



STATE OF TEXAS
COUNTY OF BEXAR

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

Boyer Rummel
BOYER RUMMEL, OWNER

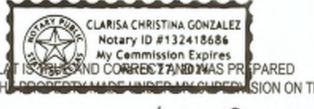
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BOYER RUMMEL, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF September, 2020.

Clarisa Gonzalez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR



I HEREBY CERTIFY THAT THIS PLAT IS THE BEST AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

Keith Howard
KEITH HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5949
HOWARD SURVEYING, LLC - TBPLS FIRM NO. 10125700



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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE BEXAR COUNTY SUBDIVISION RULES & REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS.

Aaron J. Neumann
AARON J. NEUMANN
LICENSED PROFESSIONAL ENGINEER NO. 114451
RED OAK ENGINEERING - FIRM NO. 18781



STATE OF TEXAS
COUNTY OF BEXAR

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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

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

MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

BUILDING SETBACK LINE NOTE:
THE SETBACK IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT.

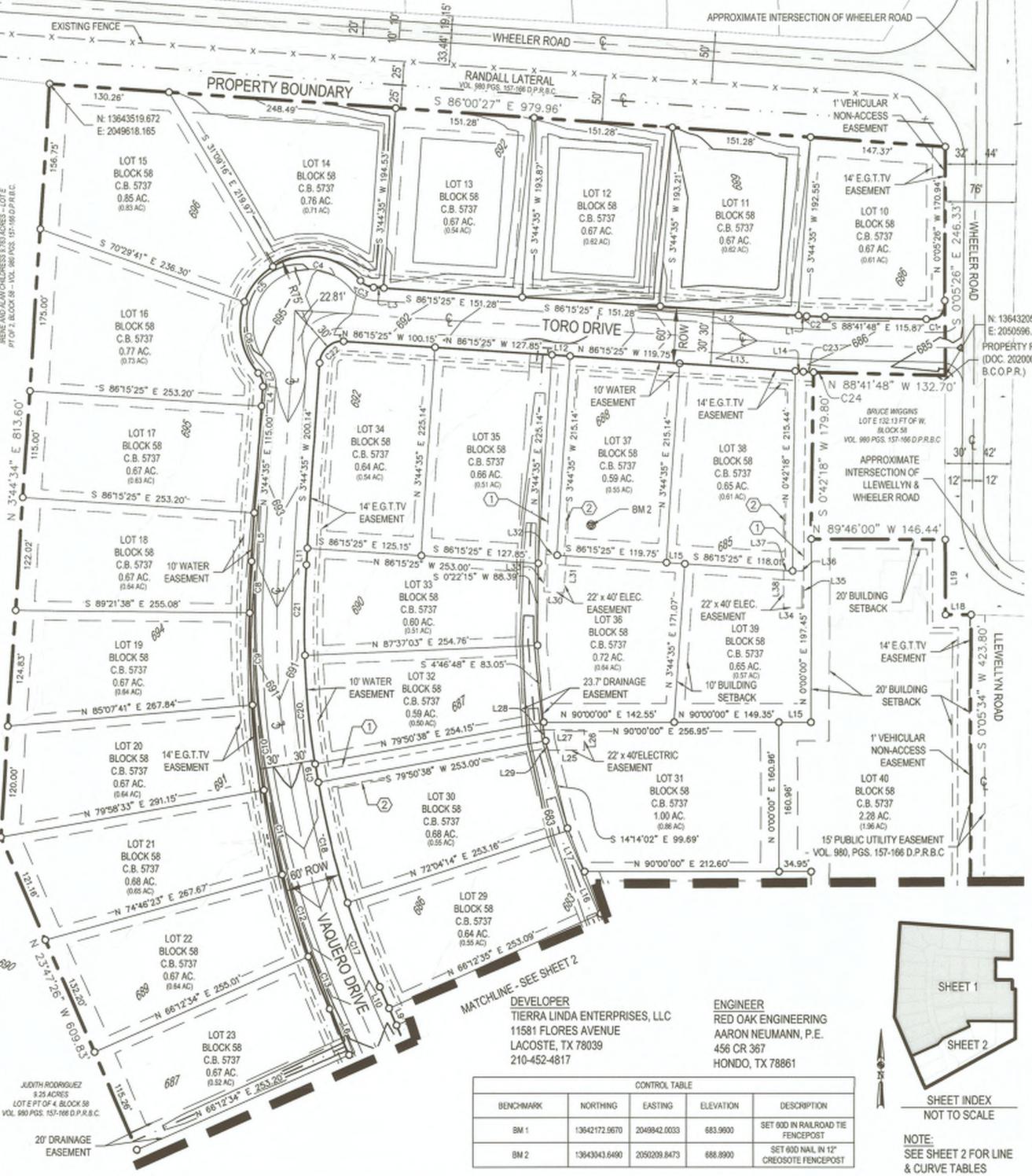
SURVEYOR'S NOTES:
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE GRID, (N.A.D. 83) (C.O.R.S.).

