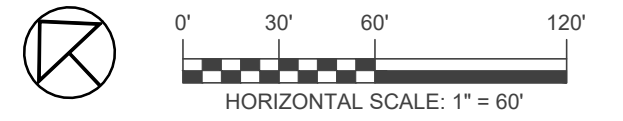


REPLAT & SUBDIVISION PLAT
ESTABLISHING

RIVER CITY WURZBACH

BEING A TOTAL OF 2.886 ACRES, BEING LOT 19, BLOCK 5, NEW CITY BLOCK 17375, COUNTY BLOCK 4429 RECORDED IN VOLUME 9542, PAGE 70 AND LOT 23, BLOCK 5, NEW CITY BLOCK 17375 RECORDED IN VOLUME 9553, PAGE 209, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HENRY KLOPPENBERG SURVEY NO. 193, ABSTRACT NO. 399, NEW CITY BLOCK 17375, COUNTY BLOCK 4429, ESTABLISHING LOTS 24 & 25, BLOCK 5, IN NEW CITY BLOCK 17375, COUNTY BLOCK 4429, IN THE CITY OF LEON VALLEY AND CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



WINDROSE
LAND SURVEYING & PLATTING

9330 CORPORATE DR. SUITE 102 I SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DATE OF PREPARATION: 04/24/2024

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JEFF IVEY, PRESIDENT & CEO
RIVER CITY FEDERAL CREDIT UNION
610 AUGUSTA STREET
SAN ANTONIO, TEXAS 78215
(210) 244-2545

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF IVEY, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS ____ DAY OF _____, 20__

NOTARY PUBLIC, STATE OF TEXAS

THE CITY ENGINEER OF THE CITY OF LEON VALLEY HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

BY: _____
CITY ENGINEER

THIS SUBDIVISION PLAT OF RIVER CITY WURZBACH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
CITY SECRETARY

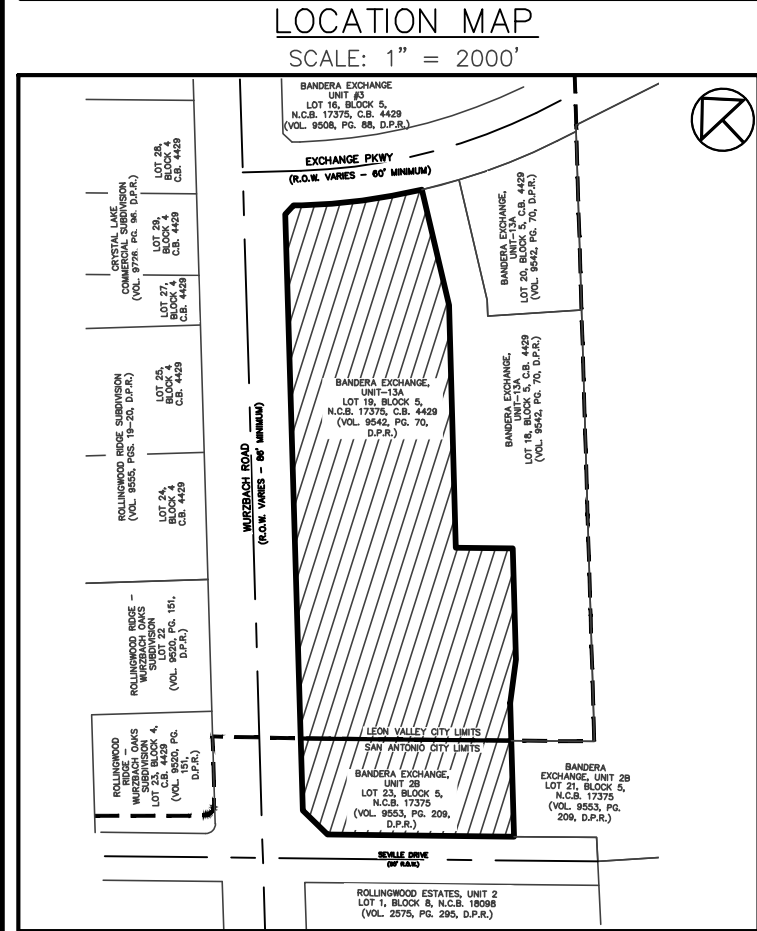
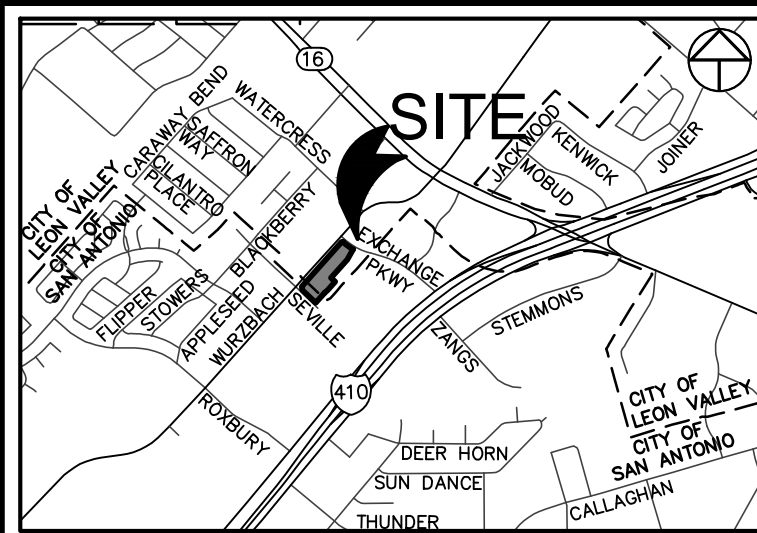
STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER CITY WURZBACH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED 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



