

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 740 EXISTING CONTOURS
- 740 PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY VOLUME
- PG. PAGE
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- CL CENTER LINE
- C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
- N.T.S. NOT TO SCALE

- (A) 10' G.E.T.CA. ESMT
- (B) 14' G.E.T.CA. ESMT
- (C) 28' G.E.T.CA. ESMT
- (D) OFF-LOT 60' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.057 AC PERMEABLE)
- (E) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.44AC)
- (F) OFF-LOT 16' SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.48 AC PERMEABLE)
- (G) OFF-LOT VAR. WID DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE)
- (A) EX. 14' G.E.T.CA. ESMT CONCURRENT PLAT ID 19-11800550
- (B) EX. 25' x 25' SANITARY SEWER ESMT CONCURRENT PLAT ID 19-11800550
- (C) 70' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (CONCURRENT PLAT ID 19-11800550)
- (D) EX. VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (CONCURRENT PLAT ID 19-11800550)
- (E) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (CONCURRENT PLAT ID 19-11800550) (0.08 AC.)

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 LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Jerry D. Wilkie, Jr.
JERRY D. WILKIE, JR., R.P.S., #4724

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.

Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131974

CPS SAWS/COSA UTILITY

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," "WATER EASEMENT," "GAS EASEMENT," "SEWER EASEMENT," "UTILITY EASEMENT," "WATER EASEMENT," "WASTEWATER 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.

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.

DRAINAGE NOTES

1. 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOL, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 8, AND BLOCK 14, NCB 14495, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FINISHED FLOOR NOTE

1. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 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.

2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

FLOODPLAIN VERIFICATION

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 49023C0965F, EFFECTIVE SEPTEMBER 23, 2010 FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS HIGH PRESSURE

NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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 CONSUMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

SURVEYOR NOTES:

- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 33-001(5).
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (83).
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (83).
- IRON PINS FOUND OR SET AT EACH CORNER.

FIRE FLOW NOTE:

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 1,500 GPM AT 28 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.

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.