5/8" IRON PIN SET AT ALL NEW LOT CORNERS UNLESS NOTED OTHERWISE.

DRAINAGE 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

WATER SUPPLY CORPORATION NOTE:
ATASCOSA RURAL WATER SUPPLY COMPANY DOES NOT AND IS NOT REQUIRED TO MAINTAIN FIRE FLOW IN THE WATER SUPPLY TO THIS DEVELOPMENT. FIRE FLOW HAS NOT BEEN TESTED AND IS NOT GUARANTEED TO ANY OF THE LOTS CONTAINED WITHIN THIS PLAT.



PLAT NO: CP201901

REPLAT ESTABLISHING
TIERRA DE VACAS

ESTABLISHING LOT 10 THROUGH 40 (26.63 ACRES), BLOCK 58, CB 5737

A PLAT OF A 26.63 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 58 OF THE SAN ANTONIO SUBURBAN IRRIGATED FARMS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGES 157-166 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REDOAK ENGINEERING
456 CR 367
HONDO, TX 78861
CONTACT: REDOAKENGINEERING@GMAIL.COM
210-452-4817
TEXAS REGISTERED ENGINEERING FIRM F-18781

SCALE: 1"=100'

LEGEND

- FOUND 1/2" IRON ROD
- 1/2" IRON ROD SET
- B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
- B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS
- C.B. COUNTY BLOCK
- C CENTERLINE
- 14' ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- 8' ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- 10' WATER EASEMENT
- BUILDING SETBACK LINE
- R.O.W. RIGHT OF WAY
- (0.56 AC) NET ACREAGE

SURVEY NOTES:

- VERTICAL INFO. SHOWN HEREON IS BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE GRID. ELEVATIONS DATA HAS BEEN TRANSLATED TO OPUS FILE COLLECTED ON SITE.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLAN COORDINATES, SOUTH CENTRAL ZONE GRID, (N.A.D. 83) (C.O.R.S.).

C.P.S. UTILITY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 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.

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 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

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

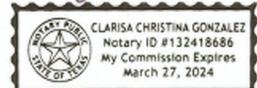
Boye Rummel
BOYCE RUMMEL, OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BOYCE RUMMEL, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF September, 2020.

Clarisa Christina Gonzalez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Keith Howard
KEITH HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5949
HOWARD SURVEYING, LLC - TBPLS FIRM NO. 101257003



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE BEXAR COUNTY SUBDIVISION RULES & REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS.

Aaron J. Neumann
AARON J. NEUMANN
LICENSED PROFESSIONAL ENGINEER NO. 114451
RED OAK ENGINEERING - FIRM NO. 18781



STATE OF TEXAS
COUNTY OF BEXAR

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

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

MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

BUILDING SETBACK LINE NOTE:
THE SETBACK IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT.

SURVEYOR'S NOTES:
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE GRID, (N.A.D. 83) (C.O.R.S.).

5/8" IRON PIN SET AT ALL NEW LOT CORNERS UNLESS NOTED OTHERWISE.

DRAINAGE 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE

APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

WATER SUPPLY CORPORATION NOTE:
ATASCOGA RURAL WATER SUPPLY COMPANY DOES NOT AND IS NOT REQUIRED TO MAINTAIN FIRE FLOW IN THE WATER SUPPLY TO THIS DEVELOPMENT. FIRE FLOW HAS NOT BEEN TESTED AND IS NOT GUARANTEED TO ANY OF THE LOTS CONTAINED WITHIN THIS PLAT.

