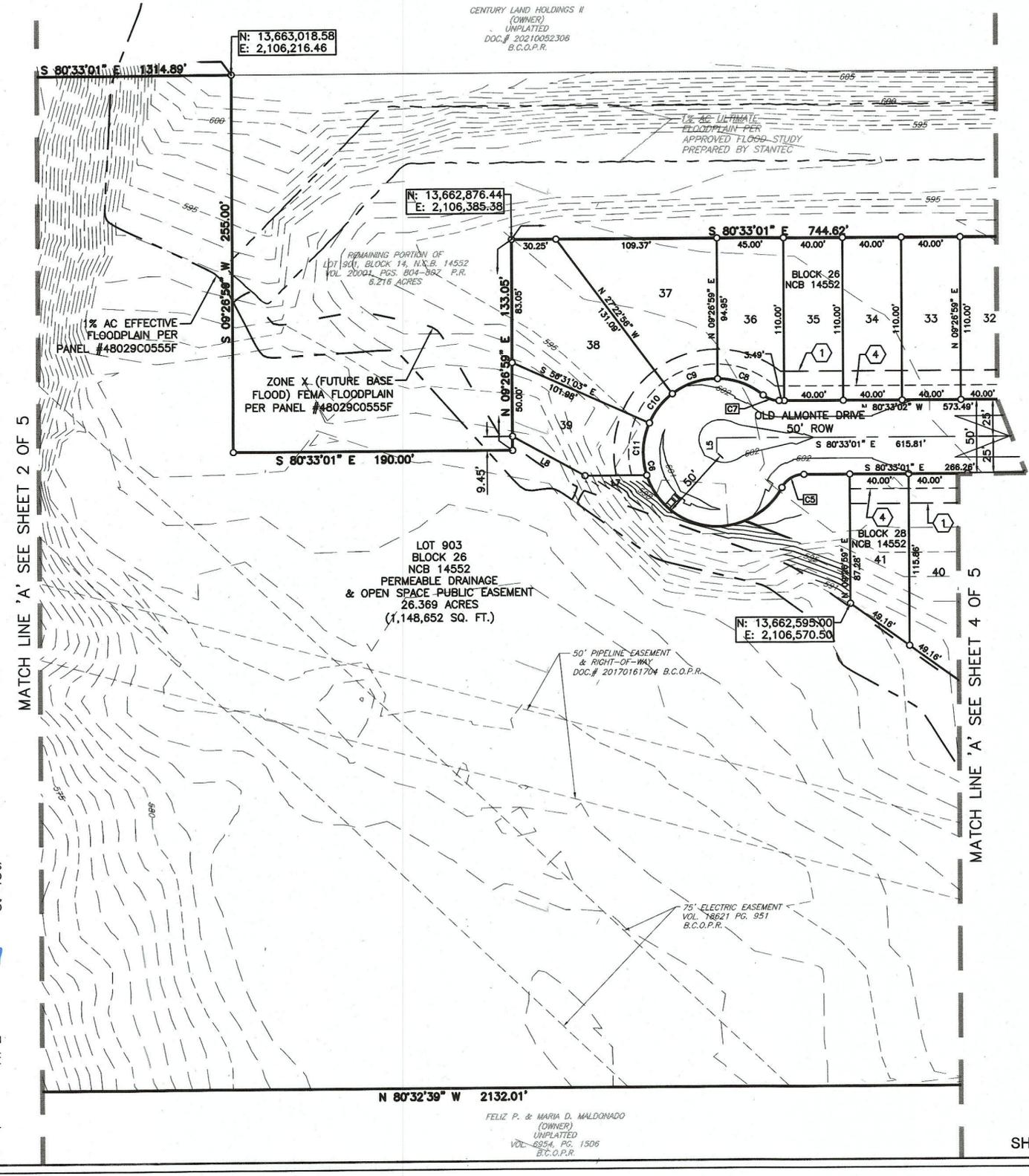
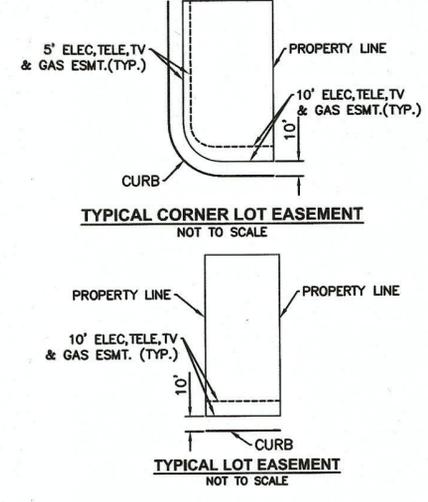
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BUILDING SETBACK NOTE:
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

- ### KEY NOTES
- 20' BUILDING SETBACK LINE
 - 10' BUILDING SETBACK LINE
 - 5' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT.
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 - 20' PRIVATE DRAINAGE ESMT. PLAT ID # 19-11800371
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 - 25' BUILDING SETBACK LINE PLAT ID # 19-11800371



PLAT NO. 21-11800140

SUBDIVISION
PLAT ESTABLISHING
PALO ALTO UNIT 5

BEING A TOTAL OF 31.343 ACRES OF LAND OUT OF AN 89.07 ACRE TRACT OF LAND BY DEED RECORDED IN VOLUME 19031, PAGE(S) 2340-2344 OF THE OFFICIAL PUBLIC RECORDS REAL PROPERTY OF BEXAR COUNTY, TEXAS, NEW CITY BLOCK 14552, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, ESTABLISHING LOTS 22-39, 28-40, 901-902 AND BLOCKS 26 & 28.