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

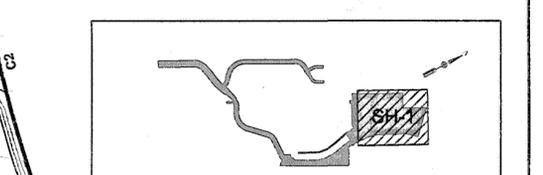
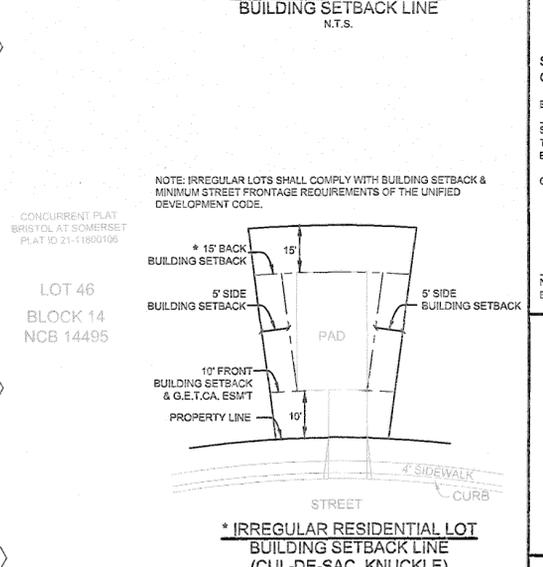
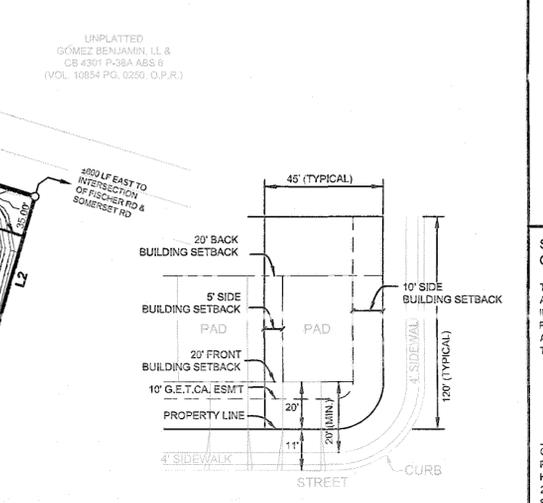
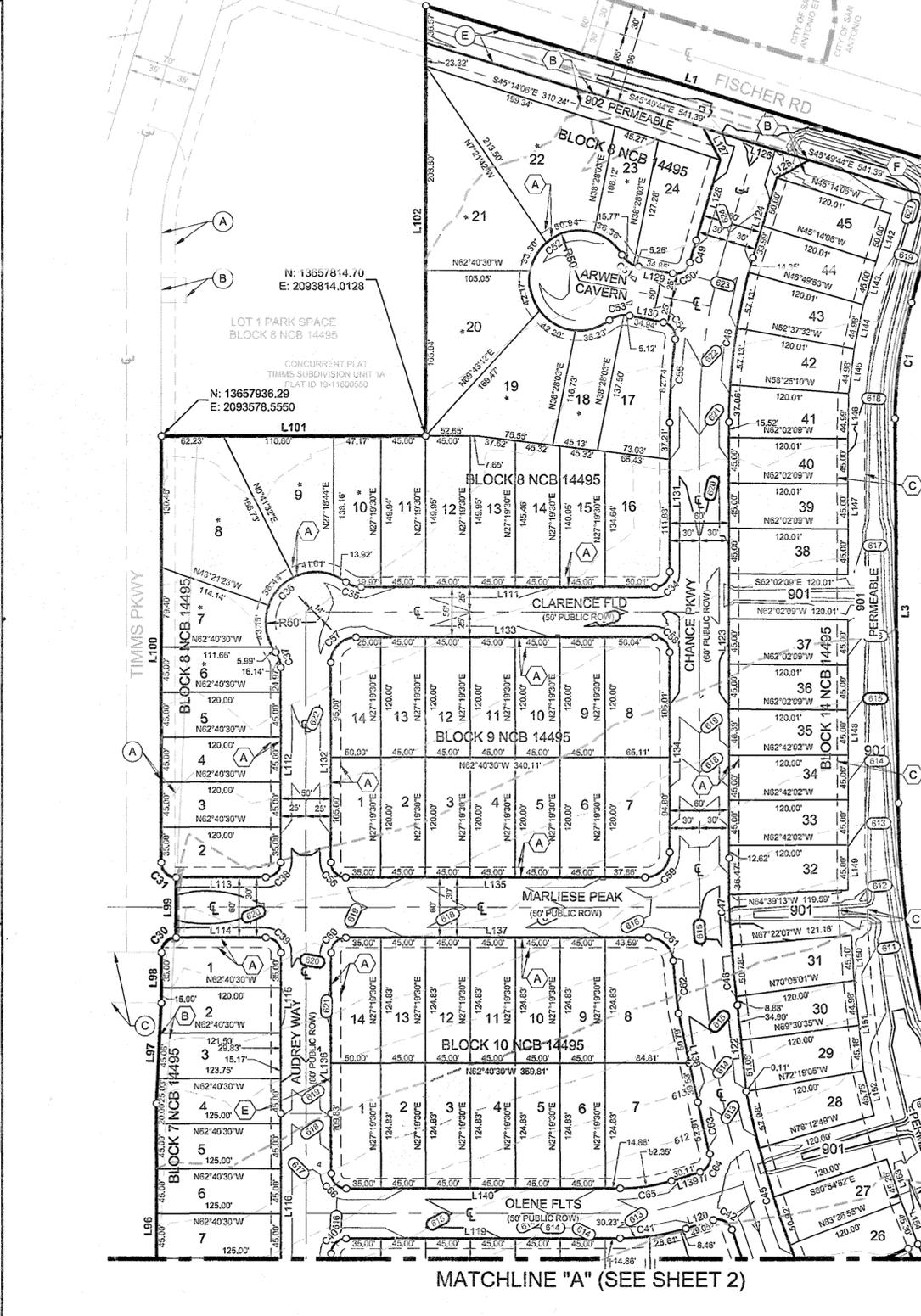
OPEN SPACE NOTE:

LOT 902, BLOCK 8, NCB 14495 IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A DRAINAGE ESMT. (0.16 ACRES).

LOT 901, BLOCK 14, NCB 14495 IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A DRAINAGE ESMT. (6.89 ACRES).