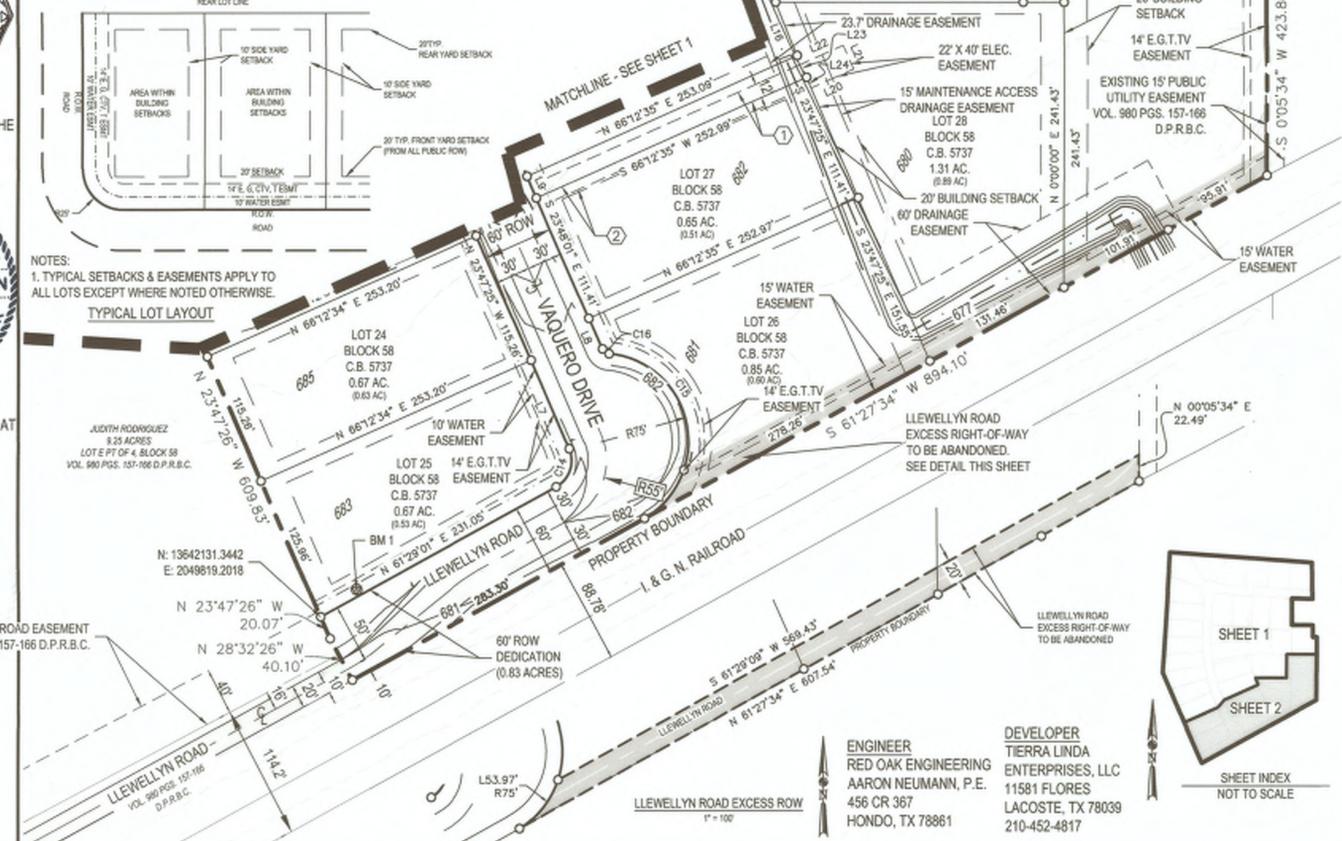
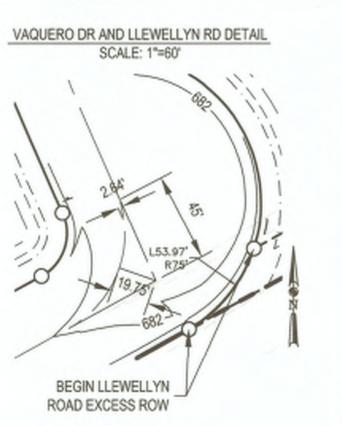
EXCESS RIGHT-OF-WAY
THE 0.269 ACRE LLEWELLYN ROAD EXCESS RIGHT-OF-WAY DESCRIBED BELOW PREVIOUSLY LABELED AS A PORTION OF LLEWELLYN ROAD WILL BE CLOSED AND ABANDONED UPON COMPLETION OF CONSTRUCTION AND ISSUANCE OF A PRELIMINARY FINAL INSPECTION APPROVAL (FIELD LETTER) OF TORO DRIVE AND VAQUERO DRIVE (CONNECTOR STREETS), SUBJECT TO ANY CURRENTLY EXISTING UTILITY INFRASTRUCTURE BEING AN IRRIGATION UTILITY, ELECTRIC UTILITY, A GAS UTILITY, A TELECOMMUNICATIONS PROVIDER OR A VIDEO SERVICE PROVIDER.

