

AMIL M. BAKER.

108495

BJORN P. BOENTGES, P.E., C.F.M. LICENSED PROFESSIONAL ENGINEER EXAS REGISTRATION NO. 108495

DINATES SHOWN HERE ARE IN GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HERON ARE SURFACE USING A SCALE FACTOR OF 1.00017. . NO PORTION OF THE FEMA 1% (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA

MAP PANEL: 48029C0590G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. . 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 DIRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / DIRECTOR OF PUBLIC WORKS. 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. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED

ADJACENT GRADE. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS: LOT 901, BLK 74, CB 4006; LOT 1, BLK 75, CB 4006; 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.
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGN AND NOT THE

RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY. 5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY, BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR

<u>OPEN SPACE NOTE:</u> 1. LOT 901, BLOCK 74, CB 4006 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMEN'

DNIO 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 FASEMENTS AND RIGHTS-OF-WAY FOR LITHLITY TRANSMISSION AND DISTRIBUTION NFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTI 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 EASEMENTS 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 FACLITIES 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 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.

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 EASEMENT ARE DESCRIBED HEREON.

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 GAS

5. ROOF OVERHANGS ARE ALLOWED WTIHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS CASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

IPACT FEES PAYMENT DUE: ATER 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

<u>SAWS NOTE:</u> 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

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE IF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL.

INGRESS & EGRESS (WATER/SANITARY SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER/SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2576673) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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.

MATCHLINE "A" (SEE SHEET 2 OF 3) REMAINDER OF: LAMM & SCHUWIRTH RANCH LOT 2 (174.61 AC LUCCA RABEL LLC (CB 4006) DOC NO. 2019022462 C24 C25 L16__CARPENTER CV____ - 508 (50' ROW) S72° 35' 29"É 173.90' PARKLAND (IMPERMEABLE 1.45 AC) (535) V: 13642480.27 172° 35' 29"W 685.00' E: 2144095.36 N72° 35' 29"W 522.21 N72° 35' 29"W 935.00 (VARIABLE WIDTH R.O.W.) (VOL. 4406, PG. 1146)

PLATTED UNIT (22.87 AC). J 1' V.N.A. ESM'T

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

(VARIABLE WIDTH R.O.W.)

SCALE: 1" = 500" THE 24.54 ACRES AREA BEING REPLATTED IS A PORTION OF LAMM & SCHUWIRTH RANCH BEXAR COUNTY PLAT BOOK 368 PAGE 112 LOT 2. AN ANTIQUATED PLAT DATED MARCH 6, 1914 BEXAR COUNTY, TEXAS. A 10' G.E.T.CA. ESM"

B 16' WATER ESM'T

VARIABLE-WIDTH OFF-LOT DRAINAGE EASEMENT TO © EXPIRE UPON INCORPORATION INTO FUTURE

(D) 10' FRONT BSL (TYPICAL)

(E) 5' REAR/SIDE BSL (TYPICAL)

(F) 35' R.O.W. DEDICATION (0.75 AC)

(G) VARIABLE-WIDTH SANITARY SEWER ESM'T

H 28' G.E.T.CA. ESM'T

(I) 14' G.E.T.CA. ESM'T

VARIABLE-WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (2.39 AC).

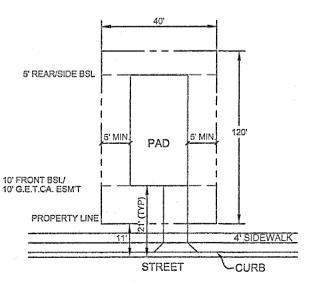
50' X 50' OFF-LOT WATER, SEWER, AND DRAINAGE TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.11 AC)

60' X 50' OFF-LOT WATER, SEWER, AND DRAINAGE TO M EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.21 AC)

N 5' G.E.T.CA. ESM'T

3.73 ACRE 100 FOOT PERMANENT SEWER ESM'T (VOL. 14326, PG. 2061) OPR

P 35' R.O.W. DEDICATION (CONCURRENT RABEL SUBDIVISION UNIT 2 LAND-PLAT-19-11800513)



TYPICAL RESIDENTIAL LOT LAYOUT

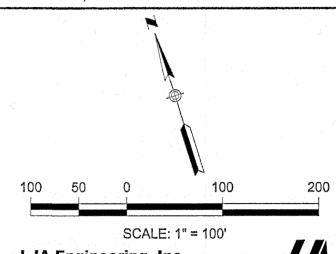
PLAT NOTES APPLY TO **EVERY PAGE OF THIS** MULTIPLE PAGE PLAT SEE SHEET 3 FOR LINE AND CURVE TABLES

SHEET 1 OF 3

PLAT NO. 19-11800512

REPLAT ESTABLISHING RABEL SUBDIVISION UNIT I

CONTAINING 24.54 ACRES OF LAND OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF LOT 2. SUBDIVISION OF LAMM & SCHUWIRTH BANCH OF RECORD IN VOLUME 368, PAGE 112, MAP & PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING THE SAME CALLED 199.8277 ACRE TRACT DESCRIBED IN DEED TO S. FLORES-RABEL RD. JOINT VENTURE OF RECORD IN VOLUME 3355, PAGE 63, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LJA Engineering, Inc.