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38900727) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-471.815/C.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NO. 20-11800537

SUBDIVISION PLAT ESTABLISHING TIMMS SUBDIVISION UNIT 3

DEDICATING 0.44 ACRES TO THE CITY OF SAN ANTONIO RIGHT OF WAY, BEING 36.99 ACRES OUT OF A CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS AND RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 36.99 ACRES OUT OF A PORTION OF A CALLED 94.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 9627, PAGE 1055, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 514, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LJA Engineering & Surveying, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1336

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 RESERVED AS PRIVATE OR PART OF AN EASEMENT, UNIT FIDELITY PAYMENT FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
PAUL KUO
HK FISCHER ROAD, LLC
24057 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
TELEPHONE: (210) 363-4672

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO, 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 11 DAY OF October, 2021.

Priscilla Martinez
NOTARY PUBLIC
ID# 13155393
State of Texas
Comm. Exp. 04-16-2022

THIS PLAT OF TIMMS SUBDIVISION UNIT 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

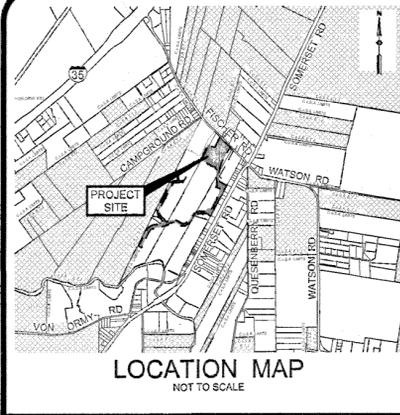
DATED THIS _____ DAY OF _____ A.D., 2021.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



C:\SA\11800537\11800537.dwg, Timms Subdivision, Plat 20-11800537, 11/11/21, User: nchamberlain, Plot Date: Sep. 22, 21, 09:43:23



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
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- 740 PROPOSED CONTOURS
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- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY VOLUME
- PG. PAGE
- ESMT EASEMENT
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- R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- CL CENTER LINE
- C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
- N.T.S. NOT TO SCALE

- (A) 10' G.E.T.CA. ESMT
- (B) 14' G.E.T.CA. ESMT
- (C) 28' G.E.T.CA. ESMT
- (D) OFF-LOT 50' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.057 AC PERMEABLE)
- (E) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.44AC)
- (F) OFF-LOT 18' SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.48 AC PERMEABLE)
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STATE OF TEXAS
COUNTY OF BEXAR