- A 53.97' PORTION OF C15 AS DESCRIBED IN THE CURVE TABLE;
- A 607.54' PORTION OF THE SOUTHERN PROPERTY BOUNDARY BEGINNING AT THE PROPOSED RIGHT-OF-WAY, RUNNING NE AND ENDING AT THE SOUTH-EASTERN CORNER OF THE PROPERTY BOUNDARY;
- A 22.49' PORTION OF THE EASTERN PROPERTY BOUNDARY GOING NORTH;
- A 569.43' PORTION OF THE SOUTHERN PROPERTY BOUNDARY (AS DESCRIBED IN POINT 2) OFFSET 20' INSIDE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.927'	15.000'	091°23'38"	N45°36'23.08"E	21.470'
C2	20.013'	470.000'	002°26'23"	S87°28'36.58"E	20.011'
C3	16.023'	20.000'	045°54'08"	S63°18'21.25"E	15.598'
C4	106.130'	75.000'	081°04'38"	S80°53'36.30"E	97.494'
C5	50.121'	75.000'	038°17'24"	N39°25'22.82"E	49.194'
C6	81.730'	75.000'	062°26'14"	N10°56'26.04"W	77.746'
C7	16.023'	20.000'	045°54'08"	N19°12'29.08"W	15.598'
C8	55.792'	1030.000'	003°06'13"	N02°11'28.47"E	55.785'
C9	99.076'	1030.000'	005°30'41"	N02°06'58.21"W	99.038'
C10	92.624'	1030.000'	005°09'09"	N07°26'52.83"W	92.593'
C11	93.532'	1030.000'	005°12'10"	N12°37'32.31"W	93.499'
C12	92.879'	1030.000'	005°10'00"	N17°48'37.35"W	92.848'
C13	61.061'	1030.000'	003°23'48"	N22°05'31.17"W	61.052'
C14	37.208'	25.000'	085°16'27"	N18°50'48.15"E	33.868'
C15	189.418'	75.000'	144°42'17"	S12°31'38.87"E	142.941'
C16	7.463'	7.000'	061°05'22"	S54°20'06.31"E	7.115'
C17	97.056'	969.989'	005°43'59"	S20°56'37.61"E	97.016'
C18	134.104'	969.989'	007°55'17"	S14°06'59.89"E	133.997'
C19	20.001'	969.989'	001°10'53"	S09°33'54.90"E	20.001'
C20	117.809'	938.129'	007°10'58"	S05°30'36.55"E	117.532'
C21	97.697'	1011.376'	005°32'05"	S00°52'05.86"W	97.659'
C22	39.270'	25.000'	090°00'00"	S48°44'34.83"W	35.355'
C23	11.280'	530.000'	001°13'10"	N86°52'00.13"W	11.280'
C24	11.288'	530.000'	001°13'10"	N88°05'11.55"W	11.287'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.700'	S86°15'25.17"E
L2	151.279'	S86°15'25.17"E
L3	11.216'	S86°15'25.16"E
L4	21.242'	N03°44'34.83"E
L5	52.445'	N03°44'34.83"E
L6	54.235'	N23°47'25.13"W
L7	82.006'	N23°47'25.13"W
L8	28.279'	S23°47'25.13"E
L9	20.000'	S23°48'00.77"E
L10	25.408'	S23°48'00.77"E
L11	17.885'	S03°44'34.84"W
L12	20.000'	N86°15'25.17"W
L13	126.588'	N86°15'25.17"W
L14	8.743'	N86°15'25.17"W
L15	34.950'	N90°00'00.00"W
L16	48.732'	S21°40'29.23"E
L17	47.787'	S21°40'29.23"E
L18	27.900'	S89°54'34.71"W
L19	80.980'	N00°05'26.05"W
L20	40.000'	N66°12'34.87"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	22.000'	N23°47'25.13"W
L22	40.000'	S66°12'34.87"W
L23	12.000'	S23°47'25.13"E
L24	10.000'	S23°47'25.13"E
L25	40.000'	N90°00'00.00"E
L26	22.000'	N00°00'00.00"E
L27	44.700'	N90°00'00.00"W
L28	12.000'	S10°09'21.51"E
L29	10.511'	S14°14'02.39"E
L30	22.000'	N86°15'25.17"W
L31	40.000'	S03°44'34.83"W
L32	22.000'	S86°15'25.17"E
L33	40.000'	N03°44'34.84"E
L34	21.993'	N88°07'42.99"W
L35	40.003'	S00°00'00.00"E
L36	12.000'	S89°17'42.00"E
L37	10.000'	S86°15'25.17"E
L38	40.085'	N00°00'16.44"E