Stantec

70 NE Loop 410 Suite 1100
San Antonio, Texas 78216
TBPELS #F-1048 TBPELS#10194228
www.stantec.com

DATE OF PREPARATION: 08/09/2021

0 60' 120'

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/DEVELOPER: KB HOME LONE STAR INC.
JASON TOWNSLEY, DIRECTOR OF LAND DEVELOPMENT
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 21st DAY OF September A.D. 2021.

Veronica A. Bosola
VERONICA A. BOSOLA
Notary Public, State of Texas
Comm. Expires 12-09-2021
Notary ID 128847896

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PALO ALTO UNIT 5

THIS PLAT OF PALO ALTO UNIT 5 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., 2021.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

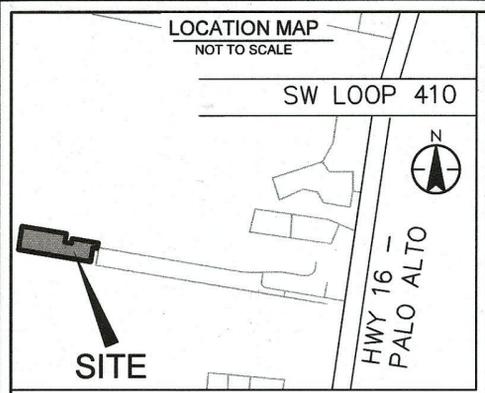
FELIZ P. & MARIA D. MALDONADO
(OWNER)
UNPLATTED
VOL. 8254, PG. 1506
B.C.O.P.R.

SHEET 3 OF 5

Date: Sep 16, 2021, 3:06pm User: ID: sbalzar@stc.com File: V:\2220\active\222012179\cwl\Phase_01\Drawing\plattng\12179e05_101_plt.dwg



PALO ALTO UNIT 5



- ### LEGEND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
 - MONUMENT FOUND
 - MONUMENT SET
 - ⊕ BENCHMARK
 - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - VOL. VOLUME
 - PG. PAGE
 - NCB NEW CITY BLOCK
 - R.O.W. RIGHT OF WAY
 - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - E.G.T.V. ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - TELE. TELEPHONE
 - ESMT. EASEMENT
 - ⊕ STREET CENTER LINE
 - ZONE AE FEMA FLOODPLAIN W/ELEVATIONS
 - - - ZONE X (FUTURE BASE FLOOD) FEMA FLOODPLAIN