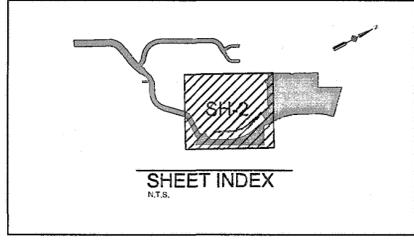
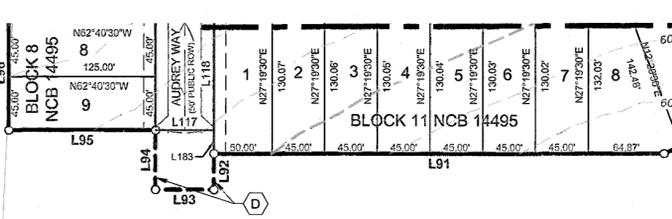
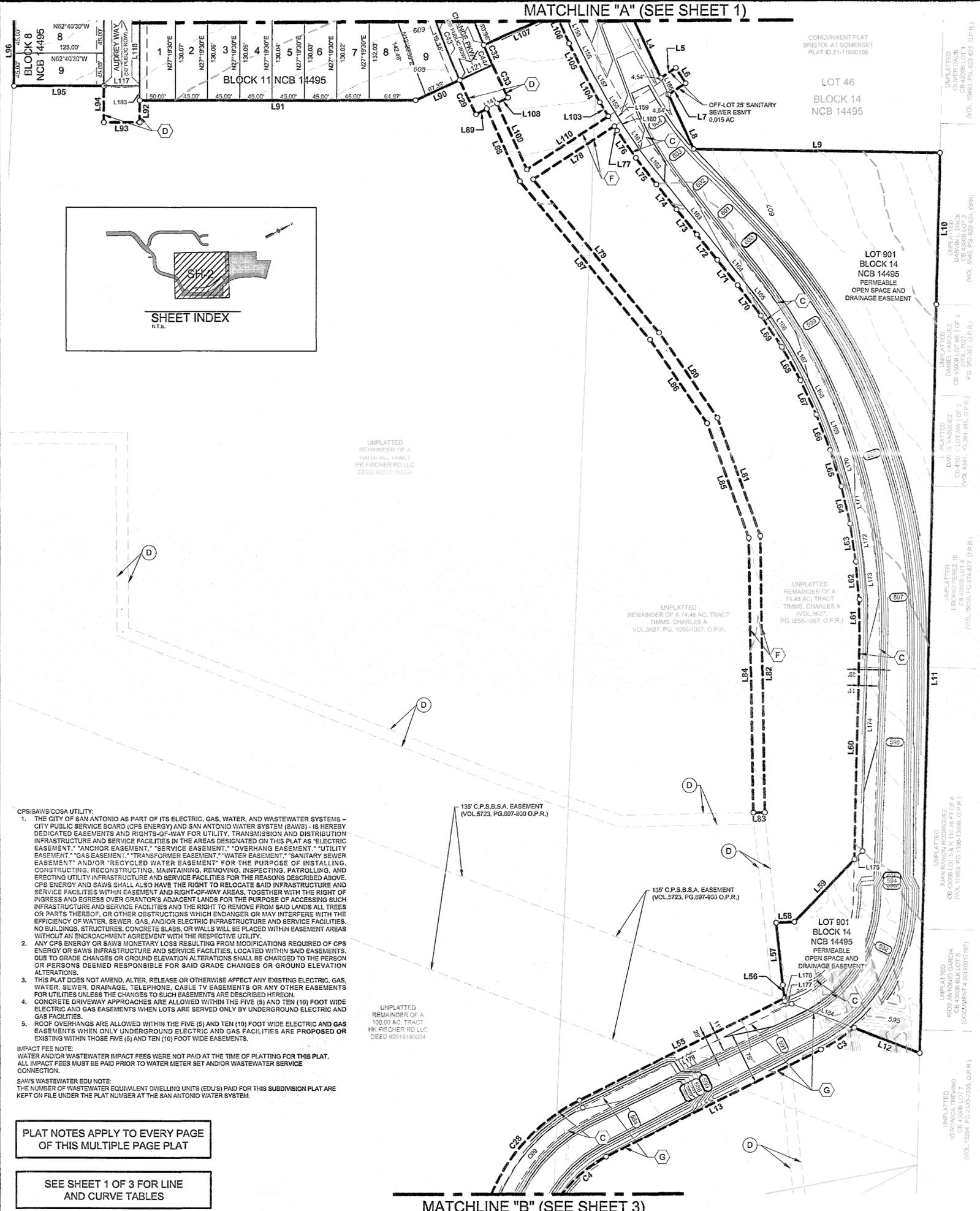
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Jerry D. Wilkie, Jr.
JERRY D. WILKIE, JR., R.F.L.S. # 4724

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Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131974



- CPS/SAWS/COSA UTILITY:
- 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.
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- 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NO. 20-11800537

SUBDIVISION PLAT ESTABLISHING
TIMMS SUBDIVISION
UNIT 3

DEDICATING 0.44 ACRES TO THE CITY OF SAN ANTONIO RIGHT OF WAY, BEING 36.99 ACRES OUT OF CALLED 79.236 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS AND RECORDED IN VOLUME 18539, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 36.99 ACRES OUT OF A PORTION OF A CALLED 94.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 9827, PAGE 1055, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

100 50 0 100 200

SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

1100 NE Loop 410 Suite 850 San Antonio, Texas 78209

Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

JERRY D. WILKIE, JR.
REGISTRATION NO. 4724
121 REPOSE LN. SAN ANTONIO, TX 78228
PHONE (210) 881-0733

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 AN UNPLATTED UNIT DEVELOPMENT FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Paul Kuo
OWNER/DEVELOPER:
PAUL KUO
HK FISCHER ROAD, LLC
26207 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
TELEPHONE: (210) 363-4872

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 October, 2021.

Paul Kuo
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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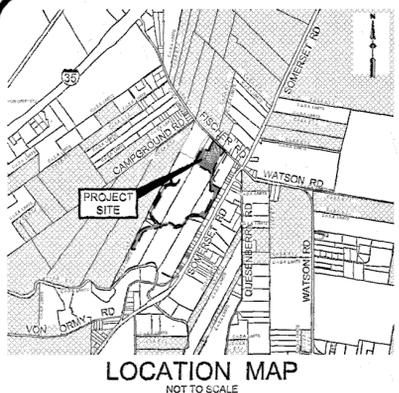
DATED THIS _____ DAY OF _____ A.D. 2021.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