2.390 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 19, BLOCK 5, COUNTY BLOCK 4429 OF THE BANDERA EXCHANGE, UNIT-13A SUBDIVISION RECORDED IN VOLUME 9542, PAGE 70 AND 0.488 AN ACRE PREVIOUSLY PLATTED AS LOT 23, BLOCK 5, NEW CITY BLOCK 17375 OF THE BANDERA EXCHANGE UNIT 2B SUBDIVISION RECORDED IN VOLUME 9553, PAGE 209, ALL OF THE DEED AND PLAT RECORDS OF THE BEXAR COUNTY, TEXAS.

- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "WINDROSE" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.99982746.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

- CPS/SAWS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS) 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", "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 OF 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 INFRASTRUCTURES 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.

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

MARK R. JOHNSON, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 82680
12950 COUNTRY PARKWAY, SUITE 150, SAN ANTONIO, TEXAS 78216

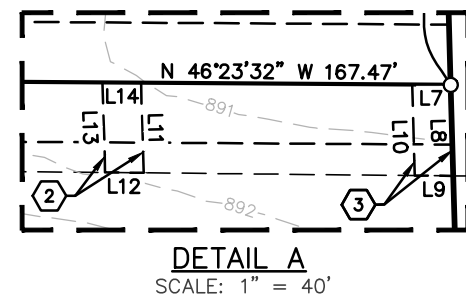
STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
9360 CORPORATE DRIVE, SUITE 102, SELMA, TEXAS 78154

- LEGEND:**
- = FND 1/2" IRON PIN (UNLESS OTHERWISE NOTED)
 - = SET 5/8" IRON PIN W/ PLASTIC CAP STAMPED "WINDROSE"
 - AC. = ACRES
 - ESMT = EASEMENT
 - C.B. = COUNTY BLOCK
 - N.C.B. = NEW CITY BLOCK
 - E.G.T.CATV. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - PG. = PAGE
 - D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 - ▨ = AREA BEING REPLATTED
 - = EXISTING CONTOURS
 - = STREET CENTERLINE
 - ◇ = PROPOSED EASEMENTS
 - ◇ = EXISTING EASEMENTS

- KEY NOTES:**
- ① = 25' SHARED ACCESS ESMT
 - ② = 10' SEWER ESMT
 - ③ = 10' GAS ESMT
 - ④ = 14' E.G.T.CATV., WATER & SEWER ESMT (VOL. 9542, PG. 70, D.P.R.)
 - ⑤ = 10' ELECTRIC ESMT (VOL. 9542, PG. 70, D.P.R.)
 - ⑥ = 16' WATER ESMT (VOL. 9542, PG. 70, D.P.R.)
 - ⑦ = 14' GAS ESMT (VOL. 9542, PG. 70, D.P.R.)
 - ⑧ = 14' E.G.T.CATV., WATER & SEWER ESMT (VOL. 9553, PG. 209, D.P.R.)
 - ⑨ = 25' BUILDING SETBACK LINE (VOL. 9542, PG. 70, D.P.R.)
 - ⑩ = 10' BUILDING SETBACK LINE (VOL. 9553, PG. 209, D.P.R.)



FLOODPLAIN:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0380G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, 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.

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	126.44'	636.53'	11°22'53"	63.43'	126.23'	S 54°07'48" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.70'	N 86°27'06" E
L2	8.42'	S 48°26'12" E
L3	123.35'	S 30°05'19" W
L4	59.21'	S 46°09'12" E
L5	45.59'	S 50°49'22" W
L6	36.06'	N 02°17'42" W
L7	8.00'	N 46°23'32" W
L8	18.94'	N 41°36'22" E
L9	8.01'	S 46°11'27" E
L10	19.00'	S 41°36'22" W
L11	18.81'	N 41°36'22" E
L12	8.01'	S 46°11'27" E
L13	18.78'	S 41°36'22" W
L14	8.00'	N 46°23'32" W