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Margaret 9/22/2021
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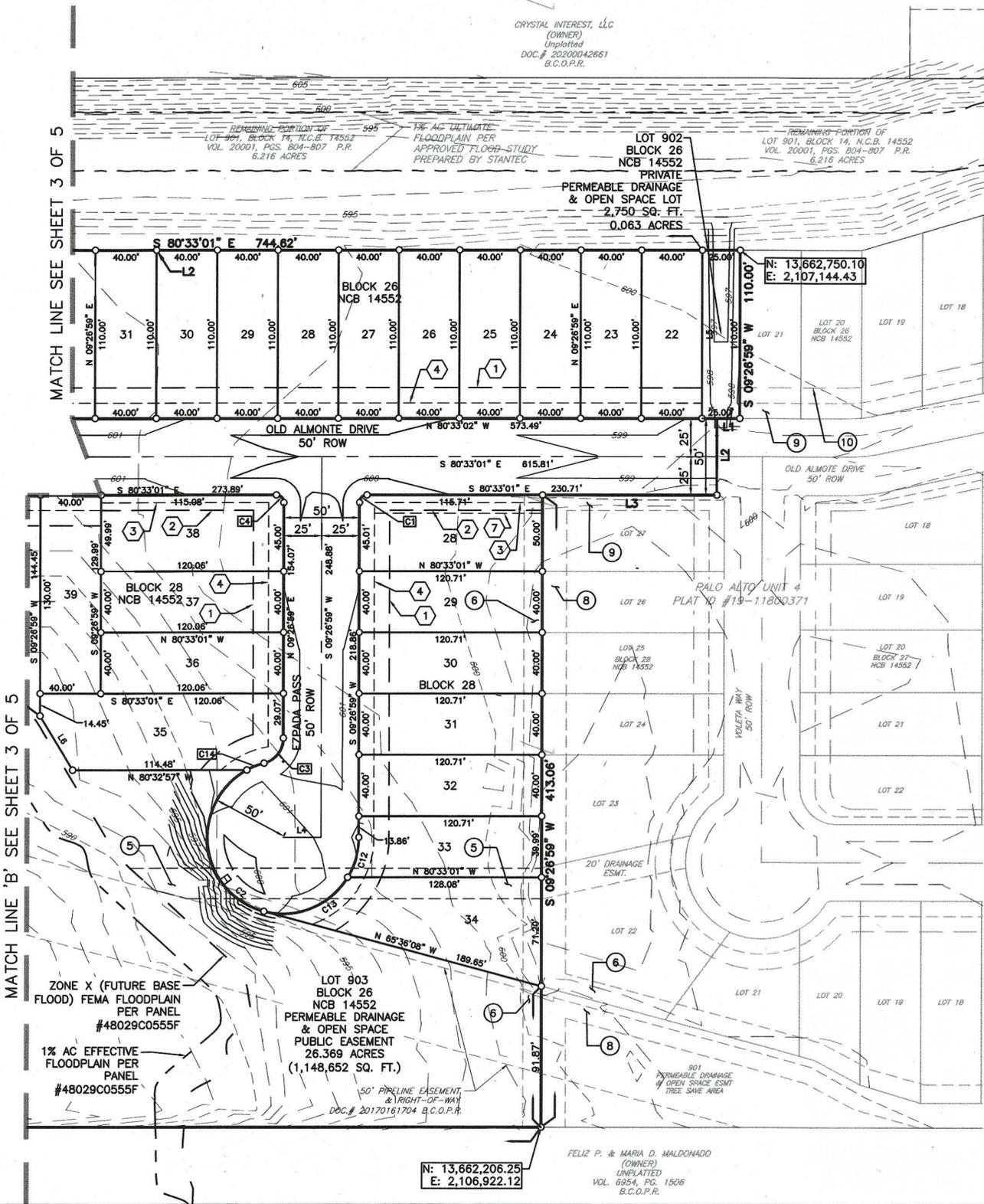
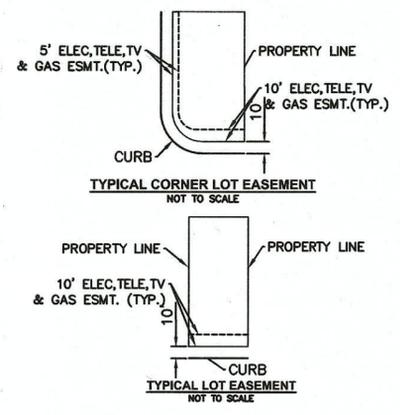
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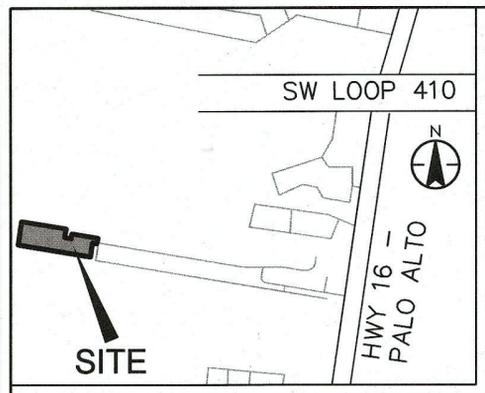
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LOCATION MAP
NOT TO SCALE

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	7.85'	5.00'	90°00'00"	7.07'	S54°26'59"W
C2	222.79'	50.00'	255°18'06"	79.17'	N42°53'58"W
C3	22.34'	17.00'	75°18'06"	20.77'	N47°06'02"E
C4	7.85'	5.00'	90°00'00"	7.07'	N35°33'01"W
C5	18.23'	17.00'	61°25'37"	17.37'	S68°44'11"W
C6	244.87'	50.00'	280°35'44"	63.88'	N01°40'46"W
C7	11.63'	17.00'	39°11'09"	11.40'	N60°58'48"W
C8	33.37'	50.00'	38°14'07"	32.75'	N60°29'57"W
C9	32.96'	50.00'	37°45'55"	32.36'	S81°30'02"W
C10	25.43'	50.00'	29°08'07"	25.15'	S48°03'01"W
C11	36.25'	50.00'	41°32'39"	35.47'	S12°42'37"W
C12	27.49'	50.00'	31°30'08"	27.15'	N25°12'03"E
C13	63.70'	50.00'	72°59'54"	59.48'	N77°27'05"E
C14	12.19'	50.00'	13°57'48"	12.16'	S77°46'11"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°33'01"W	15.00'
L2	S9°26'59"W	50.00'
L3	N80°33'01"W	115.00'
L4	S80°32'39"E	25.00'
L5	N9°26'59"E	9.96'
L6	N21°49'39"W	41.60'
L7	N80°33'01"W	41.95'
L8	N51°49'54"W	56.07'

PLAT NO. 21-11800140
 SUBDIVISION
 PLAT ESTABLISHING
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Jason Townsley
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF September, A.D. 2021.

Veronica A. Bobquez
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 BY: _____ SECRETARY

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PALO ALTO UNIT 5