K:\SAT\10\K\Real Estate\Draw\04880\Timms Subdivision Unit 3\10 Subdivision Plat\02_Plat.dwg
User: nchamberlain
Plot Date/Time: Sep. 22. 21. 09:43:41



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
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- 740 PROPOSED CONTOURS
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- CL CENTER LINE
- C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
- N.T.S. NOT TO SCALE

- (A) 10' G.E.T.CA. ESMT
- (B) 14' G.E.T.CA. ESMT
- (C) 28' G.E.T.CA. ESMT
- (D) OFF-LOT 50' x 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.057 AC PERMEABLE)
- (E) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.44AC)
- (F) OFF-LOT 16' SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.48 AC PERMEABLE)
- (G) OFF-LOT VAR. WID DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE)
- (A) EX. 14' G.E.T.CA. ESMT CONCURRENT PLAT ID 19-11800550
- (B) EX. 25' X 25' SANITARY SEWER ESMT CONCURRENT PLAT ID 19-11800550
- (C) 70' X 50' WATER, SEWER, AND DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (CONCURRENT PLAT ID 19-11800550)
- (D) EX. VARIABLE WIDTH SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (CONCURRENT PLAT ID 19-11800550)
- (E) 35' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (CONCURRENT PLAT ID 19-11800550) (0.08 AC.)

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 LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Jerry D. Wilkie, Jr.
JERRY D. WILKIE, JR., R.P.L.S. #174