PLAT NO: CP201901

REPLAT ESTABLISHING
TIERRA DE VACAS

ESTABLISHING LOT 10 THROUGH 40 (26.63 ACRES), BLOCK 58, CB 7537

A PLAT OF A 26.63 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 58 OF THE SAN ANTONIO SUBURBAN IRRIGATED FARMS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGES 157-166 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

456 CR 367
HONDO, TX 78861
CONTACT: REDOAKENGINEERING@GMAIL.COM
210-452-4817
TEXAS REGISTERED ENGINEERING FIRM F-18781

SCALE: 1"=100'

LEGEND

- FOUND 1/2" IRON ROD
- 1/2" IRON ROD SET
- B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
- B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS
- C.B. COUNTY BLOCK
- C CENTERLINE
- 14" ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- 12" ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- 8" ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- 10' WATER EASEMENT
- BUILDING SETBACK LINE
- R.O.W. RIGHT OF WAY (0.56 AC) NET ACREAGE

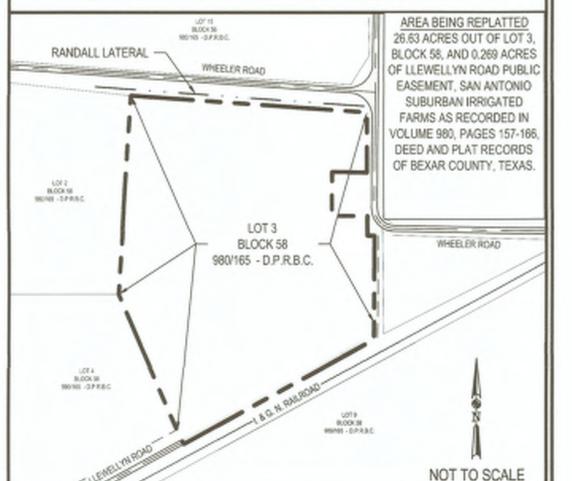
SURVEY NOTES:

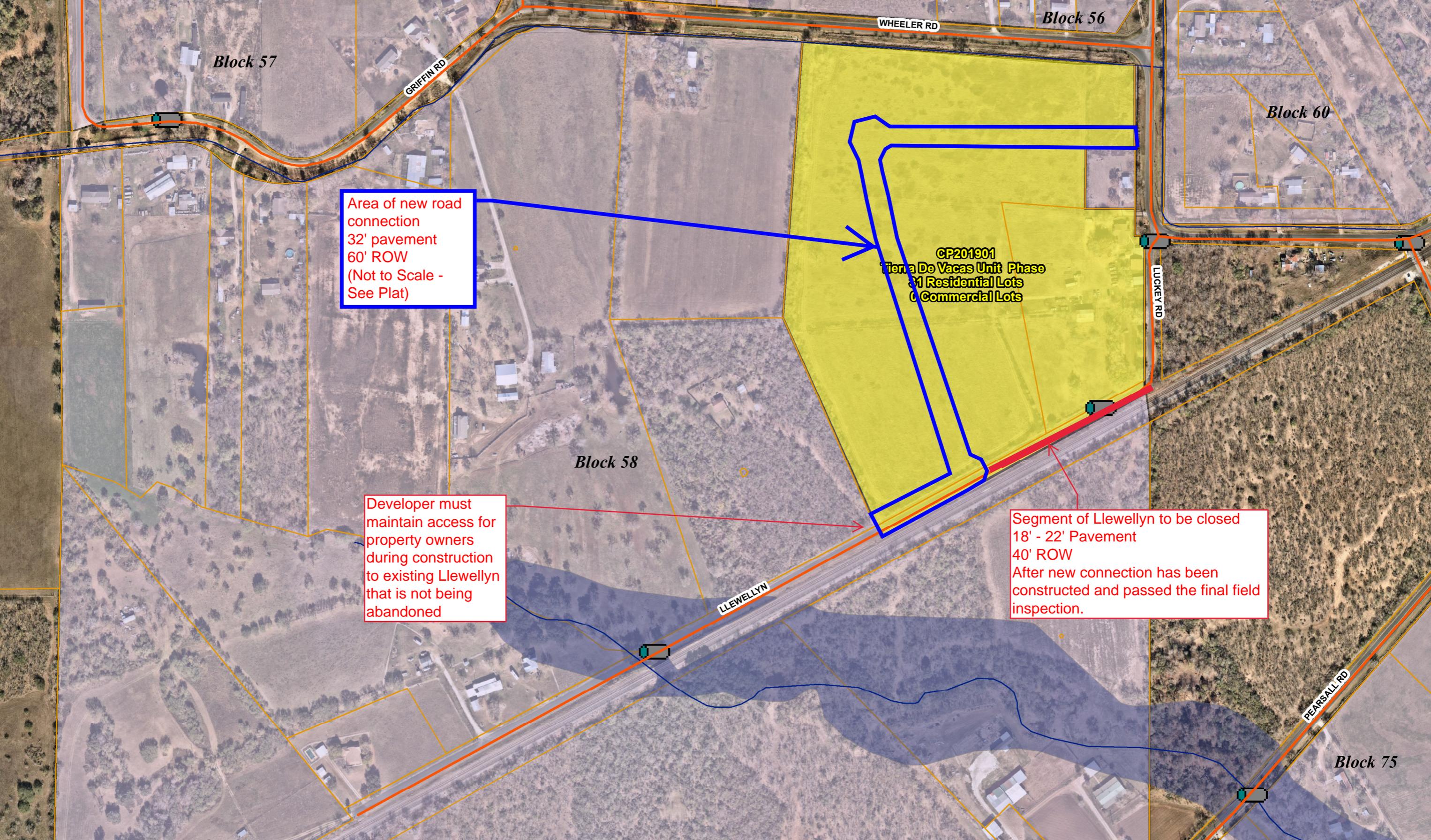
- VERTICAL INFO. SHOWN HEREON IS BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE GRID. ELEVATIONS DATA HAS BEEN TRANSLATED TO OPUS FILE COLLECTED ON SITE.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLAN COORDINATES, SOUTH CENTRAL ZONE GRID, (N.A.D. 83) (C.O.R.S.).

C.P.S. UTILITY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 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.

CONTROL TABLE				
BENCHMARK	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 1	13642172.9670	2049842.0033	683.9900	SET 600 IN RAILROAD TIE FENCEPOST
BM 2	13643043.6490	2050009.8473	686.8900	SET 600 NAIL IN 12" CREOSOTE FENCEPOST





Block 57

Block 56

Block 60

Block 58

Block 75

Area of new road connection
32' pavement
60' ROW
(Not to Scale - See Plat)

Developer must maintain access for property owners during construction to existing Llewellyn that is not being abandoned

Segment of Llewellyn to be closed
18' - 22' Pavement
40' ROW
After new connection has been constructed and passed the final field inspection.

CP201901
Tierra De Vacas Unit Phase
31 Residential Lots
& Commercial Lots

WHEELER RD

GRIFFIN RD

LUCKEY RD

LLEWELLYN

PEARSALL RD