

**SUBDIVISION PLAT ESTABLISHING
ELMENDORF ESTATES**

BEING 10.034 ACRES OF LAND, CONSISTING OF 17 LOTS, SITUATED IN THE JOAQUIN LEAL GRANT, DIVISION No. 29, ABSTRACT No. 4, IN BEXAR COUNTY, TEXAS, AND CALLED 10.34 ACRES AND DESIGNATED AS TRACT 1 IN A DEED CONVEYED TO LAURA J. HORN AS RECORDED IN VOLUME 6984, PAGE 1882, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAVID WINDHORST
7323 TRIPLE ELM N.
SAN ANTONIO, TEXAS 78263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENNETH T. GILMORE & JODEE H. GILMORE 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

THIS PLAT OF _____ ELMENDORF ESTATES _____ HAS BEEN SUBMITTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELMENDORF, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D., 2007.

BY: _____

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 SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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 BY:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	150.00	66.97	25°34'46"	66.41	N29°41'03"E
C2	150.00	31.55	12°03'07"	31.49	N10°52'07"E
C3	210.00	137.93	37°37'53"	135.46	N23°39'29"E
C4	460.00	55.51	6°54'50"	55.47	S08°17'58"W
C5	460.00	60.12	7°29'16"	60.07	S15°30'01"W
C6	400.00	69.95	10°01'08"	69.86	S09°51'07"W
C7	400.00	30.60	4°22'58"	30.59	S17°03'10"W
C8	30.00	25.23	48°11'23"	24.49	N04°51'02"W
C9	60.00	34.87	33°17'50"	34.38	S12°17'49"E
C10	60.00	55.96	53°26'27"	53.96	S31°04'20"W
C11	60.00	35.99	34°22'01"	35.45	S74°58'34"W
C12	60.00	66.57	63°34'11"	63.21	N56°03'20"W
C13	60.00	67.10	64°04'16"	63.65	N07°45'53"E
C14	60.00	28.94	27°38'01"	28.66	N53°37'01"E
C15	30.00	25.23	48°11'23"	24.49	S43°20'20"W
C16	430.00	108.08	14°24'06"	107.80	S12°02'36"W
C17	180.00	118.22	37°37'53"	116.11	N23°39'29"E

NOTES:

- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) BEARING SHOWN HEREON ARE REFERENCED DEED RECORDED IN VOLUME 6984, PAGE 1882 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND
- 4.) DISTANCE SHOWN ARE SURFACE.
- 5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).
- 6.) 15' E.G.T. & CATV ESMT ---INDICATES 15' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
- 7.) CONTOURS FROM USGS MAP
- 8.) THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN OF FEMA MAP NUMBER 48029C0665 E WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996.
- 9.) 819.28 LINEAR FEET OF NEW ROADS.

LOCATION MAP
NOT TO SCALE

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT". FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 GRANITOR'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 GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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 OR GROUND ELEVATION ALTERATION.

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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5), (PAGE 5-80-81)

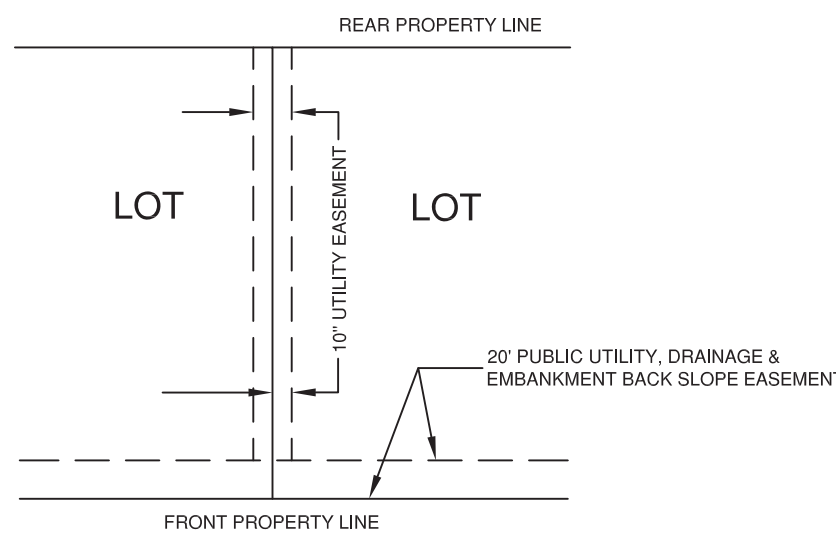
CALLLED 8.26 ACRES
ROBERT ESPINOZA
VOLUME 8723, PAGE 345 RPRBC

CALLLED 10.34 ACRES - TRACT 3
WADE ANTHONY BALL
VOLUME 6984, PAGE 1882 RPRBC

CALLLED 10.034 ACRES
SHIRLEY BALL
VOLUME 7519, PAGE 444 RPRBC

CALLLED 1.000 ACRES
LAURA J. MURPHY
VOLUME 5119, PAGE 763 RPRBC

TYPICAL LOT EASEMENTS



SCALE: 1" = 100'

WILKIE SURVEYING
10615 PERRIN BEITEL # 206
SAN ANTONIO, TEXAS 78217
210-650-9990