1100 NE Loop 410 San Antonio, Texas 78209 Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

LAND SURVEYING, L

RICKMAN LAND SURVEYING TBPLS FIRM NO. 10191900 419 BIG BEND, CANYON LAKE, TX 78133 PHONE (830) 935-2457

STATE OF TEXAS COUNTY OF BEXAR

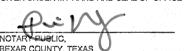
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER LUCCA RABEL, LLC CONTACT: PAUL KUO 24607 FAIRWAY SPRINGS SAN ANTONIO, TX 78260 PHONE: (210) 363-4672

STATE OF TEXAS

COUNTY OF BEXAR NDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
NOTE: NOWN TO ME TO BE THE PERSON WHOSE NAME IS Daul Kuo SCRIBED 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 2 DAY OF 2.



CERTIFICATE OF APPROVAL

COUNTY CLERK, BEXAR COUNTY, TEXAS

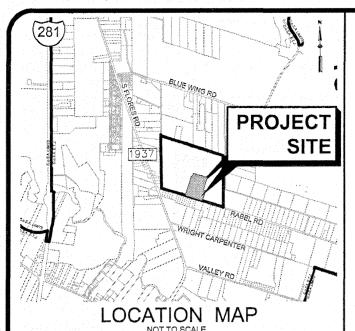
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS

DATED THIS DAY	OF	ΑΑ	.D. , 20	
				,
COUNTY JUDGE, BEXAR COU	NTY, TEXAS	:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

THIS PLAT OF RABEL SUBDIVISION UNIT 1 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.

ED THIS	DAY OF	A.D., 20			
		BY:			
			CHAIRMA	N	
		BY			

SECRETARY



LEGEND

(UNLESS NOTED)

1/2" IRON ROD FOUND

INDEX MAP

1/2" IRON ROD SET 0 EXISTING CONTOURS 740 PROPOSED CONTOURS ---(740)---- OFFICIAL PUBLIC RECORDS OF BEXAR OPR COUNTY, TEXAS DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS DEED RECORDS OF BEXAR DRBCT COUNTY, TEXAS RIGHT-OF-WAY R.O.W. VOL. VOLUME PG. VEHICULAR NON-ACCESS EASEMENT V.N.A.ESM'T

EASEMENT COUNTY BLOCK GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION BUILDING SETBACK LINE CENTERLINE SAME AS ADJACENT ACRES

CPS/SAWS/COSA UTILITY 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 AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT, "ANCHOR EASEMENT," "SERVICE EASEMENT," O'REHANG 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.

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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 GAS

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A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE IF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

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

A 10' G.E.T.CA. ESM'T

(B) 16' WATER ESM'T

VARIABLE-WIDTH OFF-LOT DRAINAGE EASEMENT TO © EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT (22.87 AC).

D 10' FRONT BSL (TYPICAL)

(E) 5' REAR/SIDE BSL (TYPICAL)

(F) 35' R.O.W. DEDICATION (0.75 AC)

G VARIABLE-WIDTH SANITARY SEWER ESM'T

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VARIABLE-WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (2.39 AC).

50' X 50' OFF-LOT WATER, SEWER, AND DRAINAGE TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.11 AC)

