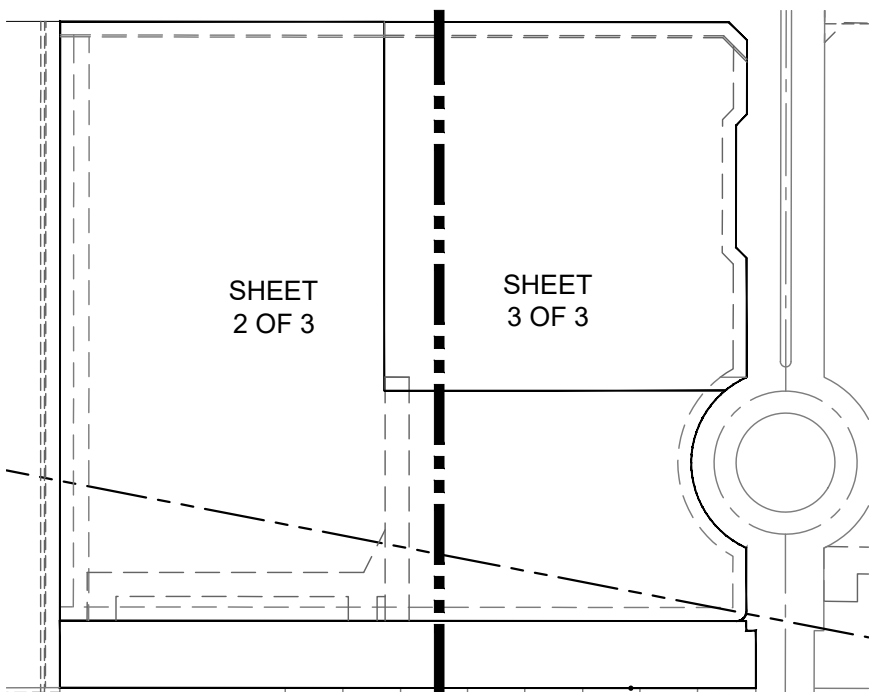


LOCATION MAP  
NOT TO SCALE



INDEX MAP  
SCALE: 1" = 200'

**SURVEY NOTES:**

- D.R.C.C. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS  
O.R.C.C. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
P.R.G.C. DENOTES PLAT RECORDS, GUADALUPE COUNTY, TEXAS  
M.P.R.C.C. DENOTES MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS  
D.R.G.C. DENOTES DEED RECORDS, GUADALUPE COUNTY, TEXAS
- INFORMATION SHOWN FOR ADJOINING PROPERTIES OBTAINED FROM THE COMAL AND GUADALUPE COUNTIES APPRAISAL DISTRICT WEBSITE.
- OBSERVATION BASED ON NAD83 (2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE, SCALE FACTOR IS 1.00017.

**GENERAL NOTES:**

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THIS SUBDIVISION CREATES A TOTAL OF TWO BUILDABLE LOTS

**CITY PUBLIC SERVICE NOTES:**

CITY PUBLIC SERVICE NOTES: City Public Service Board (CPS Energy) is hereby dedicate the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electrical Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of, construction, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

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 below.

**FLOODPLAIN NOTES:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0505F, EFFECTIVE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**TxDOT NOTES:**

- FOR RESIDENTIAL 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 0 (ZERO) ACCESS POINT TO THE STATE HIGHWAY SYSTEM WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIP, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**CENTERPOINT ELECTRIC NOTES:**

CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

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 SOMERSET PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER  
JESSE F. CANTU

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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

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 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.

RIVERWALK EDUCATION FOUNDATION INC.  
5300 WURZBACH ROAD,  
SUITE 800  
SAN ANTONIO, TEXAS 78238  
(210) 957-1955

BY: FEVZI SIMSEK  
TITLE:  
PRINT OWNER NAME:

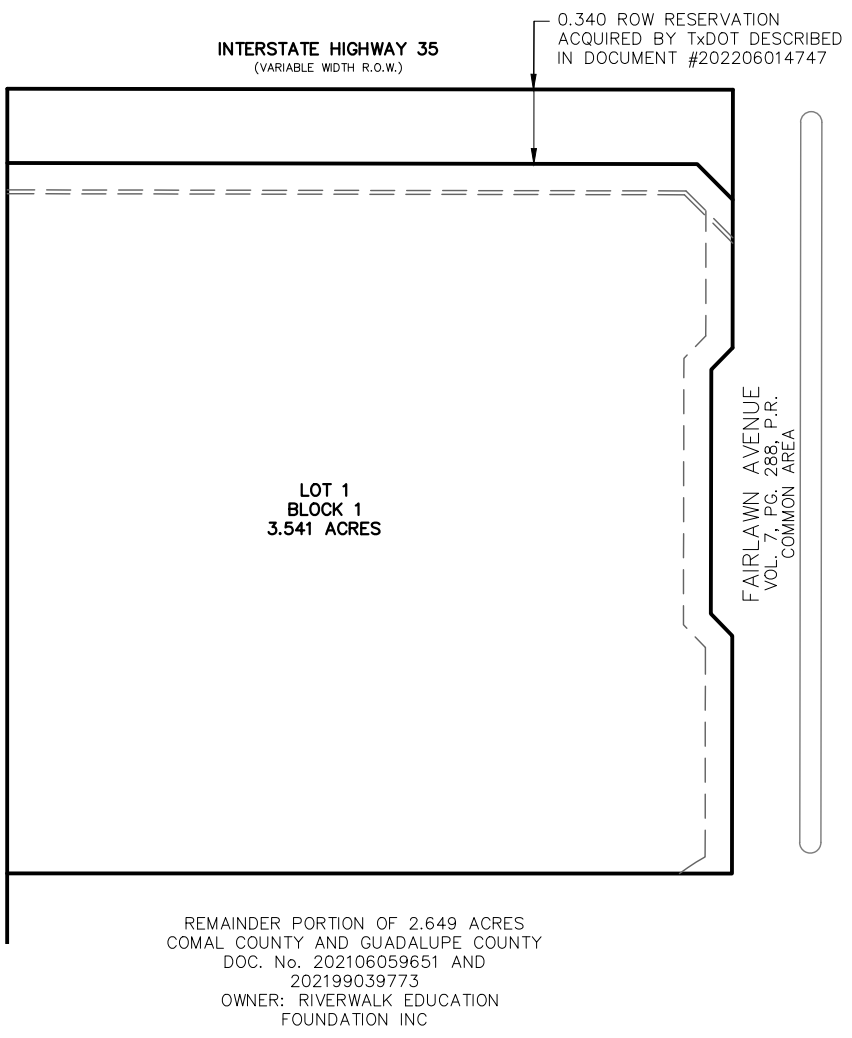
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY 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 \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES:



**AREA BEING REPLATTED**  
SCALE 1" = 100'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, BUILDING HOPE CHARTER SCHOOL SUBDIVISION, RECORDED DOCUMENT #202106001651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

REMAINDER PORTION OF 2.649 ACRES  
COMAL COUNTY AND GUADALUPE COUNTY  
DOC. No. 202106059651 AND  
202199039773  
OWNER: RIVERWALK EDUCATION  
FOUNDATION INC

5.375 ACRES COMAL COUNTY AND  
GUADALUPE COUNTY DOC. No.  
202106034281 AND  
2021199022142  
OWNER: RIVERWALK EDUCATION  
FOUNDATION INC

THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_ ON PAGE \_\_\_\_ DOC. # \_\_\_\_ IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_ ON PAGE \_\_\_\_ DOC. # \_\_\_\_ IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

CLERK, GUADALUPE COUNTY, TEXAS

CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SCHERTZ AS TO WHICH THIS APPROVAL IS REQUIRED.

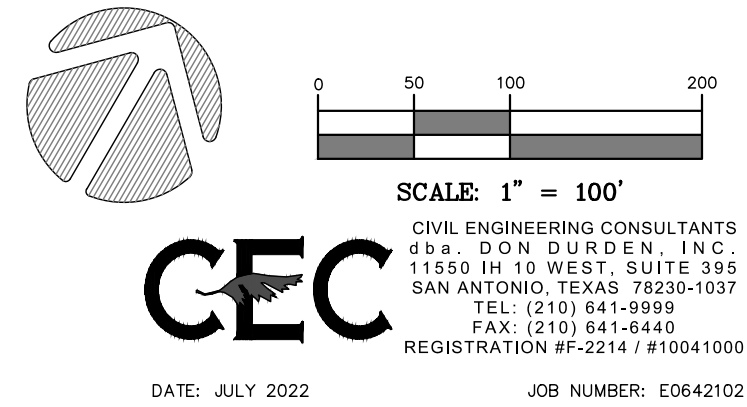
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

THIS PLAT OF THE BUILDING HOPE CHARTER SCHOOL SUBDIVISION LOTS 2 AND 3 HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

REPLAT OF  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOT 1  
ESTABLISHING  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOTS 2 AND 3

BEING AN 11.19 ACRE TRACT OF LAND BEING OUT OF THAT 5.375 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT #202106034281 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199022142 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING OUT OF THAT 5.815 ACRE TRACT OF LAND CALLED 5.85 ACRE TRACT OF LAND (INCLUDING 3.541 ACRE LOT 1, BLOCK 1, IN DOCUMENT #202106001651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS) IN DOCUMENT #202106059651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199039733 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.



DATE: JULY 2022 JOB NUMBER: E0642102

**CIVIL ENGINEERING CONSULTANTS**  
 d.b.a. DON DURDEN, INC.  
 11550 IH 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230-1037  
 TEL: (210) 641-9999  
 FAX: (210) 641-6440  
 REGISTRATION #F-2214 / #10041000

**SURVEYOR/APPLICANT:**  
 CIVIL ENGINEERING CONSULTANTS  
 11550 I.H. 10 WEST SUITE 395  
 SAN ANTONIO, TEXAS 78230  
 PHONE: 210-641-9999  
 FAX: 210-641-6440  
 CONTACT: GARY B. NEILL

THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

STATE OF TEXAS  
 COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ DOC. # \_\_\_\_\_ IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

CLERK, COMAL COUNTY, TEXAS \_\_\_\_\_ COUNTY

STATE OF TEXAS  
 COUNTY OF GUADALUPE

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ DOC. # \_\_\_\_\_ IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

CLERK, GUADALUPE COUNTY, TEXAS \_\_\_\_\_ COUNTY

CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SCHERTZ AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

THIS PLAT OF THE BUILDING HOPE CHARTER SCHOOL SUBDIVISION LOTS 2 AND 3 HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY: \_\_\_\_\_ CHAIRMAN  
 BY: \_\_\_\_\_ SECRETARY

REPLAT OF  
 BUILDING HOPE CHARTER SCHOOL  
 SUBDIVISION LOT 1  
 ESTABLISHING  
 BUILDING HOPE CHARTER SCHOOL  
 SUBDIVISION LOTS 2 AND 3

BEING AN 11.19 ACRE TRACT OF LAND BEING OUT OF THAT 5.375 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT #202106034281 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199022142 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING OUT OF THAT 5.815 ACRE TRACT OF LAND CALLED 5.85 ACRE TRACT OF LAND (INCLUDING 3.541 ACRE LOT 1, BLOCK 1, IN DOCUMENT #202106001651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS) IN DOCUMENT #202106059651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199039733 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

**TxDOT NOTES:**

- FOR RESIDENTIAL 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 0 (ZERO) ACCESS POINT TO THE STATE HIGHWAY SYSTEM WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIP, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**CENTERPOINT ELECTRIC NOTES:**

CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

**LEGEND/ABBREVIATIONS**

- |      |  |
|------|--|
| VOL  | VOLUME   |
| PG   | PAGE   |
| ROW  | CABLE TV   |
| CATV | RIGHT OF WAY   |
| TEL  | TELEPHONE  |
| ELEC | CITY PUBLIC SERVICE ELECTRIC                             |
| GAS  | CITY PUBLIC SERVICE GAS                                  |
| OPR  | OFFICIAL PUBLIC RECORDS, COMAL & GUADALUPE COUNTY, TEXAS |
| P.R. | PLAT RECORDS, COMAL & GUADALUPE COUNTY, TEXAS            |
| NTS  | NOT TO SCALE   |
| AC   | ACRE(S)  |
| (A)  | PROPOSED EASEMENT  |
| ●    | SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC"         |
| ○    | TxDOT TYPE III FOUND                                     |
| ○    | FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC"       |
| —    | SUBDIVISION PLAT BOUNDARY                                |
| ---  | PROPERTY LINE/RIGHT-OF-WAY                               |
| ---  | EXISTING EASEMENT  |
| ---  | COUNTY LINE BOUNDARY                                     |

**CITY PUBLIC SERVICE NOTES:**

CITY PUBLIC SERVICE NOTES: City Public Service Board (CPS Energy) is hereby dedicate the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electrical Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of, construction, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

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 below.

**FLOODPLAIN NOTES:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0505F, EFFECTIVE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

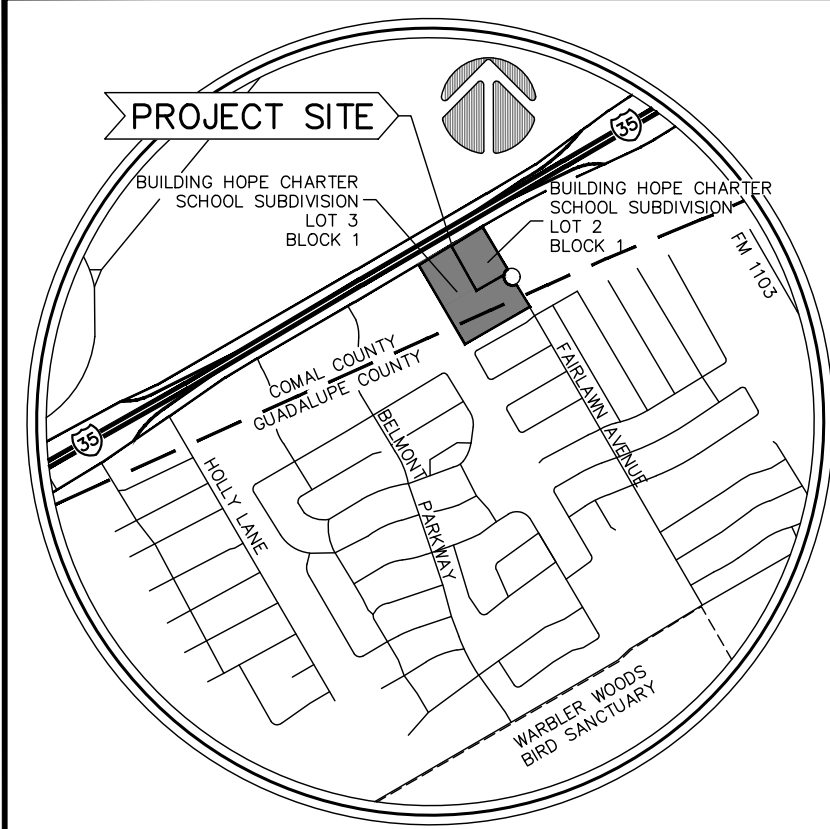
- (A) 16' WATER EASEMENT
- (B) 14' AERIAL ELEC, TEL AND CATV EASEMENT, BEGINS 16' ABOVE GROUND.
- (C) 1.163 ACRES ROW DEDICATED TO THE CITY OF SCHERTZ.
- (D) 14' GAS, ELEC, TEL AND CATV EASEMENT.
- (E) VARIABLE WIDTH INGRESS-EGRESS EASEMENT.

**SURVEY NOTES:**

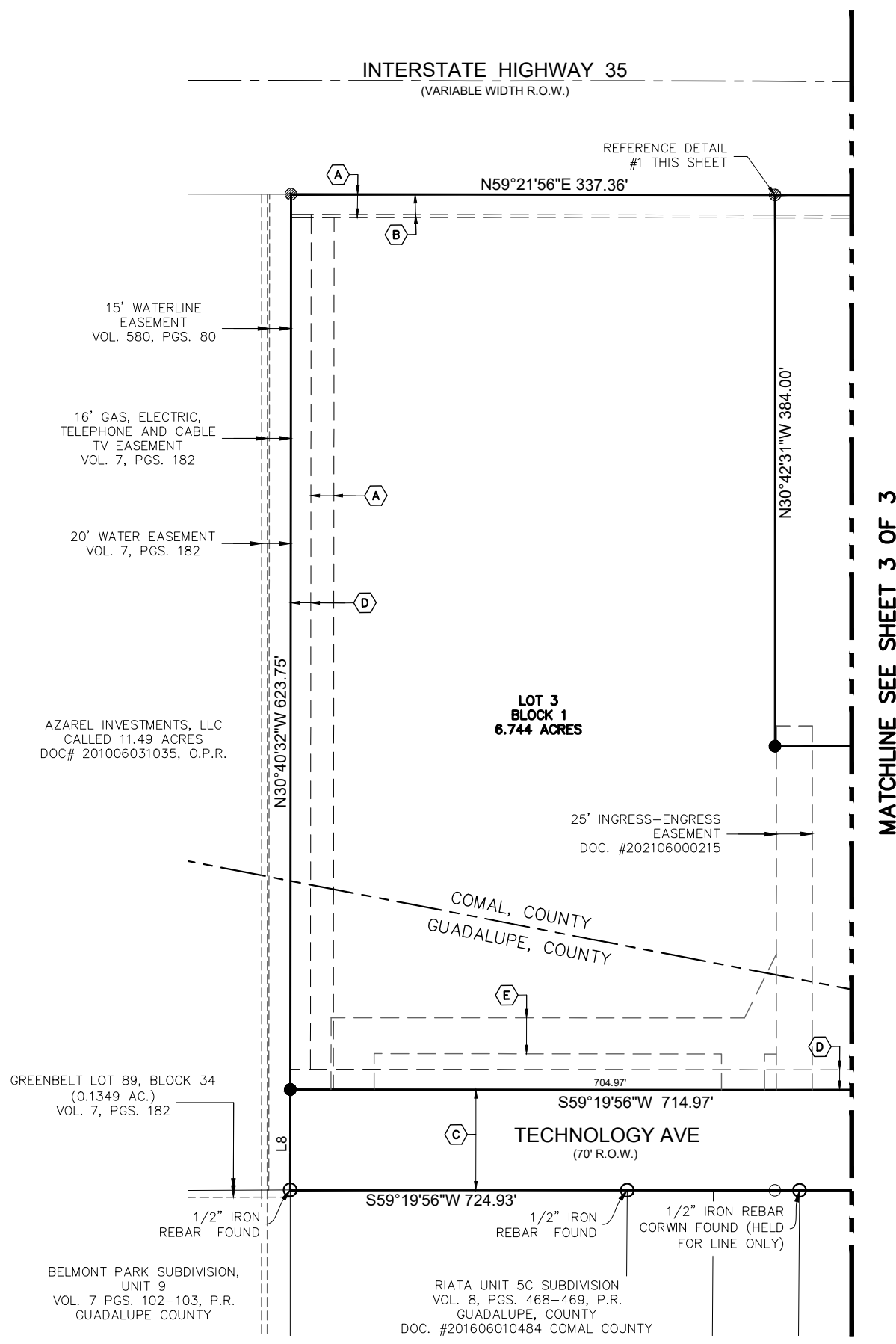
- D.R.C.C. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS  
 O.R.C.C. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
 P.R.C.C. DENOTES PLAT RECORDS, GUADALUPE COUNTY, TEXAS  
 M.P.R.C.C. DENOTES MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS  
 D.R.G.C. DENOTES DEED RECORDS, GUADALUPE COUNTY, TEXAS
- INFORMATION SHOWN FOR ADJOINING PROPERTIES OBTAINED FROM THE COMAL AND GUADALUPE COUNTIES APPRAISAL DISTRICT WEBSITE.
- OBSERVATION BASED ON NAD83 (2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE, SCALE FACTOR IS 1.00017.

**GENERAL NOTES:**

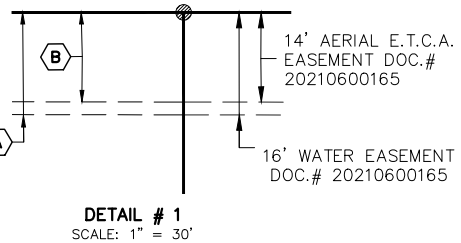
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
- THIS SUBDIVISION CREATES A TOTAL OF TWO BUILDABLE LOTS



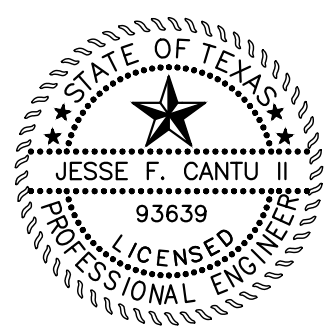
LOCATION MAP  
 NOT TO SCALE



Line	Length	Direction
L1	26.23'	S75°38'04"E
L2	15.90'	S13°36'06"W
L3	16.03'	S74°45'20"E
L4	66.09'	S30°39'00"E
L5	10.00'	N59°21'00"E
L6	60.00'	S30°39'00"E
L7	10.00'	S30°39'00"E
L8	70.00'	N30°40'32"W



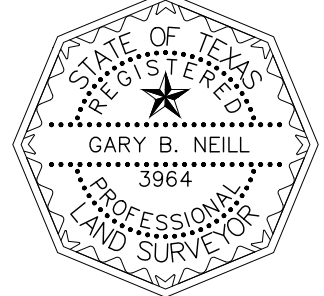
DETAIL # 1  
 SCALE: 1" = 30'



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 SOMERSET PLANNING COMMISSION.

\_\_\_\_\_  
 LICENSED PROFESSIONAL ENGINEER  
 JESSE F. CANTU



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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 GARY B. NEILL

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 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.

RIVERWALK EDUCATION FOUNDATION INC.  
 5300 WURZBACH ROAD,  
 SUITE 800  
 SAN ANTONIO, TEXAS 78238  
 (210) 957-1955

BY: FEVZI SIMSEK

TITLE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_

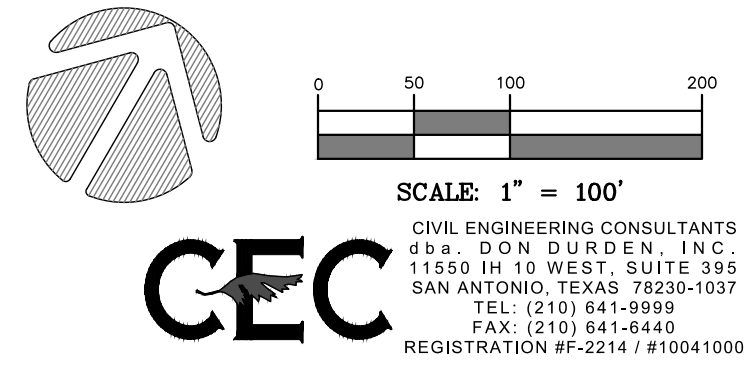
STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



DATE: JULY 2022 JOB NUMBER: E0642102

**OWNER:**  
RIVERWALK EDUCATION FOUNDATION INC,  
5300 WURZBACH ROAD,  
SUITE 800  
SAN ANTONIO, TEXAS 78238  
(210) 957-1955

**SURVEYOR/APPLICANT:**  
CIVIL ENGINEERING CONSULTANTS  
d.b.a. DON DURDEN, INC.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-641-9999  
FAX: 210-641-6440  
CONTACT: GARY B. NEILL

THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ DOC. # \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ DOC. # \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
CLERK, GUADALUPE COUNTY, TEXAS

CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SCHERTZ AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

THIS PLAT OF THE BUILDING HOPE CHARTER SCHOOL SUBDIVISION LOTS 2 AND 3 HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

REPLAT OF  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOT 1  
ESTABLISHING  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOTS 2 AND 3

BEING AN 11.19 ACRE TRACT OF LAND BEING OUT OF THAT 5.375 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT #202106034281 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199022142 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING OUT OF THAT 5.815 ACRE TRACT OF LAND CALLED 5.85 ACRE TRACT OF LAND (INCLUDING 3.541 ACRE LOT 1, BLOCK 1, IN DOCUMENT #20210601651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS) IN DOCUMENT #202106059651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199039733 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

**TxDOT NOTES:**

- FOR RESIDENTIAL 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 0 (ZERO) ACCESS POINT TO THE STATE HIGHWAY SYSTEM WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIP, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**CENTERPOINT ELECTRIC NOTES:**

CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

**LEGEND/ABBREVIATIONS**

- VOL VOLUME
- PG PAGE
- CATV CABLE TV
- ROW RIGHT OF WAY
- TEL TELEPHONE
- ELEC CITY PUBLIC SERVICE ELECTRIC
- GAS CITY PUBLIC SERVICE GAS
- OPR OFFICIAL PUBLIC RECORDS, COMAL & GUADALUPE COUNTY, TEXAS
- P.R. PLAT RECORDS, COMAL & GUADALUPE COUNTY, TEXAS
- NTS NOT TO SCALE
- AC ACRE(S)
- (A) EASEMENT
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC" (UNLESS NOTED OTHERWISE)
- TxDOT TYPE III FOUND
- FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC"
- SUBDIVISION PLAT BOUNDARY
- PROPERTY LINE/RIGHT-OF-WAY
- - - - - EXISTING EASEMENT
- COUNTY LINE BOUNDARY

**CITY PUBLIC SERVICE NOTES:**

CITY PUBLIC SERVICE NOTES: City Public Service Board (CPS Energy) is hereby dedicate the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electrical Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of, construction, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

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 below.

**FLOODPLAIN NOTES:**

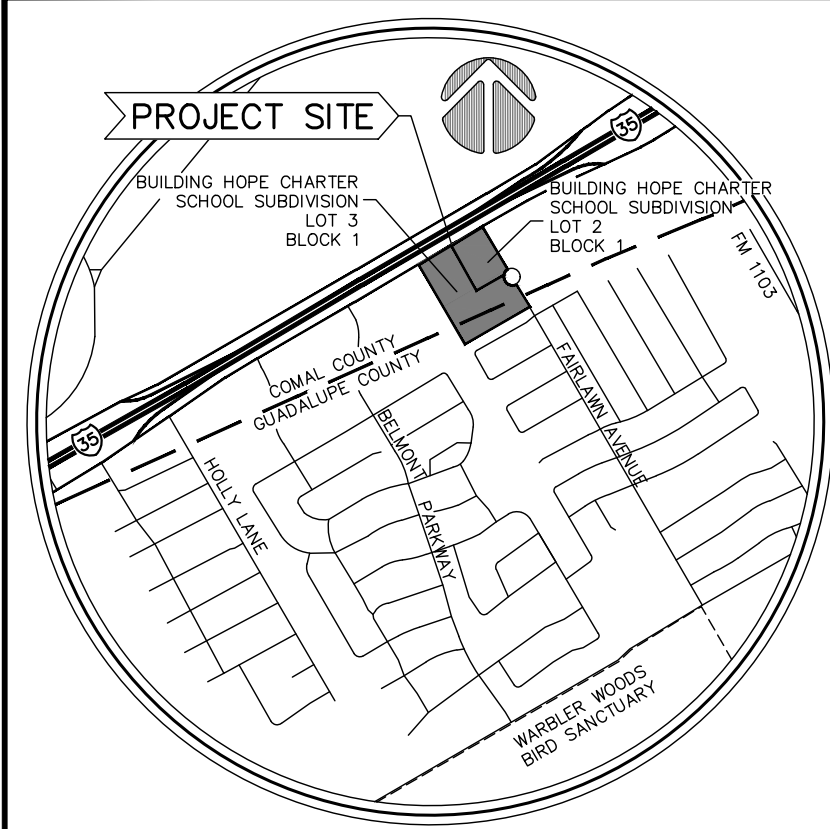
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4809100505F, EFFECTIVE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**SURVEY NOTES:**

- D.R.C.C. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS  
O.R.C.C. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
P.R.G.C. DENOTES PLAT RECORDS, GUADALUPE COUNTY, TEXAS  
M.P.R.C.C. DENOTES MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS  
D.R.G.C. DENOTES DEED RECORDS, GUADALUPE COUNTY, TEXAS
- INFORMATION SHOWN FOR ADJOINING PROPERTIES OBTAINED FROM THE COMAL AND GUADALUPE COUNTIES APPRAISAL DISTRICT WEBSITE.
- OBSERVATION BASED ON NAD83 (2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE, SCALE FACTOR IS 1.00017.

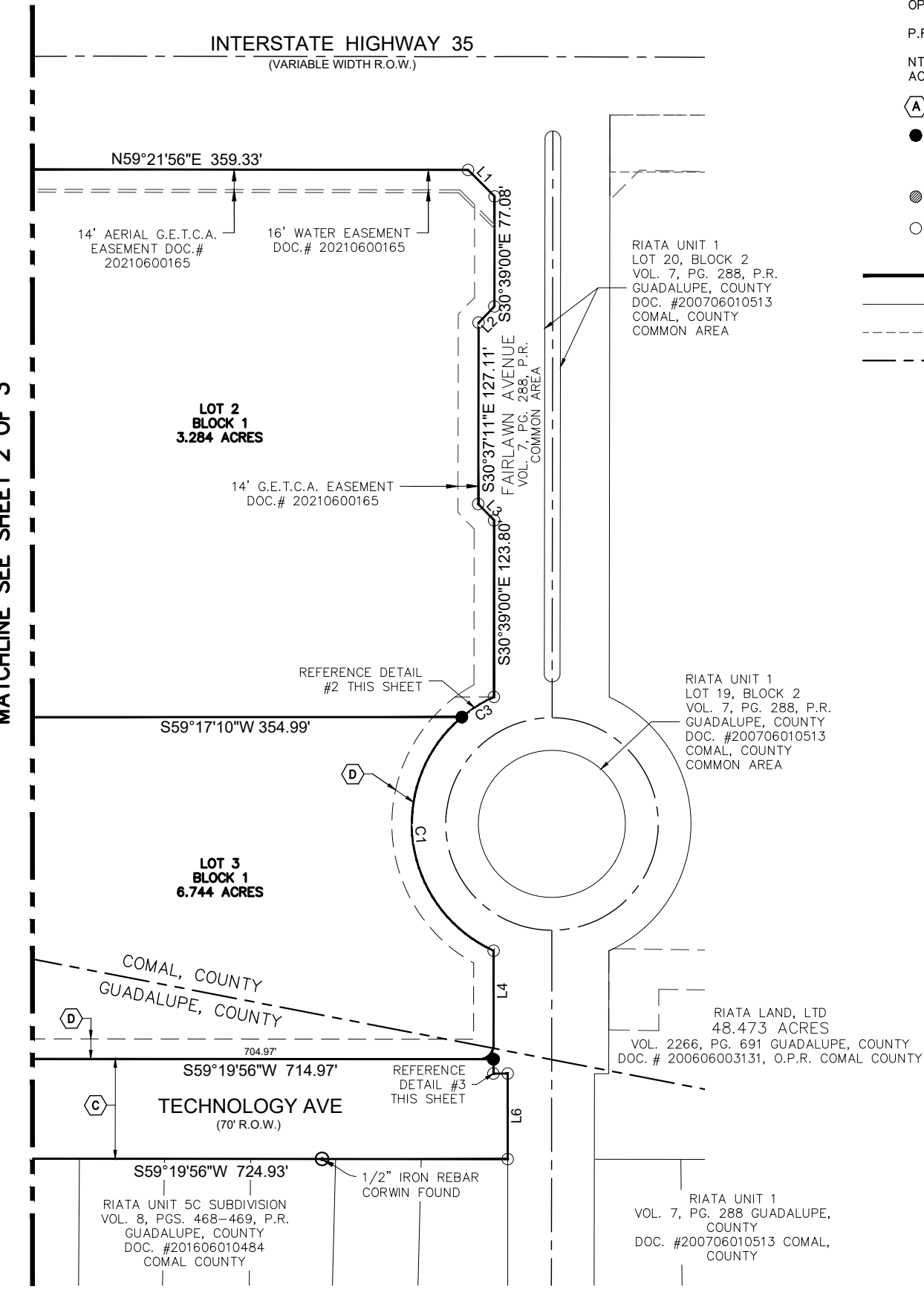
**GENERAL NOTES:**

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
- THIS SUBDIVISION CREATES A TOTAL OF TWO BUILDABLE LOTS



LOCATION MAP  
NOT TO SCALE

MATCHLINE SEE SHEET 2 OF 3

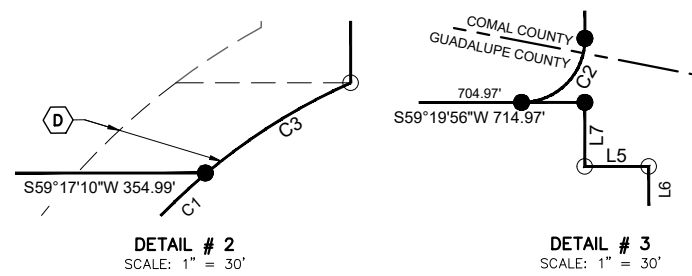


**Line Table**

Line	Length	Direction
L1	26.23'	S75°38'04"E
L2	15.90'	S13°36'06"W
L3	16.03'	S74°45'20"E
L4	66.09'	S30°39'00"E
L5	10.00'	N59°21'00"E
L6	60.00'	S30°39'00"E
L7	10.00'	S30°39'00"E
L8	70.00'	N30°40'32"W

**Curve Table**

Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	197.24'	97.50'	155.75'	165.28'	S38°28'23"E	115°54'25"
C2	15.70'	10.00'	10.00'	14.14'	S14°20'28"W	089°58'56"
C3	26.62'	97.50'	13.40'	26.54'	S27°18'12"W	015°38'45"



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 SOMERSET PLANNING COMMISSION.

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER  
JESSE F. CANTU

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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

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 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.

RIVERWALK EDUCATION FOUNDATION INC,  
5300 WURZBACH ROAD,  
SUITE 800  
SAN ANTONIO, TEXAS 78238  
(210) 957-1955

BY: FEVZI SIMSEK  
TITLE: \_\_\_\_\_  
PRINT OWNER NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY 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 \_\_\_\_\_ DAY OF 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_