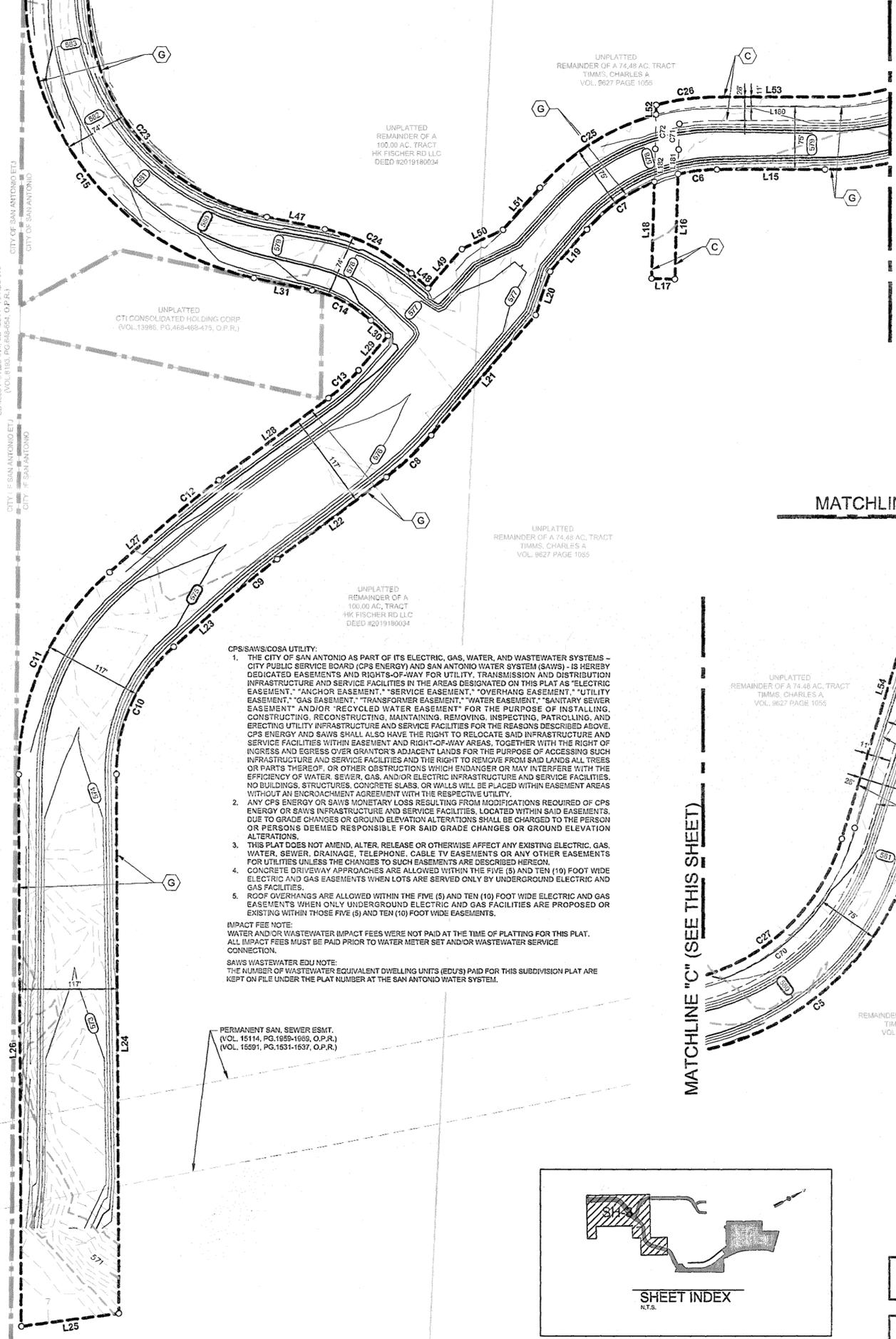
STATE OF TEXAS
COUNTY OF BEXAR

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.

Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131974



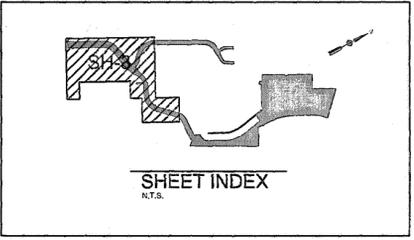
MATCHLINE "D" (SEE SHEET 4)



MATCHLINE "C" (SEE THIS SHEET)

MATCHLINE "B" (SEE SHEET 2)

MATCHLINE "C" (SEE THIS SHEET)



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NO. 20-11800537

SUBDIVISION PLAT ESTABLISHING
TIMMS SUBDIVISION
UNIT 3

DEDICATING 0.44 ACRES TO THE CITY OF SAN ANTONIO RIGHT OF WAY, BEING 36.99 ACRES OUT OF CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS AND RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 36.99 ACRES OUT OF A PORTION OF A CALLED 94.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 9627, PAGE 1055, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

100 50 0 100 200
SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.
1100 NE Loop 410 Suite 950 San Antonio, Texas 78209
Phone 210.503.2700 Fax 210.503.2749 FRN - F-1986

JERRY D. WILKIE, JR.
REGISTRATION NO. 4724
121 REPOSE LN. SAN ANTONIO, TX 78228
PHONE (210) 861-0733

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:
PAUL KUO
HK FISCHER ROAD, LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
TELEPHONE: (210) 383-4672

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 October, 2021.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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 LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Jerry D. Wilkie, Jr.
JERRY D. WILKIE, JR., R.P.L.S. #174

STATE OF TEXAS
COUNTY OF BEXAR

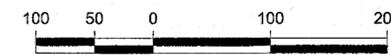
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131974

K:\SA\1791 HK Road Eastside\1791 Timms Subdivision Unit 3\10 Plats\1791 Plat.dwg
User: notaboban Plot Date/Time: Sep 22, 21 - 09:44:51

SUBDIVISION PLAT ESTABLISHING TIMMS SUBDIVISION UNIT 3

DEDICATING 0.44 ACRES TO THE CITY OF SAN ANTONIO RIGHT OF WAY, BEING 36.99 ACRES OUT OF CALLED 79.239 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS AND RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 36.99 ACRES AS CONVEYED TO A CALLED 84.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 9827, PAGE 1055, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 814, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

1100 Ne Loop 410 Suite 850 San Antonio, Texas 78209 Phone 210.503.2700 Fax 210.503.2749 FRN - F-1506

JERRY D. WILKIE, JR. REGISTRATION NO. 4724 121 REPOSE LN. SAN ANTONIO, TX 78228 PHONE (210) 861-0733

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 RESERVED AS PRIVATE OR PART OF AN EASEMENT OR RIGHT OF WAY, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: PAUL KUO HK FISCHER ROAD, LLC 24527 FAIRWAY SPRINGS SAN ANTONIO, TX 78260 TELEPHONE: (210) 355-4872

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO 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.

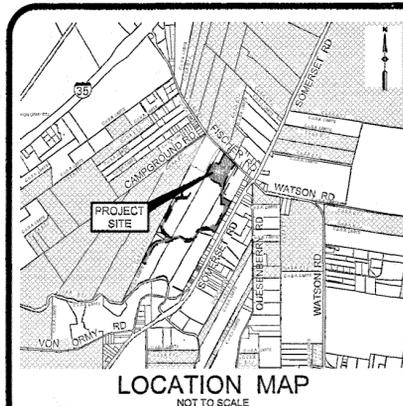
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF October, 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TIMMS SUBDIVISION UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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 17th DAY OF October, A.D., 2021.