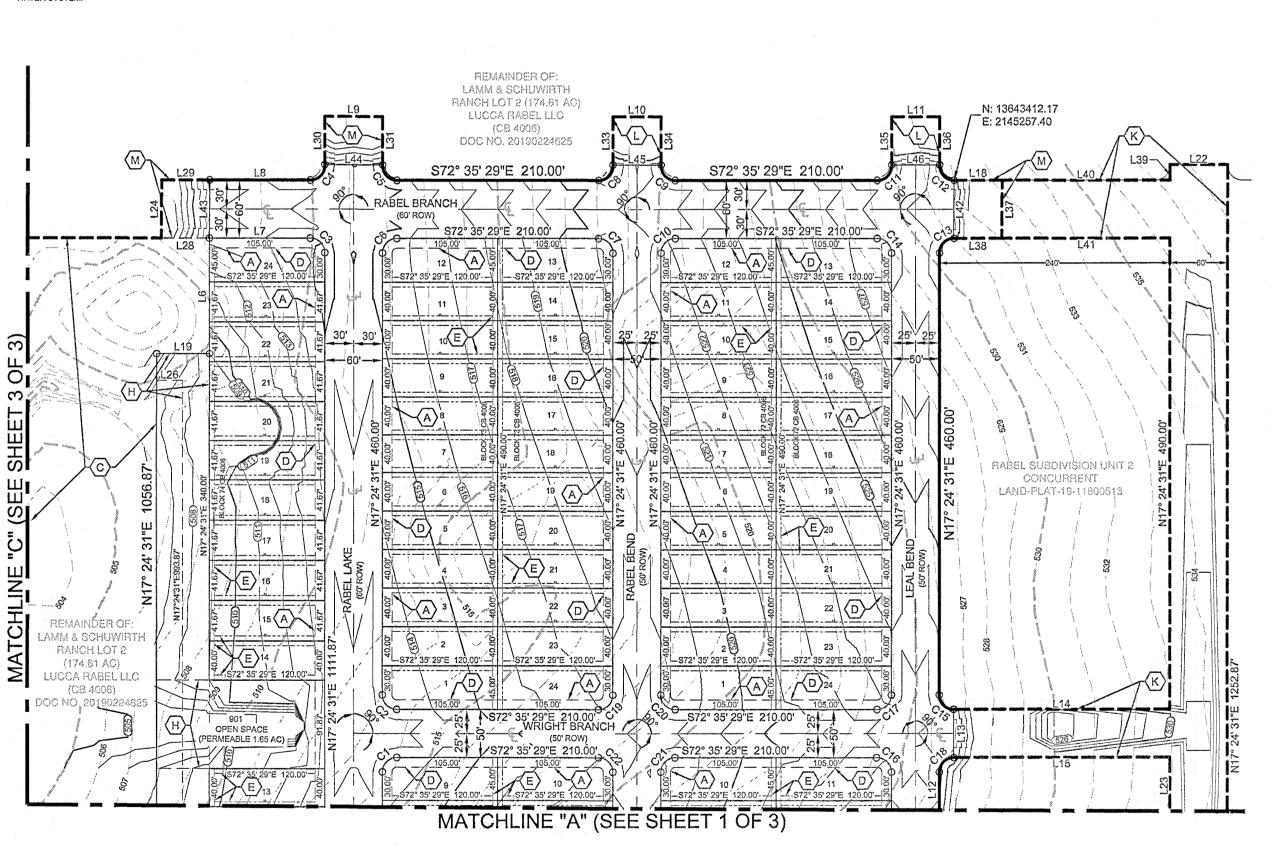
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3.73 ACRE 100 FOOT PERMANENT SEWER ESM'T (VOL. 14326, PG. 2061) OPR

35' R.O.W. DEDICATION (CONCURRENT RABEL

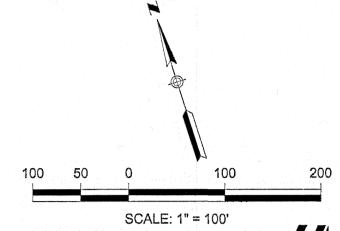
SUBDIVISION UNIT 2 LAND-PLAT-19-11800513)



PLAT NO. 19-11800512

REPLAT ESTABLISHING RABEL SUBDIVISION UNIT I

CONTAINING 24.54 ACRES OF LAND OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF LOT 2, SUBDIVISION OF LAMM & SCHUWIRTH RANCH OF RECORD IN VOLUME 368, PAGE 112, MAP & PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING THE SAME CALLED 199.8277 ACRE TRACT DESCRIBED IN DEED TO S. FLORES-RABEL RD. JOINT VENTURE OF RECORD IN VOLUME 3355, PAGE 63, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



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RICKMAN LAND SURVEYING TBPLS FIRM NO. 10191900 419 BIG BEND, CANYON LAKE, TX 78133 PHONE (830) 935-2457

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 BUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER LUCCA RABEL, LLC CONTACT: PAUL KUO 24607 FAIRWAY SPRINGS SAN ANTONIO, TX 78260 PHONE: (210) 363-4672

STATE OF TEXAS COUNTY OF BEXAR

BEXAR COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHO SUBSCRIBED TO THE EOPERATION. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS CRIBED 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 21 DAY OF 2020 .

CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>RABEL SUBDIVISION UNIT 1</u> 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.

DAY OF CHAIRMAN

SECRETARY

BJORN P. BOENTGE 108495

AMIL M. BAKER.

1469

STATE OF TEXAS COUNTY OF COMAL

ESM'T

CB

G.E.T.CA

BSL

AC

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 OF MADE ON THE GROUND

AMIL M. BAKER, JR., R.P.L.S. NO. 1469 TBPLS FIRM NO. 10191900

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 ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BJÖRN P. BOENTGES, P.E., C.F.M. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 108495

PLAT NOTES APPLY TO **EVERY PAGE OF THIS** MULTIPLE PAGE PLAT SEE SHEET 3 FOR LINE

AND CURVE TABLES

SHEET 2 OF 3

