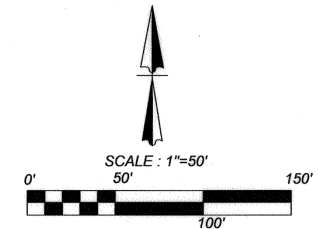


REPLAT ESTABLISHING
COTTONWOOD LEGACY HEIGHTS
 BEING 0.7385 ACRE TO ESTABLISH LOT 300, N.C.B. 8696, OUT OF LOT 32, N.C.B. 8696 OF THE LEGACY HEIGHTS COMMERCIAL SUBDIVISION AMENDING PLAT PREVIOUSLY RECORDED IN VOLUME 2001, PAGE 664 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



KFW
 ENGINEERS + SURVEYING
 3421 PASEAROS Pkwy, Suite 200, San Antonio, TX 78231
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TBE Firm #: 3513 • TPLS Firm #: 1012330

STATE OF UTAH
 COUNTY OF SALT LAKE
 I, **Gregg Christensen**, the undersigned authority on this day personally appeared **Gregg Christensen**, 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 **24th** DAY OF **January**, A.D. 2022
Gregg Christensen
 NOTARY PUBLIC, SALT LAKE COUNTY, UTAH

DULY AUTHORIZED AGENT
 STATE OF UTAH
 COUNTY OF SALT LAKE
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Gregg Christensen**, 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 **24th** DAY OF **January**, A.D. 2022
Gregg Christensen
 NOTARY PUBLIC, SALT LAKE COUNTY, UTAH

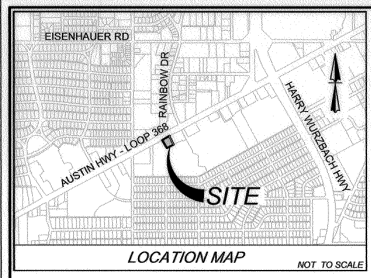


THIS PLAT OF COTTONWOOD LEGACY HEIGHTS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

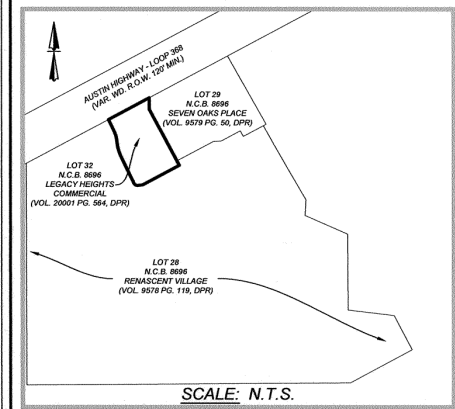
DATED THIS **08** DAY OF **FEB**, A.D. 20 **22**
 BY: **[Signature]**
 DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS, COUNTY OF BEXAR
 I, **Lucy Adams-Clark**, County Clerk of Bexar County, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 2/11/2022 8:44:35 AM
 PLAT VOLUME: 20002 PAGE: 1565
 AMOUNT: \$22.00
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: **[Signature]** DEPUTY



- LEGEND**
- R.O.W. = RIGHT-OF-WAY
 - BLK = BLOCK
 - N.C.B. = NEW CITY BLOCK
 - VOL. = VOLUME
 - PG. = PAGE
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - FPK = FOUND FIRE ALARM
 - FCS = FOUND COTTON SPINDLE
 - FIR = FOUND IRON ROD
 - TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
 - MON = MONUMENT
 - E = CENTERLINE
 - ◇ = EXISTING EASEMENT
 - - - = EXISTING CONTOUR



AREA BEING REPLATTED
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED LOT 32, N.C.B. 8696 OUT OF THE LEGACY HEIGHTS COMMERCIAL SUBDIVISION AMENDING PLAT PREVIOUSLY RECORDED IN VOLUME 2001, PAGE 664 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
[Signature]
 LICENSED PROFESSIONAL ENGINEER
 FRANK D. CONEY, P.E.
 REGISTERED PROFESSIONAL ENGINEER NO. 103068
 KFW ENGINEERS & SURVEYING, LLC
 3421 PASEAROS PKWY, SUITE 200
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

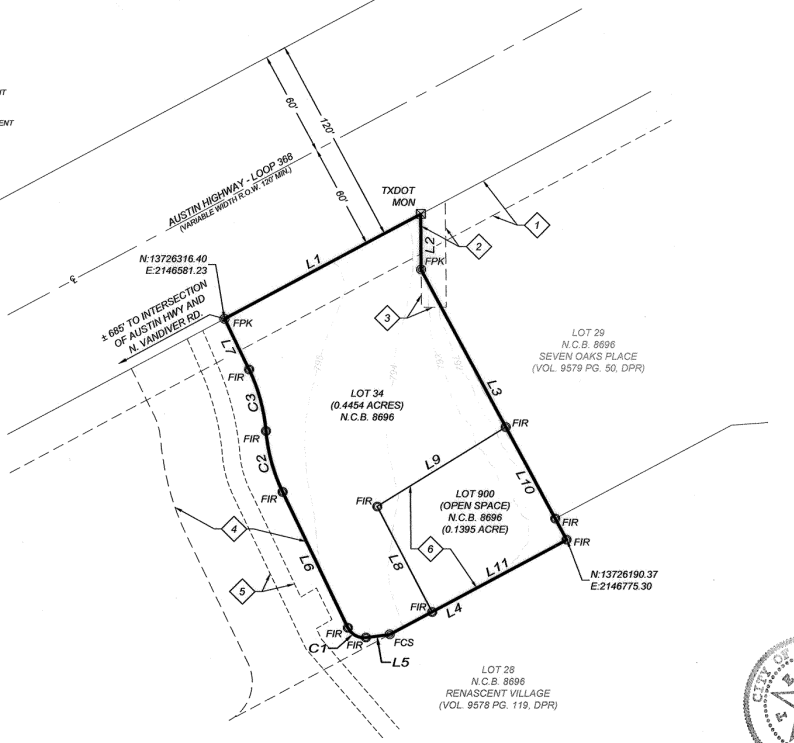
STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
[Signature]
 DOUGLAS A. KRAMER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
 KFW SURVEYING, LLC
 3421 PASEAROS PKWY, SUITE 100
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

C.P.S.A.S.W.S.O.S.A. UTILITY NOTES:
 1. THE CITY OF SAN ANTONIO (CPSA) IS THE PROPERTY OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC UTILITY SERVICE BOARD (CPSU) AND SAN ANTONIO WATER SYSTEM (SAWS). IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSMISSION 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. CPSU 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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE 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 CPSU MONEY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPSU 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 ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

- KEY NOTES**
- 1 20' GAS, ELECTRIC, TELEPHONE, CABLE TV, AND WATER EASEMENT (VOL. 9578, PG. 50, DPR)
 - 2 14' TELEPHONE EASEMENT (VOL. 9578, PG. 50, DPR)
 - 3 VARIABLE WIDTH TELEPHONE EASEMENT (VOL. 9578, PG. 119, DPR)
 - 4 80' INGRESS/EGRESS (OFF-LOT) EASEMENT (VOL. 2001, PG. 564, DPR)
 - 5 VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 14216, PG. 394, OPR)
 - 6 DOG PARK EASEMENT (0.1395 ACRE) (DOC# 820190013714)

WASTEWATER EIU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
COMMON AREA MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENWAYS, PARKS, TREE SAVE AREAS, 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.
SAWS DEDICATION NOTE:
 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.
FLOODPLAIN VERIFICATION NOTE:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS SHOWN BY FEMA MAP PANEL: 480604901N, EFFECTIVE JUNE 19, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
CROSS ACCESS NOTE:
 LOT OWNER SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 34 AND 300, N.C.B. 8696, IN ACCORDANCE WITH UDC 35-006(P.9).

SURVEYOR NOTES:
 1. PROPERTY OWNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "KFW SURVEYING" UNLESS NOTED OTHERWISE.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE LAYERED BY GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
TAXDOT NOTES:
 1. FOR PRESENTATIONAL 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.
 2. 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 (0) ACCESS POINTS ALONG LP 368 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 126.66'.
 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TAXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TAXDOT.



Line Table

LINE #	LENGTH	DIRECTION
L1	126.48'	N61°49'42"E
L2	31.57'	S00°19'36"E
L3	174.83'	S28°07'41"E
L4	114.15'	S61°43'30"W
L5	13.52'	S82°36'36"W
L6	85.91'	N25°31'29"W
L7	32.04'	N25°40'41"W
L8	67.75'	N27°19'57"W
L9	85.99'	N58°11'26"E
L10	73.04'	S28°07'41"E
L11	86.75'	S61°43'30"W

Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	12.54'	100.0'	071°51'55"	N61°27'26"W	11.74'
C2	36.26'	100.0'	020°46'22"	N15°08'18"W	36.06'
C3	36.52'	100.0'	020°55'34"	N15°12'54"W	36.32'

RECORDERS MEMORANDUM
 AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST INTEREST OF THE PUBLIC BECAUSE OF ILLEGIBILITY, SERRAVALLO PHOTO COPY, DISCLOSED PAPER/COPY.