BY: _____ CHAIRMAN BY: _____ SECRETARY



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD SET
740 EXISTING CONTOURS
740 PROPOSED CONTOURS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW VOL. RIGHT-OF-WAY VOLUME
PG. PAGE
ESMT EASEMENT
NCB NEW CITY BLOCK
G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
N.T.S. NOT TO SCALE

- A 10' G.E.T.C.A. ESMT
B 14' G.E.T.C.A. ESMT
C 28' G.E.T.C.A. ESMT
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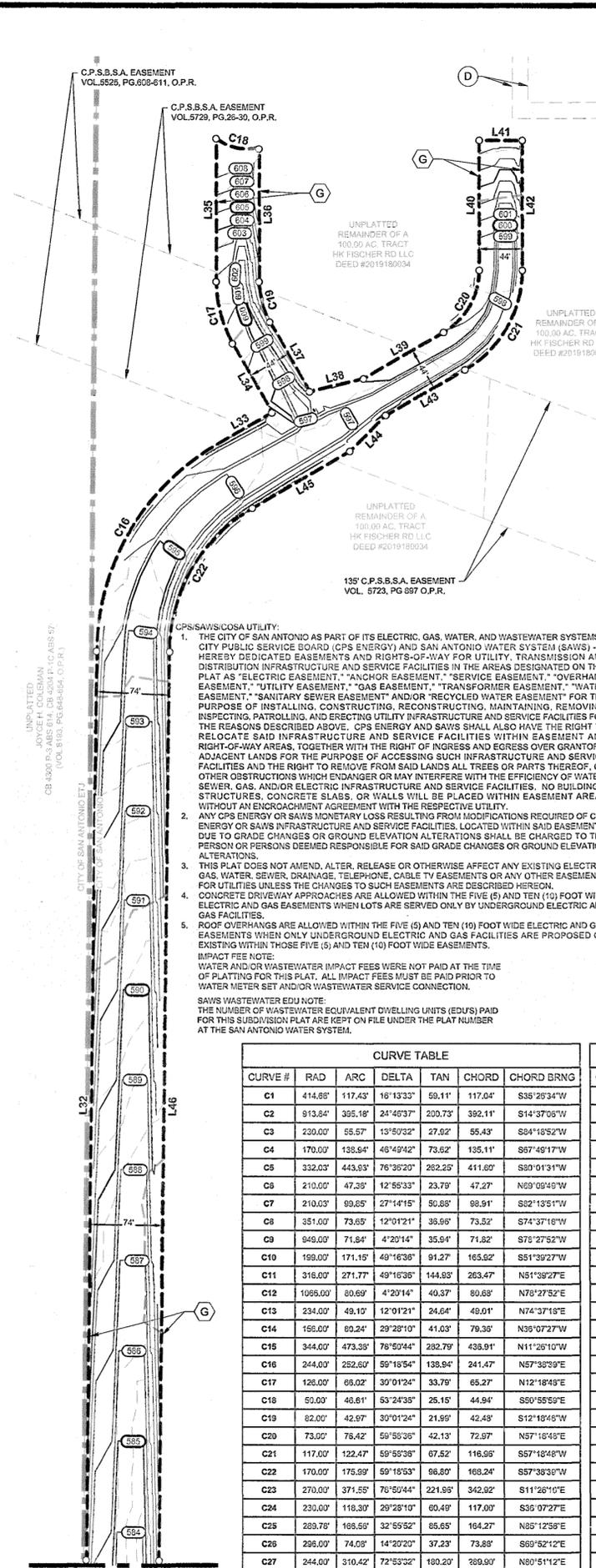
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JERRY D. WILKIE, JR., R.P.L.S. 4724

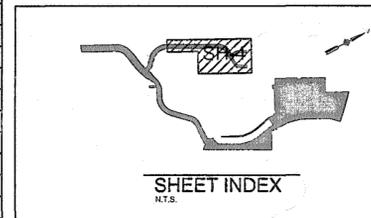
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NATHAN CHAMBERLAIN, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 131974



LINE TABLE and CURVE TABLE sections containing survey data for lines and curves